



**January 11, 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 7:03 p.m. on Monday, January 11, 2021.

**II. Roll Call**

The Secretary conducted the roll call.

Members present: Jon Blasco, Chairman; Vang Moua, Vice Chairman; Gina Avent (virtually present); Dean Fox (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); Ms. Alison Jones, Planner II (virtually present); Ms. Leah Harrison, Assistant Town Engineer (virtually present); and Mr. Brian Godfrey, Planning Technician.

**III. Invocation**

Ms. Hogan gave the invocation.

**IV. Minutes**

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

**V. Old/New Business:**

Design. Connect. Sustain.

**\*\*Mr. Blasco recused himself from all cases for Pearl Street Townhomes (CUD-Z-20-09; CUP-SB-20-07). Mr. Moua assumed role of acting Chair\*\***

**A. Conditional Use Rezoning Request:**

**CUD-Z-20-09 Pearl Street Townhomes** – Timmons Group is requesting to rezone 2.166 +/- acres from Single-Family Residential (R-9) to Central Business District Conditional Use District 234 (CBD C234). A conditional use subdivision plan accompanies this request. The 2.166 +/- acre site is composed of two tracts located off W. Main Street along Pearl Street and Parker Street, which can further be identified as Wake County PIN(s) **1711-62-0608** and **1711-52-8391**.

**Staff/Commission Discussion:** Mr. Bamford presented the staff report for the rezoning. Mr. Fox asked whether the proposed parcels of townhomes and the parcel for commercial use were treated differently in the zoning conditions. Mr. Fox asked whether there was a proposed size for the one-car garage. Mr. Fox asked whether architectural features were proposed. Mr. Fox asked whether elevations of the proposed home were available. Mr. Fox asked about condition eight: whether vinyl was the only siding material proposed by the applicant. Mr. Fox asked whether there was a condition for a rear patio/porch. Mr. Fox asked whether the conditions would allow for the townhomes to be built taller than two stories.

**Applicant/Commission Discussion:** Ms. Beth Blackmon, with Timmons Group, spoke on behalf of the project. Ms. Blackmon was accompanied by Mr. Paul Flaherty, Mr. Talton Earp, and Ms. Elizabeth Ange. Mr. Jefferson asked about building materials and whether there had been discussion about adding brick to align with downtown’s traditional use of brick building materials. Mr. Jefferson asked whether and how the materiality of the townhomes would match the commercial building.

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. Avent–** 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-20-09**, Pearl Street Townhomes,

Design. Conn

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

**Second: Mr. Voiland**

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

## **B. Conditional Use Subdivision Plan Request:**

**CUP-SB-20-07 Pearl Street Townhomes** – Timmons Group is requesting conditional use approval for a subdivision of 29 lots, comprising a development of 28-unit townhomes and a single 0.27-acre commercial lot fronting W. Main Street. A conditional use rezoning accompanies this request. The 2.166 +/- acre site is composed of two tracts located off W. Main Street along Pearl Street and Parker Street, which can further be identified as Wake County PIN(s) **1711-62-0608** and **1711-52-8391**.

**Staff/Commission Discussion:** Ms. Griffin presented the staff report for the subdivision plan. Mr. Jefferson asked whether the public alley on the south side of the proposed development was a 20-ft or 25-ft roadway. Mr. Jefferson asked whether the two parking spaces were composed of the garage and the driveway. Mr. Jefferson asked whether the garage was interior-accessible. Mr. Jefferson asked whether a turnaround point would be available for drivers on 'Road A'. Mr. Voiland asked whether the bioretention device would be a grassed open space. Mr. Fox asked whether the commercial lot was counted for density calculations. Mr. Fox asked whether there were plans for extending the 25-ft alleyway on the southern tract east to Montague Street in the future. Mr. Fox asked whether the Lion's Club had any future plans for their property. Mr. Fox asked whether the 12-foot alleyway on the northern tract was too narrow for EMS access and garbage pickup. Mr. Fox asked why the alleyway on the northern tract extends to Main Street since this would create conflicts with pedestrians and on-street parking along Main. Mr. Fox asked for confirmation that the proposed townhome lots would have five foot front setbacks and 20 foot rear setbacks consistent with the recent text amendment. Mr. Fox asked for clarification about the Pearl Street widening being consistent with the section approved with the Town's Depot relocation project on the west side of Pearl. Mr. Moua asked whether there were noise or parking ordinances or agreements in place regarding the adjacent baseball fields and game traffic.

**Applicant/Commission Discussion:** Ms. Beth Blackmon, with Timmons Group, spoke on behalf of the project. Ms. Blackmon was accompanied by Mr. Paul Flaherty, Mr. Talton Earp, and Ms. Elizabeth Ange. Mr. Fox asked about the layout of the 12-foot, one-way alley. Mr. Fox asked about the proposed size of the garages. Mr. Fox asked about the proposed height of the townhomes. Mr. Fox asked whether the sidewalk would extend to the curb. Mr. Fox asked about plans for a turnaround at the existing dead-end of Pearl Street.

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: Mr. Jefferson**– I move that the Planning Commission confirm staff’s findings in Section VII that **CUP-SB-20-07**, Pearl Street Townhomes, is in conformity with adopted town plans and policies so long as the six project specific conditions identified therein are met.

**Second: Ms. Avent**

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

**\*\*The cases for Pearl Street Townhomes having concluded, Mr. Blasco returned and resumed the role of Chair\*\***

**C. 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 recommended approval. Mr. Fox asked how 160D updates would impact the introduction of cases before the Planning Commission, and whether this was a matter of required law or Town preference. Mr. Blasco asked for a reiteration of the project’s timeline. Mr. Blasco asked for a reiteration of the general timeline on updating development standards.

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

**Motion: Ms. Hogan**– I move that the Planning Commission recommend approval of UDO Text Amendment 20-02 (UDO 20-02).

**Second: Mr. Voiland**

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

## **VI. Reports**

### **A. Planning Director**

Mr. Triezenberg answered a question from Mr. Fox about receiving the annual report from staff on progress towards achieving the goals of the comprehensive plan. Mr. Fox asked about the newly proposed VA clinic.

### **B. Planning Commission**

The Commission commended efforts on the UDO update.

## **VII. Adjournment**

Having no further matters to discuss, the meeting was adjourned at 8:50 PM.