

August 13, 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, August 13, 2018 in the Town Council Chambers.

II. Roll Call

The following members were present: Barbara Barat, Jon Blasco, Vira Hogan, Jim Hunnicutt, Vang Moua and Ruth Strindberg-Howe

The following member was absent: Dean Fox

III. Old/New Business:

A. UDO Text Amendment:

The Downtown Garner Association requesting UDO Text amendment to the existing Center Business District (CBD) to be aligned with the Garner Forward Comprehensive Plan.

RESULT:	CONFIRMED CONFORMITY TO COUNCIL [UNANIMOUS]
Motion:	Mr. Hunnicutt – recommend approval of UDO-18-01 to the Town Council.
Seconded:	Ms. Barat
VOTE:	Barat-aye; Blasco-aye; Hogan-aye; Hunnicutt-aye; Moua-aye; Strindberg-Howe-aye

B. General Rezoning Request:

Z-18-03, 3008 US 70 East – The Town of Garner is requesting general use rezoning from Wake County Highway District (HD) to Town of Garner Service Business (SB). The site is located at 3008 US 70 East and can be further identified as Wake County PIN **1740-40-0167**.

RESULT:	CONFIRMED CONFORMITY TO COUNCIL [UNANIMOUS]
Motion:	Mr. Hunnicutt - confirms staff’s findings in Section VII that accept the staff statements regarding zoning consistency with the Comprehensive Growth Plan, being detailed in Section V of this report, as their own, and recommend approval of Z-18-03 to the Town Council.

Seconded: Ms. Hogan
VOTE: Barat-aye; Blasco-aye; Hogan-aye; Hunnicutt-aye; Moua-aye; Strindberg-Howe-aye

C. Conditional Use Rezoning and Site Plan Requests:

1. **CUD-Z-18-07 (C-206), Oak City Academy** – Danny Breed is requesting conditional use rezoning from Service Business (SB) to Office and Institutional Conditional Use (OI C-206). A companion conditional use site plan accompanies this conditional use rezoning request.
 - **CUP-SP-18-13, Oak City Academy** – Danny Breed also requests conditional use site plan approval for a private school. The site is located at 1310 US 70 West and can be further identified as Wake County PIN **1701-68-8002**.

RESULT: CONFIRMED CONFORMITY TO COUNCIL [UNANIMOUS]
Motion: Mr. Hunnicutt – confirms staff’s findings in Section VII that CUP-SP-18-13, Oak City Academy, is in conformity with adopted town plans and policies. Accept the staff statements regarding zoning consistency with the Comprehensive Growth Plan, being detailed in Section V of this report, as their own, and recommend approval of CUD-Z-18-07 to the Town Council.
Seconded: Ms. Hogan
VOTE: Barat-aye; Blasco-aye; Hogan-aye; Hunnicutt-aye; Moua-aye; Strindberg-Howe-aye

2. **CUD-Z-18-03 (C-202)** – Rolly Bannister Trust is requesting change in zoning for approximately 5.97 acres from Single-Family Residential (R-20) to Neighborhood Commercial (NC C-202). A companion conditional use site plan accompanies this conditional use zoning request.
 - **CUP-SP-18-07, Bannister Professional Center** – Rolly Bannister Trust also requests conditional use site plan approval for Retail Sales & Service and Office uses. The site is located along Timber Drive East and can be further identified as Wake County PIN **1720-15-9462** and **1720-15-5339**.

RESULT: CONFIRMED CONFORMITY TO COUNCIL [UNANIMOUS]
Motion: Mr. Hunnicutt –confirms staff’s findings in Section VII that CUP-SP-18-07, Bannister Professional Center, is in conformity with adopted town plans and policies. Accept the staff statements regarding zoning consistency with the Comprehensive Growth

Plan, being detailed in Section V of this report, as their own, and recommend approval of CUD-Z-18-03 to the Town Council.

