

# ETJ Request: Report and Resolution

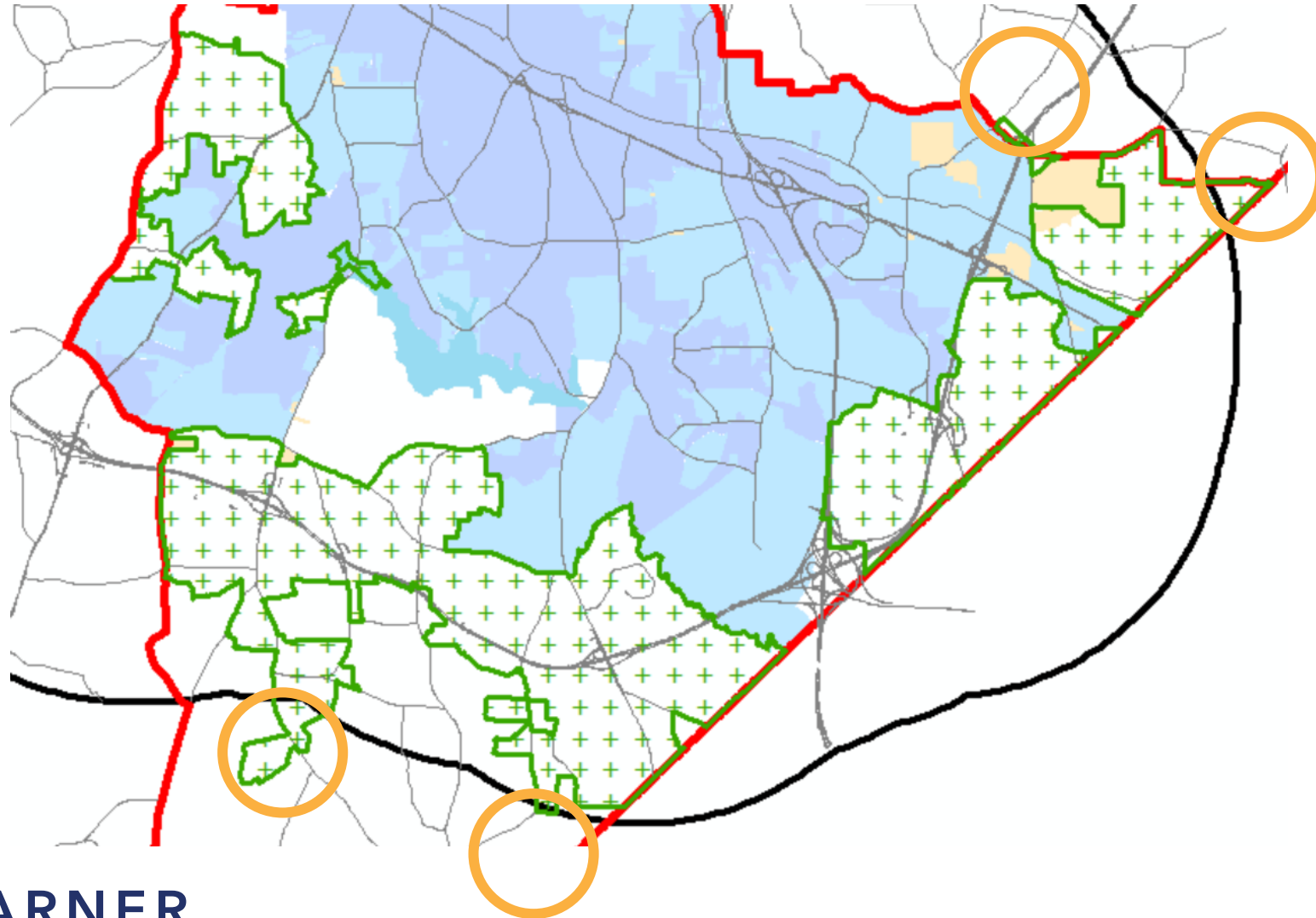
Town Council Meeting  
May 7, 2024

# Where Are We At?

1. Staff prepares County-mandated report.
2. **Town of Garner adopts Resolution requesting extension of planning jurisdiction.**
3. Resolution, along with County-mandated report, forwarded to Wake County Board of Commissioners via Wake County Planning.
4. Mail notice of Public Information Meeting to all affected property owners (not required, but County expects/encourages).
5. Hold Public Information Meeting(s) (this can be at any time, but preferably before the County's Land Use Subcommittee meeting).
6. **Wake County Board agenda item to refer matter to the Wake County Planning Board.**
7. **Wake County Planning Board agenda item to refer matter to the Land Use Subcommittee.**
8. **Wake County Land Use Committee meeting (makes recommendation to full board).**
9. **Wake County Planning Board meeting (makes recommendation to Board of Commissioners).**
10. **Wake County Board of Commissioners Public Hearing (adopts ordinance allowing extension).**



