



**August 9, 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. Blasco called the regular meeting of the Town of Garner Planning Commission to order at 7:00 p.m. on Monday, August 9, 2021.

**II. Roll Call**

The Secretary conducted the roll call for the virtual meeting.

Members present: Jon Blasco, Chair; Phillip Jefferson, Vice Chair; Gina Avent; Clare Fullerton; Vang Moua; Sherry Phillips; and Michael Voiland.

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

**III. Invocation**

Mr. Jefferson gave the invocation.

**IV. Induction of New Members**

Ms. Fullerton and Ms. Phillips were sworn in as Planning Commissioners.

**V. Minutes**

**Regular Meeting Minutes July 12, 2021** – Mr. Voiland made a motion to approve the presented minutes of the July 12 meeting. The motion was seconded by Ms. Avent. The vote to approve was unanimous.

**V. Old/New Business:**

**A. Conditional District Rezoning with Subdivision Plan Request:**

**CZ-SB-20-08 Weston Road Subdivision** – Habitat for Humanity of Wake County, Inc. is requesting rezoning for approximately 11.68 +/- acres from **Single-Family Residential (R-40)** and **Single-Family Residential (R-9 C218) Conditional** to **Single-Family Residential (R-9 C239) Conditional** with accompanying commercial subdivision plan. Conditions are proposed to limit the range of permissible uses and establish an approved subdivision plan creating twenty-four (24) lots and associated public

infrastructure. The 11.68-acre site is located west of Weston Road between Curtiss Drive and Delta Street and can be further identified as Wake County PIN(s) **1711473367, 1711472174, 1711462936** & a portion of **1711371783**.

**Staff/Commission Discussion:** Mr. Bamford presented the zoning portion of the staff report. Ms. Griffin presented the subdivision plan portion of the staff report. Mr. Voiland, referencing question 3 from the Neighborhood Meeting notes, asked about neighbors' abilities to connect to new water and sewer systems. Ms. Fullerton, referencing question 4 from the Neighborhood Meeting notes, asked whether the sewer systems would be able to accommodate additional capacity. Mr. Jefferson asked to correct the record that the rezoning Conditional District should be C239. Ms. Fullerton asked for confirmation that the former playground area, now "common area," was not considered in the Open Space calculations for the site. Ms. Fullerton asked whether the common area would be maintained by the Homeowner's Association. Ms. Fullerton asked whether a greenway would be built as part of the development, or the fee-in-lieu and easement. Mr. Blasco asked for confirmation that the playground and other amenities would be removed from the plan. Mr. Blasco commented it would be nice to see those amenities return. Mr. Blasco asked for information about the residential density of the surrounding area. Mr. Moua commented that he would prefer to see a higher density of residences. Mr. Moua commented that he would prefer to have a greenway built, as these types of amenities are important for health.

**Applicant/Commission Discussion:** Mr. Jim Middleton, of Habitat for Humanity of Wake County, spoke on behalf of the project and was joined by Mr. Mary Bell, of BNK. Mr. Blasco asked about the applicant's intention with the tree preservation areas. Mr. Blasco asked about the replacement of trees in the southwest corner. Mr. Blasco requested a substitution for *Ligustrum* on the planting list as it's an invasive species.

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

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

**Motion:** Ms. Avent – 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-SB-20-08 to the Town Council.

**Second:** Mr. Voiland

**VOTE:** Aye: Avent, Blasco, Fullerton, Jefferson, Moua, Phillips, Voiland

**B. Conditional District Rezoning with Site Plan Request:**

**CZ-SP-20-15 900 Rand Road** – 900 Rand Land, LLC is requesting to rezone 16.7 ± acres from **Community Retail (CR)** and **Single-Family Residential (R-40)** to **Community Retail District Conditional (CR C240)** with accompanying commercial site plan. Conditions are proposed to limit the range of permissible uses and establish an approved site plan for 250,242 square feet of commercial space in two floors with an accompanying parking deck. The site is located at the southwest corner of NC Highway 50 and Rand Road and may be further identified as Wake County PIN(s): **1619447310, 1619444380, 1619446238, and 1619434624.**

