# Steering Committee #6 Meeting Summary

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| Date: | September 24, 2020 | |
| Time: | 4:00 – 6:00pm | |
| Location: | Virtual Meeting via Microsoft Teams | |
| Attendees: | Steering Committee   * Brian Godfrey * Charlie Yokley * Chris Johnson * David Bamford * Demian Dellinger * Doug Griner * Jon Blasco * Kathy Behringer * Stacy Griffin * Tim Holton * Tony Beasley * Tucker McKenzie * Vang Moua | Town staff   * Jeff Triezenberg * Leah Harrison * John Hodges * Doug Griner   Consultant   * Jay McLeod * Caroline Richardson * Allison Evans |
| Materials: | * PowerPoint Presentation | |

## Welcome and Introductions

Attendance was taken.

## Project Timeline and Status

### 160D edits

The team has reviewed and edited all articles for G.S. § 160D compliance, which are now under review by the Council and Planning Commission as the 160D adoption package.

### GarnerForward Drafted Articles

The project team has completed first drafts of these Articles 1, 2, 3, 9, and 10: General Provisions, Review Bodies, Review Procedures, Nonconformities, and Enforcement. These are now under review by the Council and Planning Commission as part of the 160D adoption package.

### GarnerForward Articles in Progress

The following articles are in the review and editing stages: Zoning, Use Regulations, District Development Standards, General Development Standards, Signs, Lighting and Access Standards, Subdivision Standards, and Definitions. This constitutes Articles 4, 5, 6, 7, 8, and 11.

## Zoning Recap

District categories will be based on density and character (i.e. - dwelling units per acre and minimum lot widths) rather than minimum lot area.

The team shared character image slides of the nonresidential districts for purposes of review prior to discussion of the Table of Permitted Uses.

## Article 5 Overview

### Division Structure

Within Article 5, the general, repeating organization of subsections is now as follows. This provides the clarification for characterizing zoning compliance requests and classifying uses.

* Characteristics
* Examples
* Exceptions
* Specific Uses
  + Definitions
  + Standards

### Notable Proposed Revisions to the Table of Permitted Uses

#### Multi-family

#### In follow up discussion with Town of Garner Planning Department staff and in light of comments by steering committee members, two of the proposed residential districts (R5 and R10) are being revised to reduce the amount of density allowed. R5, previously envisioned as a gross density of 5 dwellings units per acre, will be scaled back to R4, and will allow a gross density of 4 dwelling units per acre. Similarly, R10 will be scaled back to R8. For perspective, this means that the average lot size in R4 will be very close to or just under 9,000 sqft,

#### Multi-family

Small-scale (four or fewer units per structure, less than 2,500 sqft footprint) attached housing can be appropriate in some single-family districts. Structures with more than four units will be restricted in the multi-family districts.

There was discussion regarding possible expansion of permitted districts for multi-family structures. The steering committee suggested clarifications related to the purpose statements of the less dense single family districts that have incorporated house-scale multi-family structures. Consideration will also be given to how density is calculated when multi-family is mixed into single family neighborhoods.

#### Accessory Dwelling Units (ADUs)

The Steering Committee discussed how the UDO will define and approach ADUs. Concern exists around providing flexibility, affordable housing, and the definitions of ADUs. Care must be taken that ADUs do not overly increase density, and also should mitigate any negative externalities. Currently, ADUs can only have two of the following: kitchen, bathroom, and sleeping area. The Steering Committee would like to carefully pursue allowing ADUs in the UDO. The project team will work with Garner’s code enforcement officers to develop standards for ADUs.

#### Community Centers

Community centers may be beneficial in mixed-use and commercial districts. They should be permitted-by-right in multi-family districts.

#### Consideration of Industrially-zoned Land

Industrially-zoned land provides space for employment uses. Industrial land is difficult to find and needs uses to be limited to those that maximize the infrastructure and can provide local and regional employment – this is valuable land to the whole community. Infrastructure and utilities need to be there.

#### Conditional Zoning

The State does not require jurisdictions to have conditional zoning options. The draft UDO contains two tiers of conditional zoning; one for changes of use only and one for more complex developments. A large discussion about the pros-and-cons of requiring Conditional Zoning within the Table of Permitted Uses (TOPU) showed that conditional zoning will likely still be the predominant rezoning request type even if it is not required in the TOPU. The TOPU will be revised to have P=Permitted and S=Special Use Permit only.

## Neighborhood Meeting Requirement

The Steering Committee discussed the appropriate time for a neighborhood meeting in the zoning and development approvals process. They decided that it is best to fulfill this requirement after application submission and after the Technical Review Committee meeting(s), but before any Planning Commission or Town Council meetings. Modifications will be made to Article 3.

## Conclusion

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

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