



April 8, 2024, 7:00 PM
Town of Garner Planning Commission Minutes
Council Meeting Room
900 7th Avenue · Garner, North Carolina 27529

I. Call to Order

Mr. Jefferson called the meeting to order at 7:00 PM.

II. Roll Call

The Secretary conducted the roll call for the meeting.

Members Present: Phillip Jefferson, Vice Chair; Gina Avent; Ralph Carson; Jihan Hodges; and Sherry Phillips.

Staff in attendance: Mr. Thomas Waltersdorf, Planning Technician; Mr. John Hodges, Assistant Town Manager; Mr. David Talbert, Assistant Town Engineer; Ms. Terri Jones, Town Attorney; Mr. Jeff Triezenberg, Planning Director; and Ms. Erin Joseph, Assistant Planning Director.

Mr. Elmo Vance, Town Councilmember was also in attendance.

III. Invocation

Mr. Carson gave the invocation.

IV. Adoption of Agenda

Mr. Carson made a motion to adopt the agenda. The motion was seconded by Ms. Avent. The vote to adopt the agenda was unanimously approved.

V. Minutes

Regular Meeting minutes March 11, 2024 – Ms. Avent made a motion to approve the presented minutes of the March 11th meeting. The motion was seconded by Mr. Jefferson. The vote to approve was unanimous.

VI. Presentation

Southeast Area Study: Gaby Lawlor, CAMPO—Ms. Lawlor stepped forward to update the Planning Commission on the Southeast Area Study from CAMPO. Mr. Carson had

questions for Mr. Triezenberg relating to the wish list for Garner of CAMPO projects. Mr. Triezenberg said the study accurately reflects our current priorities and plans. Mr. Carson then asked about plans for Garner Road. Ms. Lawlor said that CAMPO bases their plans off local municipal plans. Mr. Jefferson asked Ms. Lawlor about micro transit and rail service. Ms. Lawlor said that rail service is a long-term plan due to infrastructure cost.

Mr. Triezenberg said if there are any questions, Commission members may reach out to him. Mr. Jefferson thanked Ms. Lawlor for her presentation.

VII. Old/New Business

- A. **CZ-24-001, 312 Highway 70 E (The Villas at White Oak)**- Tier 1 conditional district rezoning request submitted by Traci Dusenbury Tate of Halcon Companies, LLC, to rezone approximately 5.04 +/- acres from Commercial Mixed Use (CMX) and Light Industrial (LI) to Commercial Mixed Use (CMX C300) Conditional. The site is located at 312 US 70 Highway East and may be further identified as Wake County PIN 1710991886. Use conditions are proposed.

Staff/Commission Discussion: Ms. Joseph presented the Staff Report. There were no questions of Staff.

Applicant/Commission Discussion: Ms. Traci Dusenbury-Tate of Halcon Companies & Halcon Development stepped forward to present the proposal to the Commission.

Ms. Hodges asked how the rent and income qualifications are determined. Ms. Tate answered that HUD guidelines and a market study helped determine the rental rates. Mr. Carson congratulated Ms. Joseph on her first presentation. He then thanked Ms. Tate for the project proposal and stated that there is a great need for affordable senior housing and that the project is a better use for that area than a hotel. He had questions about the outdoor space regarding location of the dog park and accessibility with a looped trail.

Ms. Phillips appreciated the project and its location. Ms. Avent agreed that the project is well thought out. They both thanked the applicant. Mr. Jefferson had questions and concerns about the possible greenway connection and sloping issues. He said he would like to see some kind of connection to the Mahlers Creek corridor which would help enhance East-West connection in Town. He stated an internal trail circulation would be nice for residents, particularly around the northern side of the building.

Ms. Tate mentioned how the plans for the common space within the building may include pop-up shops and events with vendors to bring amenities to the residents. Ms. Avent asked about mobility units. Ms. Tate said there will not be full-time

staff, but that residents of their communities operate a robust buddy system to look out for each other.

Ms. Hodges asked of Staff how this proposal would fit into a greater transit plan. Ms. Joseph said that US 70 is on an existing transit corridor and the proposal would fit nicely into existing transit plans. Mr. Triezenberg said he thinks there would be potential for at least the nearby medical offices to have a future transit stop.

Result:	Recommend to Town Council for Approval [5 ayes, 0 nay]
Motion:	Mr. Carson- I move that the Planning Commission accept the Consistency Statement drafted herein as our own written recommendation regarding the consistency of the request with the Town's adopted land use plans and recommend approval of Case # CZ-24-001 to the Town Council, particularly since the project could advance the public interest in the provision of housing options for low-income seniors in a suitable location.
Second:	Ms. Avent
Vote:	Ayes: Avent, Carson, Jefferson, Hodges, Phillips Nays: none

VIII. Reports

- A. Planning Director** – Mr. Triezenberg updated the Commission about an upcoming UNC School of Government Planning Board workshop and encouraged attendance by the commission as well as staff. Ms. Jones said the purpose of this training workshop would be to get the Town Council and Planning Commission to collaborate. Mr. Triezenberg also informed the Commission of recent Council activity including the approval of Mahlers Creek, 309 Holman Drive, and East Garner Road Assemblage and the associated Development Agreement.

Mr. Triezenberg said that the Senior Planner position was readvertised in hopes of filling the vacancy soon.

Mr. Jefferson asked Mr. Triezenberg what the next steps are for the East Garner Road property. Mr. Triezenberg said they are working on an appropriate land swap with the National Park Service. Locally, the next step is the preliminary subdivision plan.

Mr. Carson had a question about the Duke Health project at Timber Drive East and Benson Road, and the WakeMed hospital project on White Oak Road. Mr. Triezenberg said that he has not heard back from Duke in a while, and he is awaiting formal submittals from WakeMed.

IX. Adjournment

Having no further matters to discuss, the meeting was adjourned at 8:19 PM.