



March 14, 2022 7:00 PM
Town of Garner Planning Commission Minutes
Council Meeting Room
900 7th Avenue · Garner, North Carolina 27529

I. Call to Order

Mr. Blasco called the regular meeting of the Town of Garner Planning Commission to order at 7:00 p.m. on Monday, March 14, 2022.

II. Roll Call

The Secretary conducted the roll call for the meeting.

Members present: Jon Blasco, Chair; Phillip Jefferson, Vice Chair; Gina Avent; Ralph Carson; Vang Moua; Sherry Phillips; and Michael Voiland.

Staff in attendance: Mr. Jeff Triezenberg, Planning Director; Mr. David Bamford, Planning Services Manager; Ms. Terri Jones, Town Attorney; Ms. Leah Harrison, Assistant Town Engineer, and Mr. Brian Godfrey, Planning Technician.

III. Invocation

Ms. Avent gave the invocation.

IV. Minutes

Regular Meeting Minutes February 14, 2022 – Mr. Voiland made a motion to approve the presented minutes of the February 14th meeting. The motion was seconded by Mr. Jefferson. The vote to approve was unanimous.

V. Old/New Business:

A. Conditional Zoning Map Amendment Request:

CZ-MP-21-09, 1316-1330 W. Garner Road – Tier 2 Conditional zoning map amendment request submitted by Concept 8 Holdings, LLC, to rezone 9.36 +/- acres along the northeast side of West Garner Road from Single-Family Residential (R-20) and Multifamily (MF-1) to master planned Multifamily (MF-1 C248) Conditional. The site is located between 1316 and 1330 West Garner Road and may be further identified as Wake County PIN(s): **1711252571, 1711252635, 1711252787, 1711250755, 1711250946, 1711158950, 1711158845, and 1711157997.**

Staff/Commission Discussion: Mr. Bamford presented the zoning portion of the staff report. Mr. Triezenberg presented the master plan portion of the staff report. Mr.

Voiland asked whether a land use map amendment would be automatically made upon the passage of a rezoning. Mr. Blasco asked what the zoning designation was for the subject property in the prior version of the Town's zoning map. Mr. Carson asked whether the Commission could propose that the number of units per acre be lowered as a condition of approval.

Applicant/Commission Discussion: Mr. Toby Coleman, of Smith Anderson, spoke on behalf of the project. Mr. Carson stated his appreciation of the buffers and townhome parking. Mr. Carson asked if the applicants had a proposed price point for the townhomes. Mr. Carson asked if the applicant had an updated street view rendering of what the proposal would look like. Mr. Carson asked whether there was a different ratio of parking to bedrooms now that a maximum of 66 dwelling units was proposed. Mr. Blasco asked why there was no second connection to W. Garner Road.

Mr. Blasco asked if there were any proponents wanting to speak on the matter. Hearing none, Mr. Blasco asked if there were any opponents wants to speak on the matter.

Mr. David Schmidt stated that the revised rezoning proposal was still inconsistent with the comprehensive plan. Mr. Schmidt expressed concerns with traffic, parking, density, and tree preservation. Mr. Schmidt stated the that the density reductions from the previous proposal were not significant.

Ms. Ann Rivers expressed concerns about the removal of trees. Ms. Rivers stated that urban forests such as those present on the site were of high value and require preservation. Ms. Rivers stated that the density reductions from the previous proposal were not significant.

Mr. Carson made a motion to deny approval of CZ-MP-21-09 to the Town Council for the following reasons: lack of consistency with the comprehensive plan; lack of compatibility with present zoning, nearby, single-family residential uses, and the character of the neighborhood. The motion was seconded by Ms. Phillips. The motion failed with a vote of 3 yes, 4 no.

Mr. Carson stated that the proposal did not align with the area being a "gateway" to Garner because the proposed townhomes would face inward. Mr. Carson expressed concern that nearby residents would have expectations of development patterns consistent with the density of the comprehensive plan. Mr. Blasco stated his appreciation for the extra buffering. Mr. Blasco rhetorically asked whether this proposal would be better or worse than the next proposal. Mr. Blasco commented that he worried that lowering density would result in unaffordable townhomes. Mr.

