



December 16, 2019 7:00 PM
Town of Garner Planning Commission Minutes
Town Council Chambers
900 7th Avenue · Garner, North Carolina 27529

I. Call to Order

Mr. Hunnicutt called the regular meeting of the Town of Garner Planning Commission to order at 7:00 p.m. on Monday, December 16, 2019 in the Town Council chambers.

II. Roll Call

The Secretary conducted the roll call.

Members present: Jon Blasco, Barbara Barat, Vice-Chairman; Jim Hunnicutt, Chairman; Dean Fox, Vira Hogan and Vang Moua

Staff in attendance: Mr. Jeff Triezenberg, AICP, GISP, Planning Director; Mr. David Bamford, AICP, Planning Services Manager; Ms. Stacy Harper, Principal Planner; Ms. Alison Jones, Planner II, and Ms. Elisabeth Webster, Planning Technician

III. Invocation

Mr. Hunnicutt gave the invocation.

IV. Minutes

Regular Meeting Minutes November 18, 2019 – Mr. Hunnicutt requested the November 18 Meeting Minutes be pushed to January to allow time for corrections.

V. Old/New Business:

A. Conditional Use Rezoning and Conditional Use Site Plan Request:

CUD-Z-19-09 Elevate White Oak Apartment Home – Signature Development Group, LLC is requesting rezoning of 19.08-acres from Single-Family Residential (R-40) and Residential Mobile Home/Park (RMH) to Multi-Family 2 (MF-2 C222) Conditional Use. The site is located at 7555 White Oak Rd. and can be further identified as Wake County PIN(s) **1720-53-3317, 1720-53-2042, 1720-52-4844, 1720-52-3554, 1720-52-5597, & 1720-52-8735**

Staff/Commission Discussion: Mr. Bamford presented the staff report. There were questions/discussion regarding what will happen to the surrounding properties on the Future Land Use Map and if changing the Future Land Use Map for this project would hinder surrounding properties from future development.

Applicant/Commission Discussion: Mr. Brian Wise with Signature Property and Joe Faulkner with CE Group spoke on behalf of the project. There were no questions/discussion regarding the rezoning.

Mr. Hunnicutt asked if there were any proponents or opponents wanting to speak on this matter. Hearing none, Mr. Hunnicutt brought the matter back to the table for additional discussion/motion.

RESULT: Recommend Approval to Town Council [UNANIMOUS]

Motion: Ms. Hogan– I move to that the Planning Commission accepts staffs' statements regarding zoning consistence with the Garner Forward Comprehensive Plan, being detailed in Section V of this report, as their own, and recommend approval of CUD-Z-19-09 Elevate White Oak Apartment Homes to Town Council, along with a simultaneous amendment to the Garner Forward Comprehensive Plan re-designating the site from 'Medium-Density Residential' to 'Multi-Family Residential.'

Second: Mr. Blasco

VOTE: Aye: Hunnicutt, Blasco, Barat, Fox, Hogan, and Moua

- **CUP-SP-19-17 Elevate White Oak Apartment Home** – Signature Development Group, LLC is requesting conditional use site plan approval for a 288-unit apartment complex. The site is located at 7555 White Oak Rd. and can be further identified as Wake County PIN(s) **1720-53-3317, 1720-53-2042, 1720-52-4844, 1720-52-3554, 1720-52-5597, & 1720-52-8735.**

Staff/Commission Discussion: Ms. Jones presented the staff report. There were questions/discussion regarding the reduction in required parking spaces, if reduced

parking requirements will be included in the UDO re-write, if parking spaces will be assigned, if a Traffic Impact Analysis (TIA) was required for the project, current traffic conditions on White Oak Rd., if there had been any discussion about road improvements along Salt Hill Rd., if there was any consideration to extend widening instead of proposed intersection improvements, what factor was used for 'trips generated' for apartment homes, the extent of the future road improvements on Salt Hill Rd., had there been any thought of adding a through in center of the development, clarification on what road widening would be done with the project versus in the future, if the project required annexation, allowed parking reductions as stated in the UDO, request for TIA information in the staff reports moving forward, intersection improvements at White Oak Rd. and Timber Dr., how required road improvements will affect the future round about project, who will be responsible for developing the other half of Salt Hill Rd., and concern that there are no proposed sidewalks along the southern portion of the site.

Applicant/Commission Discussion: Mr. Brian Wise with Signature Property and Joe Faulkner with CE Group spoke on behalf of the project. There were questions/discussion regarding what concerns were expressed at the neighborhood meeting, why earlier plans showed two connections to White Oak Rd. but the current plans only shows one connection to White Oak Rd., future median opening opportunities once White Oak Rd. is widened to its complete typical section, the anticipated square footage of the proposed units, the anticipated price points of the proposed units, how many stories the buildings will be, if there would be elevators, the location of maintenance garage, and if there had been any thought of doing a four-story complex to add more green space.

