



November 13, 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. on Monday, November 13, 2023.

II. Roll Call

The Secretary conducted the roll call for the meeting.

Members Present: Jon Blasco, Chair; Phillip Jefferson, Vice Chair; Ralph Carson; Jihan Hodges; Michael Voiland

Staff in attendance: Mr. Rodney Dickerson, Town Manager, Mr. John Hodges, Assistant Town Manager; Mr. Jeff Triezenberg, Planning Director; Ms. Leah Harrison, Town Engineer; Mr. David Talbert, Assistant Town Engineer; and Ms. Ashley Harris, Planner II

III. Invocation

Mr. Jefferson gave the invocation.

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 October 9, 2023 – Mr. Voiland made a motion to approve the presented minutes of the October 9th meeting. The motion was seconded by Mr. Carson. The vote to approve was unanimous.

VI. Old/New Business

A. Conditional Zoning Map Amendment Request:

CZ-MP-23-01 Dougher Light Industrial - Tier 2 conditional rezoning request (CZ-MP-22-01) submitted by Windsor Commercial to rezone 3.75 +/- acres from **Residential 2 (R2), Light Industrial (LI), Light Industrial (LI C14) Conditional, and Light Industrial (LI C73) Conditional** to **Light Industrial (LI C271) Conditional** for the development of an additional industrial shell building.

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 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.

Staff/Commission Discussion: Ms. Harris presented the staff report. Mr. Blasco asked about the proposed permitted use table, noting greenhouses are not allowable in the overlay district.

Applicant/Commission discussion: Mr. Jon Frazier of FLM Engineering spoke on behalf of the project. Mr. Voiland asked about the neighborhood meeting minutes. Mr. Blasco asked about the jog in the Right of Way, at the southeast corner of the site.

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-23-01 to the Town Council.
Second:	Mr. Voiland
Vote:	Aye: Jon Blasco; Phillip Jefferson; Ralph Carson; Jihan Hodges; Michael Voiland
Nay:	

- B. **Conditional Zoning Map Amendment Request CZ-23-01 Jones Sausage Assemblage** - Conditional district rezoning request (CZ-23-01) submitted by Garner (Jones Sausage 2) PBX LLC to rezone approximately 0.17 +/- acres from **Residential 4 (R4)** and 2.59 +/- acres from **Commercial Mixed Use (CMX) to Commercial Mixed Use (CMX C270) Conditional**. The site is located along Jones Sausage, Martin Branch and Tharrington roads, and may be further identified as Wake County PIN(s) 1721274716, 1721274887, 1721275737, 1721276727, 1721276893, 1721275626 and 1721274632. Use conditions are proposed.

This is a Tier 1 conditional district rezoning request which means there is no site plan or specific development proposal at this time. The 2.76-acre site is currently split between two zoning districts. The reason for this request is to allow for commercial development and include an adjacent total of 0.17 +/- residentially-zoned acres with the already commercially zoned balance of the project site.

Staff/Commission Discussion: Ms. Harris presented the staff report. Mr. Jefferson asked staff about the proposed commercial uses and noted that this conditional district may become the precedent for any future commercial parcels in the vicinity. Mr. Blasco inquired about the review process for any site plans that may be submitted for these tracts, clarifying that it would be a staff level review at that time.

Applicant/Commission discussion: Mr. Toby Colman spoke on behalf of the project. Mr. Voiland and Ms. Hodges asked if all parcels included in the rezoning are currently vacant. Mr. Carson asked if there were any known plans for the adjacent parcels currently zoned R4. He also inquired about the timeframe for the Garner Economic Development Cooperation’s small area plan. Mr. Jefferson expressed concern over how these parcels will impact the small area plan. Mr. Blasco asked if the convenience store with fuel sales could be removed as a use considering comments made by council at the public hearing. He notes that he is cautious about approving plans that move away from comprehensive plan’s intention. Ms. Hodges inquired about the feasibility of developing the land without the .17-acre parcel.