Seconded: Ms. Barat

VOTE: Barat-aye; Blasco-aye; Hogan-aye; Hunnicutt-aye; Moua-aye; Strindberg-Howe-aye

- 3. CUD-Z-18-06 (C-205), S.T. Wooten** – WithersRavenel is requesting conditional use rezoning from Single-Family Residential (R-20) and Service Business (SB) to Heavy Industrial Conditional Use (I-2 C-206). A companion conditional use site plan accompanies this conditional use rezoning request.
- **CUP-SP-18-12, S.T. Wooten** - WithersRavenel also requests conditional use site plan approval for Manufacturing and Production – Indoor or Outdoor use. The site is located at 950 E. Garner Road and can be further identified as Wake County PINs **1721-40-8632, 1721-40-7293, and 1721-50-3460** (portion of).

RESULT: CONFIRMED CONFORMITY TO COUNCIL [UNANIMOUS]

Motion: Mr. Hunnicutt – confirms staff’s findings in Section VII that CUP-SP-18-12, S.T. Wooten, is in conformity with adopted town plans and policies. Accept the staff statements regarding zoning consistency with the Comprehensive Growth Plan, being detailed in Section V of this report, as their own, and recommend approval of CUD-Z-18-06 to the Town Council.

Seconded: Ms. Hogan

VOTE: Barat-aye; Blasco-aye; Hogan-aye; Hunnicutt-aye; Moua-aye; Strindberg-Howe-aye

D. Conditional Use Rezoning and Subdivision Request:

- 1. CUD-Z-18-05 (C-204), Harpers Landing** – KB Homes is requesting a change in zoning for approximately 37.50 acres from Single-Family Residential (R-20) to Single-Family Residential Conditional Use (R-9 C-204). A companion conditional use subdivision plan accompanies this conditional use rezoning request.
- **CUP-SB-18-03, Harpers Landing** – KB Homes also requests conditional use subdivision approval for an 87-lot single-family residential development. The site is located at 2000 Clifford Road and can be further identified as Wake County PIN **1629-24-2358**.

RESULT:	CONFIRMED CONFORMITY TO COUNCIL [UNANIMOUS]
Motion:	Mr. Hunnicutt – confirms staff’s findings in Section VII that CUP-SB-18-03, Harpers Landing, is in conformity with adopted town plans and policies. Accept the staff statements regarding zoning consistency with the Comprehensive Growth Plan, being detailed in Section V of this report, as their own, and recommend approval of CUD-Z-18-05 to the Town Council.
Seconded:	Ms. Hogan
VOTE:	Barat-aye; Hogan-aye; Hunnicutt-aye; Moua-aye; Strindberg-Howe-aye
	Mr. Blasco recused himself from this item

IV. Reports:

A. Planning Director

Mr. Triezenberg reported at the August 6, 2018 Town Council meeting the following items were approved:

- CUP-SB-16-08, Jameson
- SUP-SP-18-03, Kaze

Mr. Patel reported NCDOT Open House public meeting on the US401 superstreet from Simpkins Road to Mechanical Blvd will be on Thursday, August 16, 2018 from 5– 7 pm at Ernest Myatt Church on Fayetteville Road.

Mr. Patel reported the White Oak/Hebron Church Road roundabout has received authorization to start which includes LAPP funding. Mr. Patel said that the plan is to be submitted by October 2018 and if funded will begin October 2019.

B. Planning Commission

Ms. Barat said the school transportation vehicles are back at the Rite-Aid and have multiplied. Ms. Barat thanked Staff for mowing the grass at the Rite-Aid.

Mr. Hunnicutt thanked Staff for addressing the site distance issue at Aversboro Road and Forest Drive.

Mr. Barat said the entrance at White Deer Park is a double line and should drivers be crossing double line to enter the park.

Ms. Hogan said with the Amazon project coming to Garner when will we see some affordable housing. Ms. Hogan said that the housing market in Garner is not affordable and with warehouse jobs coming those will not support the price points such as the project just approved.

Mr. Blasco said he would like to see the Town require sidewalks on both sides of development.

V. Adjournment

Having no further matters to discuss, the meeting was adjourned at 9:19 PM.