



**August 8, 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 began the meeting as Acting Chair. Mr. Jefferson called the regular meeting of the Town of Garner Planning Commission to order at 7:00 p.m. on Monday, August 8, 2022.

**II. Roll Call**

The Secretary conducted the roll call for the meeting.

Members present: 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; Mr. Chris Johnson, Town Engineer; Ms. Leah Harrison, Assistant Town Engineer, and Mr. Brian Godfrey, GIS Specialist.

**III. Invocation**

Ms. Avent gave the invocation.

**IV. Minutes**

**Regular Meeting Minutes July 11, 2022** – Mr. Voiland made a motion to approve the presented minutes of the July 11<sup>th</sup> meeting. The motion was seconded by Mr. Carson. The vote to approve was unanimous.

**V. Old/New Business:**

**A. 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 in November 2021 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.

Tier 2 requests are those where an illustrative master plan is included with the written conditions. The master plan is not intended to have the detail of a full site plan.

However, it will show a basic layout of how streets, parking, buffers, stormwater, utilities, amenities, and lots or buildings will relate to each other as well as the surrounding properties. If the rezoning is approved, the applicant must submit a full site plan in keeping with the master plan to staff (and Town Council in the event a SUP is triggered) for review and approval. The master plan shows a total of 393 units (278 cluster single-family and 115 townhomes units) at a gross density of 3.0 units per acre. Zoning conditions limit the gross density to a maximum of 3.1 du/acre.

As of July 5, 2022, the Town Council approved ZTA-22-01 and CZ-22-01, adopting a new Unified Development Ordinance and establishing new zoning districts. The request is now amended to be from **Residential 2 (R2)** to **Multifamily A (MF-A) Conditional**. However, due to permit choice rules, the specific conditions of the request are to be considered according to the rules of the former UDO which was in effect at the time of application governing the Multifamily (MF-1) zoning district.

**Staff/Commission Discussion:** Mr. Triezenberg presented the staff report. Mr. Triezenberg pointed to page 16 of the staff report to clarify the Transportation Plan, UDO requirements, the status of stubs, and other notes about the project.

Mr. Carson asked if staff could clarify whether Win Road met current DOT standards and whether any design features were missing.

Mr. Moua asked about the AADT for Win Road. Mr. Moua expressed concern about the longevity of the Win Road infrastructure. Mr. Moua wondered what the current pavement level was, and whether it would be able to withstand additional traffic.

Mr. Carson asked whether a TIA had been submitted and reviewed for the project.

Mr. Voiland asked Mr. Triezenberg to rearticulate some of the guidance for the Commission's duties of making findings of consistency as it relates to adopted plans. Mr. Voiland asked if the Commission would have any future opportunities to review this project. Mr. Voiland asked how other details about the project were reviewed, such as meetings with neighbors.

Mr. Carson asked for confirmation that the Commission's recommendation would go before the Town Council alongside the proposed developers agreement.

**Applicant/Commission Discussion:** Mr. Randy King, of Pulte Homes, spoke on behalf of the project. Mr. King pointed out recent changes in the proposal, including median divided entrances, additional right-of-way dedication, and additional traffic calming measures. Mr. King also stated that the developer had met with NCDOT and requested Win Road be reduced to 35 mph, and that Pulte Homes would offer to stripe Win Road.

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 stated that if Win Road were built today as an entrance to a subdivision, it would be built to a different and greater standard. Mr. Cook said he believed Win Road should be brought up to current standards if the development were to be approved. Mr. Cook expressed concerns about through-traffic and the lack of pedestrian facilities, especially for high school students. Mr. Cook observed there were only two roads out of the area: NC 50 and White Oak Road. Mr. Cook asked about the condition of barricading construction traffic during the project's development. Mr. Cook asked that fire safety be addressed before project approval. Mr. Cook stated that the UDO only required three entrances were required for this subdivision and that the Win Road connection would be the fourth. Mr. Cook also stated that the UDO required roads within a half mile of school to have sidewalks.