# Garner's 3-Mile Request Limit



- West/Southwest – pre-empted by Annexation Agreement with Fuquay-Varina.
- North/Northeast – pre-empted by Annexation Agreement with Raleigh
- East/Southeast – pre-empted by county line (Raleigh/JoCo water agreement)
- South – Full 3 miles available

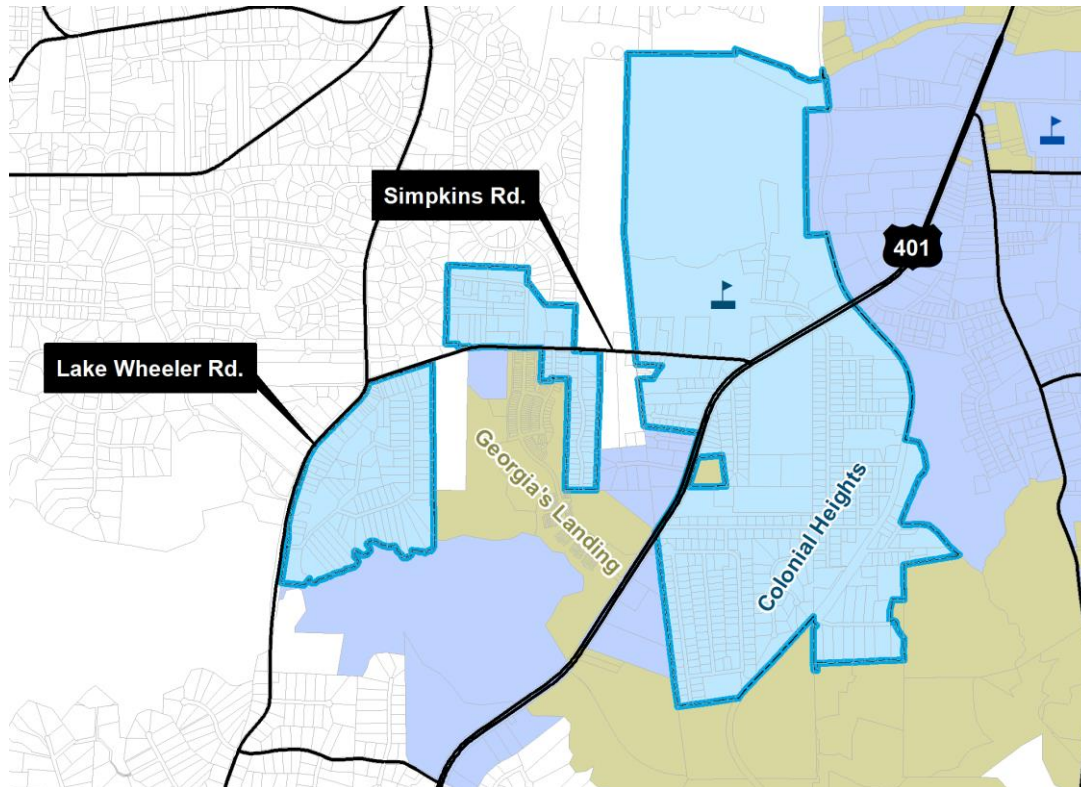


# The Request

The requested areas comprise three major areas:

- Northwest Area: 936 acres ( 1.46 sq. mi.)
- Southern Area: 5,973 acres ( 9.33 sq. mi.)
- Northeast Area: 1,949 acres ( 3.05 sq. mi.)
- TOTAL AREA: 8,858 acres (13.84 sq. mi.)

