

Steering Committee Kickoff

03/05/2020



Garner Forward
Unified Development Ordinance

FACILITATED BY:  STEWART

Outline



Welcome and introductions

Project description, timeline, update process

Public engagement

Stakeholder and community tour summary

Public meeting outline

Why update now?

Implement recommendations from:

- Recently adopted Comprehensive and Transportation Plans
- Other adopted plans

Establish compliance with recent state legislative changes, incl. Chapter 160D

Correct issues identified as problematic, outdated, or cumbersome

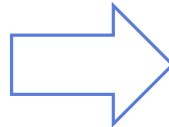
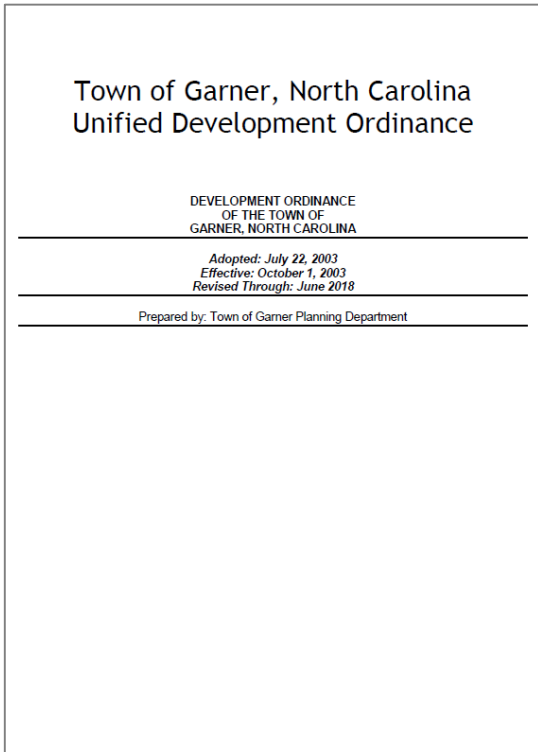
Last updated in 2003



Project Framework

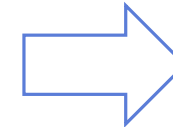


Existing UDO

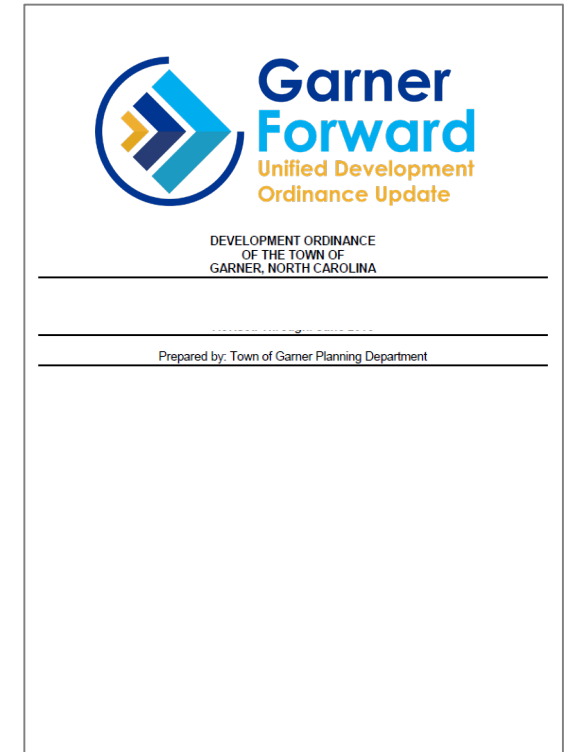


Update process

- State statutes (Ch160D)
- Federal case law
- Town plans
- Public input & review
- Town staff
- Steering Committee
- Planning Board
- Town Council



