



**February 17, 2020 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, February 17, 2020 in the Town Council chambers.

**II. Roll Call**

The Secretary conducted the roll call.

Members present: Ruth Strindberg, Jon Blasco, Jim Hunnicutt, Chairman; Dean Fox, Vang Moua and Vira Hogan

Staff in attendance: Mr. Jeff Triezenberg, AICP, GISP, Planning Director; Ms. Stacy Harper, Principal Planner; and Ms. Elisabeth Webster, Planner I

**III. Invocation**

Mr. Hunnicutt gave the invocation.

**IV. Minutes**

**Regular Meeting Minutes January 22, 2019** – Mr. Blasco made a motion to approve the minutes of the January 22, 2019 meeting as amended by Ms. Barat; seconded by Ms. Strindberg. The vote to approve was unanimous.

**V. Old/New Business:**

**A. Special Use Site Plan Request:**

**SUP-SP-19-12 True Hotel** – Herring-Sutton & Associates, PA is requesting special use site plan approval for a hotel. The site is located at 525 US HWY 70 and can be further identified as Wake County PIN **1720-01-6910**.

**Staff/Commission Discussion:** Ms. Harper presented the staff report. There were questions/discussion regarding the reason for the reduction in the perimeter buffer, why the submitted plan did not show any grading, if the 50-foot proposed right-of-way for Jones Sausage Rd was the entire right-of-way, was the hotel considered phase II, why the right-of-way was shown as reserved and not dedicated, what would prohibit the applicant from connecting their private drive to the future Jones Sausage Rd., why was the Town not collecting fee-in-leu for the Jones Sausage Rd realignment,

why was mixed use not considered for the two projects, what was the purpose of the 20-foot strip of property that runs from US-70 to the hotel, the encroachment of the proposed stormwater pond into the reserved right-of-way, the proposed landscaping in the anticipated right-of-way for Jones Sausage Rd, was the applicant allowed to grade within the right-of-way, the location of proposed street trees, lack of street lighting along the access drive, and how the proposed projects meets the approved Transportation Plan in terms of greenways and pedestrian access.

**Applicant/Commission Discussion:** Ron Sutton with Herring-Sutton & Associates, PA and Mr. John Sandlin with Garner Ventures, LLC spoke on behalf of the project. There were questions/discussion regarding what concerns were raised at the public meeting, how access to existing private drives will be modified when the Jones Sausage Rd. realignment comes through, was there any concern with the proximity to the railroad, concerns with keeping the site in compliance after the Jones Sausage Rd. realignment, the proposed location of the water and sewer lines, if there were intentions of connecting the proposed access drive to the future Jones Sausage Rd., and if additional conditions should be added to the motion.

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.

There was additional discussion regarding what work was proposed in the anticipated Jones Sausage Rd. right-of-way and the height difference between the site and the future Jones Sausage Rd. realignment.

**RESULT: Recommend Approval to Town Council [UNANIMOUS]**

**Motion: Ms. Strindberg** – I move that the Planning Commission confirm staffs' findings in Section V of this report, that **SUP-SP-19-12 Tru Hotel** is in conformity with adopted town plans and policies so long as the following conditions are met:

1. Prior to final plat approval, payment of Engineering Inspection Fees shall be paid to the Town of Garner.
2. Prior to issuance of a building permit, a minor subdivision plat shall be approved and recorded with the Wake County Register of Deeds.
3. Prior to issuance of a building permit, payment of Public Utilities Fees shall be paid to the City of Raleigh.
4. Prior to issuance of a building permit, a nitrogen offset payment is required.
5. Prior to issuance of a Certificate of Occupancy, the Stormwater Control Measures maintenance plan and associated Memorandum of

Agreement shall be approved and recorded with the Wake County Register of Deeds.

6. Prior to issuance of a Certificate of Occupancy, payment of fee-in-lieu of curb, gutter, and sidewalk along the US HWY 70 frontage shall be approved and accepted by the Town of Garner Engineering Department.

