



**October 19, 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 7:02 p.m. on Monday, October 19, 2020.

**II. Roll Call**

The Secretary conducted the roll call.

Members present: Jon Blasco, Chairman; Vang Moua, Vice Chairman; 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. Leah Harrison, Assistant Town Engineer; Ms. Alison Jones, Planner II; Ms. Gabriela Lontos-Lawlor, Senior Planner - Transportation; Mr. Brian Godfrey, Planning Technician; and Mr. Derrick Applewhite, Planning Technician.

**III. Invocation**

Ms. Avent gave the invocation.

**IV. Minutes**

**Regular Meeting Minutes September 21, 2020** – Ms. Hogan made a motion to approve the minutes of the September 21, 2020 meeting, seconded by Mr. Voiland. The vote to approve was unanimous.

**V. Old/New Business:**

**A. Subdivision Plan:**

**SB-20-01 Tryon Pointe Subdivision** – Grounded Engineering is proposing subdividing 31.39 +/- acres for a 54-lot single-family cluster subdivision. The site is located south of the intersection of Sanderford Road and Creech Road and can further be identified as Wake County PIN(s) **1712-61-5755**.

**Staff/Commission Discussion:** Ms. Jones presented the staff report for the subdivision plan. Ms. Hogan asked whether neighbors had been notified and whether a neighborhood meeting would be conducted. Mr. Fox asked about whether there had been communications with the Mt. Calvary Church regarding street connections. Mr. Fox asked whether environmental concerns prevented street stubbing towards Gipson Drive. Mr. Fox asked about the requirements for a greenway easement. Mr. Fox asked about the Tryon Road extension decisions, how the extension will be handled in relation to the proposed subdivision plan.

**Applicant/Commission Discussion:** Sean Dolle, with Grounded Engineering, spoke on behalf of the project. Mr. Moua asked about the siting of blowoffs valves versus traditional hydrants. Mr. Moua asked about the intersection of streets A and C, and whether there were line-of-sight concerns, particularly from a long-term perspective of greater roadway usage. Mr. Fox asked about an offsite sewer easement. Mr. Fox asked about landscaping and screening on the property's frontage. Mr. Fox asked about buffering after a sewer line extension. Mr. Fox asked why street stub outs to the west were chosen.

Mr. David Lane, representing the owner-applicant, spoke on behalf of the project. Mr. Fox asked about the intentions for the use of the space near the mail kiosk area. Ms. Hogan asked about the size of the proposed homes and their intended price point. Ms. Hogan asked how the proposals would impact surrounding property values and taxes, and whether this was the market for the area. Mr. Blasco asked about how the applicant intends to demo and clear with phasing. Mr. Fox asked about the Tryon Road extension in relation to the nearby Habitat for Humanity development.

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

**RESULT: Find Subdivision Plan in Conformity [UNANIMOUS]**

**Motion: Mr. Voiland**– I move that the Planning Commission confirm staff's findings in Section V that **SB-20-01**, Tryon Pointe Subdivision, is in conformity with adopted town plans and policies so long as the seven project specific conditions identified therein are met. **Mr. Fox** proposed a friendly amendment for an eighth condition, adding a condition for the establishment of an HOA, which was accepted.

**Second: Ms. Avent**

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

**\*\*Mr. Blasco recused himself from Old Stage Townhomes cases and Mr. Moua assumed role as acting Chair\*\***

**B. Conditional Use Rezoning:**

**CUD-Z-20-06 Old Stage Townhomes** – Timmons Group is requesting to rezone 63.76 +/- acres from Single-Family Residential (R-40) to Multi-Family (MF-1 C231) Conditional Use. A conditional use subdivision plan accompanies this request. The site is located on the west side of Old Stage Road, north of Vandora Springs Road, and can further be identified as Wake County PIN(s) **1700-26-8588**.

**Staff/Commission Discussion:** Mr. Bamford presented the staff report for the rezoning. Mr. Fox asked about the applicants proposed conditions related to outdoor amenities. Mr. Fox asked about proposed conditions related to siding material options. Mr. Fox asked about the absence of a condition for back porches. Mr. Fox asked about conditions related to one window on an end unit.

**Applicant/Commission Discussion:** Nil Ghosh, attorney with Morningstar Law Group, spoke on behalf of the project. The applicant was also represented by Beth Blackmon, of Timmons Group, and Jeff Hochanadel of Timmons Group, and Jule Smith of Fred Smith Company. Mr. Voiland asked about intended price points for townhomes. Mr. Fox asked about discussions with the church regarding Old Stage road improvements. Mr. Fox asked about the conditions relating to siding materials and outdoor amenities.

