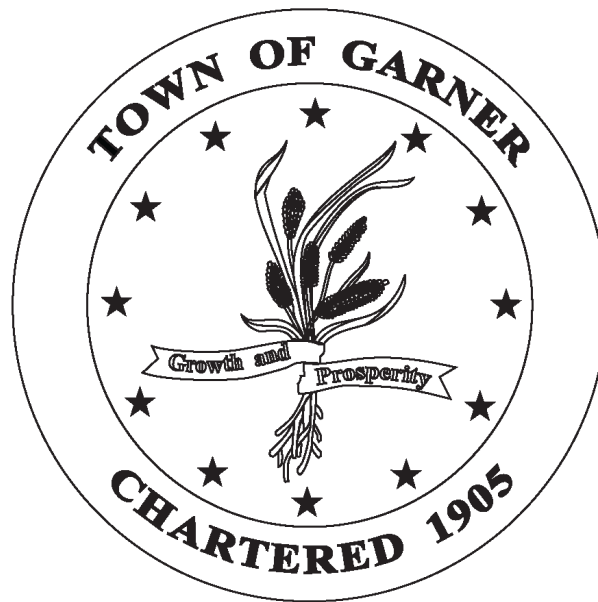


TOWN OF GARNER



TOWN COUNCIL WORK SESSION

February 26, 2019
6:00 P.M.

Garner Town Hall
900 7th Avenue
Garner, NC 27529

**Town of Garner
Work Session Agenda
February 26, 2019**

Dinner will be served for town officials in the Conference Room at 5:15 p.m.

The Council will meet in a Work Session at 6:00 p.m. in the Council Chambers located at 900 7th Avenue.

A. CALL MEETING TO ORDER/ROLL CALL

B. ADOPTION OF AGENDA

C. REPORTS/DISCUSSION

1. Review the FY 2018-2019 Third Quarter Process Page 3
Presenter: Mike Franks, Budget and Special Projects Manager

Staff will provide an overview of the FY 2018-2019 Third Quarter Process

2. Review the FY 2019-2020 Budget Forecast Page 10
Presenter: Mike Franks, Budget and Special Projects Manager

Staff will provide a preliminary forecast for the FY 2019-2020 Budget.

3. Planning Process Update Page 23
Presenter: Jeff Triezenberg, Planning Director

Planning staff will lead a discussion concerning changes to the conditional/special use permit approval process brought about by both state statute and recommendations from the Town Attorney's office.

4. Opportunity Zones Overview Page 37
Presenter: Joseph Stallings, Economic Development Director

Staff will give an overview of the areas in Garner that are covered by Opportunity Zones as established by the 2017 Tax Cut and Jobs Act.

5. GEDC Work Plan Page 46
Presenter: Joseph Stallings, Economic Development Director

Staff will provide a presentation of the 2019-2024 Garner Economic Development Corporation's work plan.

- 6. NC 50 Bridge Aesthetics Page 58
Presenter: Het Patel, Senior Planner

This item revisits the NC 50 bridge aesthetics discussion from last year. The NCDOT is nearing design completion and needs a decision from the Town regarding the use of a medallion.

- D. MANAGER REPORTS

- E. COUNCIL REPORTS

- Discuss Council Vacancy update

- F. ADJOURNMENT

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: February 26, 2019		
Subject: Review the FY 2018-2019 Third Quarter Process		
Location on Agenda: Reports		
Department: Town Manager's Office		
Contact: Mike Franks, Budget and Special Projects Manager		
Presenter: Mike Franks, Budget and Special Projects Manager		
Brief Summary: Staff will provide an overview of the FY 2018-2019 Third Quarter Process		
Recommended Motion and/or Requested Action: No action required.		
Detailed Notes: N/A		
Funding Source:		
Cost:	One Time: <input checked="" type="radio"/>	Annual: <input type="radio"/> No Cost: <input type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input type="radio"/> No: <input checked="" type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	MR	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		



FY 2018-19 THIRD QUARTER





Presentation Overview

- Review the Third Quarter Process and Next Steps
- Discuss Potential Funding Options

Process Overview

- Provide staff an opportunity to revise revenues and expenditures as part of a single process
- Update Council on the Town's financial position and provide a recommendation on how to utilize any additional funds
- Consolidate fiscal adjustments and provide an opportunity to meet one-time requirements

Possible Uses

- Fund Balance
- PFRM Projects
- Stormwater
- *One-time FY 2019-20 Funding Requests*
- *Other Ideas?*



Next Steps

- Review staff recommendations at March 26th Work Session
- Approve changes at April 19th Meeting



Questions?

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: February 26, 2019		
Subject: Review the FY 2019-2020 Budget Forecast		
Location on Agenda: Reports		
Department: Town Manager's Office		
Contact: Mike Franks, Budget and Special Projects Manager		
Presenter: Mike Franks, Budget and Special Projects Manager		
Brief Summary: Staff will provide a preliminary forecast for the FY 2019-2020 Budget.		
Recommended Motion and/or Requested Action: No action required.		
Detailed Notes: N/A		
Funding Source:		
Cost:	One Time: <input checked="" type="radio"/>	Annual: <input type="radio"/> No Cost: <input type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input type="radio"/> No: <input checked="" type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	MR	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		



FY 2019-20 BUDGET FORECAST





Presentation Overview

- Preliminary review of the FY 2020 budget
- Review baseline funding and new requests

FY 2019-20 Projected Revenues

	2018 Actual	2019 Adopted Budget	2019 Revised Budget	2020 Projection	Inc/(Dec) From Adopted	Percent Inc/Dec From Adopted
<i>Categories</i>						
Revenue Categories						
Property Tax	\$17,992,564	\$18,569,806	\$18,569,806	\$19,453,285	\$883,479	4.8%
Permits and Fees	\$2,581,824	\$2,250,480	\$2,278,716	\$2,394,580	\$144,100	6.4%
Other Taxes and License	\$6,355,810	\$6,846,875	\$6,846,875	\$7,047,631	\$200,756	2.9%
Intergovernmental Revenue	\$3,235,513	\$3,334,967	\$3,334,967	\$3,333,768	-\$1,199	0.0%
Sales and Service	\$672,139	\$573,573	\$573,573	\$605,325	\$31,752	5.5%
Interest Earnings	\$360,123	\$410,000	\$410,000	\$540,000	\$130,000	31.7%
Other Revenue	\$195,811	\$163,250	\$169,590	\$166,300	\$3,050	1.9%
Total Revenue	\$31,393,784	\$32,148,951	\$32,183,527	\$33,540,889	\$1,391,938	4.3%
Other Financing Sources	\$713,213	\$3,083,131	\$4,353,534	\$2,353,828	-\$729,303	-23.7%
Total Available Resources	\$32,106,997	\$35,232,082	\$36,537,061	\$35,894,717	\$662,635	1.9%

