



October 8, 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, October 8, 2018 in the Town Council Chambers.

II. Roll Call

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

No members were absent.

III. Old/New Business:

A. Conditional Use Rezoning with Conditional Use Site Plan/Subdivision Requests:

- **CUD-Z-18-04 (C-203), The Avenue at White Oak** – Garner Road Partners is requesting a change in zoning for approximately 30.98 acres from Single-Family Residential (R-20) to Multifamily Residential (MF-2 C-203). A companion conditional use subdivision plan accompanies this conditional use rezoning request.
- **CUP-SB-18-02, The Avenue at White Oak** – Garner Road Partners is requesting conditional use subdivision approval for an 160-lot “Townhouse” development. The site is located on the north side of East Garner Road and west of the Jones Sausage Road intersection and can be further identified as Wake County PIN(s) **1721-11-1030** and **1721-11-07919**.

RESULT:	CUD-Z-18-04 CONFIRMED CONFORMITY TO COUNCIL [UNANIMOUS]
Motion:	Mr. Hunnicutt confirms staff findings recommend 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-18-04 to the Town Council.
Seconded:	Ms. Barat
VOTE:	Barat-aye; Blasco-aye; Fox-aye; Hogan-aye; Hunnicutt-

aye; Moua-aye; Strindberg-Howe-aye

RESULT: CUP-SB-18-02, Avenue at White Oak **CONFIRMED CONFORMITY TO COUNCIL [UNANIMOUS]**

Mr. Hunnicutt – confirms staff’s findings in Section VII that CUP-SB-18-02, Avenue at White Oak, is in conformity with adopted town plans and policies. So long as the following conditions are met:

1. Prior to recordation of the fist final plat, a voluntary annexation petition for the unincorporated portions of the project site (33.33 +/- acres) be filed with the Garner Planning Department.
2. Prior to recordation of the first final plat, documents establishing a Homeowner’s Association and restrictive covenants shall be submitted to the Garner Planning Director for review.
3. The developer shall be responsible for all roadway improvements required by NCDOT.
4. Enhanced landscaping along E. Garner Road be installed.
5. Notice regarding the proximity of the Rock Quarry near this site in the Home Owners Association documents.
6. Continue the sidewalk around the cul-de-sac.

Seconded: Ms. Barat

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

B. Conditional Use Site/Subdivision Plan Request:

- **CUP-SP-18-14, Vet Clinic-Garner** – Stimmel Architecture is requesting conditional use site plan approval for a veterinary clinic which is classified as “Veterinarian/Kennel, Indoor”. The site is located at 750 Timber Drive and can be further identified as Wake County PIN **1710-45-1122** (portion of).

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

Motion: Mr. Hunnicutt – confirms staff’s findings in Section IV of this report that **CUP-SP-18-14, Vet Clinic, is in conformity with**

applicable adopted town plans and policies so long as the following conditions are met:

1. Prior to Town Council approval, point by point grid readings or contours for lighting plan shall be submitted for review. The lighting plan shall include cut sheets for light fixtures and information about back light, up light, and glare ratings of the light fixtures;
2. Prior to building permit, a cross access agreement between proposed Veterinary Clinic, Aldi and CVS shall be recorded and received by the Planning Department;
3. Prior to building permit, a minor subdivision plat shall be submitted, approved and recorded by Wake County Register of Deeds; and
4. Prior to certificate of occupancy, the existing 24.5' buffer shall be inspected by the Planning Department and supplemental plant material shall be installed as needed.

Seconded: Ms. Hogan

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

IV. Reports:

A. Planning Director

Mr. Triezenberg reported at the October 1, 2018 Town Council meeting there were not any items from the Planning Commission to be approved.

Endorsement Meeting Date Change: Mr. Triezenberg requested the Planning Commission's endorsement on the meeting date being moved to the third Monday beginning January 2019. *The Commission unanimously endorsed the date change to the third Monday of the month for the Planning Commission beginning January 2019.*

Commission Rules of Procedures: Mr. Triezenberg requested Planning Commission comments on the rules of procedure so that he can present to the Council in December.

Comments on the Rules centered on the election of officers and the language or reporting to the Town Council.

B. Planning Commission

Mr. Moua requested the full agenda be sent electronically as well as the hard-copies.

V. Adjournment

Having no further matters to discuss, the meeting was adjourned at 9:00 PM.