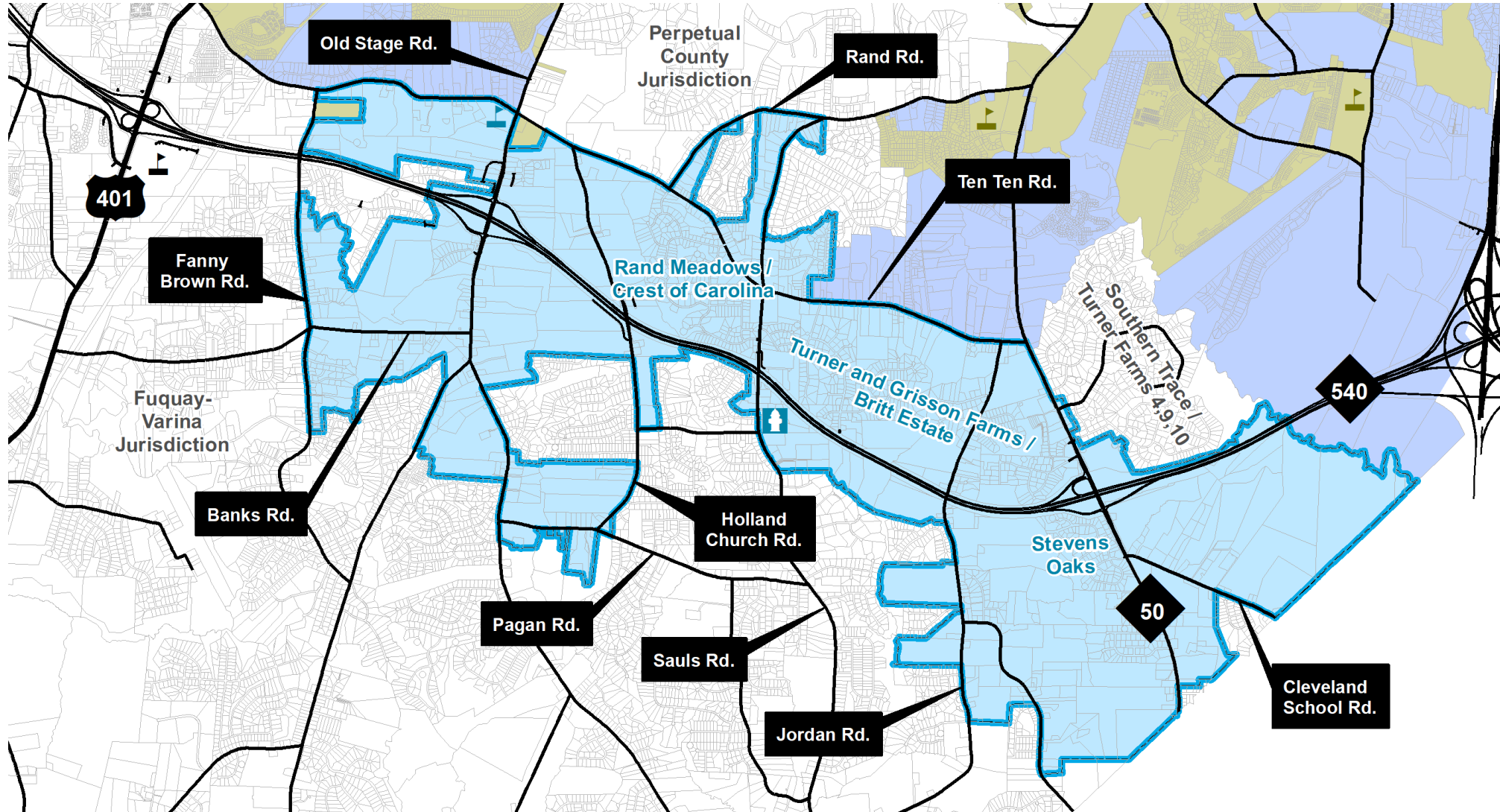
# Northwest Area



- 936 acres (1.46 sq. mi.) spread across three subareas
- Three official requests for connections onto these utility mains outside of Garner's 2017 ETJ boundary and covering nearly 150 acres
- Includes existing Colonial Heights and other nearby smaller subdivisions – otherwise would create donut holes of ½ square mile or less
- Regional lift station established by Georgia's Landing

