



June 15, 2020 7:00 PM
Town of Garner Planning Commission Minutes
Microsoft Teams
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, June 15, 2020. The meeting was held virtually on Microsoft Teams due to COVID-19 restrictions and recommended social distancing guidelines.

II. Roll Call

The Secretary conducted the roll call.

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

Staff in attendance: Mr. David Bamford, Planning Services Manager; Ms. Stacy Harper, Principal Planner; Ms. Alison Jones, Planner II; and Ms. Elisabeth Webster, Planner I.

III. Invocation

Mr. Hunnicutt gave the invocation.

IV. Minutes

Regular Meeting Minutes May 18, 2020 – Ms. Barat made a motion to approve the minutes of the June 15, 2020 meeting as amended by Ms. Barat and Mr. Blasco; seconded by Mr. Blasco. The vote to approve was unanimous.

Before entering into the Old/New Business, Mr. Hunnicutt asked for a motion to move cases **PD-Z-19-05 & PD-MP-19-05 Edge of Auburn to the August Planning Commission Meeting. Ms. Barat made the motion, seconded by Ms. Hogan. The vote was unanimous. **

V. Old/New Business:

A. Conditional Use Site Plan Request:

CUP-SP-20-01 DP Electrical – TMTLA & Associates is requesting conditional use approval for an office/warehouse space specially classified as “Light Industrial, Flex Space” use. The site is located at 701 Bricksteel Lane and can be further identified as Wake County PIN **1730-51-0081**.

Staff/Commission Discussion: Ms. Jones presented the staff report. There were no questions for staff.

Applicant/Commission Discussion: Chris Rurkowski with TMTLA Associates spoke on behalf of the project. There were questions/discussion about why the black vinyl-coated fencing shown on the site plan did not encompass the entire yard, if the applicant would make substitutions for invasive species currently on the planting list, if there was something at the southwestern corner of the property to slow down drainage coming off the site, armoring of the slopes along the eastern side of the property, why a retaining wall was not considered, if the applicant be able to get the sidewalk in along the western property line with the steep slope, and if high levels of foot or truck traffic were anticipated with the businesses going in on the proposed site.

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. Barat – I move that the Planning Commission confirm staffs’ findings in Section V of this report, that **CUP-SP-19-01 DP Electrical** is in conformity with adopted town plans and policies so long as the following conditions are met:

1. Prior issuance of building permit payment of Engineering Inspection Fees shall be paid to the Town of Garner.
2. Prior to issuance of a building permit, payment of Public Utilities Fees shall be paid to the City of Raleigh.
3. Prior to issuance of a building permit, a nitrogen offset payment is required.

Second: Mr. Blasco

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

B. Conditional Use Rezoning & Conditional Subdivision Plan Request:

CUD-Z-19-11 Rand Village – Cambridge Properties, Inc. is requesting to rezone 54.61 +/- acres from Service Business (SB C197) Conditional Use and Single-Family Residential (R-40) to Service Business Conditional Use (SB C224) and Multi-Family (MF-2 C224) Conditional Use. A conditional use subdivision plan accompanies this request.

Staff/Commission Discussion: Mr. Bamford presented the staff report. There were questions/discussion regarding if the proposed amenities would still be available if less than 250 units ended up in the multi-family portion, why bus terminals were listed as a proposed use, the difference between the current Service Business and the proposed Service Business zoning, and why industrial uses were listed as proposed uses under the new proposed zoning.

Applicant/Commission Discussion: George Maloomian with Cambridge Properties spoke on behalf of the project. There were no questions regarding the zoning portion.

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.

After the motion and the second, there was additional discussion on whether or not an additional condition requiring annexation needed to be added.

RESULT: Recommend Approval to Town Council [UNANIMOUS]

Motion: Mr. Blasco – I move that the Planning Commission accept the staff statements regarding zoning consistency with the Garner Forward Comprehensive Plan, being detailed in Section V of this report, as their own, and recommend approval of **CUD-Z-19-11 Rand Village** to Town Council

Second: Ms. Barat

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

- **CUP-SB-19-04 Rand Village** – Cambridge Properties, Inc. is requesting conditional use approval for a subdivision consisting of both commercial and multi-family parcels. The site is located at 7768 Fayetteville Rd. and can be further identified as Wake County PIN(s) **0689-98-4402, 0699-08-2470, 0689-87-9987, 0699-18-3059, & 0699-08-0104.**

Staff/Commission Discussion: Ms. Harper presented the staff report. There were no questions for staff.

Applicant/Commission Discussion: George Maloomian with Cambridge Properties spoke on behalf of the project. There were questions/discussion regarding the follow up neighborhood meeting, if the Caddy Road road improvements extended to McCuller’s Walk development, if the developer consult with NCDOT on all the proposed road improvements, and would the proposed road improvements interfere with future NCDOT improvements proposed for Ten Ten Road.

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 that the Planning Commission confirm staffs’ findings in Section VII of this report, that **CUP-SV-19-19-04 Rand Village Subdivision** is in conformity with adopted town plans and policies so long as the following conditions are met:

1. Construction Drawing submittal to the Engineering Department and City of Raleigh Public Utilities will be required.
2. All public road improvements (to include sidewalk, curb, gutter, road widening) on Ten Ten Road, southbound US401, and US401 median shall be completed prior to the first commercial (west side) certificate of occupancy being granted.
3. All public road improvements (to include sidewalk, curb, gutter, road widening) on northbound US401 shall be completed prior to the first residential certificate of occupancy being granted.
4. All public road improvements (to include sidewalk, curb, gutter, road widening) on the north side of Caddy Road shall be completed prior to the first residential certificate of occupancy being granted on the north side of Caddy Road.
5. All public road improvements (to include sidewalk, curb, gutter, road widening) on the south side of Caddy Road shall be completed prior to the first residential certificate of occupancy being granted on the south side of Caddy Road.

Second: Ms. Barat

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

V. Reports

A. Planning Director

Mr. Bamford updated the Commission on the July meeting being held in Town Hall. Additionally, Mr. Bamford updated the Commission on the status of Mr. Triezenberg.

B. Planning Commission

Mr. Hunnicutt and Ms. Barat announced that they did not seek re-appointment for the Commission.

VI. Adjournment

Having no further matters to discuss, the meeting was adjourned at 8:45 PM.