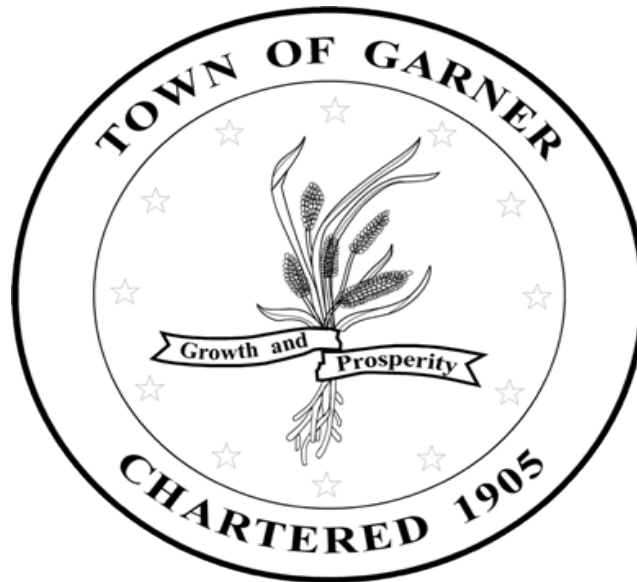


TOWN OF GARNER



TOWN COUNCIL WORK SESSION

September 26, 2017
6:00 P.M.

Garner Town Hall
900 7th Avenue
Garner, NC 27529

**Town of Garner
Work Session Agenda
September 26, 2017**

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. Garner Forward Work Session (Comprehensive & Transportation Plans)

The Council will receive an overview of both the draft Comprehensive and Transportation Plans. An update on the next steps to complete this project will also be given. Staff may receive comments on this draft Plan through October.

Presenter: David Bamford, Planning Services Manager

D. COUNCIL REPORTS

E. MANAGER REPORTS

F. ADJOURNMENT

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: September 26, 2017		
Subject: Garner Forward Work Session (Comprehensive & Transportation Plans)		
Location on Agenda: Reports		
Department: Planning		
Contact: David Bamford, AICP; Planning Services Manager		
Presenter: Scott Lane & Mike Rutkowski (Stantec)		
Brief Summary: The Council will receive an overview of both the draft Comprehensive and Transportation Plans. An update on the next steps to complete this project will also be given. Staff may receive comments on this draft Plan through October.		
Recommended Motion and/or Requested Action: Authorize current Draft Plans for release to the General Public for review.		
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:	JT	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

Planning Department Memorandum

TO: Mayor & Town Council

FROM: David Bamford, AICP; Planning Services Manager

SUBJECT: *Garner Forward Plan Work Session*

DATE: September 26, 2017

PRE-WORK SESSION REVIEW

The purpose of the work-session is for staff and the consultant to give the Council a walk-through of the Garner Forward draft plan materials so they can better understand how to review and make comments on the plans over the course of the next several weeks. Comments received will be forwarded to the consultant.

Enclosed are the following:

1. Draft Transportation Plan (116 pages)
2. Draft Land Use Plan (90 pages)
3. Draft Future Land Use Map (24" x 36")

Plan Review

Please review the attached materials. It is not necessary to study everything in complete detail before the work-session as both documents total just over 200 pages. We would like Council to get familiar with the layout, organization, content, and structure of both the Transportation Plan and Comprehensive Plan.

Map Review (Future Land Use)

The large Map shows all the properties in our study area designated as one of several future land use categories. Most developed and established areas and neighborhoods will not experience change or redevelopment so their current land use and future land use will stay the same. Examples include the neighborhoods: Forest Hills, Hunters Mark, Brownstone Village, Cloverdale, The Village at Aversboro, and many others. No change is expected. However, there are many areas where we expect to see change and new development in the future. In these cases, future land use will be different than the current land use. An

excellent example is the areas around the new Garner schools along Bryan Road, Clifford Road, and Hebron Church Road. Currently these areas are zoned low-density R-20 and R-40 with large, vacant agricultural tracts of land. With the expected development pressures coming to these areas, future land use will likely be at a higher density than what is there now.

The Future Land Use Map is important because it will be used to evaluate development and rezoning requests. Once the Plan is adopted, rezonings and conditional use site plans (development proposals) will need to be in harmony with the future land use recommendations. The Map is not intended to be locked or set in stone, so developers and property owners can file plan amendments for changes to the land use categories. These amendments would then be evaluated by the Town and go through a review process.

As you review the draft Map, we ask that you look at the following areas. Staff believes that these locations are where significant change is expected due to development pressures in the future.

- Downtown Garner area
- Timber Drive East & White Oak Road
- I-40 & Jones Sausage Road
- E Garner Road and Jones Sausage Road
- E Garner Road between Creech Road east to Jones Sausage Road
- US 70 HWY E and New Rand Road
- Areas around the new school sites (Bryan Road, Clifford Road, New Bethel Church Road)
- US HWY 70 E corridor from I-40 east to the Johnston County line
- Areas along the proposed I-540 corridor (Old Stage Road and Ten Ten Road; NC 50 and Ten Ten Road; and Rock Quarry Road)
- The area around US HWY 401 (Fayetteville Road) and Ten Ten Road

GARNER FORWARD OVERVIEW

This long-range planning effort was named Garner Forward and kicked-off in May 2016. The Town has contracted with the firm Stantec (Raleigh office) to assist in preparing the plans. Garner Forward has two major components.

