



**June 14, 2021 7:00 PM**  
**Town of Garner Planning Commission Minutes**  
**Council Meeting Room**  
**900 7th Avenue · Garner, North Carolina 27529**

**I. Call to Order**

Mr. Moua called the regular meeting of the Town of Garner Planning Commission to order at 7:05 p.m. on Monday, June 14, 2021.

**II. Roll Call**

The Secretary conducted the roll call for the virtual meeting.

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

Staff in attendance: Mr. Jeff Triezenberg, Planning Director; Mr. John Hodges, Assistant Town Manager; Ms. Stacy Griffin, Principal Planner; Mr. David Bamford, Planning Services Manager; Mr. Reginald Buie, Senior Planner – Zoning; Ms. Gaby Lontos-Lawler, Senior Planner - Transportation; Ms. Leah Harrison, Assistant Town Engineer; Ms. Terri Jones, Town Attorney; and Mr. Brian Godfrey, Planning Technician.

**III. Invocation**

Ms. Avent gave the invocation.

**IV. Minutes**

**Regular Meeting Minutes May 10, 2021** – Ms. Hogan made a motion to approve the presented minutes of the May 10 meeting. The motion was seconded by Mr. Voiland. The vote to approve was unanimous.

**V. Old/New Business:**

**A. Conditional District Rezoning Request:**

**CZ-21-03 1419 Aversboro** – Douglas Ball, of Ball Rentals, is requesting rezoning for approximately 0.44 +/- acres from Office & Institutional Conditional Use (O&I C5) to Multi-Family 2 Conditional Use (MF-2 C243). The applicant received rezoning and permit approval on an adjoining 1.851-acre site for the development of 26 apartment units on July 20, 2018 (CUD-Z-18-01 / CUP-SP-18-02). The proposal is to rezone this 0.44-acre site and later develop and recombine this part of the larger apartment community currently under construction. The 0.44-acre site is located at 1419 Aversboro Road and can be further identified as Wake County PIN(s) **1710-37-9338**.

**Staff/Commission Discussion:** Mr. Buie presented the staff report for the rezoning request. Mr. Fox asked what the southern buffer requirement for the site's southern property line would be if the rezoning were approved and a subsequent site plan were proposed. Mr. Moua asked whether any subsequent site plan proposals would come before the Commission. Mr. Jefferson asked whether any subsequent site plan proposals would be submitted as a lot recombined with the adjacent property. Mr. Jefferson asked whether the potentially recombined lot would allow for a higher density of residential units. Mr. Jefferson asked whether the adjacent townhome project was consistent with the future land use plan at the time of its approval. Mr. Jefferson asked about the Commission deciding on standards of consistency and reasonableness, and how these decisions would be made if, in the future, nearby Office & Institutional (O&I) parcels also requested rezonings to residential uses despite future land use designations as Office Centers. Ms. Avent echoed Mr. Jefferson's reasoning and noted the need to be mindful of the look and appearance of the Town and Aversboro Road. Mr. Moua also voiced concerns over setting a precedent of rezoning O&I parcels to residential uses in the area.

**Applicant/Commission Discussion:** Mr. Douglas Ball, of Ball Rentals, spoke on behalf of the project. Mr. Moua asked about the existing condition of the site, and whether it was occupied by a business. Ms. Avent noted the applicant's presentation of a site plan at the Neighborhood Meeting and asked whether a site plan would be made available to the Commission.

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

**RESULT: Motion did not carry – No action taken [3-3]**

**Motion: Ms. Hogan** – I move that the Planning Commission accept the Consistency Statement detailed in Section V of this report, as their own written recommendation regarding the consistency of the request with the Town's adopted land use plans and recommend approval of CZ-21-03 to the Town Council.

**Second: Mr. Fox**

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

Mr. Moua brought the matter back to the table for additional discussion/motion. Mr. Fox stated a preference for further dialogue and noted his concerns about buffer screening. Mr. Fox stated that, despite his concerns, the parcel's envelopment by adjacent parcels led him to believe the proposed multi-family use would not stick out. Mr. Fox asked staff for additional commentary about setting precedents with rezoning decisions.

Mr. Ball spoke further on behalf of the project. Ms. Avent noted her interest in seeing the site plan and her concerns about the altering the Aversboro streetscape with multifamily uses.

Moua stated his reasonings for voting nay on the motion—Mr. Moua expressed concerns about setting a precedent of rezoning the area's Office Center parcels to residential uses, which he worried could lead to a significant change in the land use of the neighborhood. Mr. Moua stated his belief that the subject parcel—and other nearby O&I parcels—were better suited and more favorable for offices. Mr. Moua stated concerns about larger multi-family residential buildings right next to offices. Mr. Jefferson stated his understanding of the reasonableness of the request, but that he also held concerns about significant changes to the streetscape resulting from multifamily uses on the subject parcel.

Ms. Avent asked the applicant why the subject parcel was not included in the adjacent, previously approved project during its 2018 proposal. Mr. Jefferson stated for the record that Commissioners had concerns about maintaining the Aversboro streetscape.

