



**January 23, 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 7:02 p.m. on Wednesday, January 23, 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, and Vang Moua

Members absent: Jim Hunnicutt and Vira Hogen

Staff in attendance: Mr. Jeff Triezenberg, Planning Director and Mr. Het Patel, Senior Planner.

**III. Invocation**

Mr. Fox gave the invocation.

**IV. Minutes**

**V. Old/New Business:**

**A. UDO Text Amendment: *UDO-18-02, Neighborhood Meetings***

To Amend the UDO and establish a minimum standard governing the expected conduct and reporting of applicant-organized neighborhood meetings.

***Staff/Commission Discussion:*** Mr. Triezenberg presented the Amendment. There were questions and discussion regarding the notification radius, who is responsible for sending out the invitations, and why this rule will not apply to all rezoning request. Additionally, there was discussion of the deadline set by the amendment, how the town will advertise and keep record of the neighborhood meetings that are held.

Mr. Fox asked if there were any proponents or opponents wanting to speak on this matter. Ms. Kathleen Abbey - 107 Lyme Court, spoke regarding the amendment. She suggested a procedure for written comments as well as need to have the meeting advertised on Town's website. Mr. David Ellinger –1311 Sycamore Drive also spoke on the matter. He agreed with Ms. Abbey and suggested that the developers notify the town of the meeting.

<b>RESULT:</b>	<b>Recommended Approval to Town Council [UNANIMOUS]</b>
<b>Motion:</b>	Mr. Fox – to recommend approval of <i>UDO-18-02</i> as presented by staff with addition to item 4 in Section 3.1 Neighborhood Meeting. <ol style="list-style-type: none"> <li>1. Notification of neighborhood meetings are to be provided to the Town of Garner Planning Department.</li> </ol>
<b>Seconded:</b>	Ms. Barat
<b>VOTE:</b>	<b>Aye: Barat, Hogan, Blasco, Fox, Strindberg-Howe, and Moua</b>

**VI. Reports**

**A. Planning Director**

Mr. Patel presented a transportation update. He noted that the Hebron Church Rd./Ackerman Rd./White Oak Rd. roundabout project was recommended for funding by WAP and action will be voted on at either the February or March Capital Area MPO meeting. Mr. Patel also noted that the Town was pursuing a 50% match grant sponsored by Wake Transit Community Funding to complete the study on the circular loop identified in Garner Forward Transportation Plan for transit. Mr. Patel also stated that the existing Garner transit route will transition to all day service in August of 2019.

There were questions and discussion of incoming TIAs including current road improvements, updates on the BRT and commuter rail project, and which parts of Garner will be looked at for the circular study. There were questions regarding the potential widening of White Oak, the replacement of the bridge on Highway 50, and if there were any updates on the Abberly (Montane).

Mr. Triezenberg gave an update regarding the new Rules of Procedure. He noted that he will have the revised version incorporating meeting date change to Mr. Fox to sign. Mr. Triezenberg noted that the revised Buffalo Springs, Rhora subdivision, and Minglewood Town home projects were all approved at the last council meeting.

There were questions and discussion of revisions to be made to the final Rules of Procedure and the definition of duties to be performed by staff and/or Planning Commission. Further discussion on supplemental changes to the Rules of Procedure to be held at a subsequent meeting.

**B. Planning Commission**

No reports.

**VII. Adjournment**

Having no further matters to discuss, the meeting was adjourned at 8:25 PM.

