



December 9, 2024, 7:00 PM

Town of Garner Planning Commission Minutes

Council Meeting Room

900 7th Avenue · Garner, North Carolina 27529

I. Call to Order

Mr. Jefferson called the meeting to order at 7:01 PM.

II. Roll Call

The Secretary conducted the roll call for the meeting.

Members Present: Phillip Jefferson, Chair; Ralph Carson, Vice-Chair; Gina Avent; Mariah Bishop; Sherry Phillips; and Michael Voiland.

Staff in attendance: Mr. Thomas Waltersdorf, Planner I; Mr. John Hodges, Assistant Town Manager; Mr. David Talbert, Assistant Town Engineer; Ms. Terri Jones, Town Attorney; Mr. Jeff Triezenberg, Planning Director; and Ms. Erin Joseph, Assistant Planning Director.

Mr. Buddy Gupton, Mayor, was also in attendance.

III. Invocation

Mr. Voiland gave the invocation.

IV. Adoption of Agenda

Ms. Avent made a motion to adopt the agenda. The motion was seconded by Mr. Carson. The vote to adopt the agenda was unanimously approved.

V. Minutes

Regular Meeting minutes November 12, 2024 – Mr. Voiland made a motion to approve the presented minutes of the November 12th meeting. The motion was seconded by Ms. Avent. The vote to approve the minutes was unanimous.

VI. Old/New Business

- A. **CZ-22-07 Thompson Business Park II:** Tier 1 conditional zoning map amendment (rezoning) request submitted by Ronnie Thompson to rezone approximately 82.29

+/- acres from Light Industrial (LI C218) Conditional, Neighborhood Mixed Use (NMX), Residential 2 (R2), and Residential 4 (R4-C239) Conditional to LI (LI C315) Conditional. The site is located at 0, 1518, 1530, 1532, 1706, and 1714 W. Garner Rd.

Staff/Commission Discussion: Ms. Joseph presented the Staff Report. Mr. Voiland asked about the extra credit given in the Consistency Review. Ms. Joseph stated it was given due to being infill development without additional strain on infrastructure.

Applicant/Commission Discussion: Mr. Collier Marsh of Parker Poe stepped forward to present on behalf of the applicant. He mentioned some of the history of the site regarding rezonings. He said this rezoning is meant to be an extension and second part of the existing business park, but because of the previous CUP they thought it was best to rezone the entire site. He mentioned their proposed zoning conditions and how they removed many permitted uses they felt didn't fit. He also mentioned expanded buffers, tree cover calculations, and architectural conditions. He also expanded upon open space and screening conditions.

Mr. Voiland appreciated the buffers and attention to existing wetlands on site. He asked about SCMs. Beth Blackmon of Timmons Group stepped forward to answer some questions. Ms. Blackmon mentioned that the plan is for each lot to have their own SCM. Mr. Voiland asked about inefficiency of having two access roads, and Ms. Blackmon said it was best for minimal impact on the existing wetlands. She emphasized that Quiet Refuge Lane would not have access to any of the lots of the business park.

Mr. Carson thanked the applicant for removal of permitted uses and changes as a result of neighbor input. He had questions about the impact of traffic. Ms. Blackmon stated the development did not trigger a TIA but that a 3-lane road allows for capacity growth with turn lanes and driveways. She said this business park would not generate as much traffic as a residential subdivision would in the same location. Mr. Carson asked how it would be less impactful than residential.

Ms. Bishop asked how the business park would not fall into vacancy like some other sites. Mr. Marsh answered that the applicant is not building out the site, and it would just grow as tenants join. Ms. Bishop also asked about pedestrian connectivity. Mr. Marsh said they would build out W Garner Road which would include sidewalks, but did not want to connect to residential.

Ms. Avent asked about buffer widths, particularly with the NW corner. She asked why it wasn't spread throughout the site. Ms. Blackmon noted that the shape and topography of the site dictated the irregularly distributed open space.

Mr. Carson asked about clearing of the property and how the depth of landscape buffer is lacking. Mr. Jefferson also asked about the existing vegetation. Mr.

Marsh noted that the proposed evergreen screening plantings are in addition to UDO requirements. Mr. Jefferson said more clarity in the landscaping conditions would be helpful. Mr. Jefferson also asked about lot size and building size, and what kind of business would be there. He asked if it would be neighborhood-serving. Mr. Marsh said the intention is for it to be employment driven.

No one from the public stepped forward with comment.

