

June 11, 2018 7:00 PM
Planning Commission Minutes – Web Summary
Town of Garner Council Chambers
900 7th Avenue · Garner, North Carolina 27529

DRAFT (contact the Planning Department at 919-773-4449 for official minutes)

I. Call to Order

Chairman Fox called the regular meeting of the Town of Garner Planning Commission at 7:03 p.m. on Monday, June 11, 2018 in the Town Council Chambers.

II. Roll Call

The following members were present: Charles Brignac, Jon Blasco, Dean Fox, Vira Hogan, and Vang Moua

The following members were absent: Jeffrey Swain

III. Approval of Regular Meeting Minutes

➤ **Regular Meeting May 14, 2018**

RESULT:	Approved (as submitted)
Motion:	Mr. Blasco
Seconded:	Ms. Hogan
VOTE:	Blasco-aye; Fox-aye; Hogan-aye; Moua-aye

IV. Old/New Business:

A. General Use Rezoning Request:

Staff Overview:

Z-18-02 – Larry Mack is requesting a change in zoning for 1.0 +/- acres from Residential 20 (R-20) to Residential 40 (R-40) General Use. The site is located at 5200 Old Stage Road and can be further identified as Wake County PIN **1701-12-7648**.

RESULT:	CONFIRMED CONFORMITY TO COUNCIL [UNANIMOUS]
Motion:	Mr. Brignac
Seconded:	Ms. Hogan
VOTE:	Blasco-aye; Brignac-aye; Fox-aye; Hogan-aye; Moua-aye

B. Conditional Use Rezoning and Conditional Use Site Plan Requests:

CUD-Z-18-02 (C-201), Sommerville Park - Cencar Properties is requesting a change in zoning for approximately 5.02 acres from Office & Institutional (O&I) to Service Business conditional use. Accompanying this rezoning request is a conditional use site plan for an office with storage. The site is located at 165 Sommerville Park Road and can be further identified as Wake County PIN **1700-37-8789**.

- **CUP-SP-18-03, Sommerville Park** – Cencar Properties requesting conditional use site plan approval for a commercial flex-space complex. The site is located on 165 Sommerville Park Road can be further identified as Wake County PIN **1700-37-8789**.

RESULT:	TABLED UNTIL 6/18/2018 for Engineering report regarding the UDO requirements for road improvements and curb/gutter requirements
Motion:	Mr. Blasco
Seconded:	Mr. Brignac
VOTE:	Blasco-aye; Brignac-aye; Fox-aye; Hogan-aye; Moua-aye

C. Major Subdivision Plan Request:

Staff Overview:

SB-17-04, The Bluffs at Heather Park – S. Wake Properties is requesting subdivision approval for an 11-lot multi-family residential homes. The site is located at 201 Southerby Bluffs Court and can be further identified as Wake County PINs **1710-56-4820** and **1710-56-4654**.

RESULT:	CONFIRMED CONFORMITY [UNANIMOUS] - Commission confirmed staff's findings in Section IV of this report that SB-17-04, The Bluffs at Heather Park is in conformity with adopted town plans and policies and stands approved so long as the following conditions of approval are met: 1. A plat of combination for the existing lots must be recorded prior to the issuance of the first final plat, and 2. A Homeowner's Association shall be created with restrictive covenants submitted to the Planning Director for review and recorded in conjunction with the first final plat.
Motion:	Mr. Brignac
Seconded:	Mr. Blasco
VOTE:	Blasco-aye; Brignac-aye; Fox-aye; Hogan-aye; Moua-aye

V. Reports:

A. Planning Director

- Mr. Triezenberg reported at the Town Council meeting on June 4, 2018 the following projects were approved:
 - Conditional Use Rezoning and Conditional Use Site Plan requests: CUD-Z-18-01 (C-200), Lofts at Aversboro and CUP-SP-18-02, Lofts at Aversboro
 - General Use Rezoning Request: Z-18-01, 310 Loop Road
- Mr. Triezenberg said that the special meeting scheduled for Monday, June 18, 2018 will be called to also include the Sommerville project that was tabled tonight.
- Mr. Triezenberg reported that at the Town Council meeting on Tuesday, June 19, 2018, the public hearing will be held for the Garner Forward project.

B. Planning Commission

- Mr. Blasco asked about the scale level for the drawings and if a scale size could be more legible.
- Mr. Fox asked about the Council work session items regarding transportation and the proposed Ackerman Hebron Church realignments.
 - Mr. Het Patel provided Commission Members with an overview and update of transportation projects discussed at the Council work session.

VI. Adjournment

Having no further matters to discuss, the meeting was adjourned at 9:17 PM.