



January 8, 2024, 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. Blasco called the regular meeting of the Town of Garner Planning Commission to order at 7:01 p.m. on Monday, January 8, 2024.

### II. Roll Call

The Secretary conducted the roll call for the meeting.

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

Staff in attendance: Ms. Terri Jones, Town Attorney; Mr. Jeff Triezenberg, Planning Director; Mr. David Talbert (remote), Assistant Town Engineer; Mr. Thomas Waltersdorf, Planning Technician, 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 December 11, 2023-** Mr. Voiland made a motion to accept the minutes. The motion was seconded by Mr. Carson. Mr. Blasco abstained from voting due to his absence at the December meeting. The vote to adopt was unanimous.

### VI. Old/New Business

- A. 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.

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 Multifamily A (MF-A), Residential (R-4), and Rural Agricultural (RA) – allowing up to 1,397 dwelling units by right – to Commercial Mixed Use (CMX C281) Conditional allowing up to 1,050 dwelling units and up to 20,000 square feet of commercial space. 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 (June 2022) governing the Planned Unit Development (PUD) district.

***The Applicant requested a continuance of case CZ-PD-22-04 to the February 12, 2024, planning commission meeting.***

**RESULT:** Table Case Until February 12<sup>th</sup> Meeting [UNANIMOUS]

**Motion:** Mr. Blasco – I move that the planning commission table CZ-PD-22-04 until the February 12th regular meeting

**Second:** Mr. Jefferson

**VOTE:** Aye: Jon Blasco, Phillip Jefferson, Gina Avent; Ralph Carson; Jihan Hodges; Sherry Phillips; Michael Voiland

Nay:

- B. Zoning Text Amendment # ZTA-23-04, Technical Corrections**– Text amendment (ZTA-23-04) submitted by staff to amend the Town of Garner Unified Development Ordinance (UDO) to correct technical errors and omissions in the initial adoption of the Garner Forward version of the UDO on July 5, 2023.

**Staff/Commission Discussion:** Mr. Triezenberg presented the staff report with the proposed text corrections. Ms. Jones presented some information regarding Bonafide Farms and accessory dwelling units. Mr. Carson asked about the proposed exemption in article two, if changes would be made to e-notifications, and if the revision of section 4.4.6 was to encourage project inquiries to go town staff rather than the applicant. Ms. Phillips asked about the backyard hens accessory use, clarifying where hens and roosters are allowed and how that section of the

ordinance is enforced. Ms. Avent inquired about how zoning violations are enforced, regarding process, timelines, and fees. Mr. Blasco offered some comments regarding clerical edits and inquired about how the connectivity index is calculated. He expressed some concern about exemptions to the connectivity and stub street connection policy. Mr. Carson asked for some clarification regarding accessory dwelling units and utilities. He also asked if CAD files were required for As-Built drawings. Mr. Jefferson asked for some clarification regarding building setbacks in subdivisions that were approved under the previous ordinance.

**RESULT:**     **Recommend to Town Council for final action [UNANIMOUS]**

**Motion:**     **Mr. Voiland** – I move that the Planning Commission accept the Consistency Statement detailed in Section V 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 ZTA-23-04 to the Town Council.

**Second:**     **Mr. Jefferson**

**VOTE:**       **Aye: Jon Blasco, Phillip Jefferson, Gina Avent; Ralph Carson; Jihan Hodges; Sherry Phillips; Michael Voiland**

**Nay:**

## VII. Reports

- A. **Planning Director** – Mr. Triezenberg informed the commission that at the Jan 30 council work session council asked staff to schedule a joint session meeting with the planning commission to discuss CLUE implementation.
- B. **Planning Commission-** Mr. Voiland informed the commission of a Wake County multi-jurisdictional hazard mitigation meeting. Mr. Voiland asked for an update on Duke Health project on Timber Drive. Mr. Blasco asked about the Overlook at Stoney Creek, which was permitted by right

VIII. **Adjournment-** Having no further matters to discuss the meeting adjourned at 8:24PM