Blasco asked the applicant what the expected townhome price could be if the density were capped at 46 units. Mr. Jefferson echoed comments appreciated the buffer and tree canopy provided. Mr. Jefferson commented that the town could not expect to again see the style of housing currently present on the property. Mr. Jefferson observed the proximity of commercial uses and commented that he believed the streetscape allowed for the potential of medium to high density housing. Mr. Jefferson observed there was a level of reasonableness when considering the tradeoff between housing density and affordability.

Mr. Blasco commented his appreciation for housing units that would face West Garner Road, and asked whether there was a way to design them to face the streetscape. Mr. Jefferson echoed Mr. Blasco's comments and noted that an urban housing project should face the street, especially in relation to connecting to transit. Mr. Jefferson commented that a streetscape-facing product would allow for a denser product and adjacency to commercial zoning. Mr. Jefferson also stated that the Commission would have to address the question of cost versus density and accessibility.

RESULT: Recommend to Town Council for Approval [4 Yes, 3 No]

Motion: Mr. Jefferson – I move that the Planning Commission accept the Consistency Statement detailed in Section VI of this report, as their own written recommendation regarding the consistency of the request with the Town's adopted land use plans and recommend approval of CZ-MP-21-09 to the Town Council.

Second: Mr. Blasco

VOTE: Aye: Blasco, Jefferson, Moua, Voiland
Nay: Avent, Carson, Phillips

B. Conditional Zoning Map Amendment Request:

CZ-SB-21-05, Caddy Road South – Conditional zoning map amendment request has been submitted by Cambridge Properties, Inc to rezone 9.54 +/- acres from Multi-Family 2 Conditional (MF-2 C224) to Service Business Conditional (SB C251). This request includes a list of restricted SB uses along with a 3-Lot commercial subdivision proposal. The site is located at the southeast corner of US 401 (Fayetteville Road) and Caddy Road and may be further identified as Wake County PIN: **0699078909**.

Staff/Commission Discussion: Mr. Bamford presented the zoning portion of the staff report. Mr. Triezenberg presented the subdivision portion of the staff report.

Applicant/Commission Discussion: Mr. Nate Buehler, of Cambridge Properties, spoke on behalf of the project. Mr. Carson commented on his appreciation for the design

and for the applicant's work in the area. Mr. Carson asked whether the applicant had considered the possibility of an underground stormwater detention system. Mr. Jefferson asked whether the access road on US 401 was right-in only. Mr. Jefferson observed that there were not any service stations/convenience stores for northbound traffic on US 401, so it could be a helpful service.

Mr. Blasco asked if there were any proponents wanting to speak on the matter. Hearing none, Mr. Blasco asked if there were any opponents wants to speak on the matter. Hearing none, Mr. Blasco brought the matter back to the table for additional discussion/motion.

Mr. Blasco proposed a friendly amendment, which was accepted, for a condition of approval stating that a self-storage unit use shall not be located on new lots 1 or 2 (facing US 401).

RESULT: Recommend to Town Council for Approval [UNANIMOUS]

Motion: Mr. Voiland – I move that the Planning Commission accept the Consistency Statement detailed in Section VI of this report, as their own written recommendation regarding the consistency of the request with the Town's adopted land use plans and recommend approval of CZ-SB-21-05 to the Town Council with the condition that the revised plan must receive a new approval from the Technical Review Committee prior to final Council action. **In addition**, the Planning Commission recommends a condition of approval stating that a self-storage use shall not be located on new lots 1 or 2 (facing US 401).

Second: Mr. Carson

VOTE: Aye: Avent, Blasco, Carson, Jefferson, Moua, Phillips, Voiland
Nay:

C. Conditional Zoning Map Amendment Request:

CZ-MP-21-08, Wilmington Road – Conditional zoning map amendment request submitted by Pram Lane Studios LLC to rezone 11.32 +/- acres from Heavy Industrial (I-2) to a Multifamily Conditional (MF-1 C250) for the development of residential dwelling units at a density of no more than 7.5 units per acre. The request offers architectural conditions along with a master development plan. The site is located on

the east side of Wilmington Road and may be further identified as Wake County PIN(s): **1721085631**, **1721087219**, and **1721078952**.