Mr. Hunnicutt asked if there were any proponents or opponents wanting to speak on this matter. Julie McGrath, 8606 Brookdale Dr., Raleigh, spoke in favor of the project.

Mr. Hunnicutt brought the matter back to the table for additional discussion/motion. After the motion and the second there was additional discussion regarding if there had been talks of developing the properties between the project and Target and if improvements along White Oak Rd. will be postponed until the remaining properties are developed.

RESULT: Recommend Approval to Town Council [UNANIMOUS]

Motion: Ms. Hogan— I move that the Planning Commission confirm staffs' findings in Section VII of this report, that **CUP-SP-19-17 Elevate White Oak Apartment Homes** is in conformity with adopted town plans and policies so long as the following conditions are met:

1. Prior to the issuance of the first building permit, the Stormwater Program Administrator shall be in receipt of proof of payment for the required nitrogen offset payment to an approved mitigation bank;

2. Prior to the issuance of each building permit, a fee in lieu of park land dedication shall be paid to the Town of Garner;
3. Prior to receipt of approved plans, Engineering Department inspection fees must be paid to the Town of Garner;
4. Prior to issuance of the first building permit, all applicable water and sewer fees must be paid to the City of Raleigh Public Utilities Department;
5. Prior to the issuance of the first building permit, the Planning Department shall be in receipt of certification from a licensed funeral director that the on-site graves have been suitably relocated; and
6. Prior to the issuance of approved construction drawings, Town staff shall be in receipt of documentation from the governing authority regarding the permitting of encroachments into wetland areas.
7. Prior to issuance of the first Certificate of Occupancy, a petition for annexation must be filed with the Town of Garner.
8. Prior to issuance of building permit proof of NC DOT approved driveway permit must be provided to the Town of Garner.

Second: Ms. Barat

VOTE: Aye: Hunnicutt, Blasco, Barat, Strindberg, Hogan, Fox and Moua

B. Conditional Use Site Plan Request:

CUP-SP-19-23 KS Bank K&J Garner, LLC is requesting conditional use site plan approval for a bank. The site is located at 409 US HWY 70 E and can be further identified as Wake County PIN **1721-00-5312**.

Staff/Commission Discussion: Ms. Harper presented the staff report. There were questions/discussion regarding if there will be accessible parking space, why there was no proposed curb and gutter around the parking lot, proposed sidewalk placement, distance between proposed sidewalk and proposed street lighting, if a fee-in-lieu could be used for the sidewalks improvements, and if a cross assess agreement should be made a condition of approval.

Applicant/Commission Discussion: Michael Hunsdon with Thompson & Associates and Eric Keener with Direct Distributors spoke on behalf of the project. There were questions/discussion regarding preserving the existing landscaping along the front of the property, if the existing landscaping was disturbed if it would be replaced, if there would be any signage along U.S. 70, concerns over the one proposed driveway so close to a major highway, how many staff will be employed by the bank, the proposed fence, what will happen with existing KS Bank located in the Forest Hills Shopping

Center, and if the project will create new jobs or if employees from the current bank will be moving to new location.

Mr. Hunnicutt asked if there were any proponents or opponents wanting to speak on this matter. Hearing none, Mr. Hunnicutt brought the matter back to the table for additional discussion/motion.

RESULT: Recommend Approval to Town Council [UNANIMOUS]

Motion: Mr. Blasco – I move that the Planning Commission confirm staff’s findings in Section V, that **CUP-SP-19-23 KS Bank**, is in conformity with adopted town plans and policies so long as the following conditions are met:

1. Prior to obtaining a building permit, the lot must be a lot of record.
2. Prior to receipt of approved plans, Engineering Department inspection fees must be paid to the Town of Garner; and
3. Prior to issuance of the first building permit, all applicable water and sewer fees must be paid to the City of Raleigh Public Utilities Department; and
4. Prior to issuance of the first building permit, an approved NCDOT encroachment agreement for widening of US 70 must be received by the Engineering Department.
5. A cross access agreement must be recorded prior to issuance of the certificate of occupancy

Second: Ms. Barat

VOTE: Aye: Blasco, Hunnicutt, Barat, Strindberg, Hogan, Fox and Moua

VI. Reports

A. Planning Director

Mr. Triezenberg presented the first annual progress report on the Comprehensive Plan.

B. Planning Commission

Mr. Hunnicutt brought attention to various compliance issues around town. There was questions/discussion regarding meeting minutes, packet deliveries, the schedule for projects going to Planning Commission, the UDO rewrite steering committee, the transit study survey that is out, neon signage regulations, and expediting the new member process.

VII. Adjournment

Having no further matters to discuss, the meeting was adjourned at 9:26 PM.