



**June 17, 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 to order at 7:00 p.m. on Monday, June 17, 2019, in the Town Council chambers.

**II. Roll Call**

The Secretary conducted the roll call.

Members present: Barbara Barat; Dean Fox, Chairperson; Ruth Strindberg, Vang Moua, and Vira Hogan

Staff in attendance: Mr. Jeff Triezenberg, Planning Director; David Bamford, Planning Service Manager; Ms. Alison Jones, Planner II and Ms. Elisabeth Webster, Planning Technician

**III. Invocation**

Ms. Hogan gave the invocation.

**IV. Minutes**

**Regular Meeting April 15, 2019** – Ms. Hogan made a motion to approve the minutes of the April 15, 2018 meeting as amended by Mr. Fox; seconded by Ms. Barat. The vote was unanimous.

**V. Old/New Business:**

**A. General Rezoning Request:**

**Z-19-03** – Tommy Kilgore is requesting a change in zoning for 4.5 +/- acres from Residential 20 (R-20) and Residential 40 (R-40) to Residential Mobile Home (RMH). and can be further identified as Wake County PIN(s) **1730668593 & 1730761396**.

**Staff/Commission Discussion:** Mr. Bamford presented the staff report. There were questions/comments regarding the differences between the manufactured home classifications, if there was a less dense zoning option that would allowed for a single wide home, how far away the closest single wide home was, if the proposed property would be impacted by the future I-540 project, if only zoning the smaller property to RHM had been considered, why staff felt comfortable recommending a higher density zoning when public utilities were not currently available, and if the proposed property could be turned in to a mobile home park given the proposed rezoning.

**Applicant/Commission Discussion:** Tommy Kilgore, owner of the properties spoke in favor of the rezoning case. There were questions/comments regarding if there was current interest in the property, and if there was flexibility on the class of proposed home.

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. A motion was made and seconded. Prior to the vote, Mrs. Barat mentions lack of neighbor input. Mrs. Linda Howell, neighbor to the site, voiced her concerns about the proposed rezoning could allow for single wide mobile home park.

**RESULT: Recommended Approval to Town Council [UNANIMOUS]**

**Motion:** Ms. Hogan – to recommend approval of **Z-19-03**, accepting staff’s statements regarding consistency with the Garner Forward Plan as their own, as detailed in Section IV of this report

**Second: Ms. Strindberg**

**VOTE: Aye: Barat, Hogan, Fox, Strindberg, and Moua**

**B. Conditional Use Rezoning with Conditional Use Site Plan/Subdivision Request:**

**CUD-Z-19-04** – Pullen Properties, LLC is requesting a conditional use rezoning for 3.63 acres from Mixed Use District (MXD) and Light Industrial District (I-1) to Heavy Industrial District (I-2 C217). This rezoning request is accompanied by a conditional use site plan. The site is located at 255 Bricksteel Lane and can be further identified as Wake County PIN **1730319072**.

**Staff/Commission Discussion:** Mr. Bamford presented the staff report. There were no questions regarding the rezoning.

**Applicant/Commission Discussion:** Ms. Pam Porter with TMTLA Associates, 5011 Southpark Dr., Suite 200, Durham, NC 27713, spoke on behalf of the applicant. There were no questions/discussion regarding the conditional use rezoning portion.

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.

**RESULT: Finding the Site Plan in Conformity with Town Plans and Policies [UNANIMOUS]**

**Motion:** Ms. Hogan – to recommend approval of **CUD-Z-19-04 (I-2 C-217)**, accepting staff’s statement regarding consistency with the Garner Forward Plan as their own, as detailed in Section IV of this report.

**Second:** Ms. Barat

**VOTE:** Aye: Barat, Fox, Strindberg, Hogan and Moua

- **CUP-SP-19-04 Pullen Construction** – TMTLA Associates is requesting a conditional use site plan approval for an office/warehouse. The site is located at 255 Bricksteel Lane and can be further identified as Wake County PIN **1730-31-9072**.

**Staff/Commission Discussion:** Ms. Jones presented the staff report. There were questions/discussion regarding how many homes were in the Camelot neighborhood, concerns about the proposed screening, and concerns about the required sidewalk not connecting to anything.

**Applicant/Commission Discussion:** Ms. Pam Porter with TMTLA Associates, 5011 Southpark Dr., Suite 200, Durham, NC 27713, spoke on behalf of the application. There were questions/discussion if customers would be coming to the site, the intention of the turn out located off the side of the building, ability to meet all the right-of-way requirements including the sidewalks with existing environmental features, and the willingness to extend the proposed sidewalk.

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.

**RESULT:** Finding the Site Plan in Conformity with Town Plans and Policies [UNANIMOUS]

**Motion:** Ms. Barat – to confirm staff’s findings, that **CUP-SP-19-04** is in conformity with adopted town plans and policies as long as those conditions outlined in section IV of this report are met.

**Second:** Ms. Hogan

**VOTE:** Aye: Barat, Fox, Strindberg, Hogan, and Moua

- **SUP-SP-19-02 CCAC Building Solutions** – CCAC Investment Properties, LLC is requesting special use site plan approval for an office/warehouse. The site is located at 2000 Waterfield Dr. and can be further identified as Wake County PIN **1730-12-8487**.

**Staff/Commission Discussion:** Ms. Jones presented the staff report. There were questions/discussion regarding the size of the proposed storm water

devices, the need for the additional parking, if there was any concerns with the abutting residential property, and potential difficulty in installing sidewalks with existing environmental features.

**Applicant/Commission Discussion:** Mr. Rick Baker with Timmons Group, 5410 Trinity Rd, Suite 102, Raleigh, NC 27607, spoke on behalf of the application. There were questions/discussion the type of business, the number of employees, the feasibility of proposed sidewalks, if a shoulder would be built behind the existing guardrail, and location of new plantings.

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.

**RESULT: Finding the Site Plan in Conformity with Town Plans and Policies [UNANIMOUS]**

**Motion:** Ms. Barat – to confirm staff’s findings, that SUP-SP-19-02 is in conformity with adopted town plans and policies as outlined in section IV of this report.

**Second: Ms. Hogan**

**VOTE: Aye: Barat, Fox, Strindberg, Hogan, and Moua**

## VI. Reports

### A. Planning Director

Mr. Triezenberg updated the Planning Commission on items that had been approved/denied by Town Council since the last Planning Commission Meeting. The Bar, Nightclub, & Tavern Text Amendment for the Central Business Districts was approved. Multiple design contracts were approved such as the depot park, Lake Drive improvements, and Jones Sausage Road improvements. Several annexations were approved including, the Buffalo Springs property, the Byrd property, 699 New Rand, and Fanny Brown Road satellite property. Two rezonings were approved, 699 New Rand Road and Fanny Brown. Pine Ridge Apartments was approved. Additionally, an amendment to Swift Creek Land Management Plan was approved.

Mr. Triezenberg also noted that the Downtown Garner Association had selected a group out of Chapel Hill to help with pre-development services for the pad next to the rec center and that the Town Council subcommittee had met regarding re appointments for the Planning Commission. There were questions comments/questions regarding if a firm had been selected for the UDO rewrite,

potential projects for the July Planning Commission meeting, how to adhere to the 10-minute time limit, the current housing market in Garner, and emergency training for the Commission.

**B. Planning Commission**

**VII. Adjournment**

Having no further matters to discuss, the meeting was adjourned at 9:54 PM.