



**August 12, 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, Chair; Ralph Carson, Vice Chair; Gina Avent; Mariah Bishop; Sherry Phillips; and Michael Voiland.

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

**III. Invocation**

Mr. Carson gave the invocation.

**IV. Adoption of Agenda**

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

**V. Minutes**

**Regular Meeting minutes July 8, 2024** – Mr. Voiland made a motion to approve the presented minutes of the July 8<sup>th</sup> meeting. The motion was seconded by Ms. Avent. The vote to approve the minutes was unanimous.

**VI. Old/New Business**

- A. **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 C276) 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 to the east side of Creech Road between Jewell Street and Plaza Drive.

**Staff/Commission Discussion:** Mr. Triezenberg stated that the applicant was not in attendance and requested a continuance of the case. Mr. Carson asked about the details of continuing the case further. Mr. Triezenberg stated that if the plan is altered greatly the applicant would need to start over at the Public Hearing stage.

<b>Result:</b>	<b>Recommend Continuing Case Review to Next Meeting [6 ayes, 0 nay]</b>
<b>Motion:</b>	<b>Mr. Voiland-</b> I move that we consider the continuation of case review of CZ-MP-22-13 until next month’s meeting.
<b>Second:</b>	<b>Ms. Phillips</b>
<b>Vote:</b>	<b>Ayes: Avent, Bishop, Carson, Jefferson, Phillips, Voiland</b> <b>Nays: none</b>

- B. **CZ-23-02 3412/3508 Benson Road:** Tier 1 conditional district rezoning request submitted by Collier Marsh of Parker Poe Adams and Bernstein LLP, to rezone approximately 49.51 +/- acres from Highway District (HD Wake County) and Residential-30 (R-30 Wake County) to Commercial Mixed Use (CMX C310) Conditional. The site is located between Benson Road and Jordan Road, near the intersection with Ten Ten Road.

**Staff/Commission Discussion:** Ms. Josphe presents the Staff Report.

Ms. Avent asked about the writing in a box on the visual being unreadable and asked what it was. It was noted to be parcel information. Mr. Carson asked about the neighborhood meeting.

**Applicant/Commission Discussion:** Mr. Marsh spoke on behalf of the applicant. He mentioned how the applicant used the Garner Forward Comprehensive Plan for guidance in crafting their proposal. He mentioned how the site is more than a mile to existing water and sewer lines and creating the infrastructure for such development can take time. He stated that the time and flexibility involved is why they are asking for a Tier 1 rezoning.

Mr. Marsh further explained the details of their proposed zoning conditions. He explained how they wanted to concentrate the highest intensity development to one area of the site and have the others be less intense. He said they designed the

project to reflect a varied development pattern throughout the site. He said they are committed to preserving wetlands and open space while offering additional environmental commitments.

Mr. Voiland asked about power lines and easements crossing the site. Mr. Carson thanked the applicant for the updated traffic study. He did mention that he thought the workforce housing set at 100% AMI is too high to accurately reflect housing costs for workforce housing. He said he thinks that percentage should be brought down. He also asked about turn lanes on Benson Road. Mr. Marsh said that the turn lanes would be in addition to required infrastructure build-out of Benson Road. He also recognized they are willing to look at AMI percentages further for workforce housing.

Ms. Bishop asked how the wetlands would continue to be preserved and protected after development is done. She also asked about cross access of the site and how it would be designed/built. She also asked about what types of retail and commercial are to be included. Mr. Marsh mentioned the retail would likely be neighborhood-serving stores.

Ms. Avent asked about the small parcel/square on the lower right corner of the site plan. Mr. Marsh said it was a later addition to be included in the overall site.

Mr. Jefferson asked about improvements to Jordan Road. Mr. Marsh said that the cross access is the best option to pull traffic away from Jordan. Mr. Jefferson also asked about the timing of development types. Mr. Marsh said he believes that the residential would come first, with the commercial development to be residential-driven. Mr. Marsh said they are unsure if the commercial would be integrated into the residential buildings. Mr. Jefferson also asked about Green Building standards offered, and Mr. Marsh said that they intend all the primary buildings to be Green Building standard.

Mr. Voiland asked about lift station and SCMs. Ms. Bishop also asked about the design of lift stations and any concerns with them. Mr. Jefferson asked where the play areas would be located. Mr. Marsh said it is likely to be in Area #1.

**Public Comment:** Mr. John Cavallaro stepped forward to speak about his concerns with the proposal. He said traffic is a huge concern for he and his neighbors. He said that Benson Road is already at capacity.

Mr. Carson mentioned an email sent to him by Tammy Germiller, a career transportation professional, about her concerns with traffic. He detailed some of her concerns. The email was not sent to all members of the Planning Commission, but Staff then forwarded the email to all members. Mr. Triezenberg gave further details regarding NCDOT Benson Road improvements.