Mr. Moua observed that the Commission remained stalemated at 3-3 in favor and opposed, and that no action on the request had been taken by the Commission. Hearing no additional discussion or motions, Mr. Moua concluded the matter.

## **B. Conditional District Rezoning for Planned Residential Development Request:**

**CZ-PD-21-01 Auburn Station** – The McAdams Company is requesting rezoning for approximately 66.67 +/- acres from Multi-Residential 1 (MR-1) to Planned Residential Development Conditional Use (PRD C13) for the development of a community with approximately 174 single-family homes consisting of three different product types. The proposed zoning conditions limit the density to a maximum of 2.6 units per acre. The 66.67-acre site is located at the northwest corner of E Garner Road and Auburn Knightdale Road and can be further identified as Wake County PIN(s) **1730-28-9409** and **1730-38-5572**.

**Staff/Commission Discussion:** Mr. Bamford presented the staff report for the rezoning request. Ms. Griffin presented the master plan proposal portion of the staff report. Mr. Jefferson asked for confirmation that the applicant proposed preserving 12% of the existing tree coverage. Mr. Jefferson commented that he appreciated the

preservation of existing canopy. Mr. Fox asked for confirmation that this rezoning request would be the Commission's only opportunity to review the development project. Ms. Avent, referencing the public hearing notes, asked for clarification about the current zoning of MR-1 and its allowable density. Ms. Hogan asked about traffic issues surrounding the proposed entrance off of Auburn Knightdale Road. Ms. Hogan commented that there are significant existing traffic problems and hazards on the road, especially during worship services at the nearby Springfield Baptist Church. Ms. Hogan stated that she had significant concerns about additional development and traffic on Auburn Knightdale Road without mitigating traffic measures, such as a stoplight. Ms. Hogan asked whether a road connecting to a four-way stoplight at Daniel's Landing would be more suitable. Ms. Hogan noted that since the project is proposed to be a 55+ community of older adults, some drivers may not be able to pull in and out of Auburn Knightdale Road as quickly. Ms. Hogan stated she had concerns over greater traffic volume and a greater risk for accidents without adequate traffic planning. Mr. Voiland asked whether the proposed gateway feature was an idea from the applicant or Town staff. Mr. Fox asked for clarification on the master plan zoning conditions. Mr. Fox asked for information about the future nearby commuter rail project. Mr. Fox said he was extremely concerned about the substandard horizontal alignment on Auburn Knightdale Road. Mr. Fox asked whether other traffic designs had been considered to flatten the curve of the road. Mr. Fox said he hoped an additional condition could be included to correct the curve as much as NCDOT would allow for. Mr. Moua also expressed concerns about traffic issues and wondered whether a speed reduction on Auburn Knightdale Road would be appropriate.

***Applicant/Commission Discussion:*** Ms. Laura Holloman, of McAdams, spoke on behalf of the project. Ms. Holloman was joined by Jeff Westmoreland, of Toll Brothers, and Caroline Cheeves, of Ramey Kemp & Associates. Ms. Hogan asked for a statement as to why a buyer would want one of the applicants' homes, as opposed to another development. Mr. Fox asked why a 40-foot maximum height restriction was proposed. Mr. Fox asked whether the applicant had flexibility to propose a condition of more than one window on the sides of homes. Mr. Fox asked how left turn storage could be accommodated for Daniels Landing and also the proposed development. Mr. Fox asked whether street bike lanes were proposed with the development. Mr. Fox asked how flexible staff was to do something different with the collector street going north.

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

**RESULT: Recommend to Town Council for Adoption [UNANIMOUS]**

**Motion: Mr. Voiland**– I move that the Planning Commission accept the Consistency Statement detailed in Section VI of this report, as their own written recommendation regarding the consistency of the request with the Town’s adopted land use plans and recommend approval of CZ-PD-21-01 to the Town Council.

**Second: Ms. Avent**

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

Mr. Fox stated for the record that he hoped that the Town Council considered steps to correct Auburn Knightdale’s traffic issues. Mr. Moua agreed with Mr. Fox and emphasized the importance of looking at safety with traffic concerns.

## **VI. Announcements and Special Presentations**

Ms. Hogan and Mr. Fox were recognized for their service on the Commission and their contributions to the Town.

## **VII. Reports**

**A. Planning Director** – Mr. Triezenberg gave the Commission updates on past projects. Mr. Triezenberg stated that all of the recent projects before the Commission had been approved by the Town Council. Mr. Triezenberg noted that the Steering Committee would be meeting later this month for the UDO Re-Write Project to discuss subdivisions, streets, and utilities. Mr. Triezenberg recognized Ms. Hogan and Mr. Fox and noted that new Commission appointments might come ahead of next month’s meeting. Finally, Mr. Triezenberg noted that the Planning Department received budget approval for a new GIS Specialist position.

### **B. Planning Commission**

Ms. Hogan asked about the status of the Costco project.

## **VIII. Adjournment**

Having no further matters to discuss, the meeting was adjourned at 9:53 PM.