**Second: Ms. Hogan**

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

## **B. Conditional Use Site Plan Request:**

**CUP-SP-19-21 US HWY 70 Dental Office** - Herring-Sutton & Associates, PA is requesting conditional use site plan approval for a dental office. The site is located at 525 US HWY 70 and can be further identified as Wake County PIN **1720-01-6910**.

**Staff/Commission Discussion:** Ms. Harper presented the staff report. There were questions/discussion regarding the reason for the additional parking spaces, the impact of the extra parking spots on the storm water device, if less parking spots would allow the applicant to go with some type of alternative storm water device, if pervious materials would be required for the additional parking spots, if underground storm water devices were considered, was it necessary for the isle to go along the entire property, was the applicant open to discussing some type of broken access in front of and between the dental office and the hotel, what would happen if the access drive connects to the future Jones Sausage Rd, the need to move proposed landscaping, the reduction in proposed buffers, the proposed parking lot design having three dead end isle, if there was any discussion on using a constructed wetland instead of a retention pond, and why the proposed side walk dead ends into the dumpster area.

**Applicant/Commission Discussion:** Ron Sutton with Herring-Sutton & Associates and Mr. John Sandlin with Garner Ventures, LLC spoke on behalf of the project. There were questions/discussion regarding if there previous iterations of the plans where the access drive wasn't parallel and seven and half feet away from the future Jones Sausage Rd., if underground storm water management devices were considered, what type of screening would be along US-70, was the area between Auto Zone and the north property line considered for the storm water facility, and if there was any consideration of moving the sidewalk.

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.

There was additional discussion on whether there had been any consideration of flipping the site lay out, the width of the trench containing the utility lines, and potential issues in servicing the underground utilities in the future.

**RESULT: Recommend Approval to Town Council [6-1]**

**Motion: Ms. Hogan** – I move that the Planning Commission confirm staff’s findings in Section V, that **CUP-SP-19-23 US 70 Dental Office**, is in conformity with adopted town plans and policies so long as the following conditions are met:

1. Prior to final plat approval, payment of Engineering Inspection Fees shall be paid to the Town of Garner.
2. Prior to issuance of a building permit, a minor subdivision plat shall be approved and recorded with the Wake County Register of Deeds.
3. Prior to issuance of a building permit, payment of Public Utilities Fees shall be paid to the City of Raleigh.
4. Prior to issuance of a building permit, a nitrogen offset payment is required.
5. Prior to issuance of a Certificate of Occupancy, the Stormwater Control Measures maintenance plan and associated Memorandum of Agreement shall be approved and recorded with the Wake County Register of Deeds.
6. Prior to issuance of a Certificate of Occupancy, payment of fee-in-lieu of curb, gutter, and sidewalk along the US70 frontage shall be approved and accepted by the Town of Garner Engineering Department.

**Second: Ms. Strindberg**

**VOTE: Aye: Strindberg, Hogan, Blasco, Hunnicutt, Moua  
Nay: Fox**

## V. Reports

### A. Planning Director

Mr. Triezenberg informed the commission that **CUP-SP-19-13 Eastern Wake Innovation Park** and **CUP-SB-19-05 New Rand Subdivision** had been approved by Council. Mr. Triezenberg updated the commission on various upcoming UDO re-write meetings, including the public meeting and orientation with the consultant. There were questions and discussion regarding the notice given to the applicant, wrong phone numbers listed on the website, the 2019 meeting schedule still active on the website, if there were any updates on the issue on Vesta Dr., the Buffalo Springs

project, the location of the hotel being so close to the rail road, the empty building along Timber Dr., the empty Kroger, and the additional road improvements that were added to New Rand subdivision prior to it going to Council.

**B. Planning Commission**

No Report.

**VI. Adjournment**

Having no further matters to discuss, the meeting was adjourned at 9:06 PM.