



January 12, 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: Ms. Terri Jones, Town Attorney; Ms. Morgan Pierce, Assistant Town Attorney; Mr. Jeff Triezenberg, Planning Director; Ms. Erin Joseph, Assistant Planning Director; Mr. David Talbert, Assistant Town Engineer; Ms. JaMya Ryans, Planner I; Mr. Julian Griffiee, Senior Planner; and Mr. Thomas Rayle, Planner II.

III. Invocation

Mr. Voiland offered the invocation.

IV. Adoption of Agenda

Mr. Banks 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 October 13, 2025 – Mr. Carson made a motion to approve the presented minutes of the October 13th meeting. The motion was seconded by Mr. Voiland. The vote to approve the minutes was unanimous.

VI. Old/New Business

- A. **GZ-25-001, 8401 Old Stage Road:** General rezoning request submitted by Lynne Gregario, to rezone 0.74 +/- acres from Residential-40 Watershed (R-40W, Wake County) to **Residential 4 (R4, Town of Garner)**. The property is located at 8401 Old Stage Road and is otherwise identified as Wake County PIN 1609051936.

Staff/Applicant Presentation and Discussion: Mr. Griffie presented the staff report. He noted that the applicant was going to modify their petition to a Tier 1 Conditional Zoning request prior to decision meeting of Town Council.

Mr. Voiland asked staff who was listed as the official applicant. Mr. Griffie noted an error in the staff report and that Ms. Gregario was the applicant. Mr. Carson asked about right-of-way impacts. Mr. Mills asked about the potential for sewer connection. Mr. Griffie noted that per designation in the Swift Creek Land Management Plan, this parcel could not be connected to sewer.

No one from the public spoke.

Result: **Recommend to Town Council for Approval of Case # GZ-25-001. [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 # GZ-25-001 to the Town Council.

Second: **Mr. Carson**

Vote: **Ayes: Banks, Bishop, Carson, Jefferson, Hodges, Mills, Voiland**

Nays: none

- B. **CZ-MP-25-002, Quality Oil:** Tier 2 conditional rezoning request submitted by Sarah Van Every of McAdams to rezone 5.76 +/- acres from Commercial Mixed-Use (CMX-C) Conditional and Neighborhood Mixed-Use (NMX-C) Conditional to Commercial Mixed-Use (CMX-C324) Conditional for the development of a fuel sales operation, a convenience store, and an office/retail building. The site is located at the southeast corner of Benson Road (NC 50) and Evolve Drive and may be further identified as Wake County PIN 1710739254.

Staff/Commission Presentation Discussion: Mr. Griffee presented the staff report.

Mr. Voiland expressed concern about traffic flow and asked staff if a traffic light will be placed at the site. Mr. Griffee noted that at this time NCDOT will not allow for a traffic light to be placed at the site. Mr. Voiland expressed concerns about the effectiveness of planned circulation routes improving traffic

Applicant/Commission Discussion: Michael Birch, Sarah Van Every, and Wes Benson presented the applicant presentation.

Mr. Voiland asked what questions were asked during the first neighborhood meeting. Questions from the first neighborhood meeting were not included in the neighborhood meeting packet. Mr. Carson asked if the Duke Health facility planned adjacent to the site was included in the traffic impact analysis. Mr. Nate Bouquin noted that the future Duke Health Facility and other adjacent developments were considered in the analysis.

Mr. Carson asked for clarification on zoning condition #2 and that the dog park would be built as shown +/-7,000 square feet or as written in the conditions. Ms. Sarah Van Every noted that condition only states the minimum square footage that would be provided for the dog park, which is 3,500 square feet. It was later addressed by Mr. Michael Birch that applicants would revise the condition to increase the minimum square footage to 5,000 square feet.

Mr. Carson made the comment that the dumpster enclosure should be straight-in the drive aisle between building one and two. Mr. Carson was concerned about the placement of the public seating being near the dumpster and asked that it be relocated to be in line with the drive aisle away from the dumpster area. It was also asked if a water station would be provided in the dog park. Ms. Every took the question into consideration.

Ms. Hodges asked when is expected timeline for completion of the in-and-out ROW behind Duke Health. Ms. Every stated it will be dependent on completion time of rezoning process and will be completed at beginning of development.

Mr. Mills had a question and concern about stormwater management and where the water flows once it leaves the site. Mr. Grant Andre noted that they have no intent on causing flooding issues and that SCM, detention, and treatment will be in the area where the water flows and will follow a similar drainage pattern to what is already established. Mr. Birch noted that storm water and flooding concerns were not mentioned at the neighborhood meetings. Mr. Mills noted concern and asked that the applicants to consider either increasing the detention for the SCM or show that the nearby houses are not going to be affected by the concentrated exit flow out of the underground storm management system.

Mr. Banks asked staff if electronic gaming was addressed. Mr. Jeff Triezenberg answered that electronic gaming is not listed as a permitted use. Ms. Bishop asked if there would be sidewalk infrastructure connecting to the adjacent neighborhood. Mr. Birch noted that it would not connect into the neighborhood.

Mr. Carson asked what questions were asked at the first neighborhood meeting. Mr. Birch noted the questions asked were pertaining to access to the site, required rezoning, Duke Health development timeline, traffic light installation, if Quality Oil will be a truck stop, and hours of operation.

