



July 11, 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 7:01 p.m. on Monday, July 11, 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; Ms. Terri Jones, Town Attorney; Ms. Leah Harrison, Assistant Town Engineer, Mr. Reginald Buie, Senior Planner – Land Use and Zoning; and Mr. Brian Godfrey, GIS Specialist.

III. Invocation

Ms. Avent gave the invocation.

IV. Minutes

Regular Meeting Minutes June 13, 2022 – Mr. Voiland made a motion to approve the presented minutes of the June 13th meeting. The motion was seconded by Ms. Avent. The vote to approve was unanimous.

V. Election of Officers

Election of Chair – Mr. Jefferson made a motion to nominate Jon Blasco as Chair. The motion was seconded by Ms. Avent. The vote to approve was unanimous.

Election of Vice Chair – Mr. Blasco made a motion to nominate Phillip Jefferson as Vice Chair. The motion was seconded by Ms. Phillips. The vote to approve was unanimous.

Mr. Blasco recused himself from the Commission's first three cases (CZ-22-05, CZ-MP-21-12, and CZ-MP-21-10). Mr. Jefferson assumed the role of Acting Chair

V. Old/New Business:

A. Conditional Zoning Map Amendment Request:

CZ-22-05, 2967 Benson Road – Conditional district rezoning request (CZ-22-05) submitted by Keith Roberts, Timmons Group, on behalf of Newhope Church, Inc., to rezone approximately 7.66 +/- acres from **Single-Family Residential (R-20)** to **Neighborhood Commercial (NC C266) Conditional**. The site is located at 2967 Benson Road and may be further identified as Wake County PIN 1619407373.

Staff/Commission Discussion: Mr. Buie presented the staff report. Mr. Moua asked whether any road improvements were planned for this section of Highway 50. Mr. Carson asked why staff recommended against restaurant/retail sales.

Applicant/Commission Discussion: Ms. Beth Blackmon, of Timmons Group, spoke on behalf of the project. Mr. Voiland asked why the restaurant use was left in the request as a possibility. Mr. Moua asked about the capacity of the facility, and how many people could be expected to be there on particular days or times. Mr. Moua commented that it was his understanding that Hwy 50 was very congested during peak rush hour times, and that may coincide with afterschool programming at the proposed dance studio. Mr. Moua expressed concern that with a 2-lane road, southbound drivers looking to make a left turn could block the traffic. Mr. Moua asked whether the final road section would be 4 lane layout. Mr. Jefferson asked about the site's existing parking capacity.

Mr. Jefferson asked if there were any proponents wanting to speak on the matter. Ms. Christi Wood spoke in favor of the proposal and stated that events would be held on Saturdays or Sundays.

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.

Mr. Voiland moved 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 I further move that the Planning Commission recommend approval of CZ-22-05 to the Town Council because the proposed map amendment is reasonable." The motion was seconded by Mr. Carson, who requested a friendly amendment that the retail sales & restaurant uses be removed from the recommendation, which was accepted. The motion failed to carry by a vote of 3 yes, 3 no.

Mr. Jefferson inquired among the Commissioners who did not support the motion. Ms. Avent stated she voted no because she wanted the studio to be able to sell concessions and related merchandise such as T-Shirts. Mr. Triezenberg clarified that these type of ancillary concession sales would be allowed, but that Staff Recommended against a true restaurant/ retail sales use, such as a Drive-Thru establishment. With this clarification and new evidence, Mr. Jefferson observed that Commissioners had changed their minds. Mr. Voiland made a new motion:

RESULT: Recommend to Town Council for Approval [UNANIMOUS]

Motion: Mr. Voiland – 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 I further move that the Planning Commission recommend approval of CZ-22-05 to the Town Council because the proposed map amendment is reasonable. I also move that the Planning Commission recommend removing the retail sales/ restaurant use from approval.

Second: Mr. Carson

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

B. Conditional Zoning Map Amendment Request:

CZ-MP-21-12, Walters Buffaloe – Tier 2 conditional zoning map amendment request (CZ-MP-21-12) submitted by Pulte Home Company to conditionally rezone 131.2 +/- acres from **Single-Family Residential (R-20)** to master planned **Multifamily (MF-1 C265) Conditional**. The site is located along New Bethel Church Rd and Win Rd and may be further identified as Wake County PIN #'s 1629806354, 1629803590, 1629805447, and portions of PIN #'s 1629807999, 1629715058, 1629828615 and 1629518996.

