



December 11, 2023, 7:00 PM

Town of Garner Planning Commission Minutes

Ronnie S. Williams Council Chambers

900 7th Avenue · Garner, North Carolina 27529

I. Call to Order

Mr. Jefferson called the regular meeting of the Town of Garner Planning Commission to order at 7:03 p.m. on Monday, December 11, 2023.

II. Roll Call

The Secretary conducted the roll call for the meeting.

Members Present: Phillip Jefferson, Vice Chair; Gina Avent; Ralph Carson; Sherry Phillips; Michael Voiland

Staff in attendance: Mr. John Hodges, Assistant Town Manager; Ms. Terri Jones, Town Attorney; Mr. Jeff Triezenberg, Planning Director; Ms. Maria Muñoz-Blanco (virtually), Parks, Recreation and Cultural Resources Director; Ms. Leah Harrison, Town Engineer; Mr. David Talbert, Assistant Town Engineer; and Ms. Ashley Harris, Planner II

III. Invocation/moment of reflection

Mr. Voiland led a 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 November 13, 2023- Mr. Voiland made a motion to approve the presented minutes. The motion was seconded by Mr. Carson. The vote to approve was unanimous.

VI. Old/New Business

- A. 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: Mr. Triezenberg presented the updated permitted use table.

Applicant/Commission discussion: Mr. Peter Crossen spoke on behalf of the project.

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: Phillip Jefferson; Gina Avent; Ralph Carson; Sherry Phillips; Michael Voiland
Nay:	

- B. CZ-PD-22-04, The Park at Garner Station - Tier 2 Planned Development Conditional Rezoning request submitted by McAdams to rezone 96.73 +/- acres from Multifamily 1 (MF-1), Single Family Residential (R-40), and Single Family Residential (R-12) to Planned Unit Development (PD C16) Conditional for a mixed-use development consisting of a maximum of 350 Townhomes, 700 Apartments, and 20,000 square feet of commercial space. The site is located along the north side of E Garner Road between Creech Road and White Oak Ridge Drive and may be further identified as Wake County PIN(s) 1711833114, 1711827887, 1711923791, 1711925082, 1711933576, 1711838749, 1711833775, and a portion of 1711945676.**

Zoning conditions are proposed that restrict the range of permissible uses and to provide architectural commitments for the residential structures that address appearance and the quality of materials and construction.

Staff/Commission Discussion: Ms. Harris presented the staff report. Mr. Carson asked about the proposed timeline for the Town's Jones Sausage Road improvement project.

Applicant/Commission discussion: Mr. Collier Marsh spoke on behalf of the project. Ms. Avent asked about the proposed condition for affordable housing and inquired if more affordable units could be included. Mr. Voiland asked for clarification regarding the number of SCMs being proposed. He inquired about off-site pedestrian improvements, noting that this project should support and connect to downtown Garner. Mr. Voiland also asked about the proposed ball fields and the improvements to Garner Recreation Park that would require federal approval.

Mr. Carson asked if the developer had any similar projects in the area. He asked about the required road improvements along E Garner Road, New Rand Road, and Creech Road, noting safety concerns. He clarified that the road improvements would include installing sidewalks that would connect to a nearby bus stop and asked about the projected build-out date for the various phases. He also voiced concerns about the amenity spaces, noting that one dog park is not enough for a development of this scale and that the amenity spaces located behind a pocket of homes may not be accessible to the entire neighborhood.

Ms. Avent asked about off-street parking in the townhome area of the project. Ms. Phillips asked about the price range and square footage of the townhomes. Mr. Jefferson asked if there were any mixed-use buildings included in the project. Mr. Jefferson and Mr. Voiland questioned how the retail/commercial component connects to downtown, and if the commercial would support or compete with downtown businesses. Mr. Jefferson commented on the architecture that was presented, stating that the character of the community should blend old and new and reflect the larger Garner community. He also noted the importance of greenspace and the east-west connection between the two parks.

Public/Commission Discussion: Two members of the public spoke in opposition of the project. Remarks centered around the modifications to Garner Recreation Park, traffic and safety concerns, and concerns about the scale/intensity of the project.

Result:	Table the matter until the regular January Planning Commission meeting [Unanimous]
Motion:	Ms. Avent- I move that the Planning Commission table this matter until the January 8 th , 2024, planning commission meeting.
Second:	Ms. Phillips
Vote:	Aye: Phillip Jefferson; Gina Avent; Ralph Carson; Sherry Phillips; Michael Voiland
	Nay:

- C. **Roles in Land Use Decisions** – Ms. Jones presented a document prepared by her office as a reminder of the roles and responsibilities within land use decisions.
- D. **2024 Meeting Schedule-** Mr. Carson made a motion to move the regular November Planning Commission meeting to Tuesday, November 12, 2024. The motion was seconded by Mr. Voiland. The motion was approved unanimously.

VII. Reports

- A. **Planning Director** -- Mr. Triezenberg gave an update on recent council meetings, ongoing interviews for the Assistant Planning Director, and the new electronic plan review system, which will be implemented in early 2024.
- B. **Planning Commission-** Mr. Carson asked about the final CLUE document, Mr. Voiland gave an update on the VA Clinic project, which is under construction, and Ms. Phillips asked for an update on the Duke Medical Center project. The Commission thanked Town Staff and First Responders for their work following the recent tornado.

VIII. Adjournment

Having no further matters to discuss, the meeting was adjourned at 9:38 PM.