



July 8, 2024, 7:00 PM
Town of Garner Planning Commission Minutes
Council Meeting Room
900 7th Avenue · Garner, North Carolina 27529

I. Call to Order

Mr. Blasco called the meeting to order at 7:00 PM.

II. Roll Call

The Secretary conducted the roll call for the meeting.

Members present: Jon Blasco, Chair; Phillip Jefferson, Vice Chair; Ralph Carson; Jihan Hodges; Sherry Phillips; and Michael Voiland. Newly appointed member Mariah Bishop was also in attendance.

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

Mr. Buddy Gupton, Mayor, was also in attendance.

III. Swearing In of Newly Appointed and Reappointed Members

Ms. Murray administered the oath of office as reappointed members to Mr. Jefferson, Mr. Carson, and Mr. Voiland. She then administered the oath of office to new member Ms. Bishop. Ms. Bishop was then seated as a member.

Mr. Blasco said a few words thanking his fellow Planning Commissioners and Staff for their hard work over the years. Mr. Triezenberg presented Mr. Blasco with a plaque and his name plate while thanking him for his years of service to the Planning Commission.

IV. Election of FY 2025 Officers- Chair and Vice-Chair

The members began the nomination process for officers. Mr. Carson nominated Mr. Jefferson to be Chair. Ms. Phillips seconded the motion. Mr. Jefferson was elected by a voice vote. Mr. Voiland nominated Mr. Carson to be Vice Chair. Ms. Hodges seconded the nomination. Mr. Carson was elected as Vice Chair by a voice vote.

V. Adoption of Agenda

Mr. Voiland made a motion to adopt the agenda. The motion was seconded by Mr. Carson. The vote to adopt the agenda was unanimously approved.

VI. Minutes

Regular Meeting minutes June 10, 2024 – Mr. Carson made a motion to approve the presented minutes of the June 10th meeting. The motion was seconded by Mr. Voiland. The vote to approve was unanimous.

VII. Old/New Business

A. CZ-MP-22-13 1306 Creech Road

Tier 2 conditional rezoning request submitted by CR 1306 & 0 LLC to rezone approximately 42.02 +/- acres from Rural Agricultural (RA) to Multifamily B (MF-B C276) Conditional and Commercial Mixed Use (CMX C276) Conditional for a mixed-use development of 312 multi-family units and 5,000 square feet of commercial space. The site is located on the east side of Creech Road between Jewell Street and Plaza Drive.

Ms. Isabel Mattox stepped forward to request a deferral to the August meeting.

Result:	Recommend Continuing Case Review to Regular Meeting on August 12
Motion:	Mr. Voiland- I move that we accept the request to move this proposal to the August 12 th meeting
Second:	Ms. Hodges
Vote:	Ayes: Bishop, Carson, Jefferson, Hodges, Phillips, Voiland
	Nays: none

B. CZ-23-02 3412 Benson Road

Tier 1 conditional district rezoning request submitted by Collier Marsh of Parker Poe Adams and Berstein LLP, to rezone approximately 49.51 +/- acres from Highway District (HD) and Residential-30 (R-30) (Wake County) to Commercial Mixed Use (CMX C310) Conditional. The site is located between Benson Road and Jordan Road, near the intersection with Ten Ten Road.

The applicant is not present, however Mr. Triezenberg mentioned that the applicant would also like to request a continuance to the August meeting.

Result:	Recommend Continuing Case Review to Regular Meeting on August 12
Motion:	Mr. Carson- I move that we continue this case to the meeting of August 12
Second:	Ms. Hodges
Vote:	Ayes: Bishop, Carson, Jefferson, Hodges, Phillips, Voiland
	Nays: none

C. CZ-SB-20-09 Wilmington Place

Conditional rezoning request submitted by Site Investments, LLC, to rezone 39.54 +/- acres from Single-Family Residential (R-9) and Multi-Residential (MR-1) to Multifamily 1 (MF-1 C236) Conditional for the construction of up to 55 zero-lot-line single-family detached homes and 61 townhouses. The 39.54-acre site is located off Creech Road, south of Gatewood Subdivision. Zoning conditions restricting range of permitted uses and adding commitments above and beyond the requirements of the UDO are included.

Staff/Commission Discussion: Mr. Triezenberg gave updates on the previous materials and Staff Reports. Charles Walker, the Applicant/Developer was present to answer questions and present changes made to the proposal. He thanked Staff for their patience and mentioned changes made to play areas and trails.

Mr. Carson asked about the Porter property at the end of the proposed Wilmington Road extension. Mr. Hodges followed up with an update on the Porter property from the Town’s perspective but asked the Commission to evaluate the project as presented. He said the long-term goal would be to extend the road in the future, however. Mr. Carson suggested that the applicant could straighten out Creech as it approaches the property. Mr. Walker said the developer is honoring the existing curvature of Creech Road and will build it in line with Engineering standards. He also mentioned that a berm will be constructed to avoid anyone using the new portion of Creech that is disconnected from existing Creech.

Mr. Carson asked Staff about the instructions for Planning Commission to withhold recommendations on the project until feedback was received regarding Creech Road improvements. Mr. Hodges said Council did not make specific decisions on Creech Road improvements and there are no current plans to revisit that on agenda for Council. Mr. Triezenberg mentioned that there is agreement

that this project would be a step towards improving the area, and this project is not in conflict with what the Town would like to see for improvements in the area. Mr. Hodges added that this project helps fill in parts of the future plan.

Mr. Voiland added that he thought this proposal would open a lot of doors to what could happen in the area. Mr. Jefferson also added that there are potential positives as a result of this proposal.

Result:	Recommend Approval to Town Council
Motion:	Mr. Voiland- I move that the Planning Commission accept the Consistency Statement drafted herein as our own written recommendation regarding the consistency of the request with the Town’s adopted land use plans and recommend approval of Case # CZ-SB-20-09 to the Town Council as generally reasonable and in the public interest.
Second:	Mr. Carson
Vote:	Ayes: Bishop, Carson, Jefferson, Hodges, Phillips, Voiland Nays: none

VIII. Reports

A. Planning Director

Mr. Triezenberg filled the Commission in on recent happenings with development and Town Council activity. He also updated the Commission about the ETJ Expansion open house meetings. He said the next step for that is to compile comments for County Staff to review ahead of presentation to County Commissioners. Mr. Triezenberg also said he hopes to update them on staffing updates within the department soon. He also mentioned changes to the Development Activity Map.

B. Planning Commission

Ms. Hodges welcomed and offered congratulations to their new member and the new officers. Ms. Bishop mentioned she was looking forward to serving the Town.

IX. Adjournment

The meeting adjourned at 7:50 PM.