Projected Resource Highlights

- Increase in Town-wide assessed property value of \$167,736,000 or 4.8 percent
- Increase of \$200,756, or 3.0 percent, in Sales Tax
- Increase of \$130,000, or 31.7 percent, in Interest Income
- Increase of \$90,000, or 14.1 percent, in Car Tags
- Decrease of \$580,573, or 64.7 percent, in use of Appropriated Fund Balance

Summary of Baseline Impacts

- Increase of \$240,376 in transfer to the Revenue Savings Plan

- Increase of \$590,000 to fund personnel requirements
 - \$284k to fund performance based increases
 - \$183k to fund retirement increases
 - \$123k to fund other personnel costs

- No increase anticipated in Group Insurance

- Decrease of approximately \$121,667 in Motor Vehicle revenue

Other Requirements

- Increase of approximately \$60,000 to fund solid waste recycling requirements
- Increase of \$60,000 to fund election costs
- \$50,000 for the third and final funding increment for the Unified Development Ordinance (UDO) project in Planning
- \$557,585 for capital renewal projects identified as part of the PFRM process
- \$223,000 for scheduled IT infrastructure replacements

Summary of New Requests

- Funding of \$2.0 million in decision packages
 - \$1,417,935 *in Personnel*
 - \$586,821 *in Operating*

- Total of 19 full time positions and 2 part time positions

Decision Package Summary - Positions

- \$70,591 for a Communications Specialist
- \$92,500 for a Project Manager
- \$96,668 for a Construction Inspector
- \$86,048 for a Risk Manager
- \$27,205 to Convert One Part Time Customer Service Representative to One Full Time Position
- \$100,688 for a School Resource Officer (SRO)
- \$182,288 for two Patrol Officers
- \$105,916 for a Police Community Liaison
- \$84,647 for an Assistant Fire Chief/Data Analyst/Training Manager

Decision Package Summary - Positions

- \$58,776 for a Park Administration Support Position
- \$94,049 for a Park Planner
- \$55,382 for a Part Time Recreation Program Manager
- \$87,693 for a Building Maintenance Technician
- \$54,711 for a Part Time Building Maintenance Technician
- \$94,457 for a Parks and Grounds Athletic Supervisor
- \$67,028 to Convert Three Part Time Parks and Grounds Maintenance Workers to Three Full Time Positions
- \$59,288 to Covert 4 Part Time Street Maintenance Workers to Two Full Time Positions

Decision Package Summary - Operating

- \$18,000 for WRAL Digital Solutions Partnership
- \$21,000 for Halogen Learning Module in HR
- \$5,000 for Transportation Design Software
- \$6,280 for Breaching Door Trainer
- \$16,924 for Additional Cubicles
- \$273,000 for six License Plate Readers
- \$7,379 for a SEGWAY
- \$45,000 for GEDC contribution

Decision Package Summary - Operating

- \$46,815 for an Asset Management Software System
- \$10,000 for a Sidewalk Asset Management Pilot Program
- \$50,000 for Sod Maintenance on Recreation Fields
- \$9,577 for technical rescue equipment replacement and additions
- \$29,646 for Security Cameras and Lighting
- \$48,200 for Maintenance Requirements at Avery Street



Questions?

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: February 26, 2019		
Subject: Planning Processes Update		
Location on Agenda: Discussion		
Department: Planning		
Contact: Jeff Triezenberg, AICP, GISP; Planning Director		
Presenter: Jeff Triezenberg, AICP, GISP; Planning Director		
<p>Brief Summary:</p> <p>Planning staff will lead a discussion concerning changes to the conditional/special use permit approval process brought about by both state statute and recommendations from the Town Attorney's office.</p>		
<p>Recommended Motion and/or Requested Action:</p> <p>Confirm dual podium setup and receive information.</p>		
<p>Detailed Notes:</p> <p>Items for review include 1) orders granting conditional/special use permits; 2) re-zoning conditions that accompany conditional use permits; 3) dual podium setup; and 4) motion worksheets. See attached sample order, sample staff report with zoning conditions and sample motion worksheet.</p>		
Funding Source:		
Cost:	One Time: <input checked="" type="radio"/>	Annual: <input type="radio"/> No Cost: <input type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JT	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

Planning Department Staff Report

TO: Chairman and Members of the Planning Commission

FROM: Het Patel, AICP; Senior Planner
Stacy Harper, AICP; Principal Planner

SUBJECT: ***CUD-Z-18-08, Conditional Use Rezoning***
CUP-SB-18-04, Conditional Use Subdivision – Buffalo Springs

DATE: January 22, 2018

I. PROJECT AT A GLANCE

Project Number(s): CUD-Z-18-08 Conditional Use Rezoning
CUP-SB-18-04 Conditional Use Subdivision

Applicant: Trilandco, LLC

Owners: William & Kaye Buffaloe, Cardiff Shea and William & Janet Spence

General Description -

Project Area & Location: 24.75 +/- acres located on the east side of Buffaloe Rd. southeast of Vandora Springs Rd. roundabout

Wake Count PIN(s): 1700-65-4039, 7500-65-1054, and parts of 1700-64-3525, 1700-64-3392 and 1700-75-2389

Current Zoning: R-40 (Residential 40)

Requested Zoning: MF-1 Cluster C207 (Multi-Family 1 Conditional Use)

Proposed Use(s): Single-Family Subdivision (77 lots)

Overlay: n/a

Key Meeting Dates:

Planning Commission: November 13, 2018

Public Hearing & Action: December 3, 2018

II. EXECUTIVE SUMMARY

The executive summary section has been added to the staff report to highlight changes to the staff report from Planning Commission to Town Council meeting. The changes are broken down into two different tables, one for changes to the zoning conditions from the Planning Commission Meeting and another for the site plan changes.