Result:	Recommend to Town 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 but recommend approval of CZ-23-01 to the Town Council because the zoning change would apply to a very small portion of the site and it appears that the GEDC’s visual plans for a gateway appears likely to be positively negotiated
Second:	Ms. Hodges
Vote:	Aye: Jon Blasco; Phillip Jefferson, Ralph Carson; Jihan Hodges; Michael Voiland Nay:

Mr. Carson stepped out at 8:21PM and returned at 8:30PM

- C. Conditional Zoning Map Amendment Request: CZ-PD-22-03 401 Crossing -** Planned Unit Development conditional rezoning request submitted by the McAdams Company to rezone approximately 72.24 +/- acres from **Wake County Residential 40 Watershed (R-40W)** to Town of Garner **Planned Unit Development (PD C15) Conditional** for a mixed-use development of a maximum of 300 single-family residential units (platted individual residential

lots, 25-40% land area proposed, max allowed 40%), 500 multifamily residential units (multiple units on common lots, 30-45% land area proposed, max allowed 45%), and 45,000 square feet of commercial space (land area proposed 4-10%, max allowed 15%).

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 rezoned from Wake County Residential 40 Watershed (R-40W) to Commercial Mixed Use (CMX C15) Conditional. However, due to permit choice rules, the request is to be considered according to the rules of the former UDO, which was in effect at the time of application (4/29/2022), governing the Planned Unit Development (PUD) district.

Staff/Commission Discussion: Ms. Harris and Mr. Triezenberg presented the staff report. Mr. Voiland clarifies the number of SCMs that will be provided with the development. Ms. Hodges and Mr. Carson asked if the open space calculations may include the retention ponds. Mr. Jefferson and Mr. Blasco noted that they appreciated the mixing of housing types and the commercial component, as emphasized in the new Garner Forward plan. They questioned whether there was enough commercial included in the proposal.

Mr. Voiland expressed concern with the proposed density, incongruity of character with the existing neighborhood, and greater impacts on this region of town. Mr. Carson noted that the recreational open spaces looked to be designed as an afterthought. Mr. Blasco noted that he appreciated the multi-layered product, central spaces, and was intrigued by the cottage court concept, but was bothered by the density of the development.

Applicant/Commission discussion: Mr. Michael Burch and Ms. Laura Holloman spoke on behalf of the applicant. Mr. Blasco asked if the apartment would have any mixed use included on the ground floor. He also asked if there was any consideration to do single family detached closest to St. Partick Drive and why the development does not integrate into the existing community. Mr. Blasco inquired about the cottage units and if there is any precedent for that type of product in the triangle and what the proposed density of the project is. Ms. Hodges asked if the community would be age restricted and for additional information about the parking requirements.

Mr. Jefferson asked if the character of the architecture matches the character of the existing neighborhood. He recommended including elements such as front entries and front porches that allow for interaction with neighbors. He also asked if the neighborhood was truly walkable, considering the distance from the commercial to the furthest residential units. Mr. Blasco asked if duplexes would be included in the development.

Mr. Carson asked about the environmental study and if additional soil testing would occur. He also asked about the TIA, that growth rate used in the report, and additional construction traffic concerns.

Public/Commission: Three citizens spoke in opposition to the project. Neighbor concerns included access to active recreation spaces and trails, loss of the existing open land, inconsistencies with the Future Land Use Map and new Garner comprehensive plan, lack of compatibility with the existing neighborhood, concerns over the proposed density and character of the proposed development, stormwater and flooding concerns, the Swift Creek Land Management Plan, grading, impacts to wildlife, and other environmental concerns.

Result:	Recommend to Town Council for Denial [Unanimous]
Motion:	Mr. Carson- I move that the Planning Commission recommend denial of CZ-PD-22-03 to Town Council. At the proposed residential densities, the master plan is considered inconsistent with the Town’s adopted land use plans. Further, it is not a reasonable request because it's not in keeping with the community character.
Second:	Mr. Voiland
Vote:	Aye: Jon Blasco; Phillip Jefferson, Ralph Carson; Jihan Hodges; Michael Voiland Nay:

VII. Reports

- A. **Planning Director** – Mr. Triezenberg gave an update on the recent council meetings, including a public hearing for Vintage Garner, which was continued to a future meeting and a Special Use Permit hearing for Gregory Poole, which was approved. He also noted that there will be two text amendments coming to the commission at the beginning of the year. Lastly, he informed the commission of recent staff changes and vacancies.

- B. **Planning Commission** – Mr. Blasco asked about the potential for additional stormwater regulations in certain areas of town.

VIII. Adjournment

Having no further matters to discuss, the meeting was adjourned at 10:53 PM.