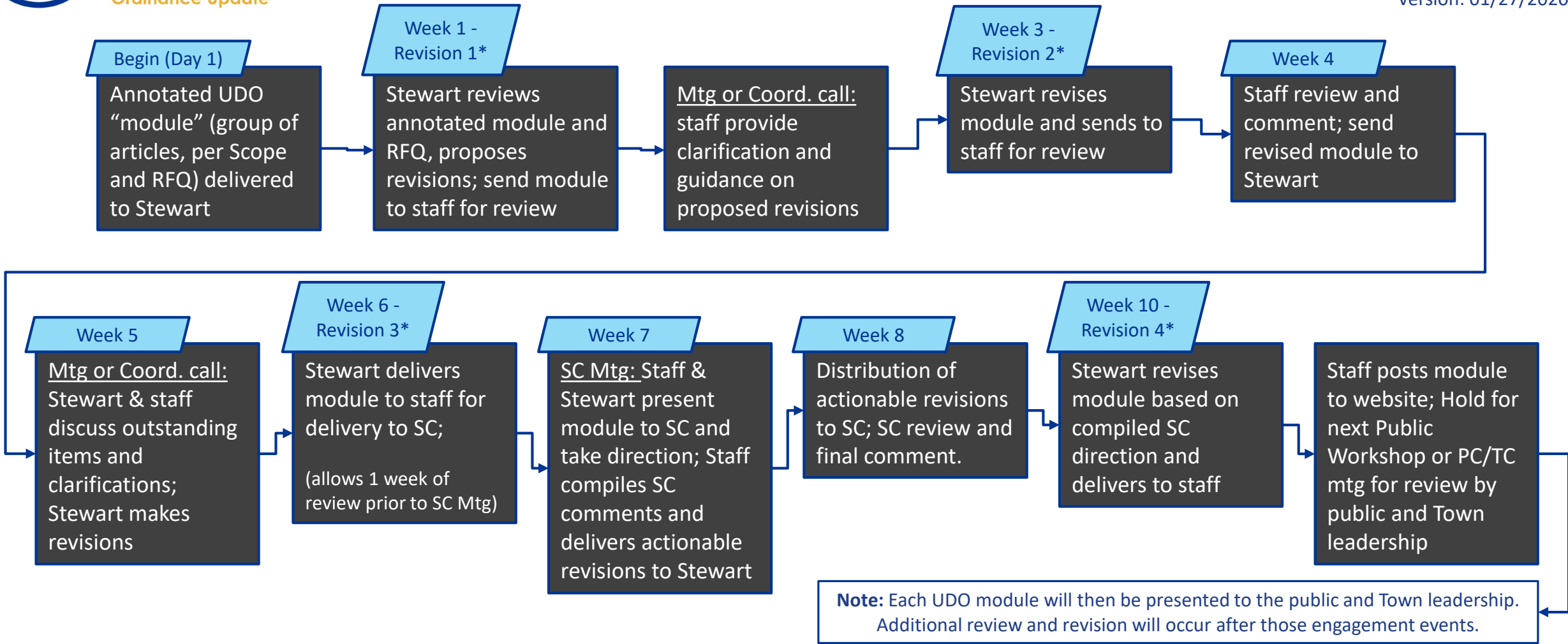
New UDO



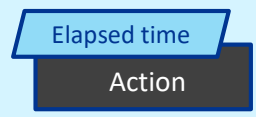
Project timeline (working schedule)



Garner Forward Unified Development Ordinance project schedule: updated 01/14/2020	2020				2021			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Phase 1: Project Initiation								
Existing documents and plan review								
Focus Group Interviews	2/19, 2/20							
Public Open-House Style Workshop/Online public survey	3/26							
Phase 2: Preparation & Composition								
Prepare UDO Framework								
Draft UDO Articles & provide recommendations (by groupings):								
Administration, Nonconformities, Nuisance								
Development Application Procedures								
Zoning Districts, Conditional Use Districts, Use Table								
Overlay Districts, Urban Design Standards								
Signs, Affordable Housing								
Subdivision, Site Design, Street Standards								
Development Standards (Use Standards, Landscaping, Parking, Lighting, Storage, Etc.)								
Environmental Regulations, Open Space Standards, Stormwater								
Utilities & Infrastructure Details								
Definitions & Interpretations (will run concurrently throughout)								
Phase 3: Remapping & Zoning Map Update								
Phase 4: Adoption								
Public Hearing & Planning Commission Meeting(s) (tentative)								
Town Council adoption hearings (tentative)								
Coordination, Oversight, and Guidance								
Steering Committee Meetings	*	*	*	*	*			
Joint Worksession: Planning Commission/Town Council		*	*	*	*			
Public Information Meetings (tentative)						*		