Zoning Conditions

<i>Planning Commission</i>	<i>Town Council</i>
- Not a condition before	2. Any form of group living protected by state or federal statute for use in single-family dwellings shall be permitted according to the specific use standards of the Garner Unified Development Ordinance.
2. Maximum number of dwelling units shall be 81.	3. Maximum number of dwelling units shall be 77.
3. In addition to the required 30-foot landscaped perimeter buffer, an additional 20 feet of perimeter buffer will be provided (total 50 feet).	4. In addition to the required 30-foot landscaped perimeter buffer, an additional 20 feet of perimeter buffer will be provided (total 50 feet). All buffer areas to be dedicated & maintained by the HOA.
- Not a condition before	5. A solid wood 6-foot perimeter fence shall be provided along the following adjacent properties in Tiffany Woods subdivision (Pin#: 1700-65-2639, 1700-65-3656, 1700-65-5605, 1700-65-6664, 1700-65-7674, 1700-65-9615). And alongside the Eastern boundary of the development (Pin #: 1700-75-1181, 1700-74-1776 & 1700-64-9491). Fence shall be placed along the inside perimeter of the 30-foot landscaped buffer and shall be maintained by the HOA.
4. The development shall include a pocket park with benches & landscaping and will contain a minimum of 15,000 square feet.	6. The development shall include a pocket park with a minimum of 15,000 square feet and a minimum of 3 benches.
5. Each house shall be constructed of hardiplank, masonry (brick or stone), or vinyl siding (min gauge .044).	7. Each house shall be constructed of hardiplank, masonry (brick or stone), or vinyl siding (min gauge .046).
6. Single family home types shall have a crawl space, basement, or turned-down slab foundation with a	8. Single family home types shall have a crawl space, basement, or turned-down slab foundation with a minimum of 12-inches

Zoning Conditions

<i>Planning Commission</i>	<i>Town Council</i>
<p>minimum of 12-inches from grade to front elevation finished floor. Front foundation walls shall be clad in brick and/or stone veneer. The side and rear of houses do not have to meet the 12-inch requirement.</p>	<p>from grade to front elevation finished floor. Foundation walls shall be clad in brick and/or stone veneer and shall cover all 4 sides of the foundation.</p>
<p>7. Ranch floorplans shall have a minimum of 1600 heated square feet.</p>	<p>10. Each house shall have a minimum of 1,800 heated square feet with a minimum of 50% of houses to be at or above 2,000 heated square feet.</p>
<p>8. Two-plus story floorplans shall have a minimum of 1800 heated square feet.</p>	
<p>9. Each house shall have a minimum of a 2-car garage with windows or carriage hardware.</p>	<p>11. Each house shall have a minimum of 2 car garage with windows AND carriage hardware.</p>
<p>10. Each house shall have either a minimum 100 square foot deck, covered porch, sunroom or patio.</p>	<p>12. Each house shall have either a deck, covered porch, sunroom or minimum of 100sf patio.</p>
<p>11. Each house shall have a minimum 10" overhang eave or rakes from all front facing facades.</p>	<p>9. Each house shall have at a minimum 10" overhang eave or rakes from all front facing facades.</p>
<p>- Not a condition before</p>	<p>13. Each house shall have architectural shingles & a minimum of one forward facing gable.</p>
<p>- Not a condition before</p>	<p>14. HOA covenants shall include the following language upon recording: Construction, installation, or placement of a storage shed, tree house, play house, detached garage, or a building separate from the main dwelling on the Lot is NOT permitted on any Lot.</p>
<p>- Not a condition before</p>	<p>15. A min of a 20-foot Greenway dedication to be provided to give access from Buffalo Road to the rear property line of the development.</p>
<p>- Not a condition before</p>	<p>16. Building heights in the development shall be a maximum of 35' as in the R-9/R-12/R-15/R-20 district.</p>

Site Plan

<i>Planning Commission</i>	<i>Town Council</i>
Number of lots: 81	Number of lots: 77
Density: 3.27	Density: 3.12

III. BACKGROUND / REQUEST SUMMARY

The rezoning (CUD-Z-18-08) and associated subdivision plan (CUP-SB-18-04) have been submitted to develop the site into a subdivision comprising 81 lots. The site and tracts along the east side of Buffalo Road in the vicinity are “single-family detached” household living and “single-family subdivision” household living uses while other tracts are vacant/undeveloped. There are multiple “single-family subdivision” uses along the west side of Buffalo Road in the vicinity of the site. The applicant is requesting to rezone the site from Residential 40 (R-40) to Multifamily 1 District with conditions (MF-1 C207) to allow a “residential cluster” use. Use restrictions and subdivision characteristic features are proposed as conditions. The applicants are requesting to rezone a total of 24.75 acres.

IV. ZONING ANALYSIS

Existing: The existing zoning of the 24.75-acre site is **Residential 40 (R-40)**. Residential districts are designed to create and maintain residential neighborhoods composed primarily of single-family dwellings and, as special uses, such institutional, public, and other compatible uses that are designed, constructed and maintained so as not to detract from the quality of each district. R-40 district allows single-family lots of at least 40,000 square feet (0.92 acres).

The following is a list of permitted uses in the R-40 District:

1. Single-family Detached
2. Residential Cluster
3. Manufactured Home – Class A
4. Single-family Subdivision
5. Modular Home
6. Family Care home
7. Group care home
8. Intermediate care home
9. Community center (SUP)
10. Civil, service fraternal clubs, lodges and similar uses (SUP)
11. Child day care up to 3 as home occupation
12. Family child day care up to 8 in home
13. School public or private (SUP)
14. Public safety facilities (fire, police, rescue, ambulance) (SUP)
15. Cemetery
16. Public parks, swimming pools, tennis and golf courses (SUP)
17. Religious institutions
18. Minor utility—elevated water tank
19. Solar farms (SUP)
20. Telecommunication facility (SUP)
21. Other major utility (SUP)
22. Private golf course or country club (SUP)
23. Horse stables and related facilities (SUP)

24. Bed and breakfast (SUP)

25. Agriculture or silviculture

Proposed: The proposed zoning of the 24.75-acre site is **Multifamily 1 Conditional Use (MF-1 C207)**. The MF-1 zoning district is designed to create and maintain higher density residential neighborhoods composed primarily of multifamily dwellings. When evaluating MF-1 districts, emphasis is given to the location of the proposed district to adjoining developed property to ensure that such district is carefully located. Proposed density for this project stands at 3.12 dwelling units per acre.

