



December 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, December 21, 2020.

II. Roll Call

The Secretary conducted the roll call.

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

Staff in attendance: Mr. Jeff Triezenberg, Planning Director (virtually present); Ms. Stacy Griffin, Principal Planner (virtually present); Mr. David Bamford, Planning Services Manager (virtually present); Mr. Reginald Buie, Senior Planner – Zoning (virtually present), Ms. Alison Jones, Planner II (virtually present); Ms. Leah Harrison, Assistant Town Engineer (virtually present); and Mr. Brian Godfrey, Planning Technician.

III. Invocation

Mr. Moua gave the invocation.

IV. Minutes

Regular Meeting Minutes November 16, 2020 – Ms. Hogan made a motion to approve the minutes of the November 16 meeting as presented. The motion was seconded by Mr. Voiland. The vote to approve was unanimous.

V. Old/New Business:

****Mr. Blasco recused himself from case CUP-SP-20-12: SAAD Building Phase II. Mr. Moua assumed role of acting Chair****

A. Conditional Use Site Plan:

CUP-SP-20-12 SAAD Building Phase II – Briarhaven Properties is requesting conditional use site plan approval for a flex space – office warehouse development. The 3.01 +/- acre site is located at the corner of Raynor Road and Bricksteel Lane, and can further be identified as Wake County PIN(s) **1730-30-7514**.

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

Applicant/Commission Discussion: Mr. Keith Roberts, with Timmons Group, spoke on behalf of the project. Mr. Voiland asked about the site plan's written description for stormwater. Mr. Voiland asked whether there was a tight fit between the wetlands and the designated buffer, and whether the design was conducive to not creating erosion problems. Mr. Jefferson asked about the entrance on Bricksteel Lane being close to another entry point off-site.

Mr. Moua asked if there were any proponents or opponents wanting to speak on this matter. Hearing none, Mr. Moua closed the public hearing and 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 V that **CUP-SP-20-12**, SAAD Building Phase II, is in conformity with adopted town plans and policies so long as the two project specific conditions identified therein are met.

Second: Mr. Jefferson

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

****The case CUP-SP-20-12 having concluded, Mr. Blasco returned and resumed the role of Chair****

B. Conditional Use Site Plan:

CUP-SP-20-09 Rand Village Apartments – Cambridge Properties is requesting conditional use site plan approval for a 264-unit apartment development. Rand Village was approved as a Conditional Use Subdivision Plan (CUP-SB-10-04) on July 21, 2020. This is the second Conditional Use Site Plan that follows the subdivision and conditional rezoning. The 18.34 +/- acre site is located on the south side of US 401 and Caddy Road, and can further be identified as Wake County PIN(s) **0699-18-3059**.

Staff/Commission Discussion: Ms. Griffin presented the staff report for the site plan. Mr. Voiland asked about the proposed parking reduction. Ms. Hogan asked about approval by the Town’s Inspections Department and Fire Department.

Applicant/Commission Discussion: Mr. Jay Priester, with Cambridge Properties, spoke on behalf of the project. Mr. Priester was joined by Barret Blackburn, of Cambridge Properties, Wyatt Bone, of Bohler Engineering, and Seth Coker, of Comet Development. Mr. Voiland asked about the designation of “potential wetlands” on the site plan. Ms. Avent asked about the need for a parking reduction. Mr. Jefferson asked about parking space siting. Mr. Moua asked whether additional parking spaces could be added in the future should the need arise. Mr. Blasco asked about the lease on the adjacent cell tower and the applicant’s future plans for it. Mr. Blasco asked if the applicant proposed landscape screening around the cell tower’s base. Mr. Blasco asked about one type of garage width proposed at 8 feet, and whether it was too narrow. Mr. Blasco asked about scheduled road improvements in coordination with McCuller’s Walk.

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: Recommend Approval to Town Council [5-1]

Motion: Mr. Voiland– I move that the Planning Commission confirm staff’s findings in Section V that **CUP-SP-20-09**, Rand Village Apartments, 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
Nay: Avent

C. Unified Development Ordinance Text Amendment

UDO-20-03 Solar Ground Panels – The Planning Department has received a text amendment request from Douglas Kuhns of 2903 Dunhaven Drive, to amend the UDO to allow ground-mounted solar systems on residential properties.

