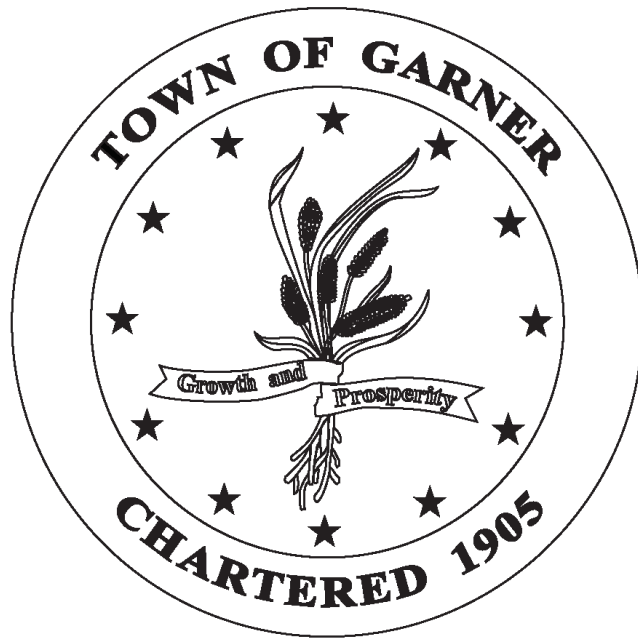


Town of Garner



Town Council Meeting
January 30, 2024

Garner Town Hall
900 7th Avenue
Garner, NC 27529

**Town of Garner
Work Session Meeting Agenda
January 30, 2024**

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

At 7:00 p.m. or as soon as possible thereafter, Council will conduct a joint session with the Planning Commission to discuss implementation of the 2023 Garner Forward Comprehensive Plan.

A. CALL MEETING TO ORDER/ROLL CALL: Mayor Buddy Gupton

B. ADOPTION OF AGENDA

C. PRESENTATIONS

Choose Local and Small Y'all presentation by Dena McDonald

D. DISCUSSION/REPORTS

1. Total Personnel Rewards Strategy Enhancements Page 5
Presenter: Sabrina McDonald, Human Resources Director

HR Director McDonald will provide an update and recommendations on additional benefits for Town employees. This is a follow-up presentation and discussion to the benefits discussion in fall 2022. Staff is looking for concurrence from Council to move forward with the recommended new benefit enhancements.

Action: Council concur with staff recommendations and direct staff to add this item to a future consent agenda.

2. 2023 Garner Forward Comprehensive Plan – Use and Decision Making Page 16
Presenter: Jeff Triezenberg, Planning Director

The Town of Garner Town Council unanimously adopted the 2023 Garner Forward Comprehensive Plan on November 21, 2023, with an effective date of February 16, 2024. In the adopting resolution, it was specified that the new comprehensive plan would be applied to zoning amendment cases with an initial public hearing date after February 16, 2024. Staff has been evaluating methods for reviewing zoning amendment requests against the new comprehensive plan and offers the following reminders and recommendations for how the plan should be used going forward within the roles and responsibilities of each board.

Action: Receive as information and provide feedback.

E. MANAGER REPORTS
-Pending Agenda

F. ATTORNEY REPORTS

G. COUNCIL REPORTS

H. CLOSED SESSION

Pursuant to N.C. General Statutes Section 143.318.11(a)(3) to consult with the Town Attorney regarding litigation.

I. ADJOURN

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: January 30, 2024 <input type="button" value="v"/>		
Subject: Choose Local and Small Y'all		
Location on Agenda: Presentations		
Department: Town Council		
Contact: Council Member Matthews		
Presenter: Dena McDonald		
Brief Summary: Dena McDonald will make a presentation on the Choose Local and Small Y'all program.		
Recommended Motion and/or Requested Action: Receive as information.		
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:		
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: January 30, 2024 <input type="button" value="v"/>		
Subject: Total Personnel Rewards Strategy Enhancements		
Location on Agenda: Discussion/Reports		
Department: Human Resources		
Contact: Jodi Miller, Asst. Town Manager, Sabrina McDonald, Human Resources Director		
Presenter: Sabrina McDonald, Human Resources Director		
<p>Brief Summary:</p> <p>HR Director McDonald will provide an update and recommendations on additional benefits for Town employees. This is a follow-up presentation and discussion to the benefits discussion in fall 2022. Staff is looking for concurrence from Council to move forward with the recommended new benefit enhancements.</p>		
<p>Recommended Motion and/or Requested Action:</p> <p>Council concur with staff recommendations and direct staff to add this item to a future consent agenda.</p>		
<p>Detailed Notes:</p> 		
<p>Funding Source: FY24 Operating Budget</p>		
Cost:	One Time: <input type="radio"/>	Annual: <input checked="" type="radio"/> No Cost: <input type="radio"/>
<p>Manager's Comments and Recommendations:</p> 		
<p>Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/></p>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:		
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

Total Personnel Rewards Strategy Enhancements

January 30, 2024

GARNER
HUMAN RESOURCES



Recruitment & Retention Initiatives

Council approved in Sept. 2022:

- ✓ Employee Retention Bonuses
- ✓ Bereavement Leave- 24 hours
- ✓ Preventive Care Leave- 8 hours
- ✓ Count holiday time as time worked when calculating comp. time earned
- ✓ Increase Compensation Time cap to 56 hours
- ✓ Modify Council meeting schedule for July & January
- ✓ Change Council meeting start time to 6:00pm
- ✓ Allow resident fees for PRCR programs & rentals
- ✓ Employee Hiring Referral Program
- ✓ Enhanced Service Program
- ✓ Town sponsored wellness activities



Initiatives & Long-Term Solutions Completed

- ✓ Develop plan to implement Pay & Classification Study Recommendations
- ✓ Review of future health insurance options
- ✓ Examine opportunity for career progression ladders
- ✓ Reevaluate flexible scheduling strategies
- ✓ Review and update Town's Teleworking Policy
- ✓ Research innovative ideas and requests



Staff recommendations

- Implement Paid Parental Leave
- Implement Paid Family Illness Leave
- Enhance Tuition Reimbursement and Align with Semesters
- Reintroduce Townwide Wellness Program
 - Implement Paid Community Involvement Leave
 - Implement Paid Wellness Leave
- Provide Training on Town's Teleworking and Flexible Scheduling Policy



Paid Parental Leave

- Up to 6 weeks of paid leave for birth of child, placement of a child for adoption or foster care, or placement of a child for legal guardianship
- Available to regular, full-time employees

Paid Family Illness Leave

- Up to 3 weeks of paid leave to care for an immediate family member with a serious health condition.
- Available to regular, full-time employees



Tuition Reimbursement

- Retain eligibility requirements (i.e., complete probationary period, pursue a degree aligned with Town of Garner positions, etc.)
- Increase maximum annual reimbursement per employee from \$1,100 to \$1,700
- Flexible application timeline to match school registration calendar instead of Town budget schedule
- Remind employees of this benefit using several communication methods



Employee Well-Being

- Paid Wellness Leave – 2 workdays per fiscal year
- Paid Community Involvement Leave – 16 hours per fiscal year
- Reintroduce Wellness Committee
 - Health Fairs, Routine Screenings, Stress Management Programs, Wellness Challenges, Nutrition Counseling
- Gym Membership Reimbursements - \$20 per month



Telework & Flexible Scheduling Policy

- Reintroduce the policy for newer employees and refresh existing employees
- Encourage Leadership to accommodate the policy where feasible and model utilization where possible
- Provide training on existing technology to assist with communication between onsite and remote employees
- Offer flexible work alternatives for mandatory onsite employees



Enhancements For Consideration

Council Concurrence to Implement
4th Quarter FY24:

- Paid Parental Leave
- Paid Family Illness Leave
- Tuition Reimbursement Enhancement
- Paid Community Involvement Leave
- Paid Wellness Leave



Future Benefits Under Review

For FY25 consideration:

- New performance merit system
- Annual salary market adjustments
- Supplemental pay adjustments
- Enhanced health insurance options
 - Dependent care cost reduction
 - Dental
 - Vision
 - First day coverage
- Long-term care insurance
- Pet insurance

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: January 30, 2024		
Subject: 2023 Garner Forward Comprehensive Plan – Use and Decision Making		
Location on Agenda: Discussion/Reports		
Department: Planning		
Contact: Jeff Triezenberg, AICP, GISP; Planning Director		
Presenter: Jeff Triezenberg, AICP, GISP; Planning Director		
<p>Brief Summary:</p> <p>The Town of Garner Town Council unanimously adopted the 2023 Garner Forward Comprehensive Plan on November 21, 2023, with an effective date of February 16, 2024. In the adopting resolution, it was specified that the new comprehensive plan would be applied to zoning amendment cases with an initial public hearing date after February 16, 2024. Staff has been evaluating methods for reviewing zoning amendment requests against the new comprehensive plan and offers the following reminders and recommendations for how the plan should be used going forward within the roles and responsibilities of each board.</p>		
<p>Recommended Motion and/or Requested Action:</p> <p>Receive as information and provide feedback.</p>		
<p>Detailed Notes:</p> <p>See attached Planning Department memorandum.</p>		
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:	JST	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

PLANNING MEMORANDUM

DATE: January 30, 2024

TO: Honorable Mayor Gupton, Town Council Members and Planning Commission Members

FROM: Jeff Triezenberg, AICP, GISP; Planning Director

SUBJECT: 2023 Garner Forward Comprehensive Plan – Use and Decision Making

Introduction



The Town of Garner Town Council unanimously adopted the 2023 Garner Forward Comprehensive Plan on November 21, 2023, with an effective date of February 16, 2024. In the adopting resolution, it was specified that the new comprehensive plan would be applied to zoning amendment cases with an initial public hearing date after February 16, 2024. Staff has been evaluating methods for reviewing zoning amendment requests against the new comprehensive plan and offers the following reminders and recommendations for how the plan should be used going forward within the roles and responsibilities of each board.

Planning Commission Role

The Planning Commission’s role as an advisory board constitutes two primary final actions – often accomplished in one motion: 1) a recommended consistency statement, and 2) a recommendation on the proposal itself – to recommend approval or denial.