The following is a list of generally permitted uses in the MF-1 District, but will only be conditionally permitted as noted in the proposed conditions following this list:

- | | |
|--|--|
| 1. Residential Cluster | 13. Public safety facilities (fire, police, rescue, ambulance) (SUP) |
| 2. Two-Family Dwelling | 14. Continuing Care, Retirement Facility (SUP) |
| 3. Townhouse | 15. Hospice |
| 4. Condominium | 16. Cemetery |
| 5. Mutlifamily (triplex and higher, including Apartment) | 17. Public parks, swimming pools, tennis and golf courses (SUP) |
| 6. Family Care home | 18. Religious institutions |
| 7. Group care home | 19. Minor utility—elevated water tank |
| 8. Intermediate care home | 20. Private golf course or country club (SUP) |
| 9. Community center (SUP) | 21. Bed and breakfast (SUP) |
| 10. Other Community Service (SUP) | |
| 11. Child day care up to 3 as home occupation | |
| 12. School public or private (SUP) | |

The following conditions are proposed for MF-1 C207 district:

1. Permitted use table (selected from preceding generally permitted use list):

Use Category	Specific Use	MF-1 C207
Household Living	Residential Cluster	P*

- Any form of group living protected by state or federal statute for use in single-family dwellings shall be permitted according to the specific use standards of the Garner Unified Development Ordinance.
- Maximum number of dwelling units shall be 77.
- In addition to the required 30-foot landscaped perimeter buffer, an additional 20 feet of perimeter buffer will be provided (total 50 feet). All buffer areas to be dedicated & maintained by the HOA.
- A solid wood 6-foot perimeter fence shall be provided along the following adjacent properties in Tiffany Woods subdivision (Pin#: 1700-65-2639, 1700-65-3656, 1700-65-5605, 1700-65-6664, 1700-65-7674, 1700-65-9615). And alongside the Eastern

boundary of the development (Pin #: 1700-75-1181, 1700-74-1776 & 1700-64-9491). Fence shall be placed along the inside perimeter of the 30-foot landscaped buffer and shall be maintained by the HOA.

6. The development shall include a pocket park with a minimum of 15,000 square feet and a minimum of 3 benches.
7. Each house shall be constructed of hardiplank, masonry (brick or stone), or vinyl siding (min gauge .046).
8. Single family home types shall have a crawl space, basement, or turned-down slab foundation with a minimum of 12-inches from grade to front elevation finished floor. Foundation walls shall be clad in brick and/or stone veneer and shall cover all 4 sides of the foundation.
9. Each house shall have at a minimum 10" overhang eave or rakes from all front facing facades.
10. Each house shall have a minimum of 1,800 heated square feet with a minimum of 50% of houses to be at or above 2,000 heated square feet.
11. Each house shall have a minimum of 2 car garage with windows AND carriage hardware.
12. Each house shall have either a deck, covered porch, sunroom or minimum of 100sf patio.
13. Each house shall have architectural shingles & a minimum of one forward facing gable.
14. HOA covenants shall include the following language upon recording: Construction, installation, or placement of a storage shed, tree house, play house, detached garage, or a building separate from the main dwelling on the Lot is NOT permitted on any Lot.
15. A min of a 20-foot Greenway dedication to be provided to give access from Buffaloe Road to the rear property line of the development.
16. Building heights in the development shall be a maximum of 35' as in the R-9/R-12/R-15/R-20 district.

CUD-Z-18-08 – Buffalo Springs

Rezoning Motion Worksheet

Choose one (1) of the following three (3) options: *(staff recommendation is highlighted below)*

1. Find Consistent with the Comprehensive Plan and Approve:

2. Find Inconsistent with the Comprehensive Plan and Deny:
3. Find Inconsistent with the Comprehensive Plan and Approve:

1. Find Consistent with the Comprehensive Plan and Approve:

“I move that the Town Council accept staff’s statements regarding zoning consistency with the Comprehensive Growth Plan, detailed in Section V of the staff report, as our own; and I therefore move further that the Town Council adopt Ordinance No. _____ approving rezoning request CUD-Z-18-08 as it is reasonable and in the public interest because it will likely select as many reasons as appropriate from below list or provide your own reasoning”

- Allow the development of an appropriate density of housing in the area in which it is located;
- Permit household living uses that are attractive to younger families with children as well as older residents looking to maintain private but smaller outdoor spaces;
- Provides adequate buffers and usable open spaces that help to preserve and protect adjacent housing stock;

2. Find Inconsistent with the Comprehensive Plan and Deny:

“I move that the Town Council find the rezoning request inconsistent with the Comprehensive Growth Plan for the following reason(s): provide your reasoning and therefore, I move further that the Town Council reject the recommendation of the Planning Commission and deny rezoning request number CUD-Z-18-08.”

3. Find Inconsistent with the Comprehensive Plan and Approve:

“I move that the Town Council find that although the rezoning request is inconsistent with the Comprehensive Growth Plan, detailed in Section IV of the staff report, it is reasonable and in the public interest because it will likely select as many reasons as appropriate from below list or provide your own reasoning”

- Allow the development of an appropriate density of housing in the area in which it is located;
- Allow appropriate types of business at the described location which will provide opportunities for access to goods and/or services useful to the surrounding area;
- Allow appropriate types of business at the described location which will provide employment opportunities for citizens;
- Allow the types of businesses at the described location which will enhance the Town's economic development;
- Allow the types of businesses at the described location which will likely enhance the Town's tax base;

and therefore, I move further that the Town Council adopt Ordinance No. _____ approving rezoning request number CUD-Z-18-08, and in so doing, also amend the Town's Comprehensive Growth Plan from designating the subject property as Medium-Density Residential to identify future land use map designation."

SAMPLE

CUP-SB-18-04 – Buffalo Springs

Conditional Use Permit Motion Worksheet

Choose one (1) of the following two (2) options: *(staff recommendation is highlighted below)*

1. Find Consistent with the plans and Approve:

2. Find Inconsistent with the plans and Deny:

1. Find Consistent with the plans and Approve:

“I move that the Council accept the staff statements regarding plan consistency in Section VII of this report as our own and find the application meets the 10 permit criteria in Section 3.14.D. and therefore approve CUP-SB-18-04, Buffalo Springs, with the three standard conditions and four site-specific conditions to be listed on the permit that will be prepared by Staff.”

