



December 13, 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 7:01 p.m. on Monday, December 13, 2021.

II. Roll Call

The Secretary conducted the roll call for the meeting.

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

Staff in attendance: Mr. Jeff Triezenberg, Planning Director; Mr. David Bamford, Planning Services Manager; and Mr. Brian Godfrey, Planning Technician.

III. Invocation

Mr. Jefferson gave the invocation.

IV. Minutes

Regular Meeting Minutes October 11, 2021 – Mr. Voiland made a motion to approve the presented minutes of the October 11th meeting. The motion was seconded by Mr. Jefferson. The vote to approve was unanimous.

V. Old/New Business:

A. Conditional Zoning Map Amendment with Site Plan Request:

CZ-SP-21-01, 601 Tryon Multifamily – Conditional zoning map amendment with plan request (CZ-SP-21-01) submitted by Zimmer Development Company to rezone 27.41 +/- acres from **Community Retail (CR)** to **Multifamily Residential Conditional (MF-2 C252)** for the development of a multifamily residential community. The site is located at Broomfield Hunter Ln and Tyron Rd and may be further identified as Wake County PIN # **1702201920**.

Staff/Commission Discussion: Mr. Bamford presented the zoning portion of the staff report. Mr. Triezenberg presented the site plan portion of the staff report. Ms.

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Fullerton asked for confirmation that the proposed buildings would only go to three stories. Ms. Fullerton asked about the road improvements and whether the applicant would be building half of the lanes. Ms. Fullerton asked whether there were plans to connect Grenelle Street to Garner Station Boulevard. Mr. Blaso asked whether the intent of the median was to satisfy emergency response vehicle access. Mr. Jefferson also stated his appreciation of the wetland preservation. Mr. Jefferson asked about the access to the site via Broomfield Hunter Lane and Tryon Road. Mr. Blasco asked whether pedestrian improvements would be extended to Junction Boulevard. Mr. Blasco expressed concern about heavy industrial uses to the east of the site. Mr. Blasco asked if there were any buffers present on the industrial properties or whether there were attempts to create a buffer. Mr. Blasco observed there may be an opportunity to plant evergreens for buffering. Mr. Blasco asked that *Ligustrum* be removed from the landscaping plan.

Applicant/Commission Discussion: Mr. Tom Johnson, of WillamsMullen, spoke on behalf of the project. Mr. Voiland commended the preservation of wetlands and asked about the purpose of the dry pond. Mr. Jefferson asked about the second entrance on the south side of Grenelle. Mr. Jefferson asked why the internal streets were triangular as opposed to circular. Mr. Jefferson stated that he appreciated the presented rendering of the buildings. Mr. Blasco asked whether there was an opportunity to connect vehicular access to Junction Boulevard. Mr. Jefferson stated his appreciation for siting the clubhouse in the northeastern portion of the site to keep residences away from the industrial neighbor. Mr. Jefferson agreed that evergreens would be helpful for buffering.

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: 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-21-01 to the Town Council.

Second: Ms. Avent

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

B. Conditional Zoning Map Amendment with Subdivision Plan Request:

CZ-SB-21-02, Spring Drive Subdivision – Conditional zoning map amendment with plan request (CZ-SB-21-02) submitted by Stewart, Inc. to rezone 11.08 +/- acres from

Office & Institutional Conditional (OI C92) to Multifamily Residential Conditional (MF-1 C244) for the development of a 59-lot townhome community at a density of 5.3 units per acre. The site is located between Timber Drive and Spring Drive, south of Garner High School, and may be further identified as Wake County PINs # **1701725623** and a portion of **1701635217**.