Staff/Commission Discussion: Mr. Bamford presented the zoning portion of the staff report. Mr. Triezenberg presented the master plan portion of the staff report. Mr. Carson stated his support for the condition of windows on garage doors. Mr. Jefferson asked whether the cemetery was still active.

Applicant/Commission Discussion: Mr. Toby Coleman, of Smith Anderson, spoke on behalf of the project. Mr. Blasco asked about right-of-way acquisition. Mr. Carson asked about an updated traffic study and whether 77 units were proposed. Mr. Carson expressed concern about traffic impacts and a lack of information on current traffic conditions. Mr. Carson asked about road widening and the new Calebar Road alignment. Mr. Carson asked about connecting infrastructure to Longbay Street. Mr. Carson discussed the extension of the waterline past the site so that the road would not have to be dug up again at a future time, to which the applicant responded that it would not be an issue.

Mr. Blasco asked if there were any proponents wanting to speak on the matter.

Ms. Evonne Coleman spoke in favor the project. Ms. Coleman stated their preference for a residential use instead of an industrial use such as an asphalt plant. Ms. Coleman spoke to her family's history on the land. Mr. Carson asked Ms. Coleman whether the owners foresaw a need to extend sewer further south.

Mr. Carson emphasized the earlier comments from councilmember Singleton. Mr. Carson commented that multi-family may not be the best use at this location. Mr. Carson wondered whether it would be appropriate to send this request back to the town staff to address concerns and gather additional information. Mr. Carson said he would like to see more work on the proposed plan.

Mr. Blasco stated he felt that many of the concerns would be worked out later as part of the process. Mr. Blasco asked about the timing of expanding the Wilmington Road right-of-way. Mr. Blasco stated he felt this was a solid proposal and he was not in favor of tabling. Mr. Blasco stated his belief that earlier traffic studies already gave some consideration to future land uses and future traffic projections.

Mr. Jefferson stated he felt the project should not be upheld because of unknowns, and that he appreciated the proposal.

Ms. Avent asked the applicant how many bedrooms the units would have. Ms. Avent asked whether all units would be the same or whether they'd be mixed. Ms. Avent

asked whether each unit would have its own garage and driveway. Ms. Avent asked what the anticipated price point would be. Ms. Avent asked whether the applicant intended to begin construction as soon as they applicant received approval.

Mr. Blasco observed and made a friendly recommendation that it appeared there was room on the northern boundary for an increased buffer.

Mr. Blasco asked if there were any opponents wants to speak on the matter. Hearing none, Mr. Blasco brought the matter back to the table for additional discussion/motion.

RESULT: Recommend to Town Council for Approval [UNANIMOUS]

Motion: Mr. Jefferson – I move that the Planning Commission accept the Consistency Statement detailed in Section VI of this report, as their own written recommendation regarding the consistency of the request with the Town’s adopted land use plans and recommend approval of CZ-MP-21-08 to the Town Council with the condition that the revised plan must receive a new approval from the Technical Review Committee prior to final Council action.

Second: Mr. Voiland

VOTE: Aye: Avent, Blasco, Carson, Jefferson, Moua, Phillips, Voiland
Nay:

V. Reports

- A. **Planning Director** – Mr. Triezenberg stated there had been no progress on recent cases to Council. Mr. Triezenberg noted his work revising the draft articles for the UDO Re-Write. Mr. Triezenberg noted the Town would soon be hiring a GIS Specialist.
- B. **Planning Commission** – Mr. Voiland asked about the approved Bojangles project on NC 50. Mr. Voiland asked about the Aldi’s on Timer and Aversboro and observed possible issues with flooding on the site.

VI. Adjournment

Having no further matters to discuss, the meeting was adjourned at 9:57 PM.