Mr. Moua asked if there were any proponents or opponents wanting to speak on the matter of rezoning. Hearing none, Mr. Moua 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-20-06**, which includes the conditions stated in Section III of this report, to the Town Council.

**Second: Mr. Fox**

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

**C. Conditional Use Subdivision Plan:**

**CUP-SB-20-06 Old Stage Townhomes** – Timmons Group is requesting conditional use approval for a subdivision for a 318-unit townhomes development. The site is located

on the west side of Old Stage Road, north of Vandora Springs Road, and can further be identified as Wake County PIN(s) **1700-26-8588**.

**Staff/Commission Discussion:** Ms. Jones presented the staff report for the subdivision site plan. Mr. Fox asked whether there were horizontal offsets in townhomes. Mr. Jefferson asked whether the visual character would meet expectations. Mr. Fox asked about staff opinion as to Old Stage Road's future capacity as a three-lane road. Mr. Fox asked whether the site plan proposed dedicated bike lanes or sharrows. Mr. Jefferson asked whether there are bus routes, or plans for routes, to service the area. Mr. Moua asked about an increase in ADVs in data from the Traffic Impact Analysis. Mr. Fox asked whether staff had discussed with NCDOT about correcting Old Stage Road. Ms. Hogan asked whether a stoplight would be more practical and economical at the intersection with Poplar Springs Church Road.

**Applicant/Commission Discussion:** Nil Ghosh, attorney with Morningstar Law Group, spoke on behalf of the project. The applicant was also represented by Beth Blackmon, of Timmons Group, and Jeff Hochanadel of Timmons Group, and Jule Smith of Fred Smith Company. Mr. Voiland asked about open/green space calculations. Mr. Fox asked whether steep slopes were a viable open space. Mr. Jefferson asked whether the entire site would be regraded. Mr. Jefferson asked about the status of existing plantings and trees. Mr. Jefferson asked what the common area could be expected to look like. Mr. Voiland asked about private drainage easements. Ms. Avent asked about construction phasing through buildout. Ms. Avent asked how long construction could be expected to take place and how long the area could expect traffic impacts related to construction.

Mr. Moua asked if there were any proponents or opponents wanting to speak on this matter. Ms. Liz Depoy, resident from Meadowbrook Road, expressed concerns about traffic and environmental impacts to wetlands. Ms. Depoy spoke to concerns about safety hazards from traffic impacts. Ms. Depoy also expressed concern that not enough nearby properties were notified of the evening's meeting. Seeing no other speakers, Mr. Moua brought the matter back to the table for additional discussion/motion.

**RESULT: Recommend Approval to Town Council [4-2]**

**Motion: Ms. Avent** – I move that the Planning Commission confirm staff's findings in Section VII that **CUP-SB-20-06**, Old Stage Townhomes, is in conformity with adopted town plans and policies so long as the six project specific conditions identified therein are met.

**Second: Mr. Fox**

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

**\*\*The Old Stage Townhomes cases having concluded, Mr. Blasco returned and resumed the role of Chair\*\***

**D. Conditional Use Rezoning**

**CUD-Z-20-03 Timber Drive East Apartments** – Castle Development Partners are requesting to rezone 17.58 +/- acres from Mixed Use District (MXD-1) and Single-Family Residential (R-40 Wake County) to Multifamily (MF-2 C228) Conditional Use. A conditional use subdivision plan accompanies this request. The site is located on Timber Drive East and can further be identified as a portion of Wake County PIN(s) **1720-72-9660**.

**Staff/Commission Discussion:** Mr. Bamford presented the staff report for the rezoning. Mr. Fox asked about the need for a petition for annexation. Fox asked about improvements to Timber Drive East. Mr. Fox asked about off-site roadway improvements.

**Applicant/Commission Discussion:** Mr. Jess Achenbach, with Castle Development Partners, spoke on behalf of the project, alongside Brad Connolly, with Burton Engineering. Mr. Voiland asked about impacts to wetlands. Mr. Fox asked what the estimated rental rate would be.

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-20-03**, which includes the conditions stated in Section III of this report, to the Town Council.

**Second: Mr. Fox**

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

**E. Conditional Use Rezoning Request:**

**CUP-SP-20-03 Timber Drive East Apartments** – Castle Development Partners are requesting conditional use approval for a subdivision for a 272-unit apartments development. The site is located on Timber Drive East and can further be identified as a portion of Wake County PIN(s) **1720-72-9660**.