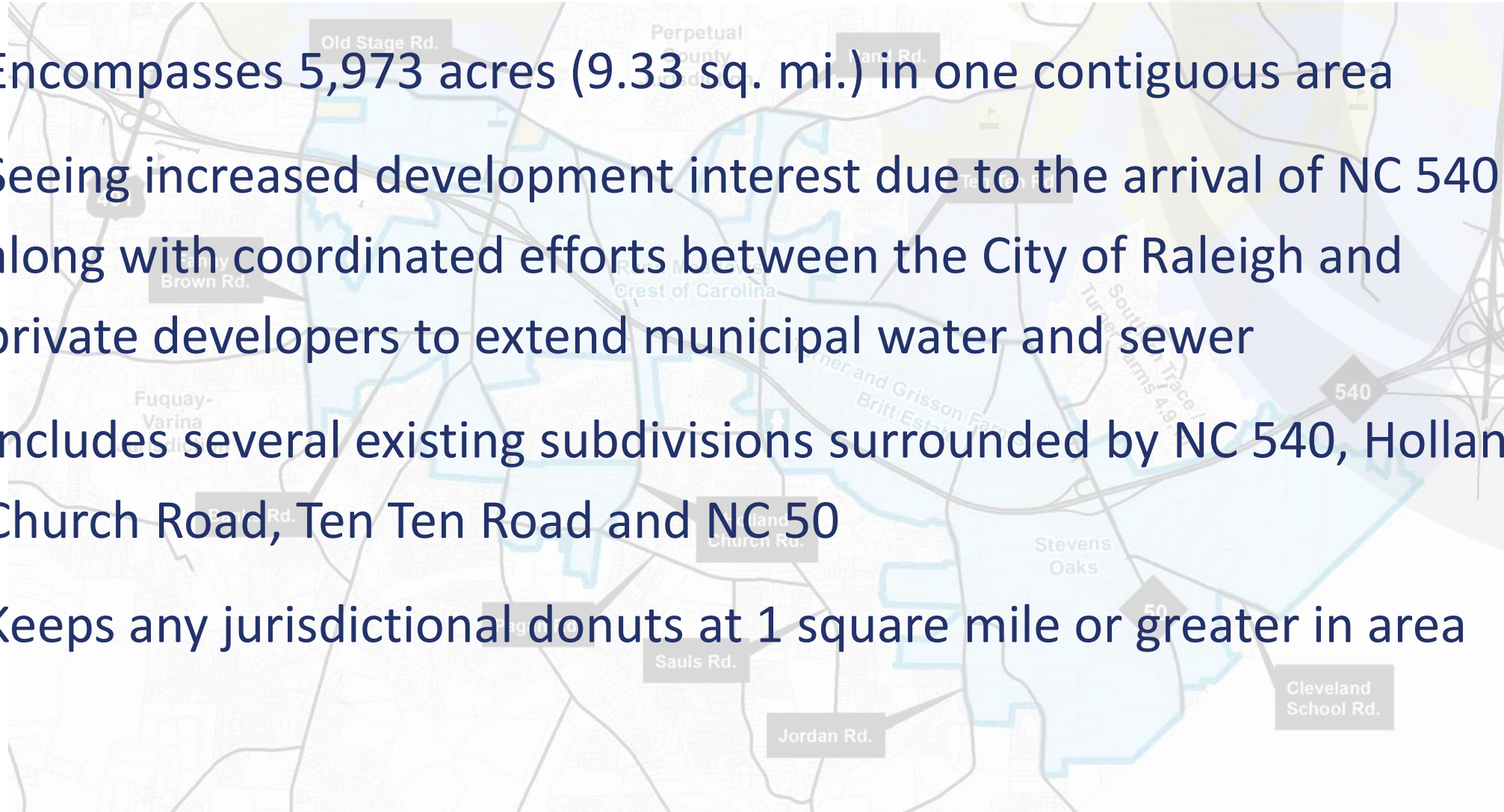


# Southern Area



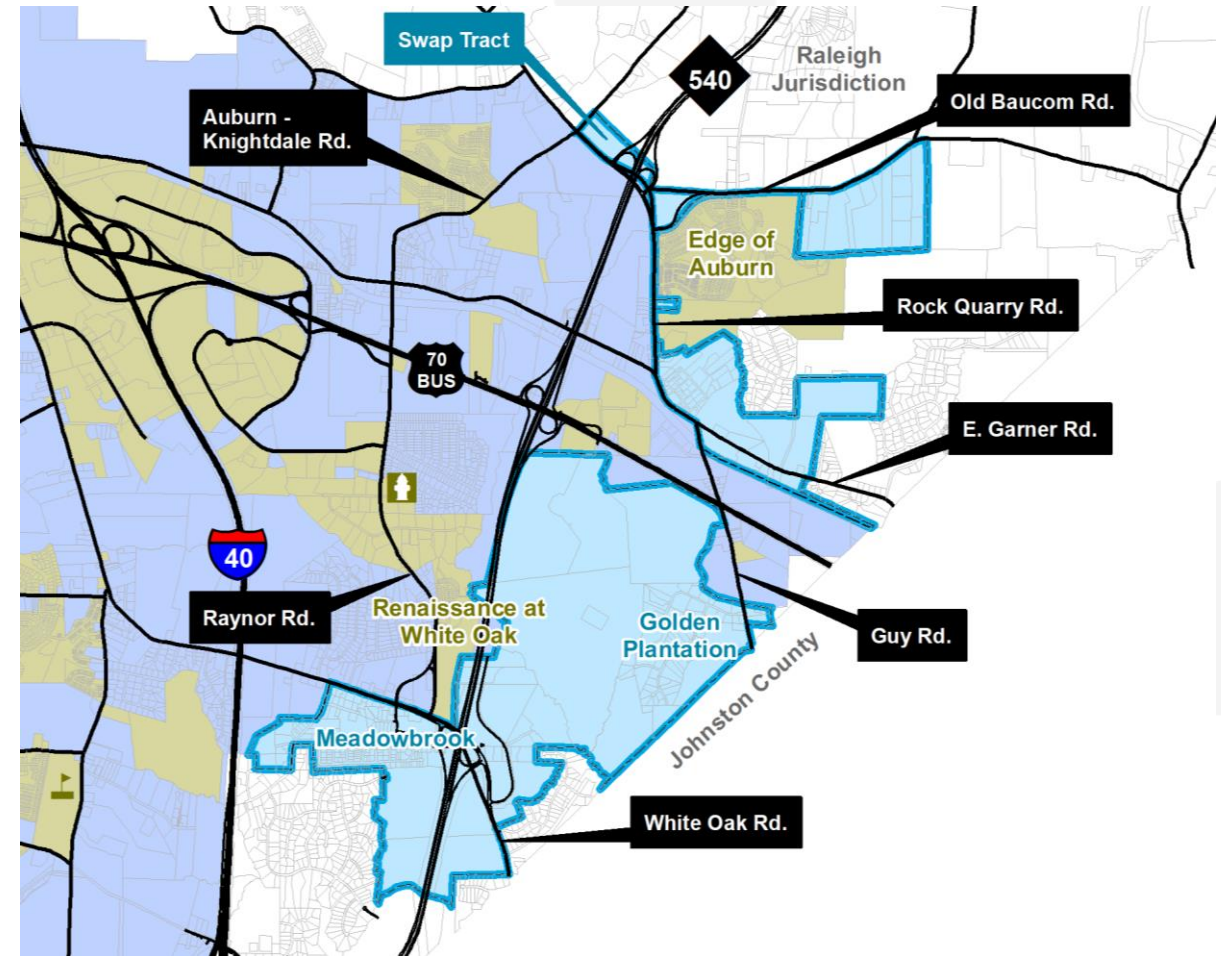
# Southern Area

- Encompasses 5,973 acres (9.33 sq. mi.) in one contiguous area
- Seeing increased development interest due to the arrival of NC 540 along with coordinated efforts between the City of Raleigh and private developers to extend municipal water and sewer
- Includes several existing subdivisions surrounded by NC 540, Holland Church Road, Ten Ten Road and NC 50
- Keeps any jurisdictional donuts at 1 square mile or greater in area



# Northeast Area

- Two (2) subareas encompassing 1,949 acres (3.05 sq. mi.)
- Southern subarea includes the underdeveloped Meadowbrook Estates subdivision south of White Oak Road and the Golden Plantation subdivision
- Northern subarea stops well short of the Johnston County line due to state and recreational lands
- 100,000's sf of new flex space
- Regional lift station at Edge of Auburn
- Other minor utility extensions already