As noted by the Town Attorney in their summary “Roles in Land Use Decisions”, which both Council and Planning Commission have received, state law directs the Planning Commission to “advise the Town Council by providing a recommendation on whether the proposed action is consistent with the comprehensive plan”. The Garner Unified Development Ordinance reiterates this state law directive within Section 4.6.1.E.2. by stating “Within 30 days of the referral, the Commission shall examine the request and forward a written recommendation to Town Council, including a statement on consistency with applicable adopted plans.”

Given recent inferences of confusion on the matter, staff would like to note that Section 4.6.1.F. exists to provide a list of considerations that may be considered by a recommending body in recommending approval or denial of a proposal to the Town Council – the first of which is: “Consistency (or lack thereof) with the Comprehensive Plan and other adopted plans”.



The remaining points of consideration in recommending approval or denial of the proposal are:

2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood.
3. Suitability of the subject property for uses permitted by the current versus the proposed district.
4. Whether the proposed change tends to improve the balance of uses or meets a specific demand in the Town.

In the most recent re-write of the Unified Development Ordinance, the following considerations were also added:

5. Availability of sewer, water, transportation infrastructure, stormwater facilities, and other necessary infrastructure generally suitable and adequate for the proposed use.
6. Preservation of key features of the natural environment.

In recent history, the Planning Commission has rarely disagreed with the draft statement regarding consistency with the comprehensive plan, but there is a greater chance that there may be disagreement on whether or not a particular project should be recommended for approval or denial. As a reminder, there is no requirement that a proposal actually be consistent with the comprehensive plan in order to be approved (i.e. reasonable and in the public interest). Most particularly, in cases of disagreement, staff reminds the Commission that they may consider the other items noted above in making their recommendation to the Town Council regarding whether or not a proposal should ultimately be approved or not.

The Planning Commission's role in text amendments follow the same approach, except that Section 4.6.3.F. provides a distinct set of points of consideration (four of them) for recommending approval or denial of those amendments:

1. The extent to which the proposed text amendment is consistent with the remainder of the UDO, including, specifically, any purpose and intent statements.
2. The extent to which the proposed text amendment represents a new idea not considered in the existing UDO, or represents a revision necessitated by changing circumstances over time.
3. Whether or not the proposed text amendment corrects an error in the UDO.
4. Whether or not the proposed text amendment revises the UDO to comply with state or federal statutes or case law.

If staff uses the word "reasonable" in describing the nature of the Commission's recommendation to the Town Council on approval or denial of the proposal, it is not in reference to the Town Council's responsibility to adopt a statement of reasonableness as directed by state law; rather it is speaking to the basic nature of the recommendation in acknowledging that the Commission should keep good reason and the public interest at heart.

Town Council Role

Again, as noted by the Town Attorney in their summary "Roles in Land Use Decisions", the Town Council's final actions (other than a final vote) are to "Approve a plan consistency statement and a reasonableness statement" – with reasonableness statements only being required for rezonings. In the past, staff has used goals and objectives within the comprehensive plan as well as other general statements to assist the Town Council in making their statement of reasonableness. However, by moving that analysis wholly within the plan consistency evaluation, staff proposes that reasonableness statements will be drafted going forward using the same considerations from Section 4.6.1.F. as well as additional guidance from state law noting that consideration of the following factors may also be undertaken:

1. the size, physical conditions, and other attributes of the area proposed to be rezoned;
2. the benefits and detriments to the landowners, the neighbors, and the surrounding community;
3. the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment;
4. why the action taken is in the public interest; and
5. any changed conditions warranting the amendment.

Plan Consistency

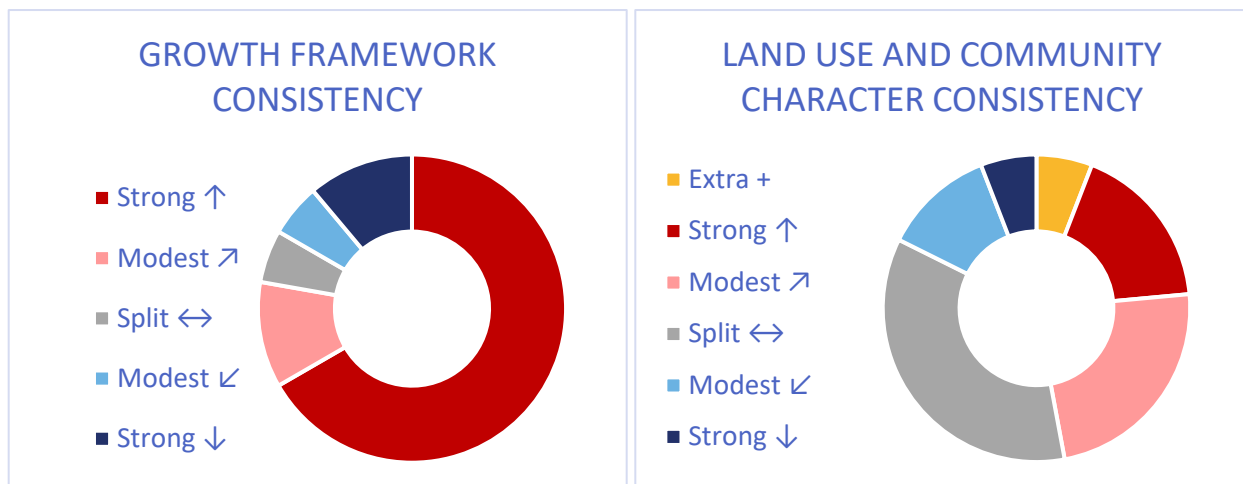
As both boards must consider consistency with the new comprehensive plan, Town staff is responding to the request for both a better understanding and easier synopsis of staff’s analysis. To these ends, staff has drafted the tools that may be incorporated into a short summary card of consistency charts as well as a longer line-item style detail for further exploration.