Optional (conditions – mark, fill in and read all that applies): ...and including the following reasonable conditions necessary to address the impacts of the proposed development on:

- adjoining property,
- the existing natural and man-made features of the site,
- off-site and on-site traffic flow,
- public utilities,
- such other public services or goals of the Comprehensive Growth Plan or the Transportation Plan that may be negatively impacted by the proposed development *(enumerate plan services/goals):*

Condition #1:

Condition #2:

Condition #3, (etc.):

2. Find Inconsistent with the Comprehensive Plan and Deny:

“I move that the Council find the application does not meet one or more of the criteria in Section 3.14.D. for granting a special use permit,

(Check and read all that apply – include stated reason/evidence)

1. The proposed use will endanger the public health or safety
because/as evidenced by _____;
2. The proposed use will substantially injure the value of adjoining or abutting property;
because/as evidenced by _____;
3. The proposed use does not comply with all applicable provisions of this UDO;
because/as evidenced by _____;
4. If completed as proposed, the development will not comply with all requirements of this section;
because/as evidenced by _____;
5. The proposed use will not be compatible with the proximate area in which it is to be located;
because/as evidenced by _____;
6. The proposed use is inconsistent with the Transportation Plan, other relevant adopted plans and policies, and the stated purpose and intent of this UDO (the fact that the use is permitted under certain circumstances in the zoning district creates a rebuttable presumption that the proposed use is in harmony with the intent of the UDO as relates to the general zoning plan);
because/as evidenced by _____;
7. The proposed use is incompatible with adjacent uses in terms of building scale, site design, buffering and screening, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
because/as evidenced by _____;
8. Any significant adverse impacts resulting from the use will not be mitigated or offset, including impacts on the natural environment;
because/as evidenced by _____;
9. The public safety, transportation and utility facilities and services will not be available to serve the subject property while maintaining sufficient levels of service for existing development;
because/as evidenced by _____;
10. Adequate assurances of continuing maintenance have not been provided;
because/as evidenced by _____;

and therefore, deny Conditional Use Permit for Buffalo Springs – CUP-SB-18-04.



Town of Garner

900 7th Avenue · Garner, North Carolina 27529
Phone (919) 772-4688 · Fax (919) 662-8874 · www.GarnerNC.gov

ORDER GRANTING CONDITIONAL USE PERMIT CUP-SB-18-04: BUFFALOE SPRINGS SUBDIVISION

Trilandco has applied for a Conditional Use Permit for a subdivision under the terms of the Town of Garner Unified Development Ordinance (UDO). The Conditional Use Permit is for a site located along Buffalo Road, also known as Wake County PIN#s 1700-65-4039, 1700-64-3525, 1700-65-1045, 1700-64-3392, 1700-75-2389.

This matter was duly noticed for public hearing which was held before the Town of Garner Town Council on January 22, 2019. All witnesses were duly sworn. After due inquiry, it was determined that no Town Council Members should be recused.

The following persons testified from Town Staff:

- Het Patel, AICP, Senior Planner, Transportation & Land Use
- Stacy Harper, AICP, Principal Planner
- Chris Johnson, PE, Town Engineer

The following persons testified for the Applicant:

- Rehab Hamad, Trilandco, 4400 Triland Way, Cary, NC 27518
- Randy Miller, Thompson & Associates, 1149 Executive Circle, Cary, NC 27511
- Bob Anderson, Pulte Homes, 1107 S. Person St., Raleigh, NC 27601
- Tom Hester, 228 Fayetteville St., Raleigh, NC

The following members of the public offered testimony on the subject or asked questions about the project, which may have been responded to by one or more of the above witnesses or by the Council:

- Brett Mozingo, 192 Pecan Harvest Dr., Garner, NC 27529
- Demian Dellinger, 1311 Sycamore Drive, Garner, NC 27529
- Jay Kamm, 2113 Cliffs Edge Drive, Austin, TX
- Carolyn Heindel, 305 Tiffany Circle, Garner, NC 27529
- Mark Beasley, 1516 Buffalo Road, Garner, NC 27529
- Kathleen Abbey, 107 Lyme Court, Garner, NC 27529
- Kirk Abbey, 107 Lyme Court, Garner, NC 27529
- Mark Beasley, 1516 Buffalo Road, Garner, NC 27529
- Molly Stevens, 313 Tiffany Circle, Garner, NC 27529
- Jon Richter, 146 Roan Drive, Garner, NC 27529

The following parties were opposed to the project and provided testimony as such:

- None

After receiving the staff report, the staff testimony, and the submission of documents from any party; and hearing the testimony of all witnesses; the Town of Garner Town Council makes the following FINDINGS OF FACT:

1. The application is complete;
2. The application complies with all applicable requirements of the UDO;
3. The proposed use will not endanger the public health or safety;
4. If completed as proposed, the proposed development will comply with all requirements of this section;
5. The proposed use will be compatible with the proximate area in which it is located;
6. The proposed use is consistent with adopted Town plans and policies:
 - a. The 2018 Garner Forward Transportation Plan identified Buffaloe Road as a two-lane facility. It also identified a greenway connection between Buffaloe Road and White Deer Park in this general vicinity. With the proposed improvements along the frontage of Buffaloe Road and the dedication of a greenway easement, the project may be found consistent with the recommendations of the 2018 Garner Forward Transportation Plan;
 - b. A review of the Parks and Recreation, Open Space and Greenways Master Plan revealed no plan recommendations in this area; therefore, with the fee-in-lieu of parkland dedication, this project, as proposed, may be considered consistent with the Parks and Recreation, Open Space and Greenways Master Plan.
7. The proposed use is compatible with adjacent uses in terms of building scale, site design, buffering and screening, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts);
8. Any significant adverse impacts resulting from the use including impacts on the natural environment will be mitigated;
9. The public safety, transportation and utility facilities and services will be available to serve the subject property while maintaining sufficient levels of service for existing development; and
10. Adequate assurance of continuing maintenance has been provided.

The Town of Garner Town Council FURTHER FINDS that the permit should be granted subject to the following general conditions:

1. The applicant shall complete the development strictly in accordance with the plans submitted to and approved by this Town Council, a copy of which is filed in the Town Hall. Any deviations from or changes in these plans must be pointed out specifically to the administrator in writing and specific written approval obtained as provided in the Unified Development Ordinance.

2. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this permit shall be void and of no effect; and
3. All applicable permit approvals shall be obtained by the applicant.

The Town of Garner Town Council FURTHER FINDS that it is in the public interest to impose reasonable conditions specific to the project as are necessary to address the impacts of the proposed development on adjoining property, on the existing natural and man-made features of the site, on off-site and on-site traffic flow, on public utilities, and on such other public services or goals of the Comprehensive Growth Plan or the Transportation Plan that may be negatively impacted by the proposed development in the absence of special conditions, as follows:

1. Prior to recordation of the first final plat, an annexation petition shall be submitted to the Garner Planning Department.
2. Prior to recordation of the first final plat, documents establishing a Homeowner's Association and restrictive covenants shall be submitted to the Garner Planning Director for review.
3. Prior to the issuance of each building permit, a fee in lieu of park land dedication shall be paid to the Town of Garner.
4. The developer shall be responsible for all roadway improvements required by NCDOT.

Based on the preceding FINDINGS OF FACT, the Town of Garner Town Council concludes that the Conditional Use Permit should be granted as set forth herein and has voted to approve the same following the public hearing.