# County ETJ Criteria

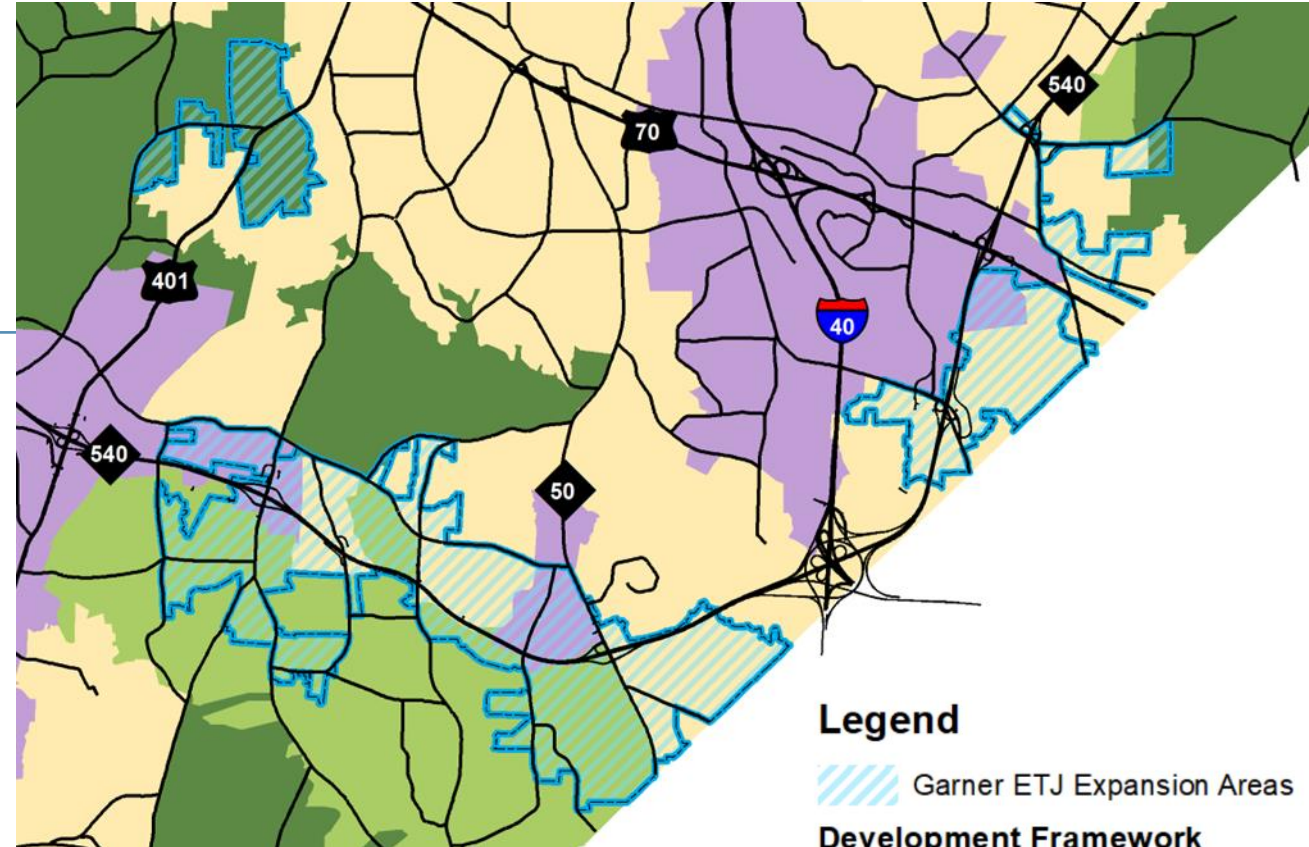
- 1 Wake County Development Framework Map Designation
- 2 Growth and Development within the ETJ Expansion Area
- 3 Municipal Comprehensive Plan Alignment
- 4 Municipal Capital Improvement Plan/Program and Service Expansion Plan Alignment
- 5 Community Engagement
- 6 Achieving Comprehensive Community Goals

# Criteria #1

1

## Wake County Development Framework Map Designation

- Walkable Center or Community Designation
  - 57.7% of Request
- Community Reserve or Rural
  - 42.3% of Request
    - NE – just 3.6% of subarea (rural)
    - NW – 100% of subarea (rural)
    - S – 45.6% of subarea (no rural)



