



April 14, 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; Ms. Terri Jones, Town Attorney; Ms. Erin Joseph, Assistant Planning Director; and Mr. David Talbert, Assistant Town Engineer.

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 Ms. Hodges. The vote to adopt the agenda was unanimously approved.

V. Minutes

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

VI. Old/New Business

- A. **CZ-24-007, 5828 Fayetteville Road:** Tier 1 conditional district rezoning request submitted by Flores Capital LLC to rezone approximately 0.60 +/- acres from Rural Agricultural (RA) to Light Industrial (LI C318) Conditional. The site is located along US Highway 401 South at the intersection of Fayetteville Road. The site can be identified as Wake County PIN 0790792348.

Staff/Commission/Applicant Discussion: Mr. Waltersdorf presented the contents of the staff report. Mr. Carson asked about the building materials noted in the conditions vs. what was presented in the neighborhood meeting. Mr. Carson also asked some questions on behalf of Mr. Mills, who was not in attendance. Mr. Mills wanted to know about the bioswale and if it would be exempt from inspections. Ms. Joseph noted that Ms. Jaclyn Stannard, Garner Stormwater Engineer, confirmed that bioswales would be subject to the same annual inspections as any other stormwater control measures.

Mr. Esteban Rengifo spoke on behalf of the applicant. He said his uncle is the owner of the property, and their family would be rezoning and developing the property for their family business use. Mr. Rengifo did not have a formal presentation but took questions from the Planning Commission members.

Mr. Carson had concerns about taking rural zoning and making it light industrial. He asked if there was anything in the pipeline in the area that could affect development, and noted he felt more comfortable with this is a light flex storage site. Ms. Bishop voiced the same concerns and asked about pedestrian connectivity. Ms. Phillips asked about what would be stored in the building and what kind of truck traffic would be involved. The applicant responded that the building is meant to be used as storage for their family restaurants/markets, and that the trucks would be pickup trucks and box trucks only. Mr. Voiland said he didn't think this would lead to further expansion of light industrial uses in the area.

Ms. Hodges noted that the vicinity already has various small commercial and industrial uses. She believed that the proposed use would generally fit within the adjacent properties. Mr. Jefferson spoke about the building materials and scale of the building. He noted if not for the CHO zoning, he might have concerns.

No one from the public spoke for or against the proposal.

Result:	Recommend to Town Council for Approval [6 ayes, 0 nays]
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-24-007 to the Town Council.
Second:	Ms. Hodges
Vote:	Ayes: Bishop, Carson, Jefferson, Hodges, Phillips, Voiland
	Nays: none

VII. Reports

A. Planning Commission—Mr. Carson provided an update on the Affordable Housing Task Force. He mentioned that they are collaborating with the Triangle Community Coalition to review their recommendations.

VIII. Adjournment

Having no further matters to discuss, the meeting was adjourned at 7:48 PM.