Staff would note that it must be understood that the plan does not only provide guidance and recommendations to private developers; several recommendations and even the first two guiding principles are largely directed towards the Town itself, so not everything written in the comprehensive plan is reflected in these tools, but a large amount of it is. All evaluation would be done on a five-point strength scale as seen below. The color scheme reinforces the strength in a hot to cold temperature scale; dark red being most consistent to dark blue being most inconsistent.

Strong Support	Modest Support	Split Modest	Modest Non-Support	Strong Non-Support
↑	↗	↔	↙	↓

Summary Consistency Charts

The evaluation scores would then be summarized in a variety of methods for ease of presentation and high-level understanding of the proposal’s consistency. First, the proposal’s consistency would be summarized for the two key chapters of the current comprehensive plan: Chapter 2 – Growth Framework, and Chapter 3 - Land Use and Community Character. As other chapters (i.e. new transportation and parks elements) of the plan are updated with this format and framework in mind, additional analysis may be readily added. Please note that the following chart examples do not reflect any particular development project and have only been populated with random evaluation data.



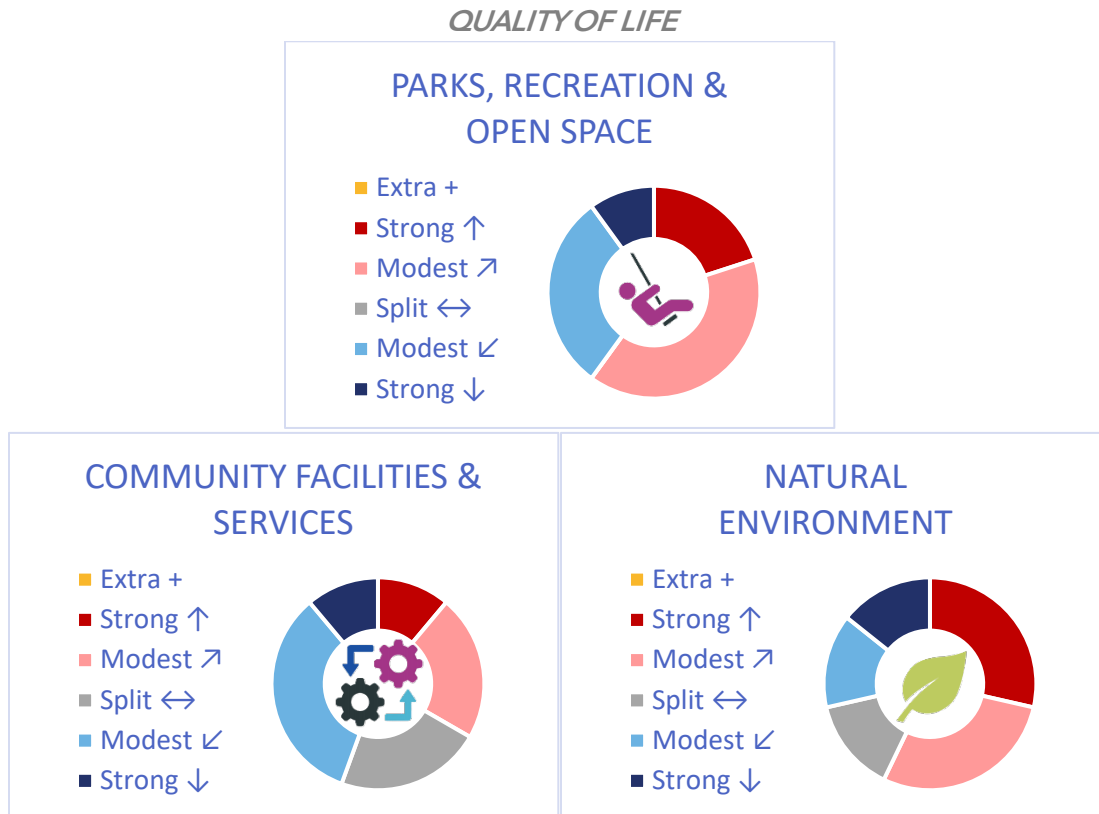


As noted by the consultant, the framework – consisting of maps and crosswalks – should be defended by the Town, and therefore, the summary chart for Chapter 2 should tend to show a high strength of support in the absence of significant reasons to amend it. Chapter 2 has fewer gray areas and is more objective than Chapter 3, so this fact will also push much of the evaluation to the scoring extremes of either Strong Support or Strong Non-Support.

Meanwhile, Chapter 3 is more subjective in its recommendations with more gray areas brought about by a particular individual’s or group’s analytical lens. Therefore, it should not be surprising to see evaluations that exhibit a greater percentage of scores in the ranges of Modest Support to Modest Non-Support.

