



March 11, 2024, 7:00 PM

Town of Garner Planning Commission Minutes

Ronnie S. Williams Council Chambers

900 7th Avenue · Garner, North Carolina 27529

I. Call to Order

Mr. Blasco called the regular meeting of the Town of Garner Planning Commission to order at 7:00 p.m. on Monday, March 11, 2024.

II. Roll Call

The Secretary conducted the roll call for the meeting.

Members Present: Jon Blasco, Chair; Phillip Jefferson, Vice Chair; Gina Avent; Ralph Carson; Michael Voiland

Staff in attendance: Mr. John Hodges, Assistant Town Manager; Ms. Terri Jones, Town Attorney; Mr. Jeff Triezenberg, Planning Director; Mr. David Talbert, Assistant Town Engineer; Ms. Erin Joseph, Assistant Planning Director, and Mr. Thomas Waltersdorf, Planning Technician

III. Invocation/moment of reflection

Mr. Voiland led a moment of reflection.

IV. Adoption of Agenda

Mr. Voiland made a motion to adopt the agenda. The motion was seconded by Mr. Jefferson. The vote to adopt was unanimous.

V. Minutes

Regular Meeting February 12, 2024- Mr. Voiland made a motion to approve the presented minutes. The motion was seconded by Mr. Carson. The vote to approve was unanimous.

VI. Old/New Business

A. CZ-23-03, 309 Holman Drive

Tier 1 conditional district rezoning request submitted by Shalom Christian Community Church to rezone approximately 1.55 +/- acres from Residential 4 (R4) to Neighborhood Mixed Use (NMX C284) Conditional. The site is located along Holman Drive and may be further identified as Wake County PIN(s) 1710893586. Use

conditions are proposed. Reminder that Tier 1 requests do not include/require a site-specific master plan.

Staff/Commission Discussion: Mr. Triezenberg presented the staff report. There was no discussion or objection from the Commission.

Applicant/Commission discussion: Mr. Michael Palmer of 8213 Henderson Road in Apex stepped forward on behalf of the applicant to speak. Mr. Palmer explained that rezoning would allow the existing building to operate as a daycare with the ability to build a new church facility in the future. He said the very specific conditions offered are to show that there was no desire to sell or flip the property.

Ms. Avent thanked the applicant for the specific conditions, and asked if the daycare is to remain. Mr. Palmer said yes. Mr. Voiland had a comment about the retention pond needed on site, but understands that at this stage in rezoning, detail is not needed.

There is no public comment on the rezoning.

Result:	Recommend to Town Council for Approval [Unanimous]
Motion:	Mr. Voiland- I move that the Planning Commission accept the Consistency Statement herein as their own written recommendation regarding the consistency of the request with the Town’s adopted land use plans and recommend approval of Case # CZ-23-03 to the Town Council.
Second:	Ms. Avent
Vote:	Aye: Gina Avent, Jon Blasco, Ralph Carson, Phillip Jefferson, Michael Voiland
Nay:	

VII. Reports

- A. **Planning Director** – Mr. Triezenberg mentioned the upcoming Planning Board Workshop hosted by the UNC School of Government and invited Planning Commission to attend along with staff. He asked for Commission members to let him know soon who would be able to attend.

- B. Assistant Town Manager**—Mr. Hodges stepped forward to give a presentation on the Development Services software update. He spoke of the software itself, and the process of implementing it for both staff and the public. Mr. Hodges gave insight on the future uses of SmartGov for the Town, and thanked Town Staff for hard work in implementing the new system.

Mr. Triezenberg then introduced Ms. Erin Joseph to the Planning Commission as the new Assistant Planning Director. She stepped forward to introduce herself and said she looks forward to working with them in the future.

- C. Planning Commission**- Mr. Blasco mentioned that due to questions from residents, there has been discussion on what Planning Commission can or cannot do regarding architectural features. Mr. Triezenberg said that architectural standards cannot be mandated for single family homes, but that things are measured under the building code, they are exempt from that mandate. He said rezoning is the opportunity for the applicant to volunteer architectural conditions.

Mr. Blasco asked if a case is determined to be consistent, if it could be denied based on architectural conditions. Mr. Triezenberg said the decision to approve or deny cannot be based on it alone.

VIII. Adjournment

Having no further matters to discuss, the meeting was adjourned at 7:47 PM.