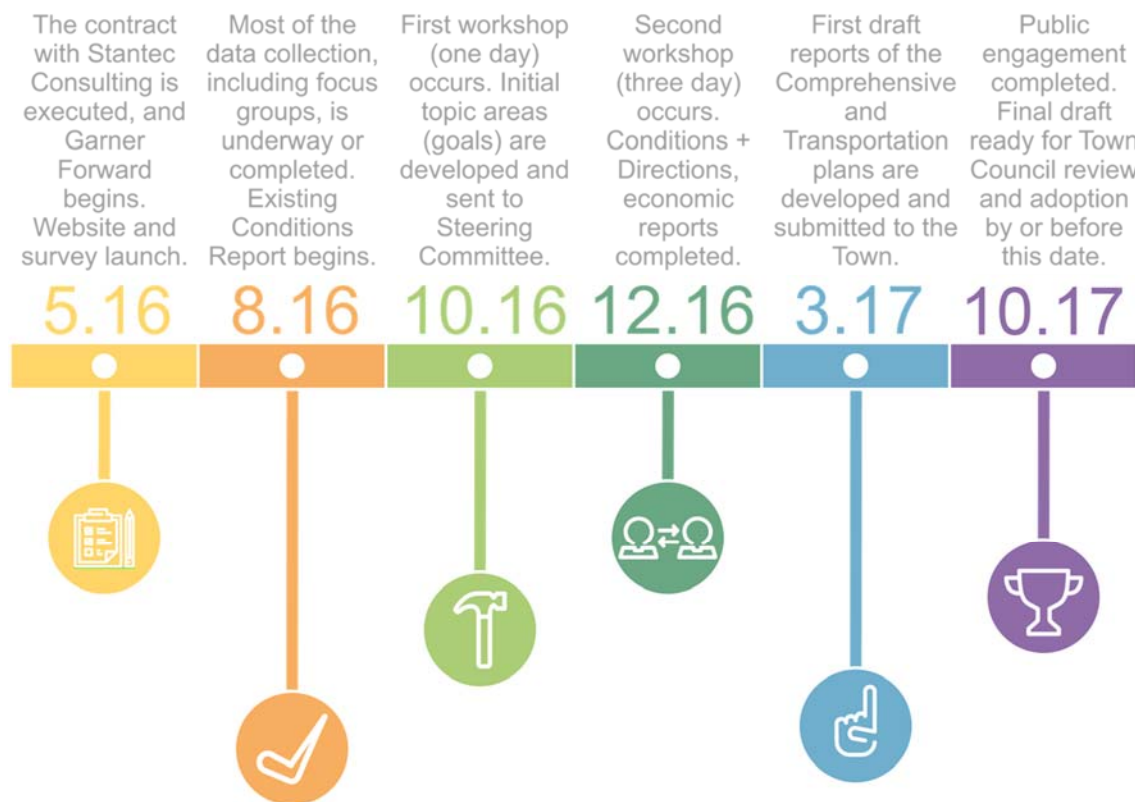
First, the **Comprehensive Plan** will update the previous *Comprehensive Growth Plan* that was adopted in 2006. It will provide a framework for making land development and zoning decisions, promoting orderly land use, implementing public improvements, and generating private investment.

Second, the **Transportation Plan** will be a comprehensive update to the 2010 *Garner Transportation Plan*. It will examine existing conditions and provide specific strategies and recommendations for all modes of travel including roadways, public transportation, walking, and cycling. The plan will be modeled with CAMPO's Regional Travel Demand data and later

submitted to the Capital Area Metropolitan Planning Organization (CAMPO) as an official request to amend the Town’s portion of the CAMPO Comprehensive Transportation Plan.

Both plans will make land use and transportation recommendations through approximately the year 2045, taking into account the growth expected in Garner from the NC 540 outer-loop project. Cities and towns typically update their long-range plans every 10-15 years unless significant growth or conditions change that warrant an earlier update. Staff estimates a complete overhaul or update to this Garner Forward Plan would likely be needed by the year 2030.

PROJECT SCHEDULE



FORMAL REVIEW SCHEDULE

- August 28, 2017 Planning Commission Work-session (Comprehensive Plan)
- September 26, 2017 Town Council Work-session (Comprehensive Plan & Transportation Plan)
- October 10, 2017 Planning Commission Work-session (Transportation Plan)
- October 30, 2017 Last Steering Committee meeting (get their endorsement)
- November 13, 2017 Planning Commission makes formal recommendation on Plan
- December 2017 Town Council holds public hearing / plan adoption

PUBLIC OUTREACH AND INVOLVEMENT SUMMARY

A vital component to this process is public involvement, and there have been several public outreach efforts including:

- An on-line “issues survey” with 1,140 completed questionnaires (July – August 2016)
- Presentations at the annual Garner Chamber Connect Conference (August 2016 and 2017)
- 2 Workshops (September and December 2016)
- Week-long focus group / stakeholder meetings (July 2016)
- 2 Public Meetings (April 2017 – Garner Lions Club and Garner Civitan Club)

RECOMMENDED ACTION/NEXT STEP

Planning staff recommends that the Council authorize the release of the current drafts to the general public for review and comment. Staff recommends that the public review period begin on September 27 and go through the end of October. In addition to online and social media, a special public open house at Town Hall to review the draft plan and maps will be held sometime during the week of October 16.