



Town of Garner
PLANNING COMMISSION SUMMARY
Monday, July 14, 2008 7:30 PM
Garner Town Hall Building B, Board Room
900 7th Avenue, Garner, NC

ITEMS

ACTION

Item 1 Call to Order

Board members present: Carol Hutchison, Norm Karr, Chairman, Lee McDowell, Chad Simon, Vice-Chairman, Elmo Vance, Charles Williams

Board members absent: Gregg Stahl

Staff present: Brad Bass, Planning Director, Jenny Saldi, Senior Planner and Jennifer Collins, Urban Design Specialist

Alderman Marshburn was also in attendance.

Item 2 Conditional Use Rezoning and Conditional Use Site Plan Request for Discussion:

[CUD-Z-08-04 and CUP-SP-08-17, All Pro Collision Center](#)

– Nelson Loureiro is requesting a change in zoning from the current designation of Commercial Business (CB) to Service Business (SB)(C-155). A companion conditional use site plan request for an automotive collision repair center is accompanying this rezoning request. The site is located at 1130 US 70 West and can be further identified as Wake County PIN 1701 76 6961.

The Commission voted (6-0) to recommend approval of Conditional Use Rezoning **CUD-Z-08-04** finding it consistent with the Town of Garner's Comprehensive Growth Plan to be forwarded to the Board of Aldermen.

The Commission voted (6-0) to recommend approval of Conditional Use Site Plan request **CUP-SP-08-17, All Pro Automotive & Collision Center** with conditions to be forwarded to the Board of Aldermen.

Item 3 Conditional Use Site Plan Request for Discussion:

[CUP-SP-08-18, Nationwide](#) – Development Consulting Services is requesting conditional use site plan approval for an insurance office. The site is located at the intersection of Yeargan Road and New Fidelity Court and can be further identified as Wake County PIN 1701 95 3010.

The Commission voted (6-0) to recommend approval of Conditional Use Site Plan request **CUP-SP-08-18, Nationwide** with conditions to be forwarded to the Board of Aldermen.

Item 4 Special Use Site Plan Request for Discussion:

[SUP-SP-08-07, Quest Fellowship Church](#) – Steel Dynamics is requesting special use site plan approval for church. The site is located on 5120 Raynor Road and can be further identified as Wake County PIN 1730 23 8361.

The Commission voted (6-0) to recommend approval of Special Use Site Plan request **SUP-SP-08-07, Quest Fellowship Church** with conditions to be forwarded to the Board of Aldermen.

Item 5 **Special Use Site Plan Request for Discussion:**

[SUP-SP-08-06, DJ Storage](#) – John Tucker, P.A. is requesting special use site plan approval for an outdoor storage facility for recreational vehicles. The site is located on 2700 Garner Station Blvd and can be further identified as Wake County PIN 1701 07 0032.

The Commission voted (6-0) to recommend approval of Special Use Site Plan request **SUP-SP-08-06, DJ Storage** with conditions to be forwarded to the Board of Aldermen.

Item 6 **UDO Text Amendments**

UDO-08-02, Text Amendments – Text Amendments to various sections of the Garner Unified Development Ordinance regarding items #2 – 5.

The Commission voted (6-0) to recommend approval of **UDO-08-02, Items #-2 -5** to be forwarded to the Board of Aldermen.

Item 7 **VIP Awards**

The Commission unanimously chose the following candidates for VIP Awards:

- **Industrial Development Category** – 600 Greenfield
- **New Development Category** – Fifth Avenue @ Forest Hills
- **Existing Development** – Aversboro Square

Item 8 **Adjournment**

The Commission meeting was adjourned at 9:26 pm