A more nuanced summary review of the evaluation of Chapter 3 might also be provided by breaking the chapter’s recommendations down by Guiding Principle. As noted previously, the first two guiding principles are primarily directed at the Town, while the remaining 11 are directed at times to either the Town or the development community. It is important to remember that every recommendation of the plan is related to one or more of the plan’s guiding principles. While the plan itself does not spell out these direct relationships, staff has provided suggested links as identified in the detailed evaluation tables that follow later in this memo. For now, please note the following sample graphs organizing the consistency analysis by guiding principle, allowing the reader to quickly see where a proposal is most consistent and inconsistent.

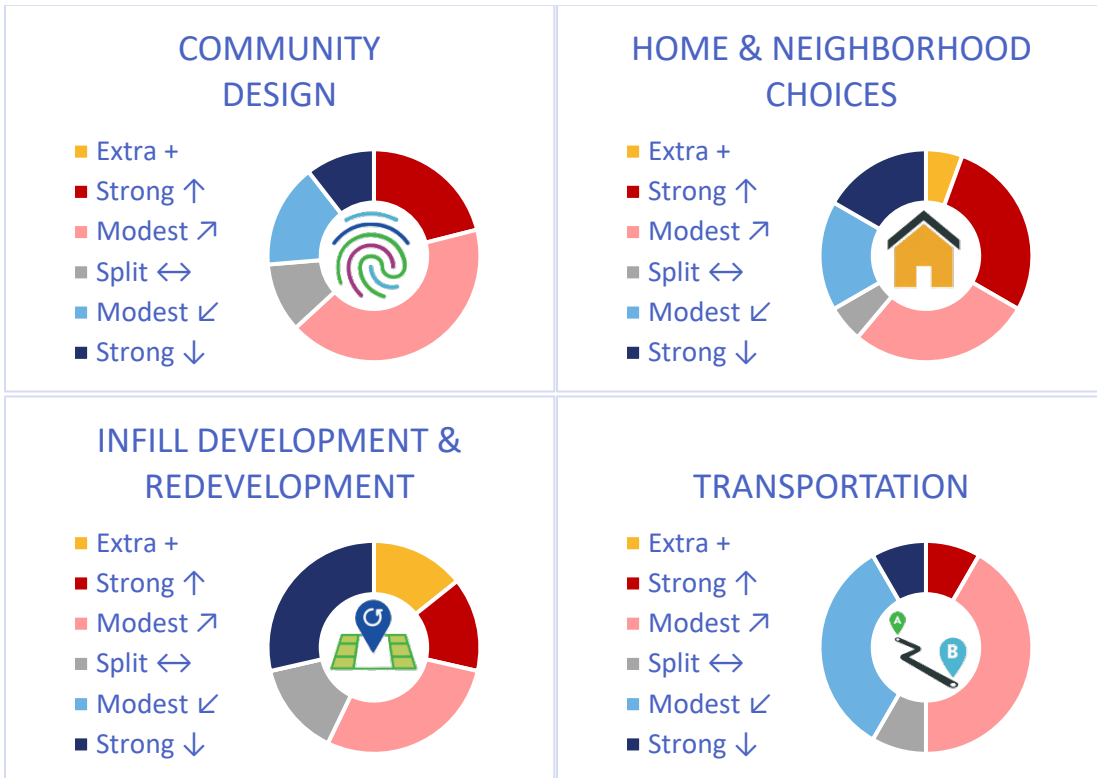
Staff envisions these charts being readily incorporated into a re-worked staff report for the project that is prepared for both Council and Planning Commission and first presented during the public hearing.



FISCAL SUSTAINABILITY & STEWARDSHIP



SMART DEVELOPMENT & GROWTH





Line-Item Detail

While the preceding summary consistency charts would be incorporated into the body of the re-worked staff report, the following line-item detail that feeds those charts would be added as an attachment for further exploration as desired by the reader.

The line-item analysis for Chapter 2 will require staff to notate the map designations associated with the proposal and also apply the data from the conditions and master plan (if applicable). A numbering system is also implemented to assist in discussion of a specific line item, should it be needed, and page references are also noted as to where the analysis is being pulled from.

Growth Framework Analysis

General Framework Map:

Character Typology Map:

Development Change & Intensity Map:

Character Area Crosswalk <i>pp.58-59</i>		
<i>Note: Project may include more than one proposed zoning designation – rated Strong Support or Strong Non-Support only.</i>		
Z1	Zoning District #1:	↑
Z2	Zoning District #2:	↑
Development Intensity Metrics <i>pp.64-65</i>		
<i>Note: Rated on full 5-point scale.</i>		
I1	Prevailing Development Pattern:	↑
I2	Prevailing Building Heights:	↗
I3	Building Enclosure Ratio:	↑
I4	Typical Block Lengths:	↔
I5	Transportation Choices:	↙
I6	Parking Provisions:	↑
I7	Setbacks or Build-To Lines:	↑
I8	Typical Street Cross Section:	↑
Building Typology Crosswalks <i>pp.66-67 & 72-73</i>		
<i>Note: Generally rated Strong Support or Strong Non-Support only.</i>		
R1	Residential Building Type 1:	↑
R2	Residential Building Type 2:	↑
R3	Residential Building Type 3:	n/a
N1	Non-Residential Building Type 1:	↑
N2	Non-Residential Building Type 2:	↓
N3	Non-Residential Building Type 3:	n/a

