



May 8, 2023 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.

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; Sherry Phillips; Vang Moua; Michael Voiland

Staff in attendance: Mr. John Hodges, Assistant Town Manager; Mr. Jeff Triezenberg, Planning Director; Mr. David Bamford, Assistant Planning Director; Ms. Ashley Harris, Planner I-Zoning and Land Use

III. Invocation - Mr. Voiland led a moment of reflection.

IV. Adoption of Agenda

Mr. Blasco made a motion to adopt the agenda with an amendment to add CZ-MP-22-06 Ackerman Road case to the agenda. Mr. Carson seconded the motion. The vote to adopt was unanimous.

V. Minutes

- **Regular Meeting April 10, 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. Conditional Zoning Map Amendment Request:

CZ-MP-22-06, Ackerman Road – Tier 2 conditional rezoning request (CZ-MP-22-06) submitted by Construction Masters LLC to rezone approximately 7.57+/- acres from Single-Family Residential (R-40) to Single-Family Residential Conditional (R-9 C255) and Multifamily Residential Conditional (MF-1 C255) not to exceed 9 single-family detached dwelling units and 24 fee-simple townhouses. The site is located at and adjacent to 1932 Ackerman Road and may be further identified as Wake County PINs # 1629381473 and 1629380782

The Applicant, formerly requesting a continuance of case CZ-MP-22-06 to the May 8 meeting, has requested to be tabled to future date yet to be determined.

RESULT: Table case indefinitely [UNANIMOUS]
Motion: Mr. Blasco- I move that we table this item until a future date to be named later.
Second: Mr. Voiland
VOTE: Aye: Jon Blasco, Gina Avent; Ralph Carson; Vang Moua; Sherry Phillips; Michael Voiland
Nay:

B. Conditional Zoning Map Amendment Request:

Tier 2 Conditional Rezoning # CZ-MP-22-04, Swift Creek Apartments- Tier 2 conditional rezoning request (CZ-MP-22-04) submitted by Swift Creek Apartments, LLC, to rezone approximately 40.85 +/- acres from **Commercial Mixed Use (CMX)** and **Residential 4 (PD C2-TND) Conditional to Commercial Mixed Use (CMX C261) Conditional** and **Multifamily B (MF-B C261) Conditional**. The site is located on the east side of US 401, north of Brookwood Drive, and may further be identified as Wake County Pin(s) 0790655225, 0790559818, 0790559977. Zoning conditions are proposed that restrict the range of permissible uses and to provide architectural commitments for the commercial and residential structures that address appearance and the quality of materials and construction.

Staff/Commission discussion: Ms. Harris presented the staff report. Mr. Blasco asked about the reasons for the dissenting vote at the public hearing. Staff noted that one council member wished to see the SCM capacity increased, and a second access provided along US-401. Mr. Blasco also asked if Garner PD or Fire had any further comments on the plan as proposed. Ms. Avent asked about the Vandora Spring Road extension and the Town's future plans to complete the project. She also clarified where the street stubs are proposed on the plan. Mr. Jefferson asked about the plans for public transit along Vandora Springs Extension and 401. Mr. Jefferson and Mr. Blasco asked the applicant to provide a transit easement as a condition of the rezoning.

Staff/Applicant Discussion: Mr. Blasco asked how access might be controlled at the proposed emergency access. He expressed concern about the proposed location of the trash enclosure. He also noted that the central road proposed to connect the two districts could be more pedestrian friendly and that greenspaces should be planted with trees and other vegetation, not just lawn. Mr. Carson asked about the right-in-right- out access at Vandora Springs Extension and the proposed road improvements along US-401, which NCDOT classifies as a "super street". He also inquired about the landscape island along Vandora Springs Extension. Mr. Carson noted that he

appreciated the way the plan integrated the multi-family, commercial, and brewery, as well as the various amenities and architecture of the project.