This Conditional Use Permit is effective upon the signing of the same, the giving of notice as required, and the filing of the same with the Planning Department.

This the _____ day of _____, 20____.

Ronnie S. Williams, Mayor

ATTEST:

Stella Gibson, Town Clerk

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: February 26, 2019		
Subject: Garner Opportunity Zones		
Location on Agenda: Discussion		
Department: Economic Development		
Contact: Joseph Stallings, Economic Director		
Presenter: Joseph Stallings, Economic Director		
Brief Summary: Staff will give an overview of the areas in Garner that are covered by Opportunity Zones as established by the 2017 Tax Cut and Jobs Act.		
Recommended Motion and/or Requested Action: For information only		
Detailed Notes:		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JBS	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

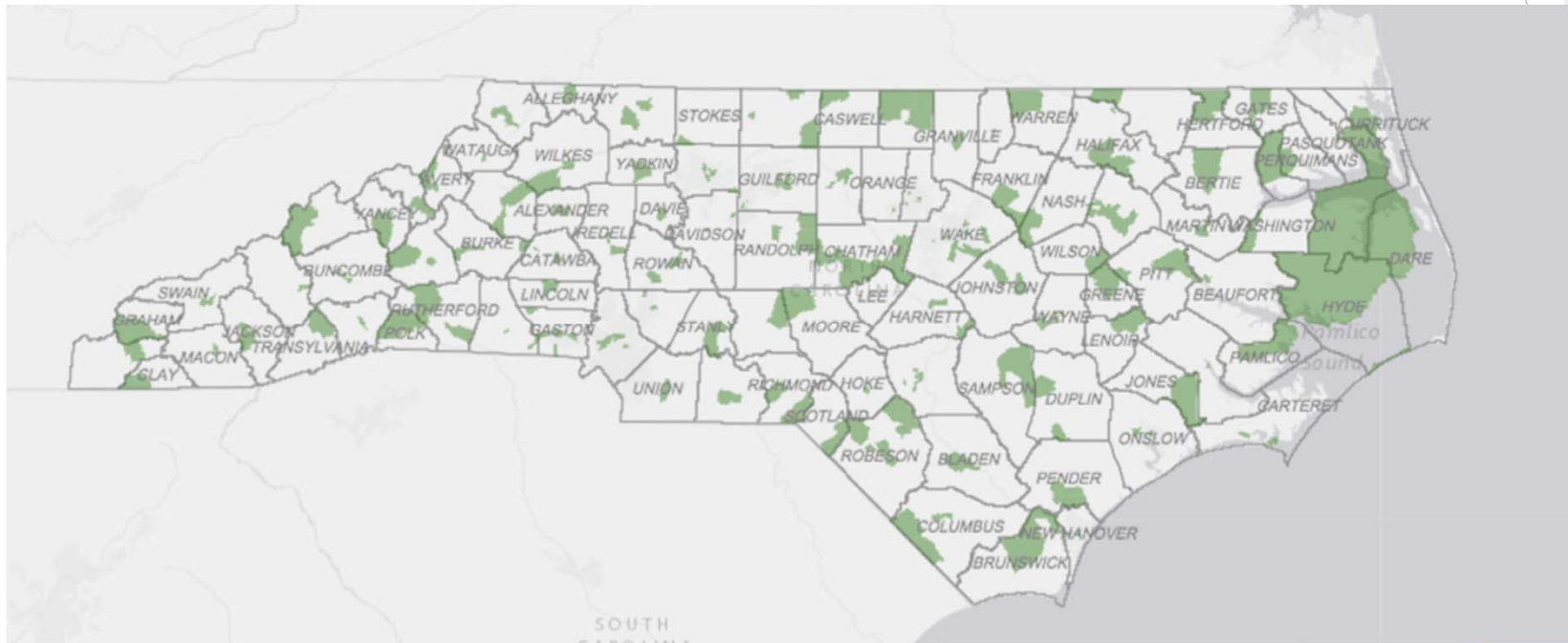


Garner Opportunity Zones Overview

2/18/2019

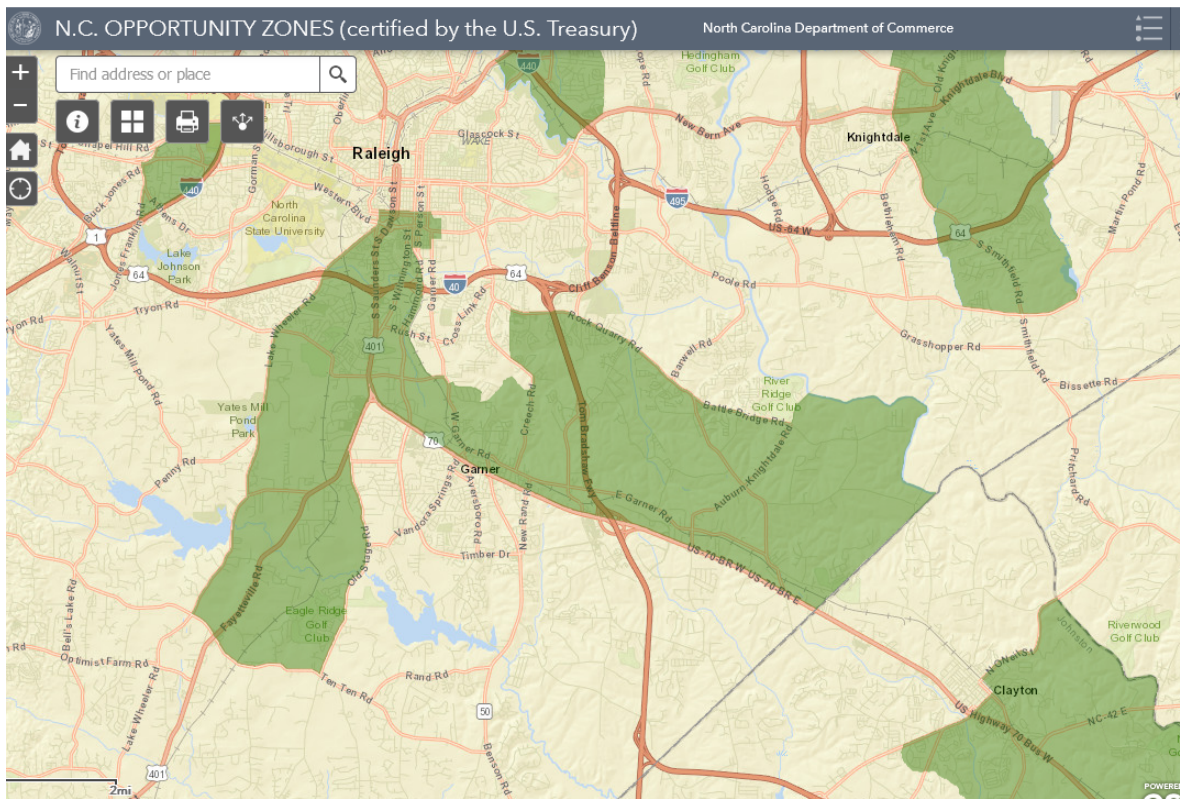
Formation

- ▶ Opportunity Zones were created as a part of the 2017 Tax Cuts and Jobs act that the Trump Administration signed in December of 2017



Formation

- ▶ As a part of the Act, North Carolina was designated to receive 252 zones for the entire State. Of the 252 zones, Garner received two of the zones.



