



February 9, 2026, 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 7:02 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; Jihan Hodges; Ben Mills; and Michael Voiland.

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

III. Invocation

Mr. Carson offered the invocation.

IV. Adoption of Agenda

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

V. Minutes

Regular Meeting minutes January 12, 2026 – Mr. Carson made a motion to table the presented minutes of the January 12th meeting to the March 9th meeting in order to correct duplicate text and add additional discussion. The motion was seconded by Mr. Banks. The vote to table the minutes to next meeting was unanimous.

VI. Old/New Business

- A. **ZTA-24-001 Comprehensive Plan Text Amendment:** This amendment package focuses on implementing goals and objectives related to residential and residential mixed-use development, with a special focus on Residential Building Typology (pages 66 – 71) in Neighborhoods and Mixed-Use Areas (pages 50 – 51 and 56 – 59).

Staff/Commission Presentation Discussion: Mr. Triezenberg presented staff report.

In reference to Purpose 5: *“Add appropriate new uses such as live-work units (described on page 71 of the plan) and establish ancillary non-residential uses that are more intense than home occupations but still restricted to house scale.”* Mr. Carson asked whether live-work units would be limited to one dwelling unit above a commercial space. Mr. Triezenberg confirmed that it would consist of one dwelling, with the intent that there be a single owner for the entire unit.

Mr. Mills asked if ground-floor commercial space could be converted to residential if the business was no longer operating. Mr. Triezenberg stated it should be possible since live-work areas would also include townhomes, and converting from commercial to residential is easier than the reverse.

Ms. Hodges asked if commercial space in a live-work would be leasable if the owner no longer operated a business there. Mr. Triezenberg stated that, by definition live-work buildings are owned and operated by one individual, not leased.

Mr. Carson asked if there were concerns of live-work units developing in ill-suited areas (i.e. next to single-family or low-density residential). Mr. Triezenberg explained that the townhomes and similar use would be restricted to the R8 district and higher, which will buffer and protect lower density residential districts. Mr. Carson voiced concern about the decline in businesses and how that might affect residential upkeep and façade of the live-work use areas. Mr. Triezenberg referenced live-work projects in other areas that experienced a decline in businesses and converted to townhomes as a result.

Mr. Mills asked what brought live-work to planning's attention. Mr. Triezenberg has noted that it has been a trend adopted by other cities and feels that it is an untapped market. It was also mentioned that it allows expansion on home occupation by permitting a customer base, noting a

common complaint for code enforcement is neighbors being unhappy with home occupations.

Mr. Jefferson questioned whether ground-floor commercial could potentially be a small section compared to the rest of the development in an MF-B district and if there would be a percentage requirement for commercial. Mr. Triezenberg stated that the intent of live-work is to encourage more commercial spaces to be incorporated into projects rather than being stand-alone.

Mr. Mills asked, in reference to purpose 7 *“Allow residential subdivisions up to 300-feet from limited access highway district – on, average, consistent with sound studies,”* whether apartments were excluded from the distant limit, and why. Mr. Triezenberg confirmed that apartments are excluded and already require a 50-foot vegetative buffer. He noted that this amendment speaks more towards subdivisions. Mr. Mills asked if developers could install sound walls after the fact, and if so, would they still have to follow the 300-foot requirement. Mr. Triezenberg stated it is possible for developers to install soundwalls and that staff would consider whether that would allow for shorter distances. Mr. Voiland stated that it should also be considered that residents choose where they live. Mr. Jefferson added that the intent should be to limit the sliding scale and “what-if” scenarios, focusing more on improving residential neighborhoods rather than maximizing housing density

Mr. Carson asked if any of the presented of future amendments correct or address concerns similar to those brought up with Yeargan Road Development. Mr. Triezenberg noted that the Yeargan Road development could be addressed by the amendment regarding CMX districts and having upper story residential if primarily residential use is being proposed.

Mr. Triezenberg also noted portion of the staff report not shown in the presentation regarding fences for single family residential lots.

No one from the public spoke.

Result:	Recommend to Town Council for Approval [7 ayes, 0 nay]
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-24-001 to the Town Council, with consideration of any text amendments that may come out of further analysis.
Second:	Mr. Voiland
Vote:	Aye: Banks, Bishop, Carson, Jefferson, Hodges, Mills, Voiland Nay:

VII. Reports

A. Planning Director and Planning Commission – Mr. Triezenberg updated planning Commission on the transportation plan, its committees, and recent meetings. He noted that stakeholder interviews will be scheduled soon and any referrals will be welcomed. Mr. Voiland applauded the quick development of the Benson Bridge and asked if the old bridge would be coming down. Mr. Triezenberg informed the commissioners that the old bridge would be removed once the new bridge is completed. Mr. Voiland asked if the outpatient surgical building on Timber Drive behind the post office was permitted. Mr. Triezenberg stated that it is permitted by right.

Mr. Carson had a question about House Bill 765 and concerns about loss of control from Council and Commission, and the personal liability aspect. Ms. Jones gave an update that the bill was not passed, and they will continue to monitor legislative activity.

VIII. Adjournment

Having no further matters to discuss, the meeting was adjourned at 8:25 PM.