



October 14, 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. Jefferson called the meeting to order at 7:00 PM.

II. Roll Call

The Secretary conducted the roll call for the meeting.

Members Present: Phillip Jefferson, Chair; Ralph Carson, Vice-Chair; Gina Avent; Mariah Bishop; Sherry Phillips; and Michael Voiland. Jihan Hodges arrived shortly after roll was called.

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

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

III. Invocation

Mr. Voiland gave the invocation.

IV. Remarks by Mayor Gupton

Mr. Gupton made comments thanking the Planning Commission for the work they do. He asked the Commission to let Town Council know if they can be of any assistance.

V. Adoption of Agenda

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

VI. **Minutes**

Regular Meeting minutes August 12, 2024 – Ms. Avent made a motion to approve the presented minutes of the August 12th meeting. The motion was seconded by Ms. Bishop. The vote to approve the minutes was unanimous.

VII. **Old/New Business**

A. **CZ-MP-23-06, Poole Drive Fuel Sales:** Mr. Triezenberg noted that Staff had asked the applicant if they would be willing to defer Planning Commission review until November to allow more time to work out details. The applicant agreed.

Result:	Recommend Deferring Case Review to Regular Meeting on November 12, 2024.
Motion:	Mr. Voiland-I move to continue this case to the next meeting of the Planning Commission in November.
Second:	Mr. Carson
Vote:	Ayes: Avent, Bishop, Carson, Jefferson, Hodges, Phillips, Voiland Nays: none

B. **GZ-24-001, 2311 Parkway Drive:** General rezoning request submitted by Town of Garner, to rezone 0.28 +/- acres from Residential-40 Watershed (R-40W, Wake County) to Rural Agricultural (RA, Town of Garner). The property is located at 2311 Parkway Drive.

Staff/Commission Discussion: Mr. Waltersdorf presented the Staff Report. Ms. Bishop asked if there would be any impacts to nearby property owners. Mr. Waltersdorf noted that any adverse effects should be minimal because the primary use would be for emergency access only, and not regulars used. There were no further comments or questions from the Commission or the public.

Result: **Recommend Approval to Town Council**

Motion: **Mr. Carson-**I move that due to the unique use of this parcel and in the absence of any strong non-supporting comprehensive plan criteria other than the district zoning choice, and an otherwise strong level of consistency with the plan’s growth framework that we approve Case # GZ-24-001.

Second: **Mr. Voiland**

Vote: **Ayes: Avent, Bishop, Carson, Jefferson, Hodges, Phillips, Voiland**

Nays: none

- C. **CZ-MP-23-07, Bethel Green:** Tier 2 conditional rezoning request submitted by Foxfield Land Partners to rezone 138.52 +/- acres from Residential 2 (R2) to Residential 8 (R8 C313) Conditional for the development of up to 322 single-family detached units. The site is generally located on the south side of New Bethel Church Road, between the existing Glen Creek and Oak Manor subdivisions.

Staff/Commission Discussion: Mr. Waltersdorf presented the contents of the Staff Report. Mr. Triezenberg presented portions of the Staff Report related to transportation.

Applicant/Commission Discussion: Mr. Jason Barron, representing the developer of the project, stepped forward to speak. He offered thanks to Staff and Town Council for working with them on the project. He mentioned changes made to the plan and spoke in detail about the variety of open spaces throughout the development. He said he also believed that architectural standards offered were above and beyond other developments. Mr. Barron said that staff capacity analysis does support the development from a traffic standpoint.

Mr. Carson asked about grading given to intersections in the TIA. Mr. Jeff Hochanadel, transportation engineer of Timmons Group spoke about the TIA. Mr. Carson thanked the applicant for working with the Planning Department and appreciate the reduced density of the site. He offered a comment to consider changes to the affordable housing covenant being enforced beyond the first resale of the home. Mr. Voiland had questions about stormwater control measures and asked if sewer would be connected to Glen Creek.

Ms. Bishop said she liked the overall trail system and asked how it would connect to nearby planned greenways. She also liked the overall distribution of open spaces. Ms. Avent liked the overall use of the site and the trail access. She thanked the applicant for including an affordable housing component. Ms. Hodges said she also liked the plan. She did as if the applicant would commit to a greater number of first-floor primary suites but appreciated having that option.

Ms. Bishop and Mr. Jefferson both had comments relating to future transit dedication if commercial develops on a portion of the site. Mr. Jefferson voiced his concerns with mixing of materials and how vinyl and non-vinyl products have different behaviors. Mr. Jefferson also encouraged the developer to provide front porches that are large and usable.

Result: **Recommend Approval to Town Council**

Motion: **Ms. Avent-** 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-MP-23-07 to the Town Council.

Second: **Mr. Carson**

Vote: **Ayes: Avent, Bishop, Carson, Jefferson, Hodges, Phillips, Voiland**

Nays: none

- D. **CZ-24-002, Gateway 540:** Tier 1 conditional zoning request submitted by Beth Blackmon of Timmons Group to rezone 97 +/- acres from Highway District (HD) and Residential-30 (R-30) Wake County to Light Industrial (LI C311) Conditional, Limited Access Highway (LHO), and Lower Swift Creek Conservation (LSC) overlay districts. The site is located at 3530, 3540, 3544, and 3550 Parrish Farm Road; 3933 and 4009 Benson Road; 7001 and 7013 Cleveland School Road; and 5600 Painters Road.

Staff/Commission Discussion: Ms. Joseph presented the contents of the Staff Report.

Applicant/Commission Discussion: Mr. Jason Barron, attorney for the applicant, spoke. He mentioned how this site is an important economic development opportunity for Garner. He spoke about the importance of having the site be

ready with zoning and utilities in order to attract a tenant. Mr. Barron said the applicant is responding to the Town's desire to be nimble, attractive and aggressive. He said the associated commercial aspect of the site is part of the comprehensive plan and an overall asset.

Mr. Carson had questions regarding traffic. Mr. Voiland posed a question about broad zoning conditions and how to attract tenants to the site. Ms. Bishop asked about building heights. Ms. Hodges appreciated the plan. Mr. Jefferson had questions relating to what will materialize there and how Planning Commission would not have further input.

Mr. John Hodges, Assistant Town Manager, lent support to the project. He said this site is an important opportunity for economic development. Mr. Jefferson said he would appreciate and welcome future economic development updates.

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-24-002 to the Town Council.
Second:	Ms. Avent
Vote:	Ayes: Avent, Bishop, Carson, Jefferson, Hodges, Phillips, Voiland Nays: none

VIII. Reports

- A. Planning Director** – Mr. Triezenberg noted that October is National Community Planning Month and mentioned that Town Council made a proclamation recognizing Community Planning Month in Garner. He gave updates related to recent Town Council events. He recognized recent promotions of Joseph Linsky and Thomas Waltersdorf and noted recent departures and vacancies with the Department.

IX. Adjournment

Having no further matters to discuss, the meeting was adjourned at 9:40 PM.