



September 21, 2020 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 regular meeting of the Town of Garner Planning Commission to order at 7:03 p.m. on Monday, September 21, 2020.

II. Roll Call

The Secretary conducted the roll call.

Members present: Jon Blasco, Chairman; Vang Moua, Vice Chairman (virtually present); Gina Avent; Dean Fox; Vira Hogan; Michael Voiland; and Phillip Jefferson

Staff in attendance: Mr. Jeff Triezenberg, Planning Director; Mr. David Bamford, Planning Services Manager; Ms. Stacy Griffin, Principal Planner; Ms. Alison Jones, Planner II; Ms. Gabbi Lontos-Lawlor, Transportation Planner; Ms. Elisabeth Webster, Planner I; and Mr. Brian Godfrey, Planning Technician.

III. Invocation

Ms. Hogan gave the invocation.

IV. Minutes

Regular Meeting Minutes August 17, 2020 – Ms. Hogan made a motion to approve the minutes of the August 17, 2020 meeting, seconded by Mr. Voiland. The vote to approve was unanimous.

V. Old/New Business:

A. Conditional Use Rezoning & Conditional Use Subdivision Plan Request:

CUD-Z-20-01 Ridgemoor South (Townes at Ridgemoor) – Lennar Homes is requesting to rezone 14.16 +/- acres from Single-Family Residential (R-40) to Multi-Family (MF-1 C226) Conditional Use. The site is located southwest of the intersection of Skyline Dr. and Hebron Church Rd. and can be further identified as Wake County PIN(s) **1629-56-9573, 1629-56-9771, 1629-56-7572, 1629-56-4688, 1629-56-6927, & 1629-57-1063**. A conditional use subdivision plan accompanies this request.

Staff/Commission Discussion: Mr. Bamford presented the staff report for the rezoning. Ms. Avent asked about including data for added traffic from the recent opening of South Garner High School.

Applicant/Commission Discussion: Collier Marsh, attorney with Parker Poe Adams & Bernstein LLP, spoke on behalf of the project.

Mr. Blasco asked if there were any proponents or opponents wanting to speak on this matter. Hearing none, Mr. Blasco 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 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-20-01 Ridgemoor South** to Town Council

Second: Mr. Voiland

VOTE: Aye: Hogan, Voiland, Moua, Jefferson, Blasco, Avent, Fox

CUP-SB-20-01 Ridgemoor South (Townes at Ridgemoor) – Lennar Homes is requesting conditional use approval for a subdivision for a 70-unit townhome development. The site is located southwest of the intersection of Skyline Drive and Hebron Church Road. and can be further identified as Wake County PIN(s) **1629-56-9573, 1629-56-9771, 1629-56-7572, 1629-56-4688, 1629-56-6927, & 1629-57-1063.**

Staff/Commission Discussion: Ms. Griffin presented the staff report for the subdivision. Mr. Fox asked about previous plans from the related Ridgemoor PRD to improve Hebron Church Road to three lanes and/or include bike lanes. Mr. Fox asked about the Town’s greenway plans for a greenway behind the site. Mr. Blasco asked about sidewalk extending to Clifford Road and South Garner High School.

Applicant/Commission Discussion: Collier Marsh, attorney with Parker Poe Adams & Bernstein LLP, spoke on behalf of the project. Ms. Hogan asked about a fence on the southern border of the project. Ms. Hogan asked about Lennar’s price point for homes. Ms. Hogan asked about the condition of including decks and/or patios. Mr. Fox asked about access agreements between projects. Mr. Fox asked about stub streets and connection within the larger Ridgemoor project and Hebron Church Road. Mr. Fox asked about screening and vegetative buffers. Mr. Fox asked if the community parking

lot was reasonably sited. Mr. Fox asked for clarification about glazing-windows. Mr. Fox asked about the minimum front porch sizing. Mr. Fox asked about the conditions of townhome staggering. Mr. Fox asked about a “minimally finished” frontage. Mr. Jefferson asked about the condition of 2-foot offsets per every three units. Mr. Jefferson asked about satisfying stormwater conditions. Mr. Blasco asked about understory tree and shrub plantings. Mr. Blasco asked about future connections to Country Walk/Ridgemoor. Ms. Hogan asked about maintenance responsibility for the pedestrian trail. Mr. Fox asked about the staged timing of construction in coordination with the Ridgemoor PRD. Mr. Fox asked about berm buffering at the front of the townhomes.

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

RESULT: Recommend Approval to Town Council [UNANIMOUS]

Motion: Mr. Voiland– I move that the Planning Commission confirm staff findings in Section VII of this report, that **CUP-SB-20-01** , Townes at Ridgemoore, is in conformity with adopted town plans and policies so long as the five project-specific conditions identified therein are met.

Second: Ms. Hogan

VOTE: Aye: Hogan, Voiland, Moua, Jefferson, Blasco, Avent, Fox

B. Special Use Subdivision Plan Request:

SUP-SB-20-02 JS Commerce Park – Hamilton Merritt, Inc. is requesting special use subdivision approval for a light industrial subdivision. The 53.21-acre site is located at the intersection of Jones Sausage Road & Wilmington Road, and can be further identified as Wake County PIN(s) **1721-15-4229 & 1721-16-5744**.

