



January 13, 2025, 7:00 PM

Town of Garner Planning Commission Minutes

Council Meeting Room

900 7th Avenue · Garner, North Carolina 27529

I. Call to Order

Mr. Jefferson called the meeting to order at 7:00 PM.

II. Roll Call

The Secretary conducted the roll call for the meeting.

Members Present: Phillip Jefferson, Chair; Ralph Carson, Vice-Chair; Mariah Bishop; Jihan Hodges; Sherry Phillips; and Michael Voiland.

Staff in attendance: Mr. Thomas Waltersdorf, Planner I; Mr. John Hodges, Assistant Town Manager; Ms. Terri Jones, Town Attorney; Mr. Jeff Triezenberg, Planning Director; Ms. Erin Joseph, Assistant Planning Director; Ms. Lisa Rodriguez, Senior Engineering Project Manager; and Mr. Matt Beard, Parks and Greenways Planning Manager.

Mr. Buddy Gupton, Mayor, was also in attendance.

III. Swearing In of Newly Appointed Member

Mr. Ben Mills was sworn in as a newly appointed member of the Planning Commission. He was appointed to an ETJ member seat previously occupied by Ms. Gina Avent. Mr. Buddy Gupton, Mayor, administered the oath of office.

IV. Invocation

Ms. Phillips gave the invocation.

V. Adoption of Agenda

Mr. Voiland made a motion to adopt the agenda. The motion was seconded by Ms. Phillips. The vote to adopt the agenda was unanimously approved.

VI. Minutes

Regular Meeting minutes December 9, 2024 – Mr. Carson made a motion to approve the presented minutes of the December 9th meeting. The motion was seconded by Ms. Phillips. The vote to approve the minutes was unanimous.

VII. Old/New Business

- A. **CZ-24-004 Yeargan Park:** Tier 1 conditional district rezoning request submitted by The McAdams Company on behalf of the Town of Garner to rezone approximately 72 +/- acres from Residential 4 (R4) and Rural Agricultural (RA) to Commercial Mixed Use (CMX C316) Conditional. The site is located on E Garner Road between The Village at Garner Station and The Avenues of White Oak.

Staff/Commission Discussion: Mr. Waltersdorf presented the Staff Report. Mr. Voiland asked about the formatting of the Neighborhood Meeting materials. Ms. Lisa Rodriguez explained her formatting of the questions and answers.

Applicant/Commission Discussion: Mr. Matt Beard stepped forward to speak on behalf of the Garner Parks, Recreation, and Cultural Resources Department as the applicant for the rezoning. He presented a slide show with some visuals and explained the deed restrictions of the property. Mr. Beard detailed why the CMX zoning was chosen and how it aligns with the greater vision for the park.

Mr. Voiland asked for clarification on the phasing and layout. Mr. Carson asked if the park would come before Planning Commission again in the future. Mr. Triezenberg noted that it would only come back if there was a Special Use Permit application, which appears unlikely. Mr. Carson also asked about the caliper for replacement trees to be planted. Mr. Beard noted that smaller caliper trees have a higher likelihood of survival. Mr. Carson also suggested that more connections for food trucks be provided. He asked about visibility and the slight curve along E. Garner Road. Ms. Rodriguez explained the planned frontage improvements and said that visibility would be improved.

Mr. Voiland mentioned that he would like the signs at the SCMs to be educational. Mr. Jefferson said he would like to also see public art integrated into SCMs and other signage. Ms. Bishop asked about security cameras and if a traffic signal is warranted for the park access. Ms. Rodriguez said there would be cameras, but not in adjacent neighborhoods. She said the expected traffic would not warrant signalization, and traffic patterns are likely to be outside normal commuter

hours. Mr. Mills asked about the SCM size. He also had questions and comments about trees.

Public Comment: Mr. Rex Whaley stepped forward to speak. He spoke on considerations of artificial vs. real turf and questioned whether there would be enough space for spectators. Ms. Rodriguez explained the numerous spectator areas.