Block Sizes and Patterns Crosswalk <i>p.76</i>		<i>Note: Rated on full 5-point scale.</i>
P1	Block Size and Pattern:	↗
Open Space and Natural Features Crosswalk <i>pp.78-79</i>		<i>Note: Generally rated Strong Support or Strong Non-Support only.</i>
O1	Feature 1:	↑
O2	Feature 2:	↓
O3	Feature 3:	↑
O4	Feature 4:	n/a






Staff has pulled the line-item detail for Chapter 3 by Theme and by recommendation following the introduction of each Theme. Some recommendation narratives describe one item, while others may include several individual recommendations. Again, a numbering system is also implemented to assist in discussion of a specific line item, should it be needed, and page references are also noted as to where the analysis is being pulled from. The guiding principle icons are also presented so the reader understands which line-item is feeding each of the 11 summary consistency charts. Some recommendations may only address one guiding principle while others may play a role in fulfilling several.

Land Use and Community Character

Note 1: Projects that fall within one of the six identified Focus Areas may exhibit adherence to the plan’s guiding principles as expressed in the table of recommendations below by calling out specific guidance illustrated in pages 146 through 215. Evaluation within these Focus Areas should consider the potential use of the Focus Area’s parcels collectively. Decisions about future development on individual parcels can be made in a manner that optimizes the utilization of land while adhering to the community’s objectives.







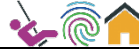
















*Note 2: Line items marked with a * apply to multifamily projects and to building design elements for residential projects subject to the building code for one, two, three, and four family dwelling units voluntarily consented to by the applicant in a conditional rezoning district.*












Is project within a Focus Area? If so, specify; if not, “n/a”:




Theme 1 – Emphasis on the Public Realm		
<i>Note: applicable to all project adjacent to public property or public streets in the absence of an overall public realm master plan.</i>		
1a <i>p.91</i>	Project uses elements of the public realm as organizing features for the neighborhood, district, or activity center. 	↙
1b <i>p.91</i>	Project emphasizes consistent design features or treatments for a corridor or destination that creates a common sense of place for users. 	↗
1c <i>p.91</i>	Project thinks of streets as linear parks with public spaces and activated private spaces (e.g. outdoor seating) located throughout the corridor. 	↑
1d <i>p.91</i>	Project increases minimum open space requirements for private property adjacent to the public realm in terms of size, shape, and location to activate spaces. 	↑
1e <i>p.91</i>	Project reimagines the definition of open space adjacent to the public realm to include, but not be limited to, plazas, outdoor seating and pocket parks that activate spaces. 	↗



Theme 2 – Land Use Mix and Development Intensity		
<i>Note: The following recommendations supplement the maps and broader recommendations of Chapter 2.</i>		
<p>2a</p> <p><i>p.95</i></p>	<p>Project emphasizes bringing new employment, retail, and services to town residents; and/or provides greater home choices in the community to support different backgrounds: the creative class, working class, retirees, and children.</p>	
<p>2b</p> <p><i>p.96</i></p>	<p>Project, if located at or near a mixed-use activity center on the General Framework Map, furthers the activity center as a place people can live, work, shop, play, and be entertained, as well as supporting connection to any nearby activity centers via bus circulator, bicycle lanes, sidewalks, or greenways to minimize the number of vehicle trips in the community.</p>	
<p>2c</p> <p><i>p.98</i></p>	<p>Project's open spaces, if located within the expanded civic center area, provide order in the landscape and provide opportunities for informal community gathering.</p>	
<p>2d</p> <p><i>p.98</i></p>	<p>Project, if located within the expanded civic center area, provides an opportunity to increase the number of residents living in or near the area (e.g. integrates new housing through infill development or redevelopment of existing sites) in a manner that established a stronger relationship to the surrounding community character and context (e.g. building orientation to streets, public spaces, and surrounding non-residential development).</p>	
<p>2e</p> <p><i>p.99</i></p>	<p>Project, if located within the downtown area, promotes the vision of a more traditional, small-town downtown area with activity on both sides of the railroad with neighborhoods surrounding the historic downtown that provide stability for the area along with recreation uses in, and leading into, the historic downtown.</p>	
<p>2f</p> <p><i>p.100</i></p>	<p>Project, if located within the downtown area along Main Street or Garner Road, adds buildings that face the railroad corridor with building heights of at least two stories.</p>	
<p>2g</p> <p><i>p.101</i></p>	<p>Project does not seek to reclassify activity centers, character areas, or development intensities (as shown on the maps in Chapter 2) to residential unless it is part of a mixed-use development and plays a subservient role to the non-residential components of the same development.</p>	
Theme 3 – Home & Neighborhood Choices		
<i>Note: Applicable to projects proposing the addition of dwelling units of any type.</i>		
<p>3a</p> <p><i>p.108</i></p>	<p>Project further diversifies the Town's mix of housing options: variety in price points, variety in sizes of single-family houses, variety in multi-family types (duplexes, triplexes, quadplexes, townhouses, multifamily condominiums, apartment buildings and live/work buildings), allows or provides accessory dwelling units.</p>	
<p>3b*</p> <p><i>p.109</i></p>	<p>Project offers homes that include architectural details that provide visual interest along the street, including façade treatments, front porches, roof eaves, roof pitches, and windows.</p>	
<p>3c</p> <p><i>p.109</i></p>	<p>Project offers a scale of homes and the spaces between them that conveys a welcoming environment that includes maximum fence heights and minimum materials, landscaping, or driveway placement.</p>	
<p>3d</p> <p><i>p.109</i></p>	<p>Project provides similar home types and styles that face each other on a street, meaning transitions between home types occur at the rear lot line or along an alleyway.</p>	