Result:	Recommend to Town Council for Approval with Amendment [6 ayes, 0 nay]
Motion:	Mr. Voiland- I move that the Planning Commission accept the Consistency Statement drafted herein as our own written recommendation regarding the consistency of the request with the Town’s adopted land use plans and recommend approval of Case # CZ-22-07 to the Town Council, <i>along with a recommendation to clarify the language of the planted landscape buffers.</i>
Second:	Mr. Carson (<i>with amendment</i>)
Vote:	Ayes: Avent, Bishop, Carson, Jefferson, Phillips, Voiland Nays: none

- B. **CZ-24-005 Garner Industrial 6:** Tier 1 conditional district rezoning request to rezone 33.62 +/- acres from Rural Agricultural (RA) to Light Industrial (LI C314) Conditional. The site is located at 4520 Guy Rd.

Staff/Commission Discussion: Ms. Joseph presented the Staff Report. Mr. Voiland asked about the jurisdiction boundary shape in the area, and what surrounded the site. Ms. Joseph noted that the site is at the edge of the Garner Jurisdiction and borders Clayton Town Limits as well as Wake County jurisdiction.

Applicant/Commission Discussion: Mr. Andrew Paterson of Al Neyer gave a brief presentation describing their plans. Mr. Taylor Hollingshead of Bolton + Menk spoke further about the site design and project. He mentioned it is consistent with land use plans. He mentioned that 48% of the site is to be preserved and buffers, streams, and wetlands are to be protected. Mr. Hollingshead also detailed the infrastructure improvements along Guy Road.

Mr. Pat Moore of Al Neyer spoke about the architectural aspects of the building and how it will be designed to minimize the scale and impact of a large building. He talked about the lighting concerns of the neighbors.

Mr. Carson thanked the applicant for addressing neighbors' concerns. He mentioned that he did like the previous work done on the other Garner Industrial Park site. He asked a question about rainfall events and the SCM ponds. Ms. Bishop asked about sidewalks along Guy Road. The applicant responded they would be built with frontage improvements. She asked if there was open space consideration for employees. The applicant responded that it would be per tenant request.

Mr. Jefferson thanked the applicant. He said that the visuals of the site helped his understanding.

Public Comment: Mr. Anthony Vellozzi, a neighbor on Golden Nugget Drive, chose to speak about the project. He asked to show a visual 3D rendering of how the building would fit on the site. His rendering showed how a 50-foot-tall building would tower over surrounding properties.

Mr. Carson told Mr. Vellozzi that his rendering showed a 50-foot-tall building, but the applicant was only proposing a building in the 32–36-foot range. Mr. Carson said the visual did not accurately reflect the plan. The applicant took offense with the 3D rendering including its color, design, and massing. The applicant said the setback is much further back from Guy Road than Mr. Vellozzi showed. Mr. Hollingshead also mentioned that the City of Raleigh asked for a pump station on their site, which Mr. Vellozzi took objection to in his presentation.

There was further discussion between the Commission and Mr. Triezenberg regarding traffic and Guy Road improvements. Mr. Triezenberg also reminded the Commission that as a Tier 1 rezoning, the visuals are descriptive only, and not to be considered beyond the written conditions.

Result: **Recommend to Town Council for Approval with Amendment [6 ayes, 0 nay]**

Motion: **Mr. Carson-** I move that the Planning Commission accept the Consistency Statement drafted herein as our own written recommendation regarding the consistency of the request with the Town's adopted land use plans and recommend approval of Case # CZ-24-005 to the Town Council, *with the condition that the building setback from Guy Road be 170 feet +/-.*

Second: **Mr. Voiland**

Vote: **Ayes: Avent, Bishop, Carson, Jefferson, Phillips, Voiland**

Nays: none

- C. **Wake County Hazard Mitigation Plan:** Mr. Triezenberg briefed the Planning Commission on the Wake County Hazard Mitigation Plan. He mentioned the importance for the Town to be updating and adopting plans. A motion was made by Mr. Voiland to accept the plan's findings and recommend adoption by Town Council. The motion was seconded by Mr. Carson.

The motion was unanimously approved.

VII. Reports

- A. **Planning Director** – Mr. Triezenberg gave updates related to recent Town Council events. He noted that Text Amendments to the UDO would be coming soon. He updated the Commission of recent hirings within the department. He thanked Gina Avent for her extended service to the Planning Commission. Planning Commission members also expressed their thanks to Ms. Avent.

VIII. Adjournment

Having no further matters to discuss, the meeting was adjourned at 9:31 PM.