



February 10, 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; Ben Mills; Sherry Phillips; and Michael Voiland.

Staff in attendance: Mr. Thomas Waltersdorf, Planner I; Ms. Terri Jones, Town Attorney; Mr. Jeff Triezenberg, Planning Director; Ms. Erin Joseph, Assistant Planning Director; and Mr. David Talbert, Assistant Town Engineer.

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

III. Invocation

Mr. Voiland gave the invocation.

IV. Adoption of Agenda

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

V. Minutes

Regular Meeting minutes January 13, 2025 – Ms. Hodges made a motion to approve the presented minutes of the January 13th meeting. The motion was seconded by Mr. Carson. The vote to approve the minutes was unanimous.

VI. Old/New Business

- A. **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. In response to the conditions offered by the applicant, Mr. Mills asked Staff if there were any convenience stores in Garner without fuel sales.

Applicant/Commission Discussion: Mr. Nil Ghosh, of Morningstar Law Group presented on behalf of the applicant. He noted changes to their permitted uses. Mr. Dan Copeland, of RST Development, spoke about the difficulties in marketing the site to prospective tenants. He said he expects there to be interest after rezoning is approved. He spoke to market research showing their site can be successful and can support 15,000-20,000 square feet of neighborhood retail. Mr. Copeland asked for some flexibility in making the development successful. Mr. Russell Stewart, of Lee Associates, also spoke to the marketing of the site.

Mr. Carson thanked the applicant for making adjustments. He stated he was most opposed to fuel sales at the site. Mr. Mills asked if the two sites could be recombined. Mr. Ghosh noted that the right-of-way for the residential neighborhood cut through the two parcels. Mr. Jefferson said he was also concerned about fuel sales being appropriate at the site. He said he understands the challenges of the commercial real estate market better after hearing from Mr. Copeland and Mr. Stewart. He thanked them for bringing that to the attention of the Commission. He noted that he does have concerns if self-storage is built and recommended to the applicant that they consider ways to soften the development.

Mr. Triezenberg mentioned that site design and architectural standards of the Commercial Highway Overlay District would be analyzed at site plan review. Mr. Carson thanked Staff and the applicant.

Result:	Recommend to Town Council for Approval [6 ayes, 1 nay]
Motion:	Mr. Voiland- 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-24-003 to the Town Council.
Second:	Mr. Carson
Vote:	Ayes: Bishop, Carson, Jefferson, Hodges, Phillips, Voiland
	Nays: Mills

VII. Reports

A. Planning Commission—Mr. Carson gave the Commission a brief update on the conclusion of the Affordable Housing Task Force. He mentioned the Task Force’s final recommendations were presented to Town Council and they are considering the next steps. He thanked Ms. Jones and Ms. Joseph with their help, as well as others on Staff. He offered to email the draft to Commission members. Mr. Jefferson thanked Mr. Carson for serving on the Task Force and for giving the Commission regular updates. Mr. Voiland asked about the new branding survey for the Town and when results will be known or shared. Mr. Triezenberg offered to share the results if and when they are available. Ms. Bishop told the Commission she would not be in attendance for the March meeting.

VIII. Adjournment

Having no further matters to discuss, the meeting was adjourned at 7:32 PM.