Staff/Commission Discussion: Mr. Buie presented the text amendment.

Applicant/Commission Discussion: Mr. Douglas Kuhns, of 2903 Dunhaven Drive, spoke on behalf of the text amendment. Mr. Moua asked for confirmation that there would be no power storage. Mr. Moua asked whether additional screening would be warranted. Mr. Moua asked whether screening should be required beyond only the street-view. Mr. Blasco asked whether a variance would allow for this type of use. Mr. Jefferson asked about evergreen screening shading solar panels.

RESULT: Recommend Approval to Town Council [5-1]

Motion: Mr. Voiland– I move that the Planning Commission accept staff recommendation of approval of UDO text amendment 20-03 (**UDO-20-03**).

Second: Mr. Jefferson

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

Nay: Moua

D. Unified Development Ordinance Text Amendment

UDO-20-05 CBD Townhomes / Indoor Entertainment – The Planning Department and the Downtown Garner Association are requesting a text amendment package to allow for a more urban form in the Central Business District. This text amendment would allow for townhomes to be constructed in the CBD according to urban standards appropriate for a traditional downtown setting as well as permitting indoor entertainment uses in the CBD. This amendment package focuses on providing residential development alternatives for townhomes such as reduced street setbacks, the use of alleys and alternative landscaping scenarios, in a manner that is not otherwise inconsistent with the larger goals of adopted Town plans and applicable policies.

Staff/Commission Discussion: Mr. Triezenberg presented the text amendment.

Applicant/Commission Discussion: Mr. Triezenberg, of the Town of Garner Planning Department, spoke on behalf of the text amendment. Mr. Voiland asked whether “electronic gaming” as a use included traditional arcades.

RESULT: Recommend Approval to Town Council [UNANIMOUS]
Motion: Ms. Hogan– I move that the Planning Commission accept staff recommendation of approval of UDO text amendment 20-05 (UDO-20-05).
Second: Mr. Jefferson
VOTE: Aye: Hogan, Voiland, Avent, Jefferson, Blasco, Moua

E. Unified Development Ordinance Text Amendment

UDO-20-04 Cell Tower – The Planning Department has received a text amendment request from Cellco Partnership / Verizon Wireless, through Faulk & Foster, to amend the UDO to reduce the fall-zone setback requirements for telecommunications towers.

Staff/Commission Discussion: Mr. Buie presented the text amendment. Mr. Blasco asked whether there was a minimum height for breakpoint technology. Mr. Moua asked whether different tower heights were warranted for different density zoning districts. Mr. Moua asked about the necessary footprint designs of cell towers. Mr. Jefferson asked whether this text amendment would bring Garner closer into alignment with cell tower regulations in neighboring municipalities. Mr. Jefferson asked whether new cell towers are required to use breakpoint technology.

Applicant/Commission Discussion: Mr. Ben Herrick, of Faulk & Foster, spoke on behalf of the text amendment. Mr. Moua asked about what tower height required the installation of flashing lights. Mr. Jefferson asked whether Garner was running low on bandwidth, especially in light of the pandemic and general population growth. Mr. Jefferson asked whether there were any public health concerns.

RESULT: Recommend Approval to Town Council [UNANIMOUS]
Motion: Ms. Hogan– I move that the Planning Commission accept staff recommendation of approval of UDO text amendment 20-04 (UDO-20-04).
Second: Mr. Voiland
VOTE: Aye: Hogan, Voiland, Avent, Jefferson, Blasco, Moua

F. 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 January Planning Commission meeting in order to allow Commissioners time to review the proposed changes.

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

VI. Reports

A. Planning Director

Mr. Triezenberg gave the Commission updates on Town Council approval of Timber Drive East Apartments and Townhomes. Mr. Triezenberg noted staff discussions with GoRaleigh about potentially extending services down Timber Drive. Mr. Triezenberg stated that Town Council approved Old Stage Townhomes.

B. Planning Commission

Mr. Blasco asked about 160D updates. Mr. Voiland asked when Rand Village (commercial) would go before Town Council.

VII. Adjournment

Having no further matters to discuss, the meeting was adjourned at 9:29 PM.