



October 19, 2020 7:00 PM
Town of Garner Planning Commission Agenda
Council Meeting Room
900 7th Avenue · Garner, North Carolina 27529

Conduct of the Planning Commission:

This meeting is not a scheduled Public Hearing. However, the meeting is open to the public, so they can obtain information about items on the Commission's agenda. The meeting will be conducted in the following order for each agenda item:

1. *Staff Overview of the request*
2. *Presentation by the applicant and others in support; comments by speakers in opposition to the request*
3. *Questions from the Commission*
4. *Comments/vote by the Commission*

For each agenda item, comments by the applicant/proponents are limited to ten minutes and comments by opponents are limited to ten minutes. The Commission requests that comments not be repetitive, and where possible, that a spokesperson is designated to present the views of a larger group.

I. Call to Order

II. Roll Call

III. Invocation

IV. Minutes

- **Regular Meeting September 21, 2020**

V. Old/New Business:

A. Subdivision Plan:

SB-20-01 Tryon Pointe Subdivision – Grounded Engineering is proposing subdividing 31.39 +/- acres for a 54-lot single-family cluster subdivision. The site is located south of the intersection of Sanderford Road and Creech Road and can further be identified as Wake County PIN(s) **1712-61-5755**.

B. Conditional Use Rezoning & Conditional Use Subdivision Plan Request:

CUD-Z-20-06 Old Stage Townhomes – Timmons Group is requesting to rezone 63.76 +/- acres from Single-Family Residential (R-40) to Multi-Family (MF-1 C231) Conditional Use. A conditional use subdivision plan accompanies this request.

CUP-SB-20-06 Old Stage Townhomes – Timmons Group is requesting conditional use approval for a subdivision for a 318-unit townhomes development. The site

is located on the west side of Old Stage Road, north of Vandora Springs Road, and can further be identified as Wake County PIN(s) **1700-26-8588**.

C. Conditional Use Rezoning & Conditional Use Subdivision Plan Request:

CUD-Z-20-03 Timber Drive East Apartments – Castle Development Partners are requesting to rezone 17.58 +/- acres from Mixed Use District (MXD-1) and Single-Family Residential (R-40 Wake County) to Multifamily (MF-2 C228) Conditional Use. A conditional use subdivision plan accompanies this request.

CUP-SB-20-03 Timber Drive East Apartments – Castle Development Partners are requesting conditional use approval for a subdivision for a 272-unit apartments development. The site is located on Timber Drive East and can further be identified as a portion of Wake County PIN(s) **1720-72-9660**.

CUD-Z-20-03 Timber Drive Townhomes – Castle Development Partners are requesting to rezone 4.05 +/- acres from Mixed Use District (MXD-1) and Single-Family Residential (R-40 Wake County) to Multifamily (MF-2 C228) Conditional Use. A conditional use subdivision plan accompanies this request.

CUP-SB-20-04 Timber Drive Townhomes – Castle Development Partners are requesting conditional use approval for a subdivision for a 40-unit townhomes development on 4.05 +/- acres. This townhome project is being submitted with the companion apartment site plan (CUP-SB-20-03). The site is located on Timber Drive East and can further be identified as a portion of Wake County PIN(s) **1720-72-9660**.

VI. Reports

A. Planning Director

B. Planning Commission

VII. Adjournment