



**February 18, 2019 7:00 PM**  
**Town of Garner Planning Commission Minutes**  
**Town Council Chambers**  
**900 7th Avenue · Garner, North Carolina 27529**

**I. Call to Order**

Mr. Fox called the regular meeting of the Town of Garner Planning Commission at 7:00 p.m. on Monday, February 18, 2019, in the Town Council chambers.

**II. Roll Call**

The Secretary conducted a roll call.

Members present: Jon Blasco, Vice-Chairperson; Barbara Barat; Dean Fox, Chairperson; Ruth Strindberg-Howe, Vang Moua, Jim Hunnicutt, and Vira Hogan

Staff in attendance: Mr. Jeff Triezenberg, Planning Director; David Bamford, Planning Service Manager; Mr. Het Patel, Senior Planner; and Ms. Elisabeth Webster, Planning Technician

**III. Invocation**

Ms. Hogan gave the invocation.

**IV. Minutes**

**Regular Meeting December 11, 2018** – Mr. Hunnicutt made a motion to approve the minutes of the December 11, 2018 as amended by Mr. Fox; seconded by Mr. Blasco. The vote was unanimous.

**Regular Meeting January 23, 2019** - Mr. Hunnicutt made a motion to approve the minutes of the December 11, 2018 as amended by Mr. Fox; seconded by Mr. Blasco. The vote was unanimous.

**V. Old/New Business:**

**A. Z-18-05, 109 & 111 Purvis Street** - Lee Carroll is requesting general use rezoning from Single-Family Residential (R-9) to Central Business District (CBD). The site is located at 109 & 111 Purvis St. and can be further identified as Wake County PIN(s): **1711-62-8227 & 1711-62-8130.**

**Staff/Commission Discussion:** Mr. Patel presented the staff report. There were questions/discussion regarding how the project fits into the Historic Downtown Garner Plan, potential stormwater impacts, extending Purvis Street to US HWY 70, if current UDO text changes being considered for CBD could apply if parcels were recombined where new parcel would have frontage onto Main Street, and required buffers between adjacent properties.

**Applicant/Commission Discussion:** Mr. Lee Carroll, came forward to speak to the Commission regarding the matter. Mr. Carroll stated that he intends to move his heating and air conditioning business to the property to allow for other uses of the property he owns along Main St.

Mr. Fox asked if there were any proponents or opponents wanting to speak on this matter, seeing none, Mr. Fox brought the matter back to the table for additional discussion/motion.

<b>RESULT:</b>	<b>Recommended Approval to Town Council [UNANIMOUS]</b>
<b>Motion:</b>	Mr. Hunnicutt – to recommend approval of <b>Z-18-05</b> , accepting staff statements regarding consistency with the Garner Forward Plan as their own, as detailed in section 4 of this report.
<b>Seconded:</b>	Ms. Hogan
<b>VOTE:</b>	<b>Aye: Barat, Hogan, Blasco, Fox, Strindberg-Howe, and Moua</b>

- B. Z-18-06, Jordan Rd. & Benson Rd.** – Harold & Sue Godwin are requesting general rezoning from Commercial Retail (CR) to Neighborhood Office (NO). The site is located at the intersection of Jordan Rd. and Benson Rd. and can be further identified as Wake County PIN **1618-38-8558**.

**Staff/Commission Discussion:** Mr. Patel presented the staff report. There were questions/discussion regarding potential future development of the site, intent of the applicant, potential issues of annexation, consistency with current residential “Medium Density” recommendations of the Garner Forward Plan, potential access improvements needed if other zoning classifications were used.

**Applicant/Commission Discussion:** Mr. Bamford spoke on behalf of the applicant. Mr. Bamford provided some back ground on the Town’s 1988 ETJ rezoning in this area and also the recent rezoning of the Sauls property nearby from Office & Industrial (O&I) to Neighborhood Office (NO) in order to build 2 houses. There were questions/discussion regarding if Commission can table the matter until a site plan is put forth.

Mr. Fox asked if there were any proponents or opponents wanting to speak on this matter, seeing none, Mr. Fox brought the matter back to the table for additional discussion/motion. Other zoning options were discussed as well as potential future development possibilities with the current zoning versus the proposed zoning.

<b>RESULT:</b>	<b>Recommended Tabling [UNANIMOUS]</b>
<b>Motion:</b>	Mr. Hunnicutt – to recommend tabling of Z-18-06 until such a time that the applicant can communicate intent via letter or in person at subsequent meeting.

**Seconded:** Ms. Barat

**VOTE:** **Aye: Barat, Hogan, Blasco, Fox, Strindberg-Howe, and Moua**

## **VI. Reports**

### **A. Planning Director**

Mr. Triezenberg noted that there had only been a Town Council work session, at which the Central Business District (CBD) text amendment was discussed, since the January Planning Commission. Mr. Triezenberg introduced the new Town Engineer, Mr. Chris Johnson. Mr. Triezenberg noted that Council formally acted on the Community Funding Grant application and the application was submitted. Additionally, Mr. Triezenberg stated that he had the updated Rules of Procedure with the new meeting date for signature by Chairperson Fox.

### **B. Planning Commission**

Mr. Fox asked staff about the public input period for the draft FY 2020 Wake Transit Plan and how the plan reflected Garner's transit needs. Mr. Fox also inquired about how the Commission could support staff regarding input for the Wake Transit Plan. Mr. Fox asked if there were any questions on the Rules of Procedure, if there were any updates on the UDO rewrite, if staff could go back to highlighting staff reports to note differences between existing and proposed zoning uses, about the sign in procedure, and about the procedure for adding items to the agenda.

Mr. Blasco brought up the Department of Insurance's new requirement regarding sidewalks on both sides of the street in new subdivisions. There was discussion about what development plans may be impacted by this new regulation and what UDO amendments may be needed.

Mr. Fox thanked staff for looking into why the Greenfield Park project did not include sidewalks.

## **VII. Adjournment**

Having no further matters to discuss, the meeting was adjourned at 8:03 PM.