Benefits

- ▶ Opportunity Zones allow investors to protect capital gains from taxation by placing those proceeds in Opportunity Funds.
- ▶ 3 Benefits of Opportunity Zones to investors
 - ▶ Deferral of taxation
 - ▶ Gain on property sale that is invested in a Fund is deferred until the earlier of the date the taxpayer sells its interest in Fund or December 31, 2026.
 - ▶ Capital Gains Reduction
 - ▶ 5yr - 10%
 - ▶ 7yr - 15%
 - ▶ Appreciation Exclusion
 - ▶ 10yr - 100%

Funds and Zones

- ▶ In order invest in Opportunity Zones, you must invest your capital gains in an Opportunity Fund
- ▶ An Opportunity Fund is a corporation or partnership organized for the purpose of investing in Opportunity Zones
 - ▶ Must hold 90% of assets in Qualified Opportunity Zone Property (QOZP)
 - ▶ QOZP
 - ▶ Stock in Qualified Opportunity Zone Business
 - ▶ Partnership Interest in Qualified Opportunity Zone Business
 - ▶ Qualified Opp. Zone Business Property

Still Questions Remain

- ▶ Rules describing distribution from Opportunity Fund.
- ▶ Rules on re-investment of disposition proceeds and return of capital
- ▶ Information reporting requirements
- ▶ How do QOZB requirements apply to leased property?
- ▶ Can syndicated funds be used to invest in QOF?

Critical Dates

- ▶ 12/31/2017 - QOZBP and QOZB must be acquired
- ▶ 12/31/2019 - Investment must be made to get 15% reduction and held till 12/31/2026
- ▶ 12/31/2021 - Investment must be made to get 10% reduction and held till 12/31/2026
- ▶ 12/31/2026 - Deferred gain must be recognized
- ▶ 12/31/2028 - Opportunity Zones expire - no more investments
- ▶ 12/31/2047 - Sale of QOZ investment must be made

Further Information

- ▶ https://www.richmondfed.org/-/media/richmondfedorg/press_room/our_news/2018/what_you_need_to_know_opp_zones.pdf
- ▶ https://www.richmondfed.org/-/media/richmondfedorg/press_room/our_news/2018/fundamentals_of_opp_zones_nc_12-1.pdf

*Information for this slide show was taken in part from the presentations of The Sherbert Group, NOVOGRADAC, and the Richmond Federal Reserve

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: February 26, 2019		
Subject: GEDC Work Plan		
Location on Agenda: Discussion		
Department: Economic Development		
Contact: Joseph Stallings, Economic Development Director		
Presenter: Joseph Stallings, Economic Development Director		
Brief Summary: Staff will provide a presentation of the 2019-2024 Garner Economic Development Corporation's work plan.		
Recommended Motion and/or Requested Action:		
Detailed Notes: GEDC is transitioning from a singular focused entity into a Town wide economic development non-profit. GEDC is seeking financial assistance by being added to the Town's list of economic development partners. This is necessary to ensure the GEDC can maintain their 501c3 status.		
Funding Source: General Fund		
Cost:	One Time: <input type="radio"/>	Annual: <input checked="" type="radio"/> No Cost: <input type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JBS	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		



Garner Economic Development Corporation Plan of Work 2019-2024

2/13/2019

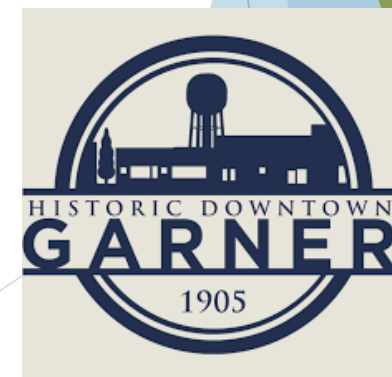
GEDC Purpose

Articles of Incorporation

- ▶ 1. To engage in charitable and education efforts...to support economic development, community development and education in Garner, NC...promote the purposes of creating jobs, increasing the tax base and improving the quality of life and education in community.
- ▶ 3. To acquire by donation for purchase other real property for development purposes...
- ▶ 4. To accept donations of cash or other items of value in furtherance of and consistent with the foregoing purposes.
- ▶ 5. Promote and support charitable and educational purposes (as they relate to economic development), and which lessen the burden of government

Similar EDOs

Government/Non-profit Model



GEDC & Garner's Economic Development Plan

- ▶ Recruitment
- ▶ Retention
- ▶ Entrepreneurship
- ▶ Marketing



Annual Report - 2017/18

Business Attraction

74% of economic growth came from advanced manufacturing

65 projects recruited into Garner's Economic Development office

47% investment in projects

Amazon Selects Garner Technology Center

Amazon's investment in Garner will be approximately four times the amount of jobs created at the site, while the number of employees at the facility will be several hundred more than peak employment at the Google plant. Town Manager Rodney Dickerson noted that the new investment will help the Town move closer toward a 50-50 ratio of commercial and residential tax base.

It is expected that the distribution center will add approximately 345 million annually in new payroll in Garner. "That additional payroll will have positive ripple effects throughout our local economy," Garner Economic Development Director Joe Hallings said.

"Amazon is already a stable, fast-growing company, and they will be in the community for the long haul," Hallings said. "We are excited to welcome the company to our community, and we know they will be a great addition to Garner."

