



**July 9, 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 7:00 p.m. on Monday, July 9, 2018 in the Town Council Chambers.

**II. Roll Call**

The following members were present: Barbara Barat, Jon Blasco, Dean Fox, Vira Hogan, Jim Hunnicutt and Vang Moua

No members were absent.

**III. Old/New Business:**

**A. Conditional Use Subdivision Plan Request:**

**CUP-SB-16-08, Jameson** - Homestead Developers is requesting conditional use subdivision approval for a 39-lot residential subdivision. The site is located at 1001 Maxwell Drive and can be further identified as Wake County PIN **1701-34-7069**.

**RESULT: CONFIRMED CONFORMITY TO COUNCIL [UNANIMOUS]**

**Motion: Mr. Hunnicutt – confirmed staff’s findings in Section IV of this report that CUP-SB-16-08, Jameson, is in conformity with applicable adopted town plans and policies so long as the following conditions are met:**

- 1. Prior to the issuance of any Certificate of Occupancy, the developer shall be responsible for any road improvements as required by NCDOT and agreed to by the Town of Garner;**
- 2. Prior to first final plat recordation, documentation establishing a Homeowner’s Association and Restrictive Covenants shall be submitted to the Town of Garner Planning Department;**
- 3. Prior to Construction Drawing approval, a petition for voluntary satellite annexation shall be submitted to the Town of Garner Planning Department;**
- 4. Prior to the issuance of each building permit, a fee-in-lieu of parkland dedication shall be paid to the Town of Garner.**

**Seconded: Ms. Hogan**

**VOTE:** Barat-aye; Fox-aye; Hogan-aye; Hunnicutt-aye; Moua-aye  
Mr. Blasco recused himself from this item citing employer involvement in the project.

**B. Conditional Use Subdivision Request:**

**SUP-SP-18-03, Kaze** – IGH Investments LLC. is requesting special use site plan approval for a restaurant. The site is located at 1251 Timber Drive East and can be further identified as Wake County PIN **1720-55-9429**.

**RESULT:** CONFIRMED CONFORMITY TO COUNCIL [UNANIMOUS]  
**Motion:** Ms. Barat– confirmed staff’s findings in Section IV of this report that SUP-SP-18-03, Kaze, is in conformity with adopted town plans and policies and stands approved so long as the following conditions of said approval are met:  
1. Western street buffer - add street trees prior to Council  
2. Southern perimeter buffer - upgrade to requirements for 7.5’ perimeter buffer  
**Seconded:** Mr. Hunnicutt  
**VOTE:** Barat-aye; Blasco-aye; Fox-aye; Hogan-aye; Hunnicutt-aye; Moua-aye

**C. Major Subdivision Request:**

**SB-17-03, Ashton Forest** – Mohler Investments, LLC, is requesting subdivision approval for a 40-lot residential subdivision. The site is located west of the intersection of Creech Road and Arelean Street and can be further identified as Wake County PIN **1711-76-4692**.

**RESULT:** CONFIRMED CONFORMITY [UNANIMOUS]  
**Motion:** Mr. Hunnicutt - confirmed staff’s findings in Section IV of this report that SB-17-03, Ashton Forest, is in conformity with adopted town plans and policies and stands approved so long as the following conditions of said approval are met:  
1. Prior to Construction Drawing approval, a petition for voluntary annexation shall be submitted to the Town of Garner Planning Department;  
2. Prior to the issuance of any Certificate of Occupancy, the developer shall be responsible for any road improvements as required by NCDOT and agreed to by the Town of Garner.  
3. Documentation establishing a Homeowner’s Association and Restrictive Covenants shall be submitted to the Town of Garner

**Planning Department prior to first final plat recordation.**

**4. Approval of the mail kiosk location must be received in writing from the USPS prior to construction drawing approval.**

**5. A fee-in-lieu of parkland dedication shall be paid to the Town of Garner prior to issuance of each building permit.**

**Seconded: Ms. Hogan**

**VOTE: Barat-aye; Blasco-aye; Fox-aye; Hogan-aye; Hunnicutt-aye; Moua-aye**

#### **IV. Reports:**

##### **A. Planning Director**

Mr. Triezenberg reported at the July 2, 2018 Town Council meeting the following projects were approved:

- General Use Rezoning Request: Z-18-02
- Conditional Use Rezoning and Conditional Use Site Plan Requests: CUD-Z-18-02 (C-201) and CUP-SP-18-03, Sommerville Park
- Special Use Site Plan Request: SUP-SP-18-01, Project Axis

Mr. Het Patel provided an update on transportation projects around the town:

- Ackerman Road, Hebron Church Road, and White Oak Road - Intersection Improvements
- NC 50 – Bridge Replacement at US 70
- US 70, Hammond Rd, Timber Drive – Intersection Improvements
- On-Call Transportation Planning & Design Services – Request for Qualifications

##### **B. Planning Commission**

- Mr. Fox welcomed Mr. Hunnicutt and Ms. Barat on their return to the Planning Commission.
- The Planning Commission welcomed Ms. Ruth Strindberg-Howe in the audience as they are waiting for the Wake County Commissioners to officially appoint her to the Commission.
- Ms. Hogan asked if there's been any discussion about filling the Kroger space. Mr. Triezenberg said there has not.
- Ms. Barat noted that the former Rite Aid lot at Timber Drive and Woodland Road is being used for parking by others and that the grass is overgrown.
- Mr. Hunnicutt noted that the old Rideout's Daycare buildings are in disrepair with doors and windows missing and also that one building's roof has collapsed. Mr.

Hunnicutt asked that the Town look into having the buildings either secured or demolished.

- Mr. Hunnicutt noted that at the intersection of Aversboro Road and Forest Drive there is a tree that has grown out and appears to be causing a sight distance concern.

## **V. Adjournment**

Having no further matters to discuss, the meeting was adjourned at 9:01 PM.