



**May 9, 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, May 9, 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; Mr. Reginald Buie, Senior Planner; Ms. Leah Harrison, Assistant Town Engineer, and Mr. Brian Godfrey, Planning Technician.

**III. Invocation**

Mr. Jefferson gave the invocation.

**IV. Minutes**

**Special Meeting Minutes April 25, 2022** – Mr. Voiland made a motion to approve the presented minutes of the April 25<sup>th</sup> meeting. The motion was seconded by Mr. Jefferson. The vote to approve was unanimous.

**V. Old/New Business:**

**\*Mr. Blasco moved to reorder the cases of the agenda by general consensus\***

**A. Conditional Zoning Map Amendment Request:**

**CZ-22-03, Timber Drive – Thompson Investment Properties** – Conditional district rezoning request (CZ-22-03) submitted by Raleigh North Development to rezone approximately 16.78 +/- acres from **Single-Family Residential (R-20)** to **Office and Institutional (O&I C256) Conditional District**. The site is located at 0 Timber Drive and may be further identified as Wake County PINs **1710546449** and **1710641582**.

**Staff/Commission Discussion:** Mr. Buie presented the staff report. Mr. Carson asked whether staff was aware of stormwater concerns in the area. Mr. Carson asked whether staff had concerns with there not being a hammerhead turnaround shown in the presented site design. Mr. Jefferson asked at what stage in the site plan review process would stormwater design be evaluated. Mr. Jefferson asked, in light of the requested O&I rezoning, whether there was not another residential district that would meet the applicants' need. Mr. Voiland asked whether there were any foreseeable downsides to an O&I rezoning for townhomes. Mr. Blasco asked whether it would be appropriate to consider a zoning condition capping height at 40 feet.

**Applicant/Commission Discussion:** Mr. Phil Layton, of Raleigh North Development, spoke on behalf of the project. Mr. Voiland asked about the location of the site relative to a longstanding for-sale sign. Mr. Voiland asked for confirmation that Mr. Layton claimed only about 3.5 acres of the site were developable. Mr. Voiland asked about the total developable acreage being approximately 6 acres when including a separate portion of land on the southern side of the property. Mr. Voiland asked whether the townhome site design presented was designed to stay away from the existing wetlands. Ms. Avent asked whether the townhomes would be priced at an affordable level. Ms. Avent asked whether the applicant intended for the townhomes to be lease units or whether they would be purchase units. Mr. Jefferson expressed stormwater concerns and asked whether a stormwater control measure would be built. Mr. Jefferson asked about the proposed vinyl siding gauge. Mr. Jefferson observed that it may be worth reconsidering the exterior material, considering the existing character of the residences in the surrounding area. Mr. Jefferson asked whether there were any concerns that this townhome development would exceed height limits such that it wouldn't match the scale of surrounding neighborhoods. Mr. Blasco observed that the proposed site would likely be relatively far from any existing residences and that he did not feel that the townhomes would tower over adjacent properties due to the separation. Mr. Jefferson observed that some amount of grading would be likely needed. Mr. Blasco asked about the 50 ft buffer and whether that would only be installed if that portion of the site were developed. Mr. Blasco strongly recommended a different material than vinyl. Mr. Blasco asked about the adjacent parcel to the east and whether there were any indications of proposed development there, in light of the proposed shared access easement. Mr. Blasco registered his concern about garage sizes and recommended trying to make the proposed garages larger.

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.

**RESULT: Recommend to Town Council for Approval [UNANIMOUS]**

**Motion: Mr. Carson** – I move that the Planning Commission accept the Consistency Statement detailed in Section V 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-22-03 to the Town Council because, in addition to the reasons stated in the staff report, the high percentage of unusable space, the buffer area of nearby commercial properties, and access points being limited to Timber Drive.

**Second: Mr. Voiland**

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

Mr. Blasco observed that this is one of the cases where the Commission may struggle with density calculations based on the actual buildable acreage, but that he felt this proposal was sufficient and that he appreciated the clustering approach. Mr. Blasco added that the Commission recommended a change in siding material to something other than vinyl.

**B. Conditional Zoning Map Amendment Request:**

**CZ-21-13, 1709 Clifford Road** – Conditional district rezoning request (CZ-21-13) submitted by Shujaat Ali on behalf of SASA Development to rezone approximately 5.16 +/- acres from **Single-Family Residential (R-40)** to **Single-Family Residential Conditional (R-9 C254)**. The site is located at 1709 Clifford Road and may be further identified as Wake County PIN **1629050985**.

