



April 25, 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. Jefferson, serving as Acting Chair, called the special meeting of the Town of Garner Planning Commission to order at 7:00 p.m. on Monday, April 25, 2022.

II. Roll Call

The Secretary conducted the roll call for the meeting.

Members present: Phillip Jefferson, Vice Chair (Acting 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; and Mr. Brian Godfrey, Planning Technician.

III. Invocation

Ms. Avent gave the invocation.

IV. Minutes

Regular Meeting Minutes March 14, 2022 – Mr. Voiland made a motion to approve the presented minutes of the March 14th meeting. The motion was seconded by Ms. Avent. Mr. Carson proposed a friendly amendment to add clarifying language, which was accepted. The vote to approve was unanimous.

V. Old/New Business:

At the request of Staff, Mr. Jefferson moved by general consensus to combine the two associated cases for presentation, discussion, and review.

A. Conditional Zoning Map Amendment Request:

CZ-22-01, Town-Wide Rezoning – Garner Forward UDO – Conditional zoning map amendment request submitted by the Garner Planning Department to rezone the entire approximate 39-square-mile jurisdiction (corporate limits and ETJ) of the Town of Garner from existing base and overlay zoning districts to the most closely corresponding proposed base and overlay zoning districts provided for in the draft Garner Forward Unified Development Ordinance. Existing conditional districts will be re-adopted / carried forward as part of this request.

B. Zoning Text Amendment Request:

ZTA-22-01, Garner Forward Unified Development Ordinance – Text amendment request (ZTA-22-01) submitted by the Planning Department to replace the existing Town of Garner Unified Development Ordinance, last adopted in full on July 22, 2003 and amended from time to time with the recently drafted Town of Garner -"Garner Forward" Unified Development Ordinance with forthcoming edits in response to additional public comment during this associated public review period.

Staff/Commission Discussion: Mr. Triezenberg presented the staff reports for both cases.

Applicant/Commission Discussion: Mr. Jay Mcleod, of Stewart, Inc., spoke on behalf of the project for both cases.

Members of the Commission expressed gratitude to Town Staff and the UDO Re-Write Committee for their work on the project.

Mr. Carson, referencing proposed Article 12, asked about regulating small signs on personal property. Mr. Carson suggested that smaller plastic signs—such as those used for political candidates—may be appropriate for a shorter time window, while sturdier framed signs may be more appropriate for longer-duration purposes, such as selling real estate. Mr. Carson stated he did not like the idea of widespread use of signs in residential neighborhoods. Mr. Carson observed the proliferation of advertising signs, particularly clustering at roads and intersections, and wondered whether the Town should try to minimize the use of signs in general.

Ms. Avent asked about political signs being picked up after elections, and whether the Town handled cleaning up unclaimed signs.

Mr. Carson asked about the time limits for removing political signs after an election.

Mr. Carson asked about the proposed limitations on mass grading, and how the phased grading would be determined. Mr. Carson expressed concern that the proposed 20% limit on phased grading—with the completion condition of infrastructure installation—could be too burdensome for development.

Mr. Moua asked about the equating of tree preservation and site grading. Mr. Moua asked about how the Town could better maintain high-value trees.

Mr. Voiland asked whether the Town had examined tree preservation regulations based on the species of tree.

Mr. Carson, referencing proposed Article 9.1.5, again expressed concern that the staging requirements for site grading may be too burdensome, especially in light of the need to install gravity-fed infrastructure like sewers.

Mr. Voiland asked whether the new articles would include the Planning Commission's bylaws.

Mr. Voiland asked about the wording of the new 'Rural Agricultural' (RA) District, and whether staff was comfortable with it having such a different nomenclature than other districts.

Mr. Jefferson, referencing proposed Article 8, asked how the Town could better make sure that road stubs (planned for future connections) did not create later controversies for neighboring rezoning proposals. Mr. Jefferson observed that preparing residents for the possibility of future stub connections could help to ensure that rezoning case discussions are not overly dominated by this type of issue.

Mr. Jefferson commended the proposed regulations tailored to lighting, specifically those calling out the kelvin temperature of light.

Mr. Carson stated his preference for whiter, softer light as opposed to orange light.

Mr. Jefferson observed that color index of lighting can be very important, and proper lighting allows for a better perception of what one is actually seeing.

Mr. Jefferson asked about the proposed standards for Accessory Dwelling Units (ADUs).

Ms. Avent asked about Article 2 and proposed language around Nonconformities.

Mr. Moua commended the UDO Re-Write process and expressed his belief that the new regulations would be an overall good process for the Town.

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

Hearing no further discussion, Mr. Jefferson moved by general consensus to table the matters until the Commission's next regular meeting on May 9th, 2022.

V. Reports

Design. Connect. Sustain.

A. Planning Director – Mr. Triezenberg had no report for the Commission.

B. Planning Commission – The Commission had no further discussion.

VI. Adjournment

Having no further matters to discuss, the meeting was adjourned at 8:51 PM.