



May 12, 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. John Hodges, Assistant Town Manager; Ms. Terri Jones, Town Attorney; Mr. Jeff Triezenberg, Planning Director; Ms. Erin Joseph, Assistant Planning Director; Mr. David Talbert, Assistant Town Engineer; and Mr. Thomas Rayle, Planner I.

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

III. Invocation

Ms. Hodges 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 April 14, 2025 – Mr. Voiland made a motion to approve the presented minutes of the April 14th meeting. The motion was seconded by Mr. Carson. Mr. Mills chose not to vote on the approval of the minutes because he was not at the April meeting. The vote to approve the minutes was unanimous (6 to 0).

VI. Old/New Business

- A. **CZ-MP-24-004, Wrennmoor Pines:** Tier 2 conditional rezoning request submitted by Worth Mills of Longleaf Law Partners to rezone 25.68 +/- acres from Residential 2 (R2) to Residential 8 (R8 C319) Conditional for the development of 75 single-family detached units and 12 single-family attached units. The site is generally located on the northeast corner of New Bethel Church Road and Clifford Road and may be further identified as Wake County PIN(s) 1629038995 and 1629143550.

Staff/Commission/Applicant Discussion: Ms. Joseph presented the contents of the staff report. Mr. Voiland and Mr. Mills asked clarifying questions of staff.

Mr. Worth Mills of Longleaf Law Partners spoke on behalf of the applicant and presented a PowerPoint presentation. He introduced Anne Oakley and Madison Lee of DR Horton; Ben Williams of Priest Craven and Associates; and Nate Bouquin of McAdams.

Mr. Mills spoke about the development plans and how the applicant was trying to provide different housing types for all families. He spoke about how the plan had evolved from the first proposal, which was mostly townhomes. Mr. Mills said they took neighbor and Council feedback into account to address concerns. He said they wanted to address the following: adequate parking, traffic impacts and safety of Clifford and New Bethel Church Roads, reevaluate the number of townhome units, and include house types that provide first floor primary bedrooms.

Mr. Williams spoke about the site design and the master plan layout. He noted the significant road frontage and what the improved sections will look like. Mr. Mills noted three additional conditions offered since they presented to Town Council at the Public Hearing.

Ms. Oakey spoke about the specific housing types offered by DR Horton. Ms. Hodges asked about first-floor bedroom options for the townhome units. Mr. Jefferson asked about the layout, setbacks, and articulation of the townhomes. Ms. Oakley continues with details about the open spaces.

Mr. Carson asked if the number of townhome units could be reduced. He mentioned that the facades offered look nice, and asked why no dog park was included. Mr. Carson also asked about access to the SCM.

Mr. Bouquin gave details from the TIA. He stated that although the development is below the threshold for a TIA, it still works for a conservative estimate. He talked about the driveway alignment with Whitetail Deer Lane and said that NCDOT has offered their preliminary approval of a reduction in speed for Clifford Road.

Mr. Voiland asked if the stream buffer was wet. Mr. Williams noted a portion of it is, and they will supplement planting in buffer when built-out. Mr. Carson spoke of traffic concerns and asked if the TIA was conducted after changes made after the neighborhood meeting. He also asked about the on-street parking in Condition #7.

Ms. Bishop said she liked the inclusion of the fitness park open space and pocket parks. She thanked the applicant for images which helped better visualize the spaces. Mr. Mills (of the Planning Commission) asked about the price points of the homes. Ms. Hodges asked about a traffic light at Clifford and New Bethel Church. She also noted her appreciation for first-floor primary bedrooms.

Mr. Jefferson asked about AOS 1 and the sidewalk alignment. He said he thought the sidewalk breaks up the space and effectively shrinks its size. He also noted his concerns over parallel parking and street width.

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

Result:	Recommend to Town Council for Approval [7 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-MP-24-004 to the Town Council.
Second:	Mr. Carson
Vote:	Ayes: Bishop, Carson, Jefferson, Hodges, Mills, Phillips, Voiland
	Nays: none

VII. Reports

A. Planning Director—Mr. Triezenberg updated the Planning Commission on recent Town Council activity including the approval of the Garner 6 Industrial Special Use Permit. He told the Commission that a possible text amendment may be coming their way. He also told them that the Transportation Plan RFQ was due to be released soon. Mr. Triezenberg also gave updates on recent legislative activity in the NC General Assembly.

Mr. Voiland thanked Mr. Triezenberg for sharing tools like the Development Activity Map with the Commission. He asked about updates on the VA Outpatient Clinic opening. Mr. Carson thanked Mr. Triezenberg for the legislative updates. Mr. Hodges said he was happy to give the Commission a copy of the Town’s legislative agenda.

VIII. Adjournment

Having no further matters to discuss, the meeting was adjourned at 8:37 PM.