



May 13, 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. Blasco called the meeting to order at 7:08 PM.

II. Roll Call

The Secretary conducted the roll call for the meeting.

Members Present: Jon Blasco, Chair; Gina Avent; Ralph Carson; Jihan Hodges; Sherry Phillips; and Michael Voiland.

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; Ms. Erin Joseph, Assistant Planning Director; and Ms. Alison Jones, Development Review Manager.

Mr. Buddy Gupton, Mayor, was also in attendance.

III. Invocation

Ms. Hodges 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 the agenda was unanimously approved.

V. Minutes

Regular Meeting minutes April 8, 2024 – Mr. Carson made a motion to approve the presented minutes of the April 8th meeting. The motion was seconded by Ms. Avent. Mr. Blasco and Mr. Voiland chose to abstain from voting as they were not in attendance at the April 8 meeting. The vote to approve the minutes was unanimous.

VI. Old/New Business

- A. **CZ-MP-23-02 Wall Store Road:** Tier 2 conditional rezoning request submitted by Capital Partners of NC, LLC to rezone 8.69 +/- acres from Rural Agricultural (RA) and MF-B (MF-B C258) Conditional to Multifamily B (MF-B C277) Conditional for the development of a maximum of 60 townhouses. The site is generally located on the south side of Wall Store Road, west of Rock Quarry Road.

Staff/Commission Discussion: Mr. Triezenberg presented the Staff Report.

Applicant/Commission Discussion: Ms. Beth Blackmon of Timmons Group was available to present on behalf of the applicant and answer any questions. She stated that they wanted to take the Garner Forward plan into account when crafting this proposal and combine it with Burnette Farms.

Mr. Blasco asked what the responsibility would be for the collector road. Mr. Carson asked about street and alleyway connections within the site. He also asked about deceleration lanes on Wall Store Road, however Ms. Blackmon stated that it was not required. Mr. Jeff Hochanadel, who conducted the traffic study, answered that there were no turn lanes needed or offered because it was not approaching a trigger for them per NC DOT.

Mr. Voiland asked if the existing pond would remain. Ms. Blackmon stated that it would remain, but that an SCM pond would need to be constructed as well for water quality purposes.

Ms. Hodges asked about greenway connections as well as tree protection and landscape buffers.

Mr. Blasco asked about architectural details of the property. Ms. Blackmon said they didn't have any at the time, but that it would match the zoning conditions of Burnette Farms. Mr. Blasco reminded Ms. Blackmon that garage sizing is an important detail. He also appreciated the alley-loaded product. He asked about alternative stormwater structures and green infrastructure. Mr. Blasco also has concerns about the piecemeal nature of the development.

Mr. Voiland pointed out to Mr. Triezenberg that a greater view of the area (ie. maps) would help better inform the Commission members.

Mr. Blasco asked if anyone wanted to speak for or against the project. No one did.

Mr. Voiland then offered the draft motion to accept and recommend approval to Town Council. Ms. Hodges seconded the motion. Mr. Blasco asked to make an amendment to the motion. Mr. Blasco added approval should be based on adding improved landscaping along road frontages on the Eastern and Southern connector roads to match Wall Store Road.

Result:	Recommend to Town Council for Approval with Amendment [6 ayes, 0 nay]
Motion:	Mr. Voiland- 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-MP-23-02 to the Town Council, along with the recommendation that enhanced landscaping be added along the eastern and southern connector streets to match the landscaping along Wall Store Road.
Second:	Ms. Hodges
Vote:	Ayes: Avent, Blasco, Carson, Hodges, Phillips, Voiland
	Nays: none

****The following two cases were recommended to be continued prior to this meeting. The cases were presented, and discussion given, however no decision on them was to be made. ****

- B. **CZ-SB-20-09 Wilmington Place:** Conditional rezoning request submitted by Site Investments, LLC to rezone 39.54 +/- acres from Single-Family Residential (R-9) and Multi-Family 1 (MF-1 C236) Conditional for the construction of up to 55 zero-lot-line single-family detached homes and 61 townhouses. The 39.54-acre site is located off Creech Road, south of Gatewood Subdivision. Zoning conditions restricting range of permitted uses and adding commitments above and beyond the UDO are included.

Staff/Commission Discussion: Mr. Triezenberg presented the Staff Report.