### Legend

Garner ETJ Expansion Areas

### Development Framework

Walkable Center

Community

Community Reserve

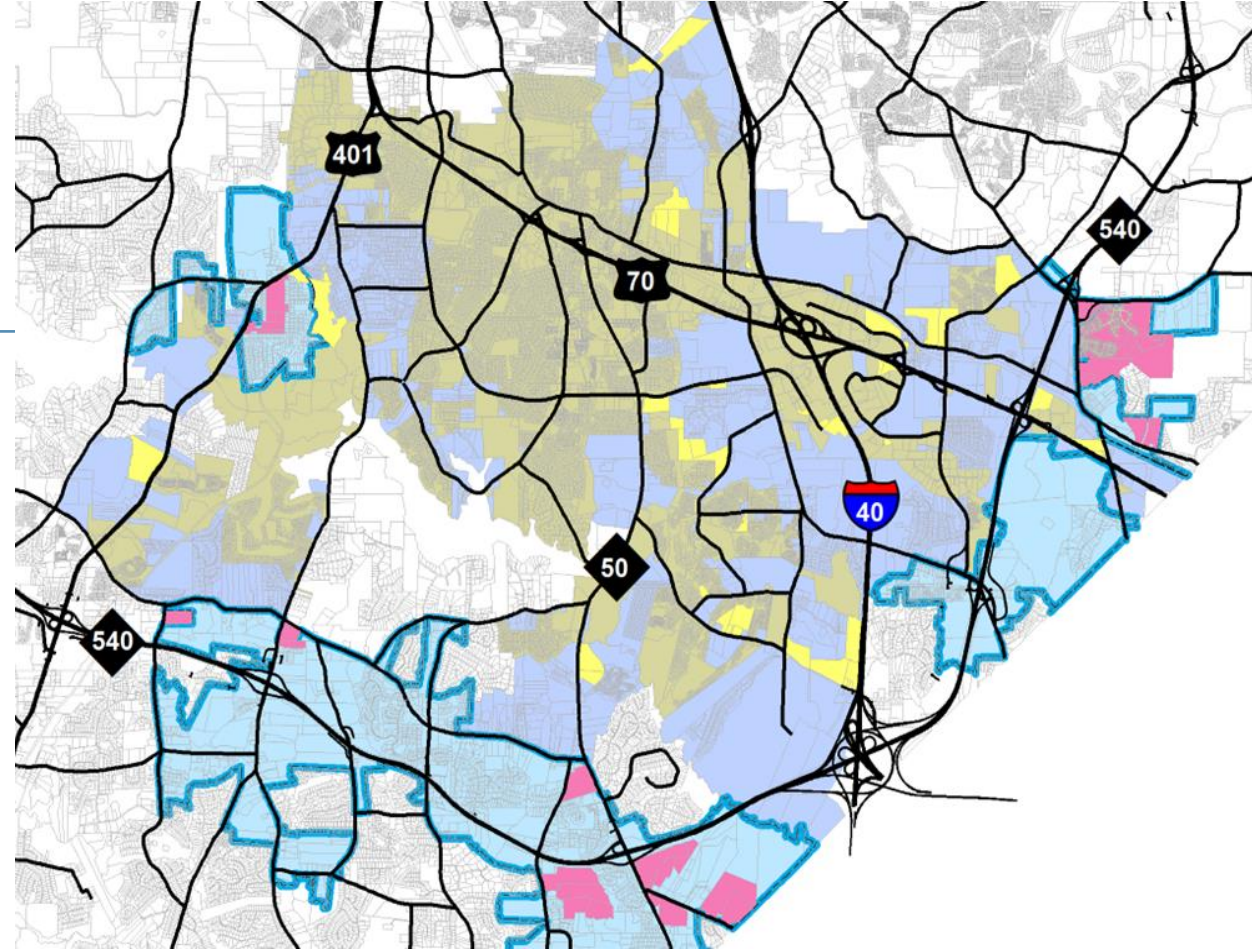
Rural

# Criteria #2

## 2

### Growth and Development within the ETJ Expansion Area

- Highlight Joint Planning Efforts
- Development Activity
  - Excess of 850 acres or 1.32 square miles (pink)
  - Annexations pending for more than 975 acres or 1.52 sq mi (yellow)
- New Roadways
- Water and Sewer
  - 540 Pre-Planning
  - US 70 Sewer Main Extension
  - Developer Coordinated Extensions