Staff/Commission Discussion: Ms. Jones presented the staff report for the subdivision. Mr. Fox asked about annexation procedures. Mr. Blasco asked about site plan review procedures before the Commission. Mr. Fox asked about the Wilmington Street realignment.

Applicant/Commission Discussion: James Whitacre, of Advanced Civil Design, spoke on behalf of the project. Mr. Blasco asked about the intended use of the parcels. Mr. Blasco asked about phasing of development. Mr. Voiland asked about stormwater plans and practical difficulties. Ms. Avent asked about estimated time between development phases. Mr. Blasco asked about infilling the pond feature. Mr. Fox asked about the intent of lots 5 and 6. Mr. Fox asked about public participation from members of the Hunter’s Mark subdivision. Mr. Jefferson asked about architectural

design for lots 4, 5, and 6. Mr. Blasco asked about consistency with the Garner Forward proposal for a technology campus in the area. There was discussion about the area being a representative gateway into Garner.

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

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

Motion: Ms. Hogan– I move that the Planning Commission confirm staff findings in Section V that **SUP-SB-20-02 JS Commerce Park** is in conformity with adopted town plans and policies so long as the seven project-specific conditions identified therein are met.

Second: Mr. Voiland

VOTE: Aye: Hogan, Voiland, Jefferson, Avent, Fox, and Moua
Nay: Blasco

C. Conditional Use Site Plan Request:

CUP-SP-20-06 Sam’s Express Car Wash – SXCW Properties, Inc., is requesting conditional use site plan approval for a car wash. The 1.72 site is located at 525 US 70 E. and can be further identified as Wake County PIN **1721-10-3109**.

Staff/Commission Discussion: Ms. Jones presented the staff report for the site plan. Mr. Blasco asked about subdivision and cross-access easements. Mr. Fox asked about a fee-in-lieu payment for a sidewalk. Mr. Fox asked about landscaping features. Mr. Moua asked about road improvements and a turn-lane. There was discussion about sidewalks on US-70.

Applicant/Commission Discussion: Ms. Isabel Mattox, attorney with Mattox Law Firm, spoke on behalf of the project, alongside Mr. Matt Lowder, of Triangle Site Design. Mr. Blasco asked about ADA access along a walkway from the parking lot. Mr. Fox asked about landscaping and practical impacts of development. Mr. Fox asked about sidewalk connection to US 70. Mr. Blasco asked about automotive access point locations. Mr. Fox asked about resurfacing. Mr. Fox asked about the need for the amount of parking spaces. Chris Morgan, of Sam’s Xpress Carwash, also spoke on behalf of the project. Mr. Jefferson asked about car turnaround exit points within the carwash queue.

Mr. Blasco asked if there were any proponents or opponents wanting to speak on this matter. Hearing none, Mr. Blasco 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 staff findings in Section V that **CUP-SP-20-06 Sam’s Xpress Car Wash** is in conformity with adopted town plans and policies so long as the five project-specific conditions identified therein are met.

Second: Mr. Fox

VOTE: Aye: Hogan, Blasco, Voiland, Jefferson, Avent, Fox, and Moua

D. Conditional Use Site Plan Request:

CUP-SP-20-07 3300 Waterfield – Wigeon Capital, LLC is requesting conditional use site plan approval for an office/warehouse flex space. The 9.57-acre site is located at 3300 Waterfield Dr. and can be further identified as Wake County PIN(s) **1730-02-1662, 1730-02-5538, & 1720-92-6289.**

Staff/Commission Discussion: Ms. Jones presented the staff report for the site plan. Ms. Hogan asked about the timing of the project’s consideration by Town Council. Mr. Fox asked about the site plan’s access points and rear parking location. Mr. Blasco asked about connecting two parking lots. Mr. Blasco asked about sidewalk connection for ADA accessibility. Ms. Avent asked about space sufficiency for tractor trailers and cars at the rear of the site. There was additional discussion about the safety and practicality of rear automobile parking. Mr. Fox asked about the annexation procedure. Mr. Fox asked about adding a condition of fee-in-lieu for sidewalks. Mr. Fox asked about the future route of Timber Drive East.

Applicant/Commission Discussion: No one was present representing the applicant.

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

RESULT: Recommend Approval to Town Council [UNANIMOUS]

Motion: Ms. Fox– I move that the Planning Commission confirm staff findings in Section V that **CUP-SP-20-07 3300 Waterfield** is in conformity with adopted town plans and policies so long as the five project-specific conditions identified therein are met, adding annexation condition(s).

Second: Ms. Hogan

VOTE: Aye: Hogan, Blasco, Voiland, Jefferson, Avent, Fox, and Moua

V. Reports

A. Planning Director

Mr. Triezenberg introduced Mr. Brian Godfrey, Planning Technician. Mr. Triezenberg also noted the imminent hiring of another Planning Technician. Mr. Triezenberg updated the Commission on the UDO rewrite including the 160D updates. Mr. Triezenberg spoke about recent Town Council project approvals, including 401 Assemblage and Edge of Auburn. Mr. John Hodges invited commissioners to view an upcoming Growth Management work session.

B. Planning Commission

Mr. Blasco asked about the Town's ability to regulate the size of garages. Ms. Hogan asked about the Town's efforts to get affordable housing in Garner. There was additional discussion about the conditions of affordable housing in Garner and what steps could be taken to improve affordability.

VI. Adjournment

Having no further matters to discuss, the meeting was adjourned at 10:14 PM.