Mr. Triezenberg confirmed that the northern phase of the project would need to conclude construction before the town would remove the Win Road barricade. Mr. King confirmed this was also the developers intention for construction.

Ms. Alison Lee expressed concerns about the project and provided contextual information about development in the area. Ms. Lee provided numbers about the projects in southeast Garner that have already been approved and/or were under construction. Ms. Lee observed that only two roads were serving the southeast Garner area for traffic, and expressed concern that the infrastructure was inadequate for the density and population. Ms. Lee also observed the traffic associated with the elementary and high schools. Ms. Lee stated that the area's growth was unsustainable and compromising quality of life. Ms. Lee asked the Commission to consider the big picture of growth in the area.

Ms. Mary Lee expressed concerns about safety. Ms. Lee stated their farm would be adjacent to the proposed development. Ms. Lee worried about student drivers, and also expressed concern about the safety of children near their farming operations and pond. Ms. Lee noted that Councilmember Dellinger had said that Garner can afford to "wait for great" regarding development. Ms. Lee expressed concern about the density of the proposal. Ms. Lee asked for the Commission to consider children's safety.

Mr. Jefferson asked if there were any other speakers. Hearing none, Mr. Jefferson brought the matter back to the table for additional discussion/motion.

Mr. Moua observed the work between staff, the developers, and local residents in trying to address some issues. Mr. Moua stated his belief that there could be room to

find more mutually acceptable conditions. Mr. Moua reiterated concerns with pavement width on Win Road, as well as the lack of sidewalks and severe curvatures. Mr. Moua expressed support for lowering the speed limit to 35 mph. Mr. Moua stated he was unsure of the current pavement's design and had concerns about the longevity of Win Road's pavement. Mr. Moua stated his preference for keeping the dead end on Win Road until some of the infrastructure issues were addressed.

Mr. Carson stated he heard Mr. Moua's concerns but that the Commission had to focus on Consistency, and that the other details would be worked out by staff, the developer, and Town Council.

Mr. Chris Johnson clarified pavement status on Win Road by stating that it was a standard 11 ft width in good condition and could withstand higher volumes of local traffic. Mr. Johnson stated that the heaviest traffic from the development would come through New Bethel Church and Hebron Church roads.

**RESULT: Recommend to 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-21-12 to the Town Council because it is consistent with the 2018 Garner Forward Comprehensive Plan, the Parks and Recreation Plan, the Garner Transportation Plan. I also move the Commission recommend approval with the following addendum conditions: 1) The speed limit of Win Road being reduced to 35 mph, subject to review and approval by NCDOT; 2) Construction vehicles being barricaded from the Win Road entrance during development until the Town staff determines it may be opened; 3) the proposed Development Agreement being agreed to by the parties involved; 4) Win Road being striped, subject to review and approval by NCDOT.

**Second: Mr. Voiland**

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

Mr. Voiland commented that he seconded the motion because with last month's tabling of the matter, it sounded like the residents nearby wanted another opportunity to be heard. Mr. Voiland said he was pleased they were heard again, and it appeared that several ideas were registered and taken. Mr. Voiland felt that the project had been done in good faith and that he believed the developer would continue to work on concerns with nearby property owners.

## VI. Reports

- A. **Planning Director** – Mr. Triezenberg noted several projects final approval by Town Council: Bennett Assemblage, White Oak Storage, and 2967 Benson Road. Mr. Triezenberg updated the Commission on the CLUE project and requested volunteers for the effort's committee. Mr. Triezenberg requested the Commission's feedback on updating the Rules and Procedures.
- B. **Planning Commission** – Mr. Voiland asked about the naming of the Committee. Ms. Avent asked for the anticipated time commitment for the Committee. Mr. Jefferson asked what times and days they expected to hold Committee meetings. Mr. Voiland asked whether the Commission had been operating based on their 2018 Rules and Procedures.

## VII. Adjournment

Having no further matters to discuss, the meeting was adjourned at 8:15 PM.