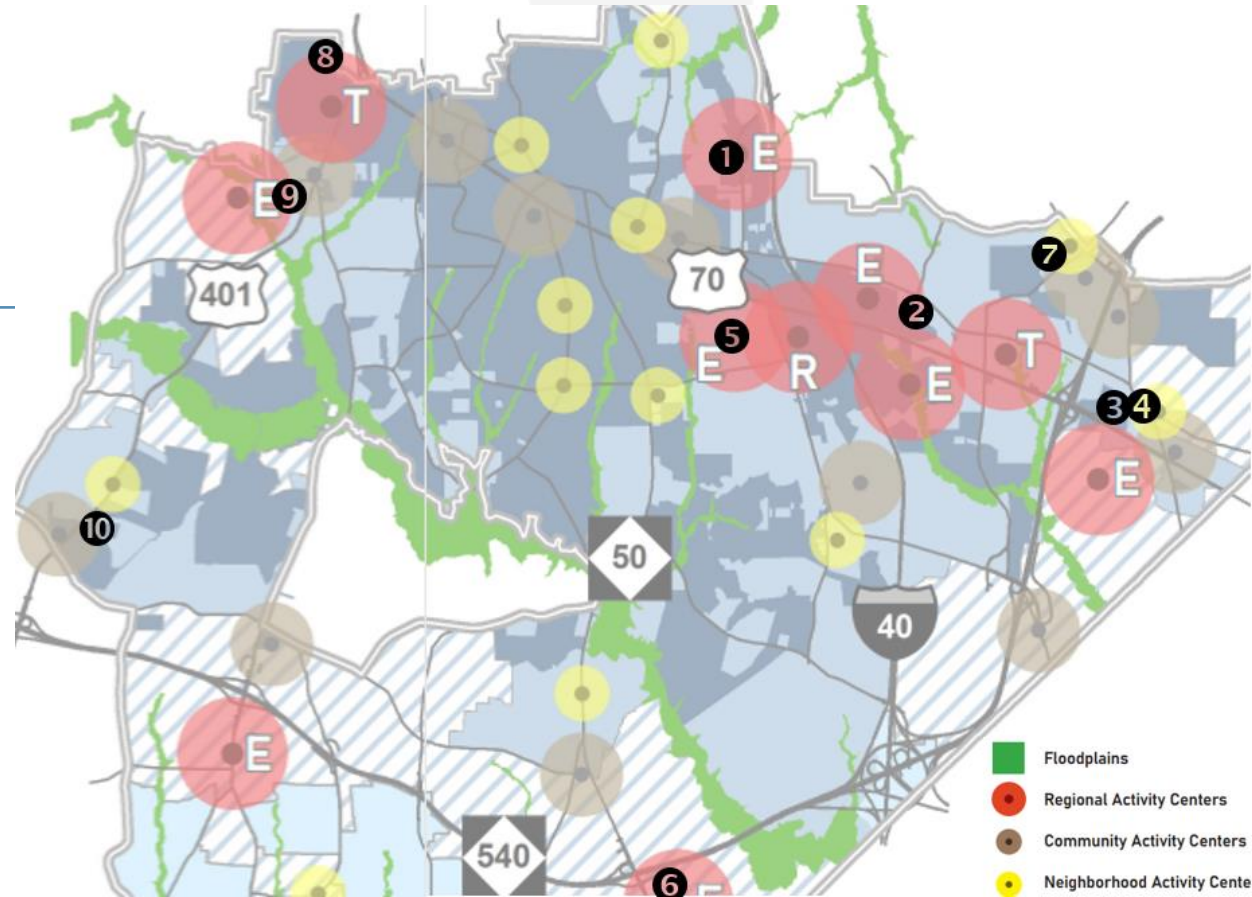


# Criteria #3

## 3

### Municipal Comprehensive Plan Alignment

- Town participation in Wake County planning studies
  - Includes 3 small area studies
- Garner Forward re-write efforts, focusing on how the Town's plan aligns with County plans
- Cooperative and consistent development with private sector focused on these plans





# Criteria #4

## 4

### Municipal Capital Improvement Plan/Program and Service Expansion Plan Alignment

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- Capital Improvements
  - Water and Sewer Lines – attach Raleigh CIP/IMP
  - Vehicle Capacity – highlight Town’s Transportation Plan and funding programs
  - Stormwater, Sidewalks, Greenways and Parks – highlight Town bonds
- Service Improvements
  - Police – highlight annual budget review
  - Fire – highlight Station 5 and cooperative merger efforts
  - Trash Collection – highlight contracted services
  - Inspections – highlight elements of self-funding through fees



# Criteria #5

## 5

# Community Engagement

- Highlight our past efforts
- Planned efforts include:
  - Website – updating
  - Video – drafted
  - Mailings – to include FAQ's
  - “Hotline” – phone number to call
  - Community Meetings
    - Juniper Level Missionary Baptist Church, Holland's Church and the Panther Branch Community Development Corporation; seeking others



# Criteria #6

## 6

## Achieving Comprehensive Community Goals

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- Affordable Housing
  - Gap financing assistance for LIHTC and past support, AHDP participation
- Walkability
  - Garner Forward, UDO amendments, bond funding
- Transit Use
  - Garner Forward, CFAP grant – circulator planning, Rte 20 performance metrics
- Vulnerable Communities
  - RTT partnership, UCAP participation, Senior Center programs and partnerships
- Stormwater
  - UDO amendments over the years, program history, MS4 designation and NPDES Phase II permit
- Green Infrastructure
  - White Deer Park, CBA's and Garner Forward

**SPECIAL  
THANKS!**

## Special Thanks to:

- John Hodges, Garner Assistant Town Manager
- Leah Harrison, David Talbert and Jaclyn Stannard; Garner Engineering
- Sara Warren and Ian Johnson, Garner Budget Office
- Rick Mercier and Kyle Kettler, Garner Communications Division
- Maria Munoz-Blanco, Garner Parks, Recreation & Cultural Resources Director
- Forrest Jones, Garner Public Works Director
- Nate Groover, Garner Economic Development Director
- Rene Hagan, Raleigh Water
- Melanie Rausch, GoRaleigh
- Erin Joseph, Garner Assistant Planning Director
- Alex Bone, Garner GIS Specialist
- and to the entire Garner Planning Department team for their support.



# Next Steps?

- Tonight - consider adopting resolution to authorize staff to forward request and report to Wake County.
- Forward request, report and supporting materials to BOC Chair via County Planning staff.
- Finish preparing for and conduct public outreach.
- Attend Wake County meetings and respond to feedback.
- Return to Council with implementation steps if request granted.