Key: SC = Steering Committee; PC = Planning Commission; TC = Town Council; * = Stewart deliverable; Coord. = coordination; Scope = Scope of Work; Mtg = meeting; RFQ = list of desired revisions from Garner’s original Request for Qualifications



Regulatory landscape, Chapter 160D



Garner Forward
Unified Development Ordinance

What is Chapter 160D?



Statewide update to enabling legislation (effective 01/01/2021)

- Consolidate, Organize, & Streamline Development Ordinances
- Consolidate planning and development regulations as new Chapter 160D
- Reorganize statutes to be more user-friendly
- Clarify and modernize provisions

Requires Uniform Terminology & Procedures

- Special Use Permit
 - Quasi-judicial approval with site specific conditions
 - Replaces conditional use permit and special exception
- Conditional Zoning
 - Legislative approval with site-specific conditions
 - Replaces conditional use district
 - Existing conditional use districts transition seamlessly to Conditional Districts

Decision types:

- Administrative
 - Objective
- Legislative
 - Discretionary
- Quasi-judicial
 - Evidence-based

Simplified Plan Consistency Statements

160D Organization



General Articles

1. General provisions
2. Jurisdiction
3. Boards, Organization
4. Administration, Enforcement, Appeals
5. Planning
6. Process to Adopt/Amend Regulations

Specific Articles

1. Zoning
2. Subdivision
3. Particular Uses/Areas
4. Development Agreements
5. Building Code and Building Condition
6. Housing Codes
7. Miscellaneous Additional Authority
8. Judicial Review

Other major UDO-related provisions



Updated comprehensive plan required for zoning enforcement

Regulatory maps may be adopted by reference (e.g. floodplain)

Form-based code *explicitly* authorized

Clarifies allowable exactions

No third-party rezonings

Clarifies procedural approvals and entitlement sunset limitations

Project status



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Guidance from adopted plans

(heavily) Abridged summary:

- Create identity and activate downtown
- Encourage redevelopment and/or quality multi-family in catalyst sites
- Improve appearance and materials
- Promote open spaces, parks, and greenways
- Expand mixed use and encourage affordable housing
- Revise parking standards / increase walkability
- Increase connectivity and compatibility
- *And other Town plans and goals!*



Summary: stakeholders and tour



More user-friendly

More predictable

Flexibility in achieving standards

Higher standards for development

**Consistency with other departments
and Town ordinances**

Clarity in path to entitlement



Summary: stakeholders and tour



Activation of redevelopment catalyst areas, including higher density with standards

Alternative street cross-sections

Recreation requirements, esp. for active recreation

Amenity sites, stormwater, and fencing

Signage

Cluster mailbox units



Summary: stakeholders and tour



Tree preservation and perimeter buffers between incompatible uses

Landscaping regulations

Street trees

Transportation corridor overlays

Sidewalks and greenways

Parking requirements: on- and off-street

Planned Development Districts, esp. PRD and zoning standards



Upcoming engagement and events



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Public meeting on 03/26/2020 in Town Hall



Presentations to introduce the project, update process, and timeline

Highlight public engagement opportunities

Question-and-answer session

One-on-one discussion and listening

Information gathering



Thank you

PROJECT WEBPAGE:
WWW.GARNERNC.GOV/DEPARTMENTS/PLANNING/GARNER-FORWARD/UDO-RE-WRITE-PROJECT



STEWART