



July 10, 2023 7:00 PM

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 7:06pm

II. Swearing in of New Members

Jihan Hodges was sworn in for her first term as a planning commission member.

III. Roll Call

The Secretary called the roll for the meeting.

Members present: 6 members present: Gina Avent; John Blasco, Chair; Philip Jefferson, vice-chair; Jihan Hodges; Sherry Phillips; Michael Voiland

Members absent: Ralph Carson

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

IV. Invocation

Mr. Jefferson gave the invocation.

V. Adoption of Agenda

Ms. Avent made a motion to adopt the agenda. The motion was seconded by Ms. Philips. The motion to adopt the agenda was unanimous.

VI. Minutes - Regular Meeting June 12, 2023

Mr. Voiland made a motion to accept the minutes. The motion was seconded by Ms. Avent. The motion to accept the minutes was unanimous.

VII. Election of Officers

Chair- Mr. Jefferson nominated Mr. Blasco to continue as chair. The nomination was seconded by Ms. Avent. The commission voted unanimously to reappoint Mr. Blasco as chair.

Vice Chair- Ms. Avent nominated Mr. Jefferson to continue as vice-chair. The nomination was seconded by Mr. Voiland. The commission voted unanimously to reappoint Mr. Jefferson as vice-chair.

VIII. 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.

Staff/Commission Discussion: Mr. Triezenberg presented the latest edits to the draft comprehensive plan.

Mr. Blasco reiterated that any neighborhood or residential development should include more than one product type. Mr. Jefferson questioned the recommended building height to street width ratio, noting that in urban, suburban, or rural context there may be different kinds of street treatments in place. He also noted that the recommended ratio does not account for plaza and greenspace, where additional width may be required. Mr. Blasco agreed, noting that distance from building face to building face may be a better standard rather than building height to street width. Ms. Avent and Mr. Blasco recommended adding a graphic to this section.

Mr. Jefferson noted that the concept of infill development being in line with existing neighborhood character is important in preventing the displacement of residents in more vulnerable neighborhoods. Ms. Avent agreed that it is important for development to respond to the character of the community that has already been established.

Ms. Hodges noted that the graphics that show the different housing types and their respective scales do not necessarily reflect the reality that is on the ground, as often the buildings are of different ages or have differing architectural styles, etc. She also questioned what the standard acreage requirement should be for a project to be considered an infill project.

Mr. Blasco and Mr. Jefferson appreciated that the additional creative solutions offered toward affordable housing will continue to help push those conversations forward within the Town. Ms. Avent and Ms. Hodges agreed, noting that starter homes are important products to offer for affordability. Mr. Voiland spoke of the importance of both affordable housing and work force housing in the plan.

Mr. Blasco highlighted the floodplain initiative of the plan, recommending that there could be some potential text amendments in the Development Ordinance to strengthen this initiative.

RESULT: Recommend to Town Council for adoption [UNANIMOUS]
Motion: Mr. Voiland- I move that we recommend the CLUE document to council for approval, with the inclusion of the edits and comments discussed at this meeting.
Second: Ms. Avent
VOTE: Aye: Gina Avent; Jon Blasco; Jihan Hodges; Phillip Jefferson; Sherry Phillips; Michael Voiland
Nay:

IX. Reports

A. Planning Director

Mr. Triezenberg informed the council of the potential text amendments that will help with the implementation of the CLUE plan. He gave an update on the new staff members that have been hired. He also noted that the pedestrian plan will be coming to the commission in the next month.

B. Planning Commission

Mr. Blasco asked about the Southeast Area study. Mr. Voiland gave an update on the VA Clinic project.

X. Adjournment

The meeting was adjourned at 8:32pm.