



August 11, 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; Shane Banks; Mariah Bishop; Ben Mills; and Michael Voiland.

Staff in attendance: Ms. Terri Jones, Town Attorney; Mr. Jeff Triezenberg, Planning Director; Mr. David Talbert, Assistant Town Engineer; Mr. Julian Griffee, Senior Planner; Mr. John Hodges, Assistant Town Manager; Mr. Nate Groover, Economic Development Director; and Mr. Thomas Rayle, Planner II.

After roll call was conducted, a motion was introduced by Mr. Carson to allow Ms. Jihan Hodges to attend the meeting virtually. The motion was seconded by Mr. Voiland. The motion was adopted unanimously. Ms. Hodges then attended the remainder of the meeting as an active participant.

III. Invocation

Mr. Voiland offered words of wisdom and reflection.

IV. Adoption of Agenda

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

V. Minutes

Regular Meeting Minutes July 8, 2025 – Mr. Voiland made a motion to approve the presented minutes of the July 8th meeting. The motion was seconded by Mr. Carson. The vote to approve the minutes was unanimous.

VI. Old/New Business

- A. **CZ-25-001, Project Cougar:** Tier 1 conditional district rezoning request submitted by Jeremy Anderson of Thomas & Hutton on behalf of NCTH Holdings LLC to rezone approximately 127.98 +/- acres from Commercial Mixed Use (CMX), Light Industrial (LI), and Heavy Industrial (HI C97) Conditional to **Light Industrial (LI C321) Conditional**. The site is located at 5100 Raynor Road and may be further identified as Wake County PIN 1730148232.

Staff/Commission/Applicant Discussion: Mr. Rayle presented the contents of the staff report.

Mr. Voiland asked if anything previously existed on site. He also had questions pertaining to confidentiality of the project. He asked about the stream through the parcel and requirements for protection and buffers. Mr. Mills asked if specific economic incentives are associated with the project. He asked who proposed Condition #2. Mr. Rayle confirmed the condition was voluntarily offered by the applicant. Ms. Bishop asked about the difference between LI and LI Conditional.

Mr. Tim Brent of Longleaf Industrial spoke on behalf of the applicant team. He mentioned the confidentiality of the client, but noted they are relocating their headquarters and consolidating operations on the site. He said the Tier I Conditional Rezoning process gives them the greatest flexibility, which is key to the long-term growth plan of the project.

Mr. Carson thanked Mr. Brent for bringing an economic driver to Town. He agreed that site access and the property itself are ideal for a project of this scale. Mr. Carson asked about the TIA. Mr. Rynal Stephenson of DRMP was available to answer questions related to the TIA. Without giving specifics to use, Mr. Stephenson said that the "general office use" category includes a variety of uses and was appropriate and accurate based upon his familiarity of the project. Mr. Carson expressed concerns on egress and ingress points as well as a lack of vehicle storage at intersections.

Ms. Bishop asked about the neighborhood consensus of the proposal. Mr. Brent noted the questions from the neighborhood were primarily about traffic. She also asked about the potential environmental impacts of the development. She asked about connectivity and walkability. Mr. Brent stated all development would meet the applicable requirements for stream buffering at site plan review.

Mr. Mills asked about hours of operation and the presence of large 18-wheeler trucks. Mr. Jefferson expressed concerns about the traffic and environmental impacts of the development. He asked about internal circulation of the site, something that Mr. Brent said is too early to know. Mr. Brent said there would be at least one stream crossing somewhere to provide internal circulation, though. Mr. Jefferson asked about the location being near existing residential development. He asked if the site would have a “campus” feel and if the buildings will have some architectural cohesion.

Ms. Bishop asked if she could make her vote contingent based upon the exclusion of data server farms from the permitted uses. Mr. Rayle stated that it wouldn’t really be possible, but she can consider the case as presented and make her vote as she feels.

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

Result:	Recommend to Town Council for Approval [6 ayes, 1 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-25-001 to the Town Council.
Second:	Mr. Carson
Vote:	Ayes: Banks, Carson, Jefferson, Hodges, Mills, Voiland Nays: Bishop

VII. Reports

- A. **Planning Director and Planning Commission**—Mr. Carson thanked the Economic Development team for their work in recruiting businesses to town. Mr. Triezenberg updated the Commission on recent development and approvals. He also updated them on recent staff additions and promotions.

VIII. Adjournment

Having no further matters to discuss, the meeting was adjourned at 7:59 PM.