



March 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; Jihan Hodges; Ben Mills; Sherry Phillips; and Michael Voiland.

Staff in attendance: Mr. John Hodges, Assistant Town Manager; Mr. Thomas Waltersdorf, Planner I; Ms. Terri Jones, Town Attorney; Ms. Erin Joseph, Assistant Planning Director; Ms. Leah Harrison, Engineering Director; and Mr. David Talbert, Assistant Town Engineer.

III. Invocation

Ms. Phillips gave the invocation.

IV. Adoption of Agenda

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

V. Minutes

Regular Meeting minutes February 10, 2025 – Mr. Voiland made a motion to approve the presented minutes of the February 10th meeting. The motion was seconded by Mr. Carson. The vote to approve the minutes was unanimous.

VI. Old/New Business

- A. **ZTA-24-002 Stormwater Requirements for Nitrogen Control:** Zoning text amendment submitted by the Garner Engineering Department to amend Section 11.2, Stormwater Program for Nitrogen Control.

Staff/Commission Discussion: Ms. Harrison presented the proposed text amendment. She explained the responsibilities of the Town and what they are required to manage. Ms. Harrison said the text amendment was specifically related to post-construction runoff controls, and that the goal would be to apply the regulations sooner for enforcement purposes. The Engineering Department would then be able to cite UDO text rather than solely their stormwater program text.

Mr. Carson suggested the addition of text that ties approval to plan design. He also pointed out what he sees as redundancy in the language of one of the sections. He asked about the reasoning behind annual inspections. Ms. Harrison said that annual inspections are in compliance with Neuse River Watershed rules, but that maintenance has varying frequencies.

Mr. Mills asked who a “qualified professional” is for inspection purposes. Ms. Harrison responded that any training program would suffice. He suggested that annual inspections are also good practice, regardless of requirements. Mr. Jefferson asked about O&M agreements and if they transfer with a change in ownership.

Mr. Carson also asked about the accessibility of maintenance agreements. Ms. Harrison said that maintenance easements cannot be steep slopes, but also do not need to be road-like in their design.

Result:	Recommend to Town Council for Approval [6 ayes, 0 nays]
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 # ZTA-24-002 to the Town Council as appropriate and in the public interest, <i>along with a suggestion to make small edits and changes to Sections O and Q as discussed with Staff.</i>
Second:	Mr. Voiland
Vote:	Ayes: Carson, Jefferson, Hodges, Mills, Phillips, Voiland Nays: none

VII. Reports

A. Planning Commission—Mr. Voiland asked Ms. Harrison about Councilmember Dellinger’s suggestion for stormwater retention. Ms. Harrison spoke about the existing rules and the discretion given to enforce further retention. She spoke about how large stormwater retention ponds can prevent some natural flow patterns. She explained that universal changes could have unintended consequences. Ms. Harrison said that an incentivization of green stormwater infrastructure could be a better option. Mr. Voiland and Mr. Jefferson thanked her for her explanation.

Mr. Voiland asked Mr. Hodges if uncertainty of federal funding could affect the opening date of the new VA Outpatient Clinic. Mr. Hodges said there are no changes at this time.

VIII. Adjournment

Having no further matters to discuss, the meeting was adjourned at 7:25 PM.