Projects by Sector	Projects Submitted	Projected Investment	Potential Jobs
Advanced Manufacturing	48	\$ 3,815,200,000	10,030
Biotech/Pharmaceuticals	3	\$ 330,000,000	530
Distribution	3	\$ 100,000,000	2,300
Headquarters	2	\$ 5,000,000	250
Other Industries	11	\$ 444,000,000	4,493
2017-2018 Totals	65	\$ 3,722,100,000	17,545

Type of Space Requested	Space Requested	Square Footage Needed	Acres Needed
Class A Office	6	630,000	30
Flex Space	2	70,000	3
R&D/Laboratory	1	130,000	-
Industrial	39	7,474,000	443
Land	29	2,640,000	1,823
Totals		10,984,000	2,301

BAKER ROOFING

Baker Roofing is currently a stable, fast-growing company, and they will be in the community for the long haul. Hallings said. "We are excited to welcome the company to our community, and we know they will be a great addition to Garner."

FERGUSON EXPANSION

Ferguson Flow Fabrication is the first tenant in the most recent Class A North office in Garfield Park North. Ferguson will lease 40,000 sq. ft. in the 3001 Garfield Park North building.

NEW FLEX SPACE

Hazen Properties completed their second building in Garfield Park North with the opening of 553 Garfield Park North Place. The new 23,000 sq. ft. space will meet much of the space in the Garner market and will allow the department to continue to recruit companies looking for existing space.

Work Outline

Year	Organization	Marketing	Programming	Development
1-2 years	<p>Bylaws</p> <ul style="list-style-type: none"> Board Adjustment <p>Policy</p> <ul style="list-style-type: none"> Finance Investment <p>Operations</p> <ul style="list-style-type: none"> Accounting (\$) Reporting Annual Budget 	<p>Logo/Branding (\$)</p> <p>Website (T)(\$)</p> <p>Opportunity Zone (T)(\$)</p> <p>Annual Reporting (T)</p>	<p>Entrepreneurship</p> <ul style="list-style-type: none"> Launch (T)(C)(\$) Business Writing Competition Gear Works <p>Education/Workforce Development</p> <ul style="list-style-type: none"> Trojan Business Alliance School Programs <p>Partnerships</p> <ul style="list-style-type: none"> Industry Roundtables(T)(C)(\$) 	<p>Asset Acquisition/Deposition (\$)</p> <p>Product Development (\$)</p> <p>Strategic Development Partnerships</p>
3-5 years		<p>Strategic Comm.</p> <ul style="list-style-type: none"> Native Content Ads (T)(\$) 	<p>Industry Grant Program (\$)</p> <p>Revolving Loan Program (\$)</p>	<p>Strategic Infrastructure Investment (T)(\$)</p>

Organization

- ▶ Bylaws
 - ▶ Review and update
 - ▶ Board Adjustment
- ▶ Policy
 - ▶ Finance
 - ▶ Investment
- ▶ Operations
 - ▶ Accounting(\$)
 - ▶ Reporting
 - ▶ Annual Budget



Marketing

1-2 Years

- ▶ Branding (\$)
 - ▶ Logo
 - ▶ Marketing collaterals
- ▶ Website (\$)(T)
 - ▶ Sales/Marketing based
 - ▶ Online portals for BRE and surveys
- ▶ Opportunity Zones(\$)(T)
 - ▶ Build awareness through promotional materials and events
- ▶ Annual Reporting (T)

3-5 Years

- ▶ Targeted content placements



Programming

1-2 Years

- ▶ Entrepreneurship
 - ▶ Launch Garner (T)(C)(\$)
 - ▶ Business Plan Writing Competition
 - ▶ Gear Works
- ▶ Education/Workforce Development
 - ▶ Trojan/Titan Business Alliance support
- ▶ Partnerships
 - ▶ Industry Roundtables (\$)(T)(C)

3-5 Years

- ▶ Industry Grant Programs (\$)
- ▶ Revolving Loan Program (\$)



Development

1-2 Years

- ▶ Asset Acquisition and Disposition (\$)
- ▶ Product Development (\$)
 - ▶ Due Diligence Studies
 - ▶ Utility Assessments
- ▶ Strategic Development Partnerships

3-5 Years

- ▶ Strategic Infrastructure Investments(\$)(T)



GEDC Work Plan Comparison

2011-2018

- ▶ Singular focus - Garner Technology Center Site
- ▶ Passive actor in development
- ▶ Real estate driven
- ▶ Limited marketing focus

2019-Forward

- ▶ Multi-prong approach to economic development
- ▶ Overall marketing entity for Garner Economic Development
- ▶ Active participant in achieving Town of Garner goals through real estate development/redevelopment
- ▶ Support for entrepreneurial and small business efforts
- ▶ Greater flexibility to effect positive change in the community

Summary

- ▶ Propose adding GEDC to the list of economic development partners with the Chamber and Downtown Garner Association
- ▶ Appropriation will continue allow GEDC to continue to operate as a 501c3 and add flexibility and value to the Town's economic development efforts
- ▶ GEDC's work plan will support a wide variety of economic development efforts throughout the community

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: February 26, 2019		
Subject: NC 50 Bridge Aesthetics		
Location on Agenda: Discussion		
Department: Planning		
Contact: Het Patel, AICP; Senior Planner - Transportation and Land Use		
Presenter: Het Patel, AICP; Senior Planner - Transportation and Land Use		
<p>Brief Summary:</p> <p>This item revisits the NC 50 bridge aesthetics discussion from last year. The NCDOT is nearing design completion and needs a decision from the Town regarding the use of a medallion. Staff has identified a few options using the Town's logo, seal, historic downtown logo and plain text. The image will be in a 36"x36" square area. These options are attached for review along with concept bridge rendering highlighting the location of medallion (any medallion identified by Town for inclusion in bridge design would replace the dogwood flower from concept rendering).</p>		
<p>Recommended Motion and/or Requested Action:</p> <p>Guidance on including medallion for bridge aesthetics and agreement on medallion concept.</p>		
<p>Detailed Notes:</p> <p>At the May 29th Worksession in 2018, staff presented aesthetics options for NC 50 bridge replacement project. Council made the decisions regarding bridge aesthetics including identifying type of rail, wall treatment and inclusion of lighting. There was a brief discussion regarding inclusion of medallion and Council requested staff bring back options and additional details for discussion regarding medallion design. The attachments to this item include medallion concepts and concept bridge rendering.</p>		
Funding Source:		
Cost:	One Time: <input checked="" type="radio"/>	Annual: <input type="radio"/> No Cost: <input type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input type="radio"/> No: <input checked="" type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JT	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

NC 50 BRIDGE CONCEPT RENDERING



NC 50 BRIDGE MEDALLION CONCEPTS

3'X3' MEDALLION PANEL



3'X3' MEDALLION PANEL



3'X3' MEDALLION PANEL



3'X3' MEDALLION PANEL