Mr. Carson asked that condition #19 about signage for tobacco, CBD, and vape advertising be reduced to 0%, noting concerns of advertisement being visible from the bus stop by children and diminishing visual appeal of the store. Mr. Michael Birch noted that it cannot be reduced at this time.

Ms. Hodges asked if the operation hours written in the conditions applied to each building on site. Mr. Benson noted that operation hours only apply to the convenience store.

Mr. Jefferson recommended that the facade design to have more consideration to be more welcoming and to better align with the public space that is offered on site, noting that it should convey the feeling of “the porch.” Mr. Jefferson asked how formal the access routes behind Duke Health and Bojangles were. Mr. Michael Birch noted that he cannot speak for Duke or Bojangles but the access route are intended to connect to the cross access established by Duke.

No members of the public spoke.

Result: **Recommend to Town Council for Approval of Case # CZ-MP-25-002. [6 ayes, 1 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 # CZ-MP-25-002 to the Town Council *with the agreed upon change to commit to a minimum 5,000 square feet dog park.*

Second: **Ms. Hodges**

Vote: **Ayes: Banks, Bishop, Carson, Jefferson, Hodges, Mills**

Nays: Voiland

- C. **CZ-24-006, Rock Quarry Assemblage:** Tier 1 conditional district rezoning request submitted by Daniel Smoot and David Smoot of Madison Holding LLC to rezone approximately 82.94 +/- acres from Rural Agricultural (RA) to Commercial Mixed Use (CMX C323) Conditional. The site is located at 7412 Rock Quarry Road, 0 Rock Quarry Road, 2809 E Garner Road, 2753 E Garner Road, and 2757 E Garner Road. It may be further identified as Wake County PINs 1730975189, 1740072319, 1730954922, 1730868298, and 1730857997 respectively.

Staff/Commission Presentation Discussion: Mr. Rayle presented the staff report.

No questions were asked of staff

Applicant/Commission Discussion: Mr. Daniel Smoot presented the applicant presentation

Mr. Carson requested clarification on whether, if the project is approved under a Tier 1 rezoning and a master plan is later developed, the Planning Commission would not be involved in the review process. Mr. Rayle confirmed that if the rezoning is approved and a master plan is created, it would not be subject to Planning Commission review.

Mr. Carson asked why the applicant chose to rezone individual pods instead of submitting a master plan. Mr. Smoot explained that, after meetings with staff and the Mayor, Tier 1 rezoning was determined to be the best approach for this project due to its scale, buildout timeline, and utility accessibility. Mr. Rayle added that the pod exhibit resulted from multiple meetings with staff, who recommended including more specific conditions and demonstrating stronger commitments.

Ms. Bishop asked if a co-op or similar grocery use would be included. Mr. Smoot noted that it is permitted use.

Mr. Carson asked which adjacent areas would benefit from the proposed infrastructure. Mr. Smoot responded that the areas west of Highway 540 and north of East Garner Road would gain access to the utilities being extended to the site, as well as benefit from the creation of a larger tax base. Mr. Rayle added that the project would promote a more consistent pattern of high-density development in the area.

Mr. Jefferson asked about the maximum building height. Mr. Rayle stated that the proposed condition allows for up to ten stories.

Ms. Hodges recommended considering greenway paths to connect with future greenways. Mr. Smoot noted that the plan includes trails and a 10-foot multi-use path.

No members of the public spoke.

Result: **Recommend to Town Council for Approval of Case # CZ-24-006.
[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-24-006 to the Town Council.

Second: **Mr. Carson**

Vote: **Ayes: Banks, Bishop, Carson, Jefferson, Hodges, Mills, Voiland**

Nays: none

- D. **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.

Mr. Carson asked if the paired houses definition derived from the session law or initiated by the Town of Garner. Mr. Triezenberg noted that it was initiated by Garner based on industry standards. Mr. Carson asked if the Session Law grandfathered in any of Garner’s existing sections. Mr. Triezenberg noted that it did not, that the law was applied retroactively to a certain date and that when the law took effect the ordinance in place at that time became the baseline and all future changes must be evaluated against that baseline.

Mr. Jefferson asked if the number of uses or items would have to be maintained. Mr. Triezenberg responded that it is being interpreted as maintain the same number, not necessarily the same items.

No members of the public spoke

Result:	Continue Hearing of Case # ZTA-24-001 to the February 9th Planning Commission Meeting. [7 ayes, 0 nays]
Motion:	Mr. Banks- I move that the Planning Commission continue hearing the case at our next Planning Commission meeting.
Second:	Ms. Hodges
Vote:	Ayes: Banks, Bishop, Carson, Jefferson, Hodges, Mills, Voiland Nays: none

- E. **Transportation Element:** Discussion regarding the selection of two commission members to serve on the Comprehensive Transportation Plan Advisory Committee and clarification that all commission members are automatically part of the Policy Committee.

Staff/Commission Discussion: Mr. Griffee outlined the duties and meeting schedule for members of the Advisory Committee.

After a brief discussion, the commission agreed that Mr. Mills and Ms. Bishop would serve on the Advisory Committee.

VII. Reports

- A. **Planning Director and Planning Commission**—Mr. Triezenberg updated the Planning Commission on recent Town Council rezoning and annexation approvals.

VIII. Adjournment

Having no further matters to discuss, the meeting was adjourned at 10:24 PM.