# Steering Committee #5 Meeting Summary

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| Date: | August 27, 2020 | |
| Time: | 4:00 – 6:00pm | |
| Location: | Virtual Meeting via Microsoft Teams | |
| Attendees: | Steering Committee   * David Bamford * Tony Beasley * Kathy Behringer * Jon Blasco * Demian Dellinger * Dean Fox * Brian Godfrey * Stacy Griffin * Doug Griner * Tim Holton * Chris Johnson * Tucker McKenzie * Keith Roberts * Charlie Yokley * Vang Moua | Town staff   * Jeff Triezenberg   Consultant   * Jay McLeod * Allison Evans |
| Materials: | * PowerPoint Presentation * State stream buffer requirements | |

## Welcome and Introductions

Attendance was taken.

## Introduction to Article 4

### General Use Districts

The project team reviewed the changes to the General Use districts, which allow for streamlining and flexibility in the code. The steering committee’s feedback directed the project team to ensure the differences between multifamily districts are made clear. More discussion is needed to the presence of attached housing in some residential districts and to ensure the desired product for apartment buildings in multifamily districts, in regards to setbacks and building massing.

### Conditional Zoning

The project team compared for conditional zoning processes, which had a range of options in terms of application complexity and predictability in results. The steering committed voted on which option they preferred for the Garner UDO and supported two mid-range options. After a discussion, the committee and project team decided that there will be two options for Conditional Zoning in the final UDO, Tier 1 and Tier 2. Tier 1 will be less complex and focus on uses for the site, which Tier 2 will be more rigorous and allow for deviation from development standards.

### Conservation Overlays

The project team presented the updated Conservation Overlays to the steering committee. The final product will not deviate much from the present form, excepting some terminology clarifications. A committee member brought up the importance of stormwater management for these areas.

### Transportation Corridor Overlays

The project team presented the streamlined corridor overlays to the steering committee, who agreed that the combination of corridor overlays and residential overlays, respectively, was a good strategy. The project team will ensure in future updates that the residential overlay remains residential in character.

## Next Steps

Jeff presented a review of the current landscaping standards and review process for Garner in anticipations of Article 7 updates. Stormwater will be considered by the project team when making updates.

## Conclusion

The meeting concluded and next steps are beginning revisions to Article 5. The steering committee will review the proposed Article 5, 6, and 7 revisions when they are delivered to them.

The next steering committee meeting will take place in September and cover Article 5 in detail.

Town of Garner’s UDO update project website: <https://www.garnernc.gov/departments/planning/garner-forward/udo-re-write-project>