Ms. Avent asked about the price of rent for the units and how many bedrooms the units will have. She also asked if it is expected that the commercial area will affect traffic in the multi-family part of the site. Mr. Jefferson emphasized that the streetscape at the corner of Vandora Springs and US-401 will need have a commercial character, he also asked if there could be a central shared green between the mixed-use area and the apartments. He also inquired about the proposed storm water system and whether the entire site will be captured with the one SCM.

Mr. Moua asked about the electric vehicle charging stations, inquiring if the chargers would be available and functional for anyone who would like to use them and if they are appropriate for the commercial area given the hours of operation.

RESULT: Accept the consistency statement and recommend to council for approval [UNANIMOUS]

Motion: Mr. Carson- I move the Planning Commission accept the consistency statement detailed in the section VI of this report as their own written recommendation regarding the consistency of the requests with the Town's adopted land use plans and recommend approval of CZ-MP-22-04 to Town Council with the following conditions: that staff and the developer work to increase the site tree canopy around the project and to further investigate the transit easement discussed at this meeting.

Second: Mr. Voiland

VOTE: Aye: Jon Blasco, Gina Avent; Ralph Carson; Vang Moua; Sherry Phillips; Michael Voiland

Nay:

C. Conditional Zoning Map Amendment Request:

CZ-MP-22-09, US 70/Guy Road Commercial -Tier 2 conditional rezoning request (CZ-MP-22-09) submitted by Circle K Stores, Inc. to rezone 3.53 +/- acres from Single Family Residential (R-40) to Community Retail (CR C269) Conditional for the development of a convenience store with fuel sales. The site is located at the northwest corner of US 70 Hwy E and Guy Road and may be further identified as Wake County PIN(s) 1740116945, 1740128037, 1740118968, and 1740119930.

Zoning conditions are proposed that restrict the range of CR permissible uses to a list of eleven permissible uses and provide architectural commitments that address appearance and quality of materials and construction.

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 Rural Agricultural (RA) to Commercial Mixed Use (CMX C269) 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 in effect at the time of application (2/4/2022) governing the former Community Retail (CR) zoning district.

Staff/Commission discussion: Ms. Harris presented the staff report. Mr. Carson asked why sidewalk is shown on the Transportation Plan if there are no other sidewalks in the area. Mr. Triezenberg explained that sidewalks are planned to connect to this parcel in the future, and that other projects are building sidewalk in the area. Mr. Blasco asked about the industrial project adjacent to the site and the ultimate road section for US 70 E.

Staff/Applicant Discussion: Mr. Carson asked if sidewalk would be installed along Guy Road. He also asked if the design of trash enclosure could be modified to bring the brick all the way to the ground. Mr. Blasco noted that the design would need to ensure water does not pool at the base of the enclosure. Mr. Voiland inquired about the cross-access driveways. Mr. Blasco commented that the cross-access to the industrial parcel may not be needed. Mr. Jefferson commented that the architecture of the convenience store could have more of a residential character to it given that there are existing houses on Guy Road. Mr. Blasco agreed, encouraging the architect to incorporate more glazing on the side elevation.

RESULT: Accept the consistency statement and recommend to 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-22-09 to the Town Council.

Second: Mr. Carson

VOTE: Aye: Jon Blasco, Gina Avent; Ralph Carson; Vang Moua; Sherry Phillips; Michael Voiland
Nay:

VII. Reports

- A. Planning Director** – Mr. Triezenberg updated the commission on the Garner Business Park project, which was recently approved for a Special Use Permit by Town Council. He also informed the Commission that the 401 Crossing Project

asked to be pulled from Council's agenda and has not been scheduled for a new public hearing date. Mr. Triezenberg reminded the council that final comments on the Garner Forward plan will be due and that the recent department vacancies are open for applications.

- B. Planning Commission** – Mr. Voiland updated the commission on the construction of the VA clinic. Mr. Blasco noted that officer elections will be held soon, with his current term as Chair ending in July. Mr. Carson asked about the Wake Med hospital.

VIII. Adjournment - Having no further matters to discuss the commission adjourned at 9:12PM.