<p>3e <i>p.109</i></p>	<p>Project provides a connected network of streets and sidewalks to serve the neighborhood; limiting cul-de-sacs to areas with environmental concerns or steep slopes.</p> 	
<p>3f <i>p.109</i></p>	<p>Project provides street trees that can provide tree canopy over neighborhood streets when trees reach maturity.</p> 	
<p>3g* <i>p.109</i></p>	<p>Project provides garages, and especially garage doors, that are secondary in size, scale, and design as compared to the principal structure.</p> 	
<p>3h <i>p.109</i></p>	<p>Project provides different types of open spaces with the neighborhood and are located as prominent features (e.g. a central green as a focal point and small neighborhood parks in close proximity to residential blocks).</p> 	
<p>3i <i>p.109</i></p>	<p>Project emphasizes a neighborhood design that has a defined center and edges in terms of mixing home densities or housing types.</p> 	
<p>3j <i>p.115</i></p>	<p>Project provides a product mix that is aimed at workforce housing (small homes, townhomes, duplexes, cluster housing, row homes and small condominium buildings).</p> 	
<p>Theme 4 – Site Design and Development Scale</p> <p style="text-align: right;"><i>Note: Applicable to specific types and locations of projects as noted.</i></p>		
<p>4a <i>p.124</i></p>	<p>Projects with multiple buildings demonstrate architectural unity and use of compatible quality and type of building materials.</p> 	
<p>4b <i>p.128</i></p>	<p>Projects on smaller infill or redevelopment sites where existing development patterns are established and expected to remain in the future, propose a massing and scale of new buildings that is similar to nearby surrounding buildings.</p> 	<p>n/a</p>
<p>4c <i>p.128</i></p>	<p>Projects on larger infill or redevelopment sites propose new lots or buildings that are significantly different in mass or scale from adjacent development to be located toward the center of the site, and lots or buildings near the perimeter transitioning in massing and scale between the center and the existing surrounding development.</p> 	
<p>4d <i>p.128</i></p>	<p>Projects for new commercial, light industrial, or flex space development adjacent to residential areas propose uses and operations that are considered low-intensity, unobtrusive, or at a scale and design compatible with the adjacent residential neighborhoods.</p> 	
<p>4e <i>p.128</i></p>	<p>Projects for new activity centers exhibit effective transitions between the project’s residential and non-residential uses and include safe and convenient pedestrian and bicycle access for nearby residents.</p> 	
<p>4f <i>p.128</i></p>	<p>Projects in large activity centers focus density and intensity around existing or new street intersections on or adjacent to the site and provide appropriate transitions to less intense edges of the site compatible with adjacent existing development.</p> 	

<p>4g <i>p.128</i></p>	<p>Projects opposite a street from existing development exhibit complementary lot sizes, building mass and building placement. Changes in scale and massing take place along streets rather than across streets, or at rear lot lines/alleyways.</p> 	<p>n/a</p>
<p>4h* <i>p.128</i></p>	<p>Project recognizes a significant building character in the project area that is expected to remain and proposes new buildings and site design elements that are similar in size and architectural detail, including roof types windows, doors, awnings, arcades, cornices, façade materials, outdoor furniture, or other building and site details.</p> 	<p>↙</p>
<p>4i <i>p.129</i></p>	<p>Projects with new neighborhoods exhibit a well-formed center, including a civic open space such as a park, square, or plaza, depending on its location within the range of contexts from suburban to urban.</p> 	<p>↙</p>
<p>4j <i>p.129</i></p>	<p>Project with new neighborhoods exhibit organization around a pedestrian shed, where all residents are within a short 5-minute walk of a meaningful destination such as mixed-use areas or other civic open spaces. This pedestrian shed is typically circular but may be linear in the case of corridor development.</p> 	<p>↗</p>
<p>4k <i>p.131</i></p>	<p>Projects located at activity centers in the General Framework Map promote increased development density and mix of uses.</p> 	<p>↗</p>
<p>Theme 5 – Community Connections <i>Note: Focus on “systems”, including roads, greenways, transit, parks, utilities, natural areas, and floodplains.</i></p>		
<p>5a <i>p.132</i></p>	<p>Project connects streets dispersing traffic and limiting congestion, except where there are topographic or ecological constraints, or neighborhood safety concerns (e.g., excessive cut-through traffic or the absence of sidewalks to reduce vehicle-pedestrian conflicts).</p> 	<p>↙</p>
<p>5b <i>p.132</i></p>	<p>Project will construct a network of connected sidewalks, side paths and other pedestrian passages that provides more interesting walking and jogging alternatives, access to a variety of neighborhoods and destinations, and more opportunity for social interaction.</p> 	<p>↙</p>
<p>5c <i>p.133</i></p>	<p>Projects along an important mobility corridor (US 70, US 401, NC 50, Timber Drive, White Oak Rd, Ten Ten Rd, Creech Rd, Garner Rd, Aversboro Rd, Vandora Springs Rd) promote improved access management (ingress/egress, circulation, stub outs, cross access, connectivity, etc.) for the corridor.</p> 	<p>↗</p>
<p>5d <i>p.138</i></p>	<p>Project exhibits open spaces aimed at maximizing a comprehensive, connected, and continuous larger (Town-wide) open space network that is easily recognizable and accessible to residents.</p> 	<p>↗</p>
<p>5e <i>p.138</i></p>	<p>Project demonstrates preservation of the existing hydrological pattern of drainage and percolation, the use low impact or light imprint development strategies, and a consideration of the least technologically complex solutions first.</p> 	<p>↓</p>
<p>5f <i>p.139</i></p>	<p>Project demonstrates green street solutions such as small rain gardens, bioretention systems, bioswales, infiltration planters, flow-through planters, and pervious paving materials.</p> 	<p>↔</p>

