



**June 10, 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 7:02 PM.

**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; Jihan Hodges; 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; Ms. Alison Jones, Development Review Manager; Ms. Leah Harrison, Town Engineer; and Mr. Max Harris, Legal Intern.

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

**III. Invocation**

Mr. Voiland 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 May 13, 2024** – Mr. Carson made a motion to approve the presented minutes of the May 13<sup>th</sup> meeting. The motion was seconded by Mr. Voiland. The vote to approve the minutes was unanimous.

**VI. Old/New Business**

**A. Presentation from Leah Harrison on Creech Road Transportation Improvements**

**Staff/Commission Discussion:** Mr. Jeff Triezenberg starts by posing some questions for the Commission to consider and asked for them to provide feedback to Staff. Ms. Leah Harrison presented the Engineering Memo detailing transportation improvement options proposed for the Creech Road corridor.

**All Commission members had comments and questions including (but not limited to) the following:** Ms. Avent asked about alternative transit options with Creech Road Elementary School including sidewalks. She asked whether some options could be completed without others. Ms. Harrison stated they could, but the benefits would be limited. Ms. Avent also asked if improvements such as widening Creech Road are asked for with development applications. Ms. Harrison stated that improvements are asked for, in portions.

Mr. Blasco asked if there were transportation options on site at CRES. He also asked if our transportation plans are coordinated with Raleigh. Ms. Harrison said they are. Mr. Blasco decided to give his feedback at the meeting. He said his top priority would be for pedestrian improvements along Creech Road and his second priority would be a realignment of Creech. He said those would provide safety and opportunity for potential future neighborhood commercial as well.

Mr. Carson asked why a full buildout of road improvements (including sidewalks) could not happen through developers. Mr. Triezenberg said we are limited by state statute in what we can ask for. Mr. Cason thanked Staff for their work and stated there are no easy solutions.

Mr. Jefferson asked about bus stop dedication and if we can allow (or require it) on private property when space is not available within the right-of-way. He wants Garner to be innovative in our approach while trying to find the best solutions.

Ms. Hodges asked about statistics on accidents and incidents. She also asked about the potential for public transit within the transportation improvements. Members were asked to come up with their preferences from the proposals and get back to Staff via email.

- B. **CZ-MP-22-13 1306 Creech Road:** Tier 2 conditional rezoning request submitted by CR 1306 & O 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.

**Applicant/Commission Discussion:** Ms. Isabel Mattox, representing the applicant, stepped forward to ask for a continuation to a future meeting. She stated that the

applicant was still in conversations with the Council and not prepared to present updates at this meeting.

<b>Result:</b>	<b>Recommend Continuing Case Review to Regular Meeting on July 8</b>
<b>Motion:</b>	<b>Mr. Carson-I move to continue this case to the next meeting of the Planning Commission in July.</b>
<b>Second:</b>	<b>Mr. Voiland</b>
<b>Vote:</b>	<b>Ayes: Avent, Blasco, Carson, Jefferson, Hodges, Voiland</b>
	<b>Nays: none</b>

- C. **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 mentioned that the case was presented by Staff at the previous Planning Commission meeting in May. He pointed to the recommendation section from the Staff Report with options for the Commission.

**Applicant/Commission Discussion:** Mr. Charles Walker, representing the developer of the project, stepped forward to speak. He stated that what they are proposing will help with all items shown in the Engineering memo presented earlier. He said they are offering \$1.6 million towards half of bridge crossing Little Arm Branch. He also pointed to multiple play areas, a missing link to Gatewood, and bus stop dedication.

Mr. Carson asked why the Wilmington Road extension is not built to three lanes. Mr. Walker said due to Town code, they only build two travel lanes. He said they will grade the entire right-of-way but only build the two lanes. Mr. Carson also asked about the property at the end of Wilmington being acquired. Mr. Hodges said that the project should be evaluated with Creech and Wilmington Roads in their current alignment.

Mr. Voiland questioned why there are inconsistencies in the land use and community character criteria of the Staff Report. Mr. Triezenberg noted that Staff have not adjusted their consistencies completely yet. Mr. Voiland recommended tabling the case for another month, and Mr. Carson agreed. Mr. Blasco encouraged further discussion prior to making any decisions.

Ms. Avent thanked the applicant for making changes and additions to the plan. Mr. Jefferson appreciated the level of care in consideration of the site and housing typology. He said he understands how this development may also help the Town with the transportation goals of the area as well. Mr. Blasco asked the applicant if they would consider consolidating the play areas, and he said he liked the zero-lot line approach to an additional housing style. Mr. Blasco and Mr. Jefferson both mentioned that they think small-scale neighborhood retail would be beneficial to the area.

No one from the public stepped forward to speak.

Ms. Avent expressed concern that the case has already been continued and worried that it would be continued again in the future. Mr. Triezenberg stated that Staff would like to tighten up consistencies so recommendations are clear when it goes before Council next.

<b>Result:</b>	<b>Recommend Continuing Case Review to Regular Meeting on July 8</b>
<b>Motion:</b>	<b>Mr. Voiland-</b> Given that some changes to this proposal may be in process that could change consistency ratings, I recommend that the Planning Commission consider this case at the next meeting.
<b>Second:</b>	<b>Mr. Jefferson</b>
<b>Vote:</b>	<b>Ayes: Avent, Carson, Jefferson, Voiland</b> <b>Nays: Blasco, Hodges</b>

*A ten-minute recess is taken prior to hearing the text amendment case.*

- D. **ZTA-23-02 Garner Forward Implementation:** Zoning text amendment request submitted by the Town of Garner Planning Department to add and/or revise regulations aimed at implementing the 2023 Garner Forward Comprehensive Plan. General topics include, but are not limited to: regulatory adjustments to nonconforming site elements, special use permits, transportation overlay zones, table of permitted uses, townhouse and two- to four- family dwelling unit

definitions, research and development uses, open space, block faces, building materials, shared parking, and perimeter buffers on small lots.

**Staff/Commission Discussion:** Mr. Triezenberg presented the contents of the Staff Report.

The Planning Commission had no substantive comments for Staff and moved to motion.

<b>Result:</b>	<b>Recommend Approval to Town Council</b>
<b>Motion:</b>	<b>Mr. Carson-I move that the Planning Commission accept the recommendations of Staff regarding the Zoning Text Amendments and recommend approval to Town Council</b>
<b>Second:</b>	<b>Mr. Jefferson</b>
<b>Vote:</b>	<b>Ayes: Avent, Blasco, Carson, Jefferson, Hodges, Voiland</b>
	<b>Nays: none</b>

## VII. Reports

- A. Planning Director** – Mr. Triezenberg updated the Planning Commission on recent Special Use Permits and rezoning cases. He reminded them there will be new members at the next meeting and to consider officer positions for the upcoming year.

Mr. Triezenberg told the Commission that the ETJ Expansion package has been presented to Wake County and Public Meetings have been planned. Mr. Carson asked about the WakeMed and Duke Health projects. Mr. Triezenberg and Mr. Hodges noted details would be shared as they come in. Mr. Blasco thanked all for the support and help and wished Staff and the Commission luck.

## VIII. Adjournment

Having no further matters to discuss, the meeting was adjourned at 9:37 PM.