Staff/Commission Discussion: Mr. Triezenberg presented the staff report. Mr. Moua asked what the difference was between single-family detached homes and ranch homes designed for 55+ residents. Mr. Jefferson asked about the proposed developer agreement.

Applicant/Commission Discussion: Ms. Beth Blackmon, of Timmons Group, spoke on behalf of the project. Mr. Moua asked what kinds of activities or equipment were expected in the proposed amenity areas. Mr. Moua, referencing proposed Condition 21, asked about the fence to be constructed next to adjacent properties and who

would ultimately maintain that fence. Mr. Carson observed that while there were some roundabouts proposed, there were lengthy runs of streets where speeding could become an issue. Mr. Carson asked whether there was any consideration for additional traffic calming measures on some of the longer roads. Mr. Voiland referenced the proposed group of townhomes on the western portion of the site that were very near existing wetlands, and asked whether they had to be situated so close to the wetlands. Ms. Avent asked whether the townhome products would have driveways. Ms. Avent said she didn't see guest parking and wanted to make sure driveways were long enough to accommodate visitors. Ms. Avent asked what the width of the streets would be. Mr. Jefferson questioned whether a 10 ft garage was enough width for a car and storage and recommended considering a bigger garage. Mr. Jefferson, referencing proposed conditions 9 and 10, asked about the foundation of turndown slabs and turndown footings being exposed above ground. Mr. Jefferson recommended that slab foundations be deep enough so as not to expose the turndown. Mr. Jefferson also stated his preference for windows on the sides of home elevations to allow for natural light and to better match the existing character of homes in Garner.

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.

Mr. Joseph Cook noted that at the Town Council meeting Win Road residents had requested that their road be improved. Mr. Cook expressed concern about additional traffic on Win Road. Mr. Cook said he had not been contacted again by the developer. Mr. Cook said he liked the fencing proposal. Mr. Cook said this area had a rural farming character and the proposal was too dense to be aligned with the existing character of the neighborhood.

Ms. Mary Lee stated that the project may affect her family more than others because their farm is adjacent to the proposed development. Ms. Lee stated that fencing has been an issue and they were trying to work it out. Ms. Lee said they had cows, farm equipment, and ponds, and that they were worried about someone getting injured on their property. Ms. Lee also expressed concern about traffic along Win Road.

Ms. Gail Caverly stated she was upset because the developer had said at the last meeting that they would meet with Win Road residents but no communication had been received. Ms. Caverly stated she walked along Win Road but that it wouldn't be wide enough to safely accommodate the additional traffic. Ms. Caverly expressed concern about Win Road being damaged by construction traffic.

Mr. Tamer Saad expressed concern over traffic on Win Road. Mr. Saad suggested a curb and sidewalk should be constructed. Mr. Saad said that nearly 400 new homes would change traffic tremendously.

Mr. Jefferson observed the public commentary about traffic concerns along Win Road. Mr. Jefferson asked staff whether properties along Win Road were on well and septic. Hearing no further public comments, Mr. Jefferson brought the matter back to the table for additional discussion/motion.

Mr. Carson expressed concern that the residents' issues had not yet been addressed by the developer. Mr. Carson opined that it may be wise to table the matter until the developer had an opportunity to reach out and have discussions with Win Road residents, so that perhaps their concerns might be addressed. Mr. Carson expressed reservations about approving without addressing neighbor concerns.

Mr. Jefferson asked staff whether they felt that a meeting with Win Road residents was something that should happen before or after a Planning Commission decision. Mr. Voiland asked whether there had only been one neighborhood meeting and whether that was standard. Mr. Voiland observed that it appeared the Commission's sentiment was that Win Road residents deserved to be heard.

RESULT: Table Until the 8/8/22 Planning Commission Meeting [4 Yes; 2 No]

Motion: Mr. Carson -- I move that the Planning Commission table CZ-MP-21-12 until the next month's regularly scheduled Planning Commission meeting, in order to give the developer a chance to reach out to the community and have discussions.

Second: Mr. Voiland

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

C. Conditional Zoning Map Amendment Request:

CZ-MP-21-10, Bennett Assemblage – Tier 2 conditional zoning map amendment request (CZ-MP-21-10) submitted by RTS Development, LLC, to rezone 62.9 +/- acres from **Single-Family Residential (R-40)** to master planned **Multifamily (MF-2 C249) Conditional**. The site is located along the west side of US 401 south of Midway Baptist Church and may be further identified as Wake County PIN # 0790118607.