<b>Result:</b>	<b>Recommend Approval to Town Council [6 ayes, 0 nay]</b>
<b>Motion:</b>	<b>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-23-02 to the Town Council.</b>
<b>Second:</b>	<b>Ms. Avent</b>
<b>Vote:</b>	<b>Ayes: Avent, Bishop, Carson, Jefferson, Phillips, Voiland</b>
	<b>Nays: none</b>

C. **CZ-MP-23-04 Homestead at Bryan Farm:** Tier 2 conditional rezoning request submitted by the Lennar Corporation to rezone 99 +/- acres from Rural Agricultural (RA) to Residential 8 (R8 C306) Conditional for a collective maximum of 265 dwelling units (note: down from 291 in the original application) including individual maximums of 107 townhome units and 167 single-family detached units. The site is located on the west side of Hebron Church Road and north of Clifford Road.

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

Mr. Voiland pointed out that the notes mention one SCM, but the master plan map shows 3 SCMs. Mr. Carson asked about the Neighborhood Meeting notes. Ms. Avent asked about wording in the conditions of preceding vs proceeding. Mr. Jefferson asked about the percentage of townhomes. Mr. Carson asked about written vs visual descriptions. Ms. Joseph said that any written conditions would be what would prevail upon passage. There was further discussion about lot size and home size between Commission and Staff.

**Applicant/Commission Discussion:** Mr. Collier Marsh stepped forward on behalf of the applicant. He spoke of changes they made to the proposal and how the percentage of townhomes went from 70% to 40%. He said the layout was meant to match the adjacent neighborhoods with reduced density and enhanced architectural conditions. Mr. Marsh said Lennar is planning for the product type to be their top-of-the-line product.

Mr. Voiland asked about the old farm pond on the property and if it could be adapted to be used as an SCM. Mr. Marsh stated that it was likely a liability and best to drain.

Mr. Carson appreciated the pocket parks and open spaces. He said the sidewalks and trails are a positive. He did have concerns with the lack of parking with the dog park location. Mr. Carson questioned the lot sizes. Mr. Marsh said the size is allowable in R8 zoning, but they chose to go above and beyond architecturally to balance out concerns with narrower lots. Mr. Carson also asked about street parking. Mr. Carson also asked about the unit count discrepancies. He asked the applicant if they would agree to the unit count depicted on the Master Plan (158 SF and 98 TH). The applicant agreed.

Ms. Bishop asked about the historic farmhouse and how it fit into the neighborhood. She also asked about the number of accesses and how the proposed greenway ties into existing greenways. Mr. Triezenberg helped explain the greenway infrastructure and plans.

Ms. Avent asked about driveway length and width for sufficient parking availability. She wanted to make sure that there is sufficient width to accommodate on-street parking and emergency vehicle access. Ms. Avent asked if there was an affordable housing component. Mr. Marsh said this proposal was meant to raise the tax base of the Town to be above the cost of services. Ms. Avent asked about the existing farmhouse and why it was being retained. Mr. Jefferson mentioned his concerns over street width. Mr. Carson wanted to know if the applicant would commit to parking at the dog park.

Mr. Jefferson thanked the applicant for upgrading materials. He wanted them to avoid mixing vinyl trim and accents with non-vinyl materials. He also stated his preference for as many windows as possible, especially on townhome end units.

No one from the public had any comment.

Ms. Avent first offered a motion which was seconded by Mr. Voiland. Mr. Carson offered an amendment to the motion including the commitment by the developer to agree to a maximum unit count of 158 single-family homes and 98 townhomes.

<b>Result:</b>	<b>Recommend Approval to Town Council [6 ayes, 0 nays]</b>
<b>Motion:</b>	<b>Ms. Avent-I</b> 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-23-04, with the amendment providing for a maximum of 158 single-family homes and 98 townhomes, to the Town Council.
<b>Second:</b>	<b>Mr. Voiland</b>
<b>Vote:</b>	<b>Ayes: Avent, Bishop, Carson, Jefferson, Phillips, Voiland</b>  <b>Nays: none</b>

**VII. Reports**

**A. Planning Director** – Mr. Triezenberg told the Planning Commission of a revised annexation agreement with the City of Raleigh. He mentioned that the Special Use Permit for the Bennett Assemblage of US 401 was approved. He also said a large portion of the recent text amendment presented to Council was approved, but a smaller portion is to be discussed at a future work session. He mentioned Wilmington Place was approved.

Mr. Triezenberg mentioned the National Community Survey was recently presented to Town Council and he invited Planning Commission to read the results. He also discussed how the Pedestrian Plan would be used in analysis of future plans.

**B. Planning Commission**—Mr. Carson updated the Planning Commission on the first meeting of the Affordable Housing Task Force.

**VIII. Adjournment**

Having no further matters to discuss, the meeting was adjourned at 9:47 PM.