



June 12, 2023

Town of Garner Planning Commission Minutes

Council Meeting Room

900 7th Avenue · Garner, North Carolina 27529

I. Call to Order

The meeting was called to order at 7:02PM.

II. Roll Call

The Secretary called the roll for the meeting.

Members present: Jon Blasco, Chair; Phillip Jefferson, Vice Chair; Gina Avent; Ralph Carson; Sherry Phillips; Vang Moua; Michael Voiland

Staff in attendance: John Hodges, Assistant Town Manager, Terri Jones, Town Attorney, Jeff Triezenberg, Planning Director, Ashley Harris, Planner I

III. Invocation/Moment of Reflection

Mr. Voiland led moment of reflection.

IV. Adoption of Agenda - Mr. Carson made a motion to adopt the agenda. The motion was seconded by Mr. Voiland. The vote to adopt was unanimous.

V. Minutes

Regular Meeting May 8, 2023- Mr. Voiland made a motion to approve the minutes. Mr. Carson seconded the motion. The vote to approve was unanimous.

VI. Old/New Business

A. Garner Forward Comprehensive Plan

Town staff and the project consulting team led by City Explained, Inc., are pleased to formally present the Public Hearing Draft of the new Garner Forward Comprehensive Plan to the citizens of Garner.

Consultant/Commission Discussion: Mr. Noonkester of City Explained Inc. spoke on comments that were received during the draft review period. Mr. Blasco asked about the ETJ expansion. Town Attorney Ms. Jones, spoke on the ETJ bill currently in review in the state senate. Mr. Blasco noted the challenges of addressing housing options and affordability from a land use perspective. Mr. Blasco and Mr. Jefferson noted that a walking shed might be a good way to identify a commercial center on the future land use map, so long as there is a pedestrian plan in place to fill in any existing gaps. Mr.

Blasco emphasized the need to encourage the assemblage of multiple parcels to create successful mixed-use developments.

Staff/ Commission Discussion: Mr. Triezenberg presented several amendments to be incorporated into the final CLUE document. The commission agreed two activity centers near US 401 would support the intent for that section of town. Mr. Blasco and Mr. Jefferson questioned the addition of a neighborhood activity center at Woodland and Old Stage due to its rural character and the existing residential neighborhoods. Mr. Blasco noted that an activity center closer to Vandora Springs might be more appropriate. Mr. Blasco and Mr. Jefferson agreed that a Neighborhood Activity Center at Tryon and Creech would be appropriate, as some of the vacant land parcels could be developed to support what is already there. Mr. Carson noted that any Neighborhood Activity Center at the intersection of Guy Road and E. Garner Road would need to account for the realignment of Guy Road.

Regarding the proposed addition of a Community Activity Center at the SW quadrant of the NC 540 interchange at White Oak Road, Ms. Avent clarified that this type of development would support uses such as a grocery store or other retail. She noted that a grocery store at this location would give the neighborhood access to something that is currently missing. Mr. Blasco noted that with the construction of 540, higher intensity development would be appropriate. Mr. Carson noted that these types of development should be sensitive to the context and focus on walkability and the inclusion of green space and trees.

Ms. Phillips asked where the new Wake Med hospital would be in relation the Community Activity Center proposed on Future Timber Drive East extension. Mr. Jefferson noted that the existing development in that area is not a pedestrian oriented space and that any development added in this location should be a pedestrian-scale. Ms. Avent and Mr. Carson agreed noting the heavy congestion and number of vehicles in that area. Mr. Blasco noted that the language of the zoning districts in the ordinance needs to be reflected in the CLUE document to ensure that there are not any unintended consequences.

VII. Reports

- A. Planning Director**– Mr. Triezenberg gave an update on the Guy Road Us/70 gas station project, which was approved by council. He noted that interviews for vacant positions in the department are ongoing. He also noted that a new planning commission member has been appointed, with their term beginning in July.
- B. Planning Commission**– Mr. Blasco noted that election of officers will be conducted at the next commission meeting.

VIII. Adjournment–Having no further matters to discuss the meeting adjourned at 8:47PM.