**Staff/Commission Discussion:** Mr. Bamford presented the zoning portion of the staff report. Ms. Griffin presented the site plan portion of the staff report. Mr. Voiland asked for confirmation that the associated Public Hearing took place on August 2<sup>nd</sup>. Ms. Fullerton asked why there a full access entrance was proposed off Arbor Greene Drive. Ms. Fullerton asked if the proposed traffic light at Arbor Green Drive was designed with consideration to the school drop-off/pick-up traffic volumes. Ms. Avent asked whether it would be possible to add a concrete island to encourage left-turn only. Mr. Voiland asked for confirmation that the right turn prohibition onto Arbor Greene Drive was enforced through signage. Mr. Moua asked about the left-turn into the site from westbound traffic on Rand Road, commented that it may cause confusion and traffic issues, and recommended revisiting this design. Ms. Avent asked whether it was possible to curb the entrance at Arbor Greene to encourage left only turns. Mr. Jefferson asked to correct the Consistency Statement to reflect proposed Conditional Zoning District C240.

**Applicant/Commission Discussion:** Mr. Toby Coleman, of Smith Anderson Law Firm, spoke on behalf of the project. Mr. Blasco asked where the applicant’s team expected traffic to generally be coming from and going to. Mr. Blasco asked for clarification on the mid-site access along Benson Road, and whether there was a left-out turn present. Mr. Blasco asked for an explanation as to why a right-out onto Rand Road was not

proposed. Mr. Blasco commented that signage guiding visitors to the rear exit would be appropriate, since it was not a natural expectation for drivers. Ms. Avent asked what the applicant expected the daily average traffic flow to be. Ms. Avent asked whether the three houses on the northern parcels were planned to be removed. Ms. Avent thanked the applicant for the buffers between the site and the school. Mr. Voiland asked whether northbound traffic on Benson Road would be able to make a left turn into the mid-site entrance. Mr. Jefferson asked whether the mid-site entrance would be a two-lane road, whether these two lanes merged, and where the merge would occur. Mr. Jefferson asked what types of turns this mid-site entrance lane allowed at the internal intersection. Mr. Jefferson asked for confirmation that there was no landscaping being proposed along the retaining wall. Mr. Jefferson commented that he wondered how the lack of landscaping along the retaining wall would appear to guests, and how important the character of an entrance is for visitor perceptions. Mr. Moua asked what the expected geographic radius of the Clinic's area of service would be. Mr. Moua asked how this proposed development compared in size to the Durham Veteran Affairs facility. Mr. Moua commented that there did not appear to be amenities such as hotels and restaurants nearby this site. Mr. Moua asked about the reasoning behind proposing bicycle facilities on the site. Mr. Blasco asked for confirmation that the project's architects and engineers were all licensed in the State of North Carolina.

Mr. Blasco asked if there were any proponents or opponents wanting to speak on the matter. Hearing none, Mr. Blasco closed the public hearing and brought the matter back to the table for additional discussion/motion. Mr. Blasco thanked the applicant for bringing this facility to the Town and for working with the Arbor Greene neighborhood. Mr. Jefferson thanked the applicant for prioritizing safety and bringing this facility to support veterans.

**RESULT: Recommend to Town Council for Approval [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-SP-20-15 to the Town Council.

**Second: Ms. Avent**

**VOTE: Aye: Avent, Blasco, Fullerton, Jefferson, Moua, Phillips, Voiland**

## VI. Reports

**A. Planning Director** – Mr. Triezenberg gave the Commission updates and stated that all of the annexation petitions from July had been approved by Town Council. Mr. Triezenberg also noted that Town Council had approved the Special Use Permits for Phase 3 of the US 70 Industrial Park as well as Raynor Meadows. Mr. Triezenberg provided dates for upcoming meetings of interest.

**B. Planning Commission**

Mr. Blasco, referencing the recent Raynor Meadows project, asked for an update about the neighboring automotive mechanic and their concerns over traffic changes. Mr. Blasco asked for an update on the Pervis Street/Downtown Garner RFP project, and Mr. Hodges responded with information.

**VII. Adjournment**

Having no further matters to discuss, the meeting was adjourned at 9:21 PM.