



**November 16, 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, November 16, 2020.

**II. Roll Call**

The Secretary conducted the roll call.

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

Staff in attendance: Mr. Jeff Triezenberg, Planning Director; Mr. John Hodges, Assistant Town Manager; Ms. Terri Jones, Town Attorney, Ms. Stacy Griffin, Principal Planner; Ms. Leah Harrison, Assistant Town Engineer; Ms. Gabriela Lontos-Lawlor, Senior Planner - Transportation; and Mr. Brian Godfrey, Planning Technician.

**III. Invocation**

Mr. Fox gave the invocation.

**IV. Minutes**

**Regular Meeting Minutes October 19, 2020** – Ms. Hogan made a motion to approve the presented minutes of the October 19, 2020 meeting, with the correction that Ms. Avent gave the invocation. The motion was seconded by Mr. Voiland. The vote to approve was unanimous.

**V. Old/New Business:**

**A. Conditional Use Site Plan:**

**CUP-SP-19-27 Rand Village** – Cambridge Properties is requesting conditional use site plan approval for a commercial retail and restaurant development. This is the first Conditional Use Site Plan that follows the Conditional Use Subdivision Plan (CUP-SB-19-04) that was approved on July 21, 2020. The 26.92 +/- acre site is located on the north side of US 401 near the intersection with Ten Ten Road and can further be identified as Wake County PIN(s) **0699-08-2470, 0689-87-9987, 0689-98-4402, 0699-08-0104, 0689-97-1735.**

**Staff/Commission Discussion:** Ms. Griffin presented the staff report for the site plan.

**Applicant/Commission Discussion:** Barrett Blackburn, with Cambridge Properties, spoke on behalf of the project. Mr. Blackburn was accompanied by Mr. Jay Priester, of Cambridge Properties, Mr. Jeff Hochanadel, of Timmons Group, and Ms. Julie Miller, of AEC. Mr. Moua asked about the site design of the vehicle entry near the proposed gas station onto US 401 and whether there would be stripe markings or a raised curb. Ms. Avent asked about the requested parking reduction and whether other Costco sites in North Carolina had comparable parking to square footage standards. Mr. Blasco asked whether the applicant expected the entire parking lot to regularly be filled with vehicles. Mr. Jefferson asked about the site stormwater design and whether there would be stormwater differences between the eastern and western portions of the site. Mr. Fox asked about the Traffic Impact Assessment (TIA) and the long-term needs for the second through-lane exclusive right on Ten Ten Road. Mr. Fox asked whether the TIA determined the need for an additional lane in the future. Mr. Fox asked whether the applicant or NCDOT would install the improvements for dual left turns (displayed in green). Mr. Fox asked whether delays at NCDOT could impact the construction of the road improvements and whether the applicant had a plan for that scenario. Mr. Fox asked about the eastbound turn lane near the existing Hardee's, and whether a condition was warranted to ensure the construction of improvements in the event of an NCDOT delay. Mr. Fox asked for clarification about roadway improvements at the US 401 northbound left turn immediately north of the intersection of Ten Ten Road and US 401. Mr. Fox asked whether this left turn had enough vehicle storage space and whether there were plans to enlarge the storage of this left turn. Mr. Fox asked about the proposed restaurant's double drive-through and potential conflicts at the drive-through's dual right-turn exit. Mr. Fox asked about the pre-flow movement of traffic at the internal street. Mr. Fox asked about the need for the opposing through-way that is right-turn only. Mr. Fox asked about internal vehicle circulation into the main driveway coming off of US 401, and whether a 4-way internal intersection would serve better than the proposed 3-way intersection. Mr. Fox asked about the practicality of the full right-turn required for vehicles entering the restaurant drive-through from this intersection. Mr. Fox asked about the street stub-out on the northern end of the site's internal circulator road, and whether it could be sited elsewhere. Mr. Fox asked whether the applicant had proposed any transit accommodations for bus facilities. Mr. Blasco asked why the light fixtures were sited within the paved parking lot and not in the landscaped islands.

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 Site/Subdivision Plan in Conformity [UNANIMOUS]**

**Motion: Mr. Voiland**– I move that the Planning Commission confirm staff’s findings in Section V that **CUP-SP-19-27**, Rand Village, 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. Unified Development Ordinance Text Amendment:**

**UDO-20-02 Chapter 160D Implementation** – Planning Director Jeff Triezenberg is requesting a text amendment to update the UDO for compliance with Chapter 160D. This new chapter of the North Carolina General Statutes consolidates the city- and county-enabling statutes for development regulations (previously under Chapters 153A and 160A) into a single, unified chapter.

**Staff/Commission Discussion:** Mr. Triezenberg presented the text amendment and requested that the Commission table the item to the December meeting in order to allow Commissioners time to review the proposed changes.

**Applicant/Commission Discussion:** Mr. Jay McLeod, consultant from Stewart, Inc., spoke on behalf of the text amendment and gave a presentation. Ms. Hogan asked about term limits for Board of Adjustment members. Mr. Fox asked for clarification of the distinctions between UDO amendments required by 160D versus amendments of elective preference. Mr. Blasco asked about a future joint meeting with Town Council.

Mr. Blasco moved to table the text amendment to the December Planning Commission meeting by general consent.

## **VI. Reports**

### **A. Garner Transit Study**

Ms. Gabriela Lontos-Lawler gave a presentation updating the Commission on the Garner Transit Study. Mr. Blasco asked about projected ridership. Mr. Blasco asked about surveying riders’ likelihood of taking bus transportation. Ms. Avent asked about the proposed route to Amazon. Mr. Jefferson asked about bus service to other major business and employment centers. Mr. Jefferson asked about bus shelters. Mr. Blasco asked about integrating public art installations into bus shelters.

## **B. Planning Director**

Mr. Triezenberg gave the Commission updates on the development projects for Ridgemoor South, 3300 Waterfield Drive, JS Commerce Park. Mr. Triezenberg informed the Commission of the three text amendments scheduled to come before the Commission and Town Council.

Mr. Triezenberg requested that the Commission consider shifting the regular meeting dates in 2021 back to the second Monday of each month.

Ms. Hogan made a motion to change the 2021 Planning Commission meeting dates to the second Monday of each month. The motion was seconded by Mr. Voiland. The vote to approve was unanimous.

## **C. Planning Commission**

Ms. Hogan asked whether the Publix was still on track to be developed. Mr. Blasco asked whether there had been any new proposals for a grocery store in the White Oak/New Bethel Church Road area. Mr. Blasco inquired about development proposals for the property across from the White Oak shopping center. Mr. Blasco inquired about the development of several hotels in Garner.

## **VII. Adjournment**

Having no further matters to discuss, the meeting was adjourned at 9:28 PM.