Mr. Carson stated that he believed the site details are lacking. He said he thinks this, along with all other projects in the area, should be shown together for better context. He said he would like to see more detail and more amenities/open space. Mr. Carson objected to the notion that zero-lot-line properties would target working-class affordable housing. Mr. Triezenberg stated that it was a new type that *may* allow for different price points, but the market would still dictate.

Mr. Blasco said he would like to see the product suggested. Staff showed the renderings from the packet to the Commission. Mr. Voiland questioned why the proposed unit count didn’t match the previous Neighborhood Meeting proposals.

Mr. Charles Walker, from the Applicant, stepped forward to speak and answer questions. He addressed changes to the proposal over the years. Mr. Walker acknowledged the challenges due to transportation hurdles with Creech Road. Mr. Carson stated that he was not a fan of the renderings, and Mr. Walker said that they are examples only and will take feedback into consideration.

Mr. Blasco reminded the Commission that they are limited in what they can ask for architecturally. Mr. Voiland asked why there are three SCM's, and Mr. Walker stated it was due to the typography of the site.

Mr. John Hodges then stepped forward to discuss the Engineering Memo presented to Town Council. The memo will be passed along to the Commission.

Result:	Recommend Continuing Case Review to Regular Meeting on June 10
Motion:	Mr. Carson-I move to continue this case to the next meeting of the Planning Commission in June.
Second:	Mr. Voiland
Vote:	Ayes: Avent, Blasco, Carson, Hodges, Phillips, Voiland
	Nays: none

- C. **CZ-MP-22-13 1306 Creech Road:** Tier 2 conditional rezoning request submitted by CR 1306 & 0 LLC to rezone approximately 42.02 +/- acres from Rural Agricultural (RA) to Multifamily B (MF-B) Conditional and Commercial Mixed Use (CMX C276) Conditional for a mixed-use development of 312 multi-family units and 5,000 square feet of commercial space. The site is located on the east side of Creech Road between Jewell Street and Plaza Drive.

Staff/Commission Discussion: Ms. Joseph presented the Staff Report.

Applicant/Commission Discussion: Ms. Isabel Mattox stepped forward on behalf of the applicant. She said they were prepared to do a presentation, but wanted to do whatever the Commission was comfortable with. She stated that they want to hear what comes out of the Council as far as transportation improvements are concerned. She requested feedback from the Commission would be helpful.

Ms. Hodges asked about the length and layout of the development and how the amenities are placed. Mr. Blasco asked if the townhomes are renter-occupied or owner-occupied. Ms. Mattox stated they are to be developed with the same management as the apartments. Mr. Carson asked about the location of the amenities. Mr. Blasco questioned the density mix and whether the townhomes were necessary. The applicant said that they wanted a mix of product types and that the layout of the proposal was based on the topography of the site. Ms. Avent asked why townhomes were included, but Ms. Mattox said they would need the applicant to answer that question.

Result:	Recommend Continuing Case Review to Regular Meeting on June 10
Motion:	Mr. Carson-I move that the Planning Commission continue its review of Case # CZ-MP-22-13 to the regular meeting of June 10 th to allow for the feedback to be received from the Council and Staff regarding the improvements presented to the Council and the referenced Engineering Memo.
Second:	Ms. Avent
Vote:	Ayes: Avent, Blasco, Carson, Hodges, Phillips, Voiland Nays: none

VII. Reports

- A. Planning Director** – Mr. Triezenberg said Staff will review revising Staff Reports to give more context to adjacent developments in review. He gave updates on recent activity with Town Council.

Mr. Triezenberg told Planning Commission that the ETJ Expansion package was endorsed by Council to be presented to Wake County soon.

Mr. Triezenberg mentioned that Mariah Bishop and Shane Banks were appointed to fill the spots of Mr. Blasco and Ms. Avent on Planning Commission to begin their terms with the July meeting.

Mr. Voiland noted that they were presented with three proposals that all dealt with roads that are either non-existent, unpaved, or unfinished. He said that it's a testament to how fast and how far Garner is growing. Mr. Triezenberg stated that

challenges arise with the merging of new development patterns with older development patterns. Mr. Blasco noted future population estimates.

VIII. Adjournment

Having no further matters to discuss, the meeting was adjourned at 9:15 PM.