



October 9, 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, October 9, 2023.
- 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; Michael Voiland

Staff in attendance: Mr. Jeff Triezenberg, Planning Director; Ms. Leah Harrison, Town Engineer (virtual); Mr. David Talbert Assistant Town Engineer; and Ms. Ashley Harris, Planner- Land Use and Zoning
- III. **Motion to allow Virtual Participation of a member** - Mr. Blasco made a motion to allow for virtual participation of Ms. Hodges. The motion was seconded by Mr. Jefferson. The motion was denied by a vote of 3 to 3.
- IV. **Invocation**
Mr. Jefferson gave the invocation.
- V. **Adoption of Agenda**
Mr. Voiland made a motion to adopt the agenda. The motion was seconded by Mr. Carson. The vote to adopt was unanimous.
- VI. **Minutes-**
Regular meeting September 11, 2023 – Mr. Voiland made a motion to approve the presented minutes of the September 11th meeting. The motion was seconded by Mr. Carson. The vote to approve was unanimous.
- VII. **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 (R-9 C255) Conditional for the development of 20 single family detached homes.

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 how this proposal compares to the adjacent subdivisions in terms of density and lot size. Mr. Jefferson asked if the dwelling units per acre calculation included the portion of the property where there is a buffered stream. Mr. Blasco noted that the town may need to lead a project to fill in sidewalk gaps along Ackerman Road.

Applicant/Commission discussion: Mr. Peter Cnossen of Jones Cnossen Engineering and Mohammad Elfadaly of Construction Masters LLC spoke on behalf of the project. Mr. Voiland asked about the stormwater and the flow of water across the site. He also asked about any existing wetlands on the property and the proposed drainage easements. Mr. Blasco confirmed that those easements would also function as maintenance and access easements. Mr. Carson asked if any runoff from the adjacent property would be captured through this development. He also asked about the stream crossings, the proposed mail kiosk locations, and the road improvements along Ackerman Road. Ms. Avent commented that she appreciated the applicant's response to neighbor concerns in amending their plan.

Mr. Jefferson asked about the roof overhangs, the number of homes allowed to be built on site, the building materials, number of windows, and the orientation of the homes. He encouraged the builder to position the homes to maximize natural light and energy efficiency. He also asked about the open space, passive recreation areas, and if there is any wildlife present in the stream. Mr. Blasco encouraged the applicant to limit mass grading of the site and work to preserve more trees around the perimeter. Mr. Voiland inquired about the naming of the subdivision since there is no vehicular connection between the north and south portion of the project.

One neighbor spoke about some concerns, including stormwater, tree preservation, and traffic/safety concerns.

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| 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 and recommend approval of CZ-MP-22-06 to the Town Council. |
| Second: | Mr. Carson |
| Vote: | Aye: Avent, Blasco, Carson, Jefferson, Phillips, Voiland Nay: |

VIII. Reports

- A. Planning Director** – Mr. Triezenberg gave an update on the CLUE update, recent staffing changes, and introduced the new Assistant Town Engineer, Mr. David Talbert who will be assisting with the planning commission going forward.
- B. Planning Commission** – Mr. Voiland updated the commission on the VA clinic’s construction progress. Mr. Carson acknowledged and thanked the recently retired Mr. Bamford for his many years of service to the town.

IX. Adjournment

Having no further matters to discuss, the meeting was adjourned at 8:35 PM.