



**September 12, 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, September 12, 2022.

**II. Roll Call**

The Secretary conducted the roll call for the meeting.

Members present: Jon Blasco, Chair; Phillip Jefferson, Vice Chair; Gina Avent; 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, Ms. Alison Jones, Planner II; and Mr. Brian Godfrey, GIS Specialist.

**III. Invocation**

Mr. Jefferson gave the invocation.

**IV. Minutes**

**Regular Meeting Minutes August 8, 2022** – Mr. Voiland made a motion to approve the presented minutes of the August 8<sup>th</sup> 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-SP-21-02, Greenbrier Park** – Tier 2 Conditional zoning map amendment with site plan request submitted by Liberty Investment Partners to conditionally rezone 9.6 +/- acres from **Service Business Conditional (SB C114)**, 6.1 +/- acres from **Single-Family Residential (R-15)**, and 2.1 +/- acres from **Single-Family Residential (R-20)** to **Multifamily Conditional (MF-1 C253)** for the development of a multifamily residential community. The request offers architectural conditions and amenities along with a site plan. The 17.8-acre site is located at the northwest corner of Timber Drive and Grovemont Road and may be further identified as Wake County PIN(s): 1701535458, 1701537520, 1701536721, 1701539949, and 1701632572.

This project was submitted after the adoption of a 160D-compliant version of the UDO was approved on March 16, 2021; but before the contents of a Master Plan were fully fleshed out. Therefore, a full site plan was submitted for review.

Approximately 2.185-acres of this 17.8-acre project site are not annexed, and annexation would be a condition of any approval. Because the zoning anticipates more than 100 multifamily dwelling units, the site plan will also require a subsequent hearing before the Council to grant a special use permit for the specific use (Section 3.9.2.B.3., in effect 4/2/2021).

Effective 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 Neighborhood Mixed Use (NMX C114) and Residential 2 (R2) to Multifamily Conditional (MF-A C253). However, due to permit choice rules, the specific conditions of the request are to be considered according to the rules of the former UDO in effect at the time of application (4/2/2021) governing the Multifamily (MF-1) zoning district.

**Staff/Commission Discussion:** Mr. Triezenberg presented the zoning portion of the staff report. Ms. Jones presented the site plan portion of the staff report. Mr. Blasco asked for confirmation that the long range plan designation was High Density Residential. Mr. Blasco asked about the threshold of vehicle counts for required stub connections. Mr. Voiland asked for confirmation that the site would need to be annexed. Mr. Voiland asked about the reasons for Council's recent denial of the nearby proposed rezoning on Spring Drive. Mr. Moua asked about changing flush valves to fire hydrants on the proposed site plan, and stated his preference for hydrants. Mr. Voiland, referencing the fire rescue impact coverage findings, asked whether the determinations were made by Captain Johnson. Mr. Blasco asked about the distinctions between making the stub connection at Cindy Drive but not at Homeland Drive. Mr. Jefferson asked for additional staff commentary on the existing 9.6 acres zoned NMX, and whether it was important to keep a mixed/commercial component in this area to provide important spaces and resources for residents. Mr. Blasco observed that commercial may no longer make sense in the Timber Drive corridor, especially in light of buffering requirements and the importance of visibility for commercial uses. Mr. Jefferson reiterated the importance of considering moving away from commercial uses as part of the proposed rezoning.

**Applicant/Commission Discussion:** Mr. Collier Marsh, of Parker Poe, spoke on behalf of the project. Mr. Blasco asked why there were no proposed road improvements in front of three properties along Grovemont Road, and noted that it appeared an important sidewalk connection might be missed. Ms. Avent thanked the applicant and stated her appreciation for the applicant's attention to density, as well as the making of compromises in response to neighborhood concerns.

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

Ms. Jennifer McLaughlin, President of the Greenbrier Homeowners' Association, spoke on behalf of her organization. Ms. McLaughlin expressed gratitude for the applicant's thoughtfulness and communication. Ms. McLaughlin expressed the HOA's remaining concerns: including cut-through traffic, excessive speeding, and issues with entering/exiting Grovemont Road. Ms. McLaughlin stated the HOA was not concerned about emergency response times, nor did the neighborhood desire mixed use commercial uses.

Mr. Triezenberg noted that staff had asked the applicant to contact NCDOT about receiving signal phasing at the intersection of Grovemont and Timber. Mr. Collier noted that preliminary discussions on this topic had taken place and that it was the applicant's expectation that signal phasing would be implemented in response to new development.

Hearing no further speakers, Mr. Blasco closed the public hearing and brought the matter back to the table for additional discussion/motion.

Mr. Triezenberg stated for the record the updated staff consistency statement for the High Density Residential district.

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

**Motion: Mr. Voiland** – I move that the Planning Commission accept the updated 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-SP-21-02 to the Town Council because of the reasons identified by staff in support of the projects reasonableness, but especially at how it tracks well with what is envisioned for future land use in the area.

**Second: Ms. Avent**

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

Mr. Blasco stated his appreciation for the applicant changing the proposal in response to neighbor concerns. Mr. Blasco stated his hope that signalization at Grovemont and Timber would be improved. Mr. Blasco observed that stub connection was very important not only for fire and EMS connectivity, but also for good planning generally. Mr. Blasco opined that the proposed townhome products appeared more like single-family homes than other types of townhome products, and that Garner was unlikely to see large-lot single family residential homes like Greenbrier's again. Mr. Blasco expressed disappointment over the lack of sidewalk connection on Grovemont, but

observed that the Commission's responsibility was to ensure consistency with the comprehensive plan.

## V. Rules of Procedure Discussion

Ms. Terri Jones gave a brief presentation on updating the Rules of Procedure. Mr. Jefferson asked about remote options for attending meetings. Mr. Blasco discussed the pros and cons of remote access and noted the importance of specific policies. Ms. Avent asked if remote access should be approved ahead of the meetings by the Chair or staff. Mr. Blasco noted the advantages of being present and stated his belief that the position of the Chair should not be done remotely. Mr. Moua echoed comments about options for remote access. Mr. Jefferson echoed comments about remote access. Mr. Voiland asked whether provisions involving conflicts of interest and recusal would be include in Rules of Procedure updates. The Commission discussed the invocation portion of meetings and noted alternative options available for invocations. The Commission discussed rotating invocation duties among members.

Mr. Blasco observed the importance of dedicated spokespersons for keeping meetings clean and concise. Mr. Blasco recollected past meetings where public comments were repetitive. Ms. Avent observed the limited scope of the Commission's duties in regards to finding a proposal consistent with plans. Mr. Jefferson opined that it may be helpful to better explain to citizens the Commission's role and to disseminate more information. Mr. Moua spoke to the importance of giving citizens a chance to be involved and to be heard. The Commission discussed balancing public input with keeping meetings orderly and on-time. Mr. Blasco stated it would be a good general policy to allow public speakers 2-3 minutes.

## VII. Reports

- A. **Planning Director** – Mr. Triezenberg spoke to the ongoing Pedestrian Plan process, as well as the first meeting of the Comprehensive Land Use Elements (CLUE) Project Steering Committee. Mr. Triezenberg noted ongoing interviews for the vacant Planner I position. Mr. Triezenberg also noted the Southeast Area Study project and the likelihood of additional cases coming before the Commission in October.
- B. **Planning Commission** – Mr. Voiland asked about a news release to the public for the CLUE project. Ms. Jones provided an update to the Commission on the Walters Buffaloe proposed development agreement for road improvements at the Bryan-White Oak intersection.

## VIII. Adjournment

Having no further matters to discuss, the meeting was adjourned at 9:22 PM.