# Steering Committee #8 Meeting Summary

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| Date: | December 8, 2020 | |
| Time: | 4:00 – 6:00pm | |
| Location: | Virtual Meeting via Microsoft Teams | |
| Attendees: | Steering Committee   * Douglas Ball * Kathy Behringer * Jon Blasco * Demian Dellinger * Chris Johnson * Doug Griner * Vang Moua * Terri Jones * Charlie Yokley | Town staff   * Jeff Triezenberg * Leah Harrison * Brian Godfrey * Terri Jones * David Bamford   Consultant   * Jay McLeod * Allison Evans |
| Materials: | * PowerPoint Presentation | |

## Project Timeline and Status

Discussed current progress and timeline for completion. Informed the Committee that expert town staff will start to be involved.

## Residential Redevelopment Potential Analysis

Garner staff explained the GIS analysis investigating the potential for existing lot subdivision and redevelopment for the existing R9, R12, and R15 districts. The research also included an analysis of how this redevelopment might work in the new R4 district (which would include all of these current districts). Some further analysis may be desirable, particularly targeting some neighborhoods (older and existing R15). Overall, the GIS analysis showed that current proposed subdivision standards would likely not affect more than a small percentage of residential lots.

## Old Business

### House-Scale Multifamily

* Double check definition of “stories” and make sure it does not include basements.
* Add that multifamily can abut multifamily, too (without needing the hipped roof or height restriction.
* Clarify in code that height limitations in the TBD district are also for multifamily structures.

## Article 7

### Design Standards

* Described proposed site and structure design standards.
* Some concern about the *step*back requirements for commercial towers. Don’t want to hinder the ability of a major, commercial tower development to thrive.
* Some concern about the contemporary single family residential and condo development nearby in Raleigh, and that trickling into downtown Garner. Other members appreciate the new look of that development. General agreement that allowing architects to design within a menu of architectural options and materials standards would allow flexibility while also producing quality development. Because NC state statutes limit restrictions on single family housing, the UDO will not be able to address the style of single family homes.
* Perhaps allow a greater percentage of metal in the façade.
* All new streets need sidewalks on both sides of the street.
* Want to balance connectivity with not overloading cut-through traffic. Knightdale’s connectivity index may be a good precedent.

### Landscaping

* With lighting and tree conflicts in parking areas - requiring trees in landscaping islands creates the conflict. Perhaps requiring landscaping medians where appropriate would mitigate conflict.
* Maintain as much tree preservation as possible, including in areas that are unused/undeveloped.
* Ensure nonnative or exotic trees are not used in plantings. A prohibited planting list may be more helpful than a permitted planting list, as it would provide flexibility and limit invasive species.
* Some support for developing recommendations or guidelines related to suitable street trees vs. buffer trees, etc.
* Landscaping requirements need to be as clear and concise and as plainly-worded as possible. A lot of staff time is currently spent reviewing landscaping plans and educating new applicants as to the very complex point-system of landscaping requirements in the Town, and landscaping plans often have to be submitted multiple times.

### Environmental

* Stormwater nitrogen policy (originally dictated by the state) needs to be reviewed and refreshed, if possible.
* Adding additional stormwater design specifications and standards to the existing stormwater manual, including revising and refreshing the manual.
* Definitely create the ability for stormwater features to be considered and counted as amenities.
* Create the option for more green stormwater infrastructure, particularly for how they can be integrated into parking lot design. Town Engineer has background and knowledge of the process that Raleigh took recently.

### Signage Standards

* Happy that overlay standards have been absorbed into the rest of the code.

## Next Steps

* Outlined the upcoming meetings and engagement events.

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