Staff/Commission Discussion: Mr. Bamford presented the zoning portion of the staff report. Mr. Triezenberg presented the subdivision plan portion of the staff report. Mr. Moua asked what the posted speed limit would be for the site. Mr. Moua asked whether emergency vehicles could navigate the proposed traffic circle. Ms. Fullerton asked about sidewalk connections. Mr. Blasco asked why other conditions for allowable uses, aside from “multifamily”, were not considered or proposed. Mr. Blasco asked whether there was an opportunity to lower the speed limit on Spring Drive, which he believed to be 35 mph. Mr. Blasco asked whether NCDOT had ever been known to reverse a preliminary approval for a street connection.

Applicant/Commission Discussion: Mr. Craig Duerr, of Land Alternatives, spoke on behalf of the project. Mr. Voiland asked about the access easement to the school. Ms. Fullerton asked about concerns about noise from the proposed townhomes. Ms. Fullerton asked if the proposed fencing would be both on the north and the south sides of the site. Ms. Fullerton asked whether the townhomes would be two stories. Ms. Fullerton asked about the three-way stop at Spring Drive, observed the corner to be a difficult turn, and asked whether the turn radius could be adjusted. Mr. Moua expressed concern about traffic cut-throughs and asked whether the applicant had considered mitigation. Ms. Avent commended the applicant for taking into consideration some of the concerns voiced in previous meetings and looking to try to mitigate impacts. Mr. Jefferson thanked the applicant for attempting to maximize buffers. Mr. Jefferson asked whether there were enough visitor parking spaces proposed. Mr. Blasco asked about the proposed street lighting. Mr. Blasco expressed appreciation for the additional landscaping.

Mr. Blasco asked if there were any proponents wanting to speak on the matter. Hearing none, Mr. Blasco asked if there were any opponents wanting to speak on the matter.

Ms. Melinda Young expressed appreciation for removing the earlier proposed connection to Spring Road. Ms. Young expressed concern about the contingency of approval. Ms. Young expressed concern about the proximity of the light & noise from the baseball fields to the proposed townhomes. Ms. Young said that a museum would be a desired use on the site.

Ms. Cindy Fleming expressed concern about the proximity of the homes to neighbors. Ms. Fleming stated that Single-Family Residential or a museum would be a preferred use. Ms. Fleming said that the proposed density of homes was unbearable.

Ms. Lisa Pearce expressed concern over how the project would impact Grovemont Road. Ms. Pearce stated her concerns about traffic impacts. Ms. Pearce said that a neighboring proposed development would bring additional impacts.

Mr. Brad Mullins stated that a museum or medical office would be a better use for the land. Mr. Mullins said Garner needed better destinations for visitors. Mr. Mullins expressed concern about the visual and noise impacts. Mr. Mullins asked the Commission to deny the rezoning request.

Hearing no further speakers, Mr. Blasco closed the public hearing and brought the matter back to the table for additional discussion/motion.

Mr. Jefferson asked how long the high school had been operating. Mr. Jefferson asked how long the houses on Spring Road have been present. Mr. Jefferson asked what the procedure would be to receive a variance for a higher fence. Ms. Fullerton asked whether staff considered impacts to Grovemont and Elkhorn roads. Mr. Jefferson asked what the height restriction of the Office & Institutional zoning was. Mr. Blasco stated his appreciation for the realignment of the proposed road.

RESULT: Recommend to Town Council for Approval [6 yes – 1 no]

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-21-02 to the Town Council.

Second: Ms. Fullerton

**VOTE: Aye: Avent, Blasco, Fullerton Jefferson, Moua, Voiland
No: Phillips**

V. Reports

- A. **Planning Director** – Mr. Triezenberg informed the Commission that the Mahler’s Creek project had been continued to examination of the traffic-transportation situation. Mr. Triezenberg stated that the joint Council work sessions had concluded. Mr. Triezenberg stated that staff was reviewing draft articles and

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would proceed to public engagement in the new year. Mr. Triezenberg stated that the department was hiring for a couple of positions.

B. Planning Commission – The Commission had no further discussion.

VI. Adjournment

Having no further matters to discuss, the meeting was adjourned at 9:38 PM.