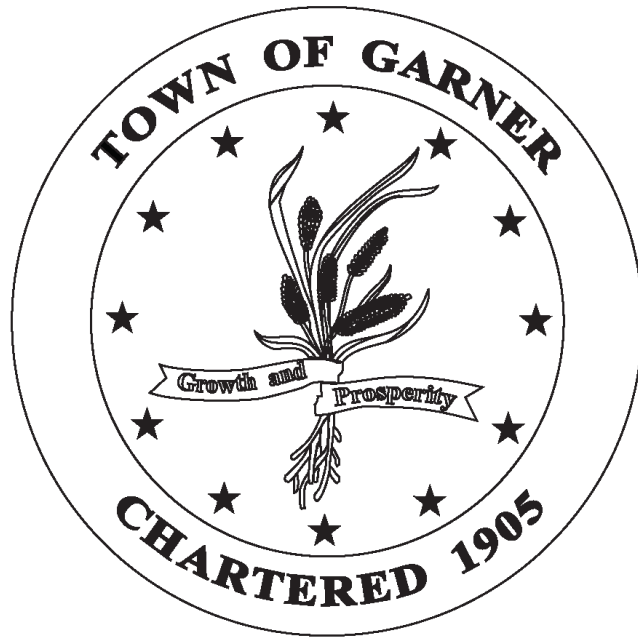


Town of Garner



Work Session Meeting
May 28, 2024

Garner Town Hall
900 7th Avenue
Garner, NC 27529

**Town of Garner
Work Session Meeting Agenda
May 28, 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.

- A. CALL MEETING TO ORDER/ROLL CALL: Mayor Buddy Gupton
- B. ADOPTION OF AGENDA
- C. PRESENTATIONS
- D. DISCUSSION/REPORTS
 - 1. Economic Development Quarterly Update
Presenter: Nate Groover, Economic Development Director

Economic Development staff will provide a quarterly report.
 - 2. Points of Access to Development Projects
Presenter: Paul Padgett, Inspections Director; Jeff Triezenberg, Planning Director; and Leah Harrison, Town Engineer

Presentation to discuss requirements within the Town UDO, NC State Fire Code and NDCOT as related to points of access into development projects.
- E. MANAGER REPORTS
- Pending Agenda Report
- F. ATTORNEY REPORTS
- Reminder – Legislative Zoning Decisions Training – Thursday, May 30, 1:00PM – 4:30PM
- G. COUNCIL REPORTS
- H. CLOSED SESSION
- I. ADJOURN

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: May 28, 2024 <input type="button" value="v"/>		
Subject: Economic Development Update		
Location on Agenda: Discussion/Reports		
Department: Economic Development		
Contact: Nate Groover, Economic Development Director		
Presenter: Nate Groover, Economic Development Director		
Brief Summary: Economic Development staff will present a quarterly update		
Recommended Motion and/or Requested Action:		
Detailed Notes:		
Funding Source:		
Cost: None	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:	NG	
Finance Director:		
Town Attorney:		
Town Manager:	JM	
Town Clerk:		



Economic Development Update

May 28th, 2024

GARNER
ECONOMIC DEVELOPMENT

This slide features a blue abstract graphic on the left side. The main content is centered on the right, with the title 'Economic Development Update' in a large, bold, dark blue font. Below the title is the date 'May 28th, 2024'. In the bottom left corner, the Garner Economic Development logo is displayed.

1



Department Focus Areas

- 
BUSINESS RECRUITMENT & RETENTION
- 
MARKETING
- 
ENTREPRENEURSHIP

GARNER
ECONOMIC DEVELOPMENT

This slide is titled 'Department Focus Areas' and features three circular icons in blue with white and yellow details. The first icon is a target with a yellow arrow, labeled 'BUSINESS RECRUITMENT & RETENTION'. The second is a speaker with sound waves, labeled 'MARKETING'. The third is a hand with the index finger pointing up, labeled 'ENTREPRENEURSHIP'. A blue 'G' logo is in the top right corner. The Garner Economic Development logo is in the bottom left, and a small orange circle with the number '2' is in the bottom right.