Theme 6 – Natural Conservation and Historic Preservation		
<i>Note: Applies to projects where floodplains, mature tree canopy and historic resources are present.</i>		
6a <i>p.142</i>	Project demonstrates efforts to preserve and plant shade trees to assist in the prevention of stream erosion, save energy, and cool streets and buildings.	 ↑
6b <i>p.143</i>	Projects located along the Swift Creek corridor and its tributaries protects those areas and promotes them as an important part of a comprehensive and connected system of green space integrated into the surrounding built environment.	 n/a
6c <i>p.144</i>	Project demonstrates efforts to identify and ultimately protect historic structures and other historic resources on the site or relocates a historic structure to another location suitable for its preservation.	 ↓

Finally, there are some recommendations that involve future efforts by the Town that may not necessarily be “required” at this time but may be furthered in cooperation with the development community through some further study and analysis. Staff proposes that these recommendations be evaluated as “extra credit” that may be considered by review bodies as a potential offset of a lack of strong consistency in another area.

EXTRA CREDIT SECTION

E-2a <i>p.102</i>	Project represents infill development or redevelopment that helps to shorten vehicle trip lengths, minimize expensive infrastructure expansion investments, and avoid the loss of rural areas for future development beyond municipal limits.	 +
E-2b <i>p.102</i>	Project offers land or building space dedicated for new parks, schools or something else to meet future community facility and service needs.	 n/a
E-3a <i>p.112</i>	Project demonstrates (through research or studies) consideration of vulnerabilities to surrounding neighborhoods such as gentrification or displacement, or it provides evidence of the equitable distribution of benefits associated with the project for the neighborhood in which it is located.	 +
E-4a <i>p.125</i>	Project adaptively reuses existing non-residential buildings that are either abandoned or in decline and exhibits reinvestment in building architecture, parking lot design, landscaping or open space.	 n/a
E-5a <i>p.136</i>	Project demonstrates an applicant’s work with appropriate Town officials to modify street standards that result in a better representation of the conditions for their particular development context.	 n/a
E-5b <i>p.139</i>	Project dedicates land for a future park or builds a park to be made accessible to the public in an area of interest identified by Town officials.	 n/a

Staff Recommendation

This is a process that involves interpretation, so feedback is welcomed and appreciated. In the absence of any strong opposition, however, staff does recommend moving ahead with this approach – with refinement as



needed in the months ahead – as the staff report structure is being revamped in anticipation of the comprehensive plan being effective on and after February 16, 2024.

Reports



Town Manager's Office Memorandum

TO: Mayor and Town Council
FROM: Rodney Dickerson, Town Manager
DATE: January 30, 2024
SUBJECT: February 2024 Pending Agenda Items

The following items are currently planned for the February 2024 Council Meetings. These items are subject to change.

Tuesday, February 6 - Regular Meeting

Presentations

None at this time

Consent

- ANX-23-16 Town of Garner (Garner (re-setting public hearing to include the 3rd parcel on the east side of NC 50)
- Central Pines Area Agency on Aging Grant Acceptance
- Employee Benefit Enhancements

Public Hearings

- ANX-23-06 2525 US 70 East
- ANX-23-08 Timber Drive Associates LP
- ANX-23-11 3201 Waterfield Drive

Old/New Business

- ZTA-23-04 Technical Corrections

Reports

None at this time

Thursday, February 15 – Friday, 16 – Council Retreat

Tuesday, February 20 – Regular Meeting

Presentations

None at this time

Consent

- ANX-23-14 2214 Vandora Springs Road
- ANX-23-15 Dougher Light Industrial

Public Hearings

- ANX-23-07 All Star Mobile Home Park
- ANX-23-16 Town of Garner
- CZ-23-03 309 Holman Drive
- CZ-MP-22-13 1306 Creech
- CZ-SB-20-09 Wilmington Townes

Old/New Business

- Pedestrian Plan Adoption

Reports

None at this time

Tuesday, February 27 – Work Session

Discussion/Reports

- Noise Ordinance Amendments