**Staff/Commission Discussion:** Ms. Jones presented the staff report for the subdivision site plan. Mr. Voiland asked about the status of a USGS stream. Mr. Voiland asked about the number of provided parking spaces. Mr. Voiland asked for clarification of the site plan map’s labeling. Mr. Moua asked about connections between apartments. Mr. Moua asked about the proximity to I-40 and whether there were concerns about noise and whether there were discussions about the installation of noise walls. Mr. Fox asked about landscaping within the easement. Mr. Fox asked for information about the proposed Greenfield Drive – Timber Drive East connector road. Mr. Fox asked about the need for a petition for annexation. Mr. Fox asked about a cross-access easement. Mr. Blasco asked about staff’s comfort with dead-end parking lots.

**Applicant/Commission Discussion:** Mr. Jess Achenbach, with Castle Development Partners, spoke on behalf of the project, alongside Brad Connolly, with Burton Engineering. Mr. Blasco asked about the proposed two-story garage cottage units. Mr. Blasco asked about ADA van spaces near buildings. Mr. Fox asked about off-site road improvements.

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. Fox**– I move that the Planning Commission confirm staff’s findings in Section VII that CUP-SP-20-03, Timber Drive Apartments, is in conformity with adopted town plans and policies so long as the six project specific conditions identified therein are met (including condition of requiring annexation petition).

**Second: Ms. Hogan**

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

**F. Conditional Use Rezoning Request:**

**CUD-Z-20-03 Timber Drive Townhomes** – Castle Development Partners are requesting to rezone 4.05 +/- acres from Mixed Use District (MXD-1) and Single-Family Residential (R-40 Wake County) to Multifamily (MF-2 C228) Conditional Use. A conditional use subdivision plan accompanies this request. The site is located on Timber Drive East and can further be identified as a portion of Wake County PIN(s) **1720-72-9660**.

**Staff/Commission Discussion:** Mr. Bamford presented the staff report for the rezoning. Mr. Fox asked about cross-access easement connections. Mr. Blasco asked if there was future stub road. Mr. Fox asked about the need for a turn lane.

**Applicant/Commission Discussion:** Mr. Jess Achenbach, with Castle Development Partners, spoke on behalf of the project, alongside Brad Connolly, with Burton Engineering.

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-20-03, which includes the conditions stated in Section III of this report, to the Town Council.

**Second: Mr. Jefferson**

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

**G. Conditional Use Subdivision Request:**

**CUP-SB-20-04 Timber Drive Townhomes** – Caste Development Partners are requesting conditional use approval for a subdivision for a 40-unit townhomes development on 4.05 +/- acres. This townhome project is being submitted with the companion apartment site plan (CUP-SP-20-03). The site is located on Timber Drive East and can further be identified as a portion of Wake County PIN(s) **1720-72-9660**.

**Staff/Commission Discussion:** Ms. Jones presented the staff report for the subdivision site plan. Mr. Fox asked about the rear profile view. Mr. Fox asked about fire turn-

around. Mr. Blasco asked about visitor parking. Mr. Fox asked about sidewalk connection to Timber Drive.

**Applicant/Commission Discussion:** Mr. Jess Achenbach, with Castle Development Partners, spoke on behalf of the project, alongside Brad Connolly, with Burton Engineering. Also representing the applicant team was Mr. Jim Cox, of Eastwood Homes. Mr. Blasco asked about the viability of a short sidewalk connection between townhome driveways. Mr. Blasco asked whether the fire turn-arounds could be made of another materials besides asphalt. Mr. Blasco asked about underground stormwater systems. Mr. Blasco asked about the number of windows. Mr. Fox asked about the minimum width of garages. Mr. Fox asked about elevated decks and architectural features on the rear side of townhomes. Mr. Jefferson asked whether there were roof covers on porch decks.

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's findings in Section VII that CUP-SB-20-04, Timber Drive Townhomes, is in conformity with adopted town plans and policies so long as the six project specific conditions identified therein are met.

**Second: Mr. Fox**

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

## V. Reports

### A. Planning Director

Mr. Triezenberg introduced Mr. Derrick Applewhite, Planning Technician. Mr. Triezenberg updated the Commission on Garner's plans for a circulator bus route. Mr. Triezenberg noted that text amendments were being considered by the Town Council. Mr. Triezenberg updated the Commission on the UDO rewrite including the 160D updates.

### B. Planning Commission

Mr. Blasco spoke about the distinction between zoning and site plan cases. Mr. Fox commended staff for the proposal of a mixed-use development. Mr. Fox asked about the Commission's 2021 calendar.



## **VI. Adjournment**

Having no further matters to discuss, the meeting was adjourned at 10:45 PM.