**Staff/Commission Discussion:** Mr. Buie presented the staff report. Mr. Voiland asked about identifying the property owners. Mr. Blasco asked about the proposed allowable use of residential clustering, and how that type of allowance would be affected in the new UDO. Mr. Blasco asked about the status of the sidewalk on Clifford Road as it connects to New Bethel Church Road, and whether there was an opportunity to fill that gap. Mr. Blasco asked whether the proposed development would have sidewalks, curbs, and gutters, and recommended placing sidewalks on both sides of the new street.

**Applicant/Commission Discussion:** Mr. Neil Ghosh, of the Morningstar Law Group, spoke on behalf of the project. Mr. Jefferson asked about the proposed condition of at least one trim window on each side elevation per floor and he recommended that any habitable space have additional window placement. Mr. Carson, referencing proposed

Condition 7, asked whether the applicant could commit to strike the second sentence for exposed height less than 12 inches on the masonry finish. Mr. Blasco observed mass grading is not always desirable and encouraged the builder to work with the existing grade and use crawlspaces where appropriate. Ms. Avent asked whether the proposed homes would be comparable to the existing adjacent neighborhoods. Mr. Voiland asked about the location of the riparian feature on the site.

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.

**RESULT: Recommend to Town Council for Approval [UNANIMOUS]**

**Motion: Ms. Avent** – I move that the Planning Commission accept the Consistency Statement detailed in Section V 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-21-13 to the Town Council because it is reasonable and consistent.

**Second: Ms. Phillips**

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

Mr. Blasco observed that the Commission’s discussion looked at additional windows on each habitable space, the exposed foundation, and other more general considerations. Mr. Jefferson observed that the site was generally south-facing and so it would be wise to capture as much light as possible via windows.

**C. 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.

**Staff/Commission Discussion:** Mr. Triezenberg presented the staff report.

**Applicant/Commission Discussion:** Mr. Triezenberg spoke on behalf of the project.

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.

**RESULT:** Table Until the June 13 Meeting [UNANIMOUS]  
**Motion:** Mr. Blasco – I move that the Planning Commission table CZ-22-01 to the June 13 Planning Commission meeting.  
**Second:** Mr. Voiland  
**VOTE:** Aye: Avent, Blasco, Carson, Jefferson, Moua, Phillips, Voiland  
Nay:

**D. 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 report.

**Applicant/Commission Discussion:** Mr. Triezenberg spoke on behalf of the project.

Mr. Blasco asked if there were any proponents wanting to speak on the matter. Mr. Ghosh noted that he had clients seeking to build gas stations in the region, and he wanted to register his concern about landscaping requirements in front of gas stations as they could present a safety concern since these types of businesses are targets for robberies.

Mr. Blasco asked if there were any others wishing 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.

**RESULT: Table Until the June 13 Meeting [UNANIMOUS]**

**Motion: Mr. Blasco** – I move that the Planning Commission table ZTA-22-01 to the June 13 Planning Commission meeting.

**Second: Mr. Voiland**

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

## VI. Reports

- A. Planning Director** – Mr. Triezenberg stated that the W. Garner Road rezoning was approved by Council. Mr. Triezenberg noted that the Town would be seeking an ETJ expansion in the near future, especially in light of the future 540 corridor. Mr. Triezenberg spoke to the Town's efforts to revise the Comprehensive Land Use Plan and the forthcoming RFQ for the project. Mr. Triezenberg stated that the Garner Pedestrian Plan process had kicked off and that he would have updates in the near future.
- B. Planning Commission** – Mr. Voiland asked whether there were any updates on the VA Clinic. Mr. Blasco observed that the Raynor Meadows project was breaking ground. Mr. Blasco asked about residential lighting in neighborhoods where a private homeowner is producing light pollution. Mr. Blasco observed that vegetative buffers were helpful in combating this type of light pollution. Ms. Avent asked who was responsible for sidewalk maintenance in light of a recent tripping injury, and Ms. Avent asked whether the Town could be held liable for such incidents. Mr. Carson, speaking as liaison for the Commission to the Pedestrian Committee, noted their first meeting was held and provided a brief overview.

## VII. Adjournment

Having no further matters to discuss, the meeting was adjourned at 9:00 PM.