Staff/Commission Discussion: Mr. Triezenberg presented the staff report. Mr. Voiland asked about the four water bodies on the western side of the site, and whether they were stormwater ponds or natural water bodies.

Applicant/Commission Discussion: Mrs. Beth Blackmon, of Timmons Group, spoke on behalf of the project. Mr. Carson asked about the townhomes in the interior that did not appear to have driveways displayed, and whether there would be parking for

them. Mr. Carson asked about the driveways for the alley-loaded townhomes. Mr. Carson stated his appreciation for the addition of the proposed trails. Ms. Avent asked whether the townhomes or single-family homes would have vinyl siding. Mr. Jefferson recommended larger garage sizes. Mr. Jefferson recommended more windows on side elevations. Mr. Jefferson stated his appreciation for the western side of the site's design and the preservation of natural features. Mr. Jefferson asked whether the applicant felt they had enough buffer at the front of the site facing Highway 401, in consideration of traffic noise and lights. Mr. Jefferson recommended a landscaping plan with plantings that maximized vegetative buffering.

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.

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

Motion: Mr. Carson 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-21-10 to the Town Council because it is consistent with the 2018 Garner Forward Plan, the Transportation Plan, the Parks, Recreation, Greenway, and Cultural Resources Master Plan.

Second: Mr. Voiland

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

The cases having concluded, Mr. Blasco resumed the role of Chair

D. Conditional Zoning Map Amendment Request:

CZ-MP22-05, White Oak Storage – Tier 2 conditional zoning map amendment request (CZ-MP-22-05) submitted by Ball Rentals to conditionally rezone 2.76 +/- acres from **Single-Family Residential (R-40)** and **Office and Institutional (O&I)** to master planned **Light Industrial (I-1 C262) Conditional** for the construction of an approximately 94,500 s.f. enclosed self-storage facility. The site is located northeast of the intersection of Bryan and White Oak roads and may be further identified as Wake County PIN #'s 1720448247, 1720540378, 1720447491, and 1720449451.

Staff/Commission Discussion: Mr. Triezenberg presented the staff report. Mr. Voiland observed that the site was less than 3 acres but presented a stormwater control measure, and asked whether it would be necessary for such a small site. Mr. Blasco asked staff whether they felt a need to coordinate this site’s development with planned road improvements to the Bryan-White Oak intersection.

Applicant/Commission Discussion: Mr. Douglas Ball, of Ball Rentals, spoke on behalf of the project. Mr. Carson asked whether the development would be a multi-level facility with interior hallways. Mr. Blasco concurred with staff regarding narrowing the conditions of zoning down to self-storage use only. Mr. Blasco, referencing architectural commitment number 5, asked whether the awning would be fabric. Mr. Blasco stated his preference for anything other than fabric for an awning. Mr. Blasco stated his appreciation for the steel rail fencing in the front and asked whether there was an opportunity to extend the fencing down the sides of the site. Mr. Moua asked whether there were sidewalks north or south of the proposed development, and whether this site’s required sidewalk could be fee-in-lieu so as to avoid a sidewalk that goes nowhere.

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 the 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-MP-22-05 to the Town Council because it is consistent with all plans.

Second: Mr. Carson

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

VII. Reports

- A. **Planning Director** – Mr. Triezenberg noted the authorization to contract with the consultant working on the Character and Land Use updates for the Comprehensive Plan (CLUE). Mr. Triezenberg stated that the project would be moving quickly and involve steering committees and public outreach.

B. Planning Commission – Mr. Carson asked about the planning and design of easements for the Jones Sausage road extension project. Mr. Voiland asked about the blue construction fencing at the corner of Timber and Benson roads. Mr. Blasco asked for any updates on the VA clinic. Mr. Blasco asked for any updates on the publicized “eDistrict”. Mr. Voiland commented on the surveying occurring near Rand Road and Benson road. Mr. Voiland commented on the design of garages and the frequency with which people use them for household storage and not for vehicles. Mr. Blasco echoed Mr. Voiland.

VIII. Adjournment

Having no further matters to discuss, the meeting was adjourned at 9:37 PM.