Result:	Recommend to Town Council for Approval [7 ayes, 0 nay]
Motion:	Mr. Carson- I move that the Planning Commission accept the Consistency Statement drafted herein as our own written recommendation regarding the consistency of the request with the Town’s adopted land use plans and recommend approval of Case # CZ-24-004 to the Town Council.
Second:	Mr. Voiland
Vote:	Ayes: Bishop, Carson, Jefferson, Hodges, Mills, Phillips, Voiland Nays: none

- B. **CZ-24-003 Exchange at 401 Commercial:** Tier 1 conditional district rezoning request submitted by Beth Blackmon of the Timmons Group to rezone approximately 8.32 +/- acres from Residential 4 (R4-C11-PRD) Conditional to Commercial Mixed Use (CMX C317) Conditional. The site is located at 7509 Fayetteville Road.

Staff/Commission Discussion: Ms. Joseph presented the Staff Report. There were no questions for Staff.

Applicant/Commission Discussion: Mr. Neil Ghosh of Morningstar Law Group spoke on behalf of the applicant. He noted these parcels were designated as non-residential when the PUD for Exchange at 401 was approved. This rezoning request would complete that process. He said they do not have any end users in mind, so the applicant is asking for some flexibility in allowable uses.

Mr. Carson asked the applicant if they would strike convenience stores with fuel sales and self-storage from their list of allowable uses. Mr. Ghosh said they hadn't considered that previously and did not get that feedback from Town Council at Public Hearing. He said it would likely not be an option though, because it would not have direct access to US 401.

Mr. Voiland said he likes the proposed crosswalks and small-scale open areas as gathering spaces. Ms. Bishop asked about crosswalks and the sidewalk connections. Ms. Beth Blackmon of Timmons Group answered on behalf of the applicant.

Mr. Mills, Ms. Hodges, and Mr. Jefferson all echoed Mr. Carson's concerns over fuel sales and self-storage uses of the site. Mr. Jefferson also asked about traffic calming measures, and how the connection between the northern and southern commercial nodes be softened. He reminded the applicant to think of this site as part of a Neighborhood Activity Center.

Mr. Carson asked about a mid-block road crossing. Ms. Blackmon says that there could be a discussion with the Town as it would be a town-maintained street. Mr. Carson suggested that Mr. Ghosh speak with his client about removing fuel sales and self-storage as allowable uses. After a brief aside, Mr. Ghosh said they were not in a position to make changes at that time, especially without an end user. He appreciated the advice and said it would be feedback they would consider.

Mr. Carson suggested tabling the case to the next meeting in February. He said the applicant would have time to consider changes.

Result:	Recommend to Table Discussion [6 ayes, 1 nay]
Motion:	Mr. Carson- I move to table the case to the February 10 th meeting to allow the applicant to review and discuss the permitted uses.
Second:	Ms. Hodges
Vote:	Ayes: Bishop, Carson, Jefferson, Hodges, Mills, Phillips
	Nays: Voiland

VIII. Reports

- A. **Planning Director** – Mr. Triezenberg gave updates related to recent Town Council events. He noted that the Wake County Hazard Mitigation Plan was adopted by resolution and forwarded to Wake County. He updated the Commission of recent hirings within the department.
- B. **Planning Commission**—Mr. Voiland discussed the Bojangles site. Mr. Carson welcomed the new staff. He expressed his thoughts and prayers to those affected by wildfires in California and wanted to bring attention to those still recovering from flooding in Western NC/Eastern Tennessee. Mr. Carson noted that the Affordable Housing Task Force finalized their recommendations and would be presented to Town Council shortly. Mr. Voiland asked if there were any plans for a formal opening ceremony for the VA Clinic. Mr. John Hodges said no plans are in place yet, but once determined he would let them know.

IX. Adjournment

Having no further matters to discuss, the meeting was adjourned at 8:16 PM.