



# TOWN OF GARNER DEVELOPMENT SERVICES UPDATE

SPRING 2016

The Town of Garner Development Services team includes the Planning, Inspections, Engineering and Economic Development departments, which work together to provide services, infrastructure and support to encourage and enable business and residential development in Garner.

## TOWN ENACTS MAJOR POLICY CHANGES

*Revisions come in response to input from development community*

### Town Council Adopts Revisions to Garner's Public Utility Fees

**T**HE TOWN COUNCIL in April revised the Town's public utility fees to encourage new development. The changes significantly decrease the cost of developing most types of projects in Garner.

Before the change, the Town charged two public utility fees for each gallon of use assigned to a new construction project: 1) a capacity replacement fee totaling \$10.89 per gallon and 2) a utility development fee totaling \$7.18 per gallon (for a combined fee of \$18.07 per gallon).

Under the new structure, the *capacity replacement fee is reduced* to a total of \$2 per gallon (\$1 each for water and sewer), *utility development fees have been suspended* and *acreage fees have been reinstated* (please see chart to the right). All fees are due when the building permit application is filed.

Here are four examples illustrating potential cost reductions:

#### Townhome project on 15 acres zoned MF-1 with 90 units

► **Reduction of \$280,875**

*Old fee structure*

- \$18.07/gallon x 22,500 gallons = \$406,575

*New fee structure*

- \$2/gallon x 22,500 = \$45,000 +
- 15 acres x \$5,380 = \$80,700
- Total fees = \$125,700

Zoning districts	Acreage fee-water	Acreage fee-sewer
R-40, R-20, R-15, R-12, R-9, RCD-1, RCD-2	\$1,750	\$1,750
MR-1	\$1,990	\$1,990
R-5 or RMH	\$2,745	\$2,745
MF-1	\$2,690	\$2,690
MF-2	\$3,195	\$3,195
NO, O&I, NB, CB, SB, MXD	\$4,180	\$4,180
I-1, I-2	\$4,575	\$4,575

*Above fees assessed per each acre developed.*

#### Residential project on 100 acres zoned R-9 with 300 units

► **Reduction of \$855,250**

*Old fee structure*

- \$18.07/gallon x 75,000 gallons = \$1,355,250

*New fee structure*

- \$2/gallon x 75,000 = \$150,000 +
- 100 acres x \$3,500 = \$350,000
- Total fees = \$500,000

#### Retail project on 2 acres zoned SB using 1,500 gallons water/sewer

► **Reduction of \$7,430**

*Old fee structure*

- \$18.07/gallon x 1,500 gallons = \$27,105

**Please see FEES on back page**

# Water/Sewer Allocation Policy Revised to Reflect Evolving Housing Market

**T**HE TOWN OF GARNER has revised its water/sewer allocation policy to reflect changing conditions in the Garner housing market and to stimulate new housing starts in the community. Changes to the policy were recommended by the Growth Strategies Task Force, a group formed to discuss community use regulations and fees and their impact on new development. The new water/sewer policy was adopted by the Town Council in March 2015 and became effective immediately.

Highlights of the revised policy include:

- **Increase in the amount of annual capacity** from 75,000 gallons per day to **150,000**. This allocation supports development of **600 houses per year**, an increase from 300 per year. Of the 600 units, 450 are assigned to Type II houses and 150 assigned to Type I houses. Additional capacity of 50,000 additional gallons can be transferred to the current year if the original allocation is exhausted.
- **Increase in the number of units per project** from 50 units maximum to up to **120 units** if capacity is available. If a project has at least two price points, the current 75 units per year limit has been increased to 150 units if capacity is available.
- **Change in the Type II housing requirements** to reduce minimum

## Fees

continued

*New fee structure*

- \$2/gallon x 1,500 = \$3,000 +
- 2 acres x \$8,360 = \$16,720
- Total fees = \$19,720

**Commercial project on 30 acres zoned O&I using 25,000 gallons water/sewer**  
**► Reduction of \$150,950**

*Old fee structure*

- \$18.07/gallon x 25,000 gallons = \$451,750

*New fee structure*

- \$2/gallon x 25,000 = \$50,000 +
- 30 acres x \$8,360 = \$250,800
- Total fees = \$300,800

## BY THE NUMBERS

**150K**      **600**

New amount of annual water/sewer capacity allocation (gpd), up from 75K

New number of houses per year that the increased water/sewer capacity will support, up from 300

**120**      **1,800**

New number of maximum units per project per year, up from 50

New minimum heated size for Type II housing (in sq. ft.), down from 2,200

heated size from 2,200 sq. ft. to **1,800 sq. ft.** Type II housing construction requirements were modified to include stem wall slab foundation, deck or concrete patio (120 sq. ft.), and hardiplank or vinyl siding (minimum .045 gauge). Additional square footage may also be constructed (up to 200 sq. ft.) to offset siding requirements.

- **Multifamily rental projects** larger than 25 units are automatically granted water/sewer supply from non-residential capacity based on availability. Unused capacity goes back into the non-residential pool.

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## Town Council Modifies Yard Setback Rules

Over the last year or so, staff has met with various developers/builders regarding potential single-family residential projects in Garner. One of the recurring themes we heard in those conversations was the need for the Town to consider revising its side yard setback requirements in the single-family residential zoning districts, particularly in the smaller districts that require connection to public water and sewer (R-15, R-12 and R-9).

With this in mind, the Town Council took action in April to change the following setback requirements in the R-15, R-12 and R-9 districts:

- **Rear yard** – Reduced from 25 feet to 20
- **Side yard** – Reduced from 10 feet to 6 minimum, 15 feet combined \*
- **Corner lot side yard** – Reduced from 25 feet to 20

\* Interior side setback distance less than 10 feet requires a 5-foot property maintenance easement be provided on the adjoining lot and recorded on the final subdivision plat.

## ALSO OF NOTE ...

The Town Council last year amended the Town's Unified Development Ordinance (UDO) to allow **narrower lot widths for townhome developments** in Garner. The revised lot width of 18 feet is a reduction from the previous 25 feet. The Planning Department recommended the change after hearing from developers interested in building townhouse projects in Garner.

The Town Council amended the UDO in December 2013 to change the **collection point for the park and recreation fee** from prior to final plat recordation to the building permit stage.



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