2



Business Recruitment & Project Activity

GARNER
ECONOMIC DEVELOPMENT

3

3



State Project Activity Update

- EDPNC Annual Real Estate Report
 - 315 New Location Projects Created in 2023
 - 83% Manufacturing/Assembly
 - 4% Warehouse Distribution
 - 3% Research and Development
- Real Estate Requests
 - 38% of requests needed a building
 - 37% of requests needed a site
 - 70% of building requests needed 100,000 SF or more
 - 41% of site requested needed 50+ acres



GARNER
ECONOMIC DEVELOPMENT

4

4

Business Recruitment

- Requests for Information
 - 47 RFI's received
 - 22 of these requested available land
 - 7 Submitted
- One current active project



GARNER
ECONOMIC DEVELOPMENT

5

5

Product Update



GARNER
ECONOMIC DEVELOPMENT

6

6

Product Update



Garner Commerce Center 70

- Intersection of US 70 and Guy Rd
- 128,000 SF over 3 Buildings
 - A 37,785 SF
 - B 40,805 SF
 - C 49,490 SF
- Manufacturing/Assembly Use



GARNER
ECONOMIC DEVELOPMENT

7

7

Product Update



Garner Business Park 70

- 5th Building in Garner Business Park 70
- 225,000 SF
- Subdividable at 70,000 SF
- Distribution Uses

Garner Business Park 70 received TBJ Space Award for new Industrial Development



GARNER
ECONOMIC DEVELOPMENT

8

8

Garner Business Park 70



Precision Packaging Services



GARNER
ECONOMIC DEVELOPMENT

9

9

Beacon Commerce Park



GARNER
ECONOMIC DEVELOPMENT

10

10



Entrepreneurship

GARNER
ECONOMIC DEVELOPMENT

11

11



LaunchGarner

- Program adjustment with Wake Tech for 2024/2025
- Moving class start date to January 2025 to align with Launch competition event
- Fall 2024 – Recruit new class and connect with LaunchGarner Alumni



GARNER
ECONOMIC DEVELOPMENT

12

12

LaunchGarner



5th Gear Touchdown Space

- Repurposed storage room at 120 E Main Office
- Available to Launch Graduates and Launch Partners
- Open house event to be scheduled once final equipment is installed



LaunchGarner Partners





Economic Development Partner Updates

15



Economic Development Partners



16

GEDC Update

- One new Board member
- Current Board Members
 - Jeff Swain, Chairman
 - Elmo Vance, Council Liaison
 - Megan Pumarejo, Treasurer
 - Bill Moyer, Secretary
 - Buck Kennedy
 - Kevin Payne
- Thank you to Doris Heubner and Griffin Laughridge for their years of service to GEDC

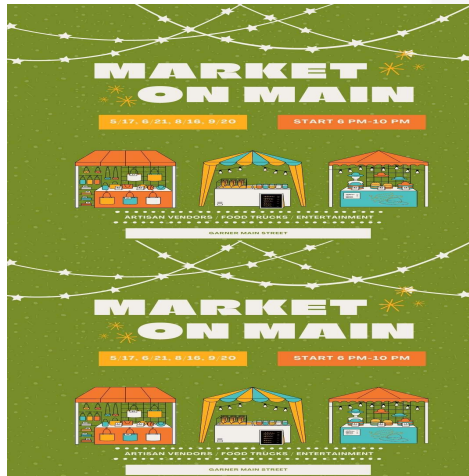


Northeast Gateway Study

- Further study of Focus Area 5 in the Garner Forward Comprehensive Plan
- Started Study in November 2023
- Inspire Placemaking selected as consultant team
- Currently in the transportation scenario modeling phase
- Scheduled to complete in late June 2024



Downtown Garner Association



GARNER
ECONOMIC DEVELOPMENT

19

19

School Business Alliance Partnerships



- Youth Leadership Garner
 - Mock Town Council Meeting
 - 28 Students from Garner and South Garner High School participated
- Reality of Money Event
 - Held on April 12th at South Garner High School
 - Over 70 students participated and learned how to manage a household budget



GARNER
ECONOMIC DEVELOPMENT

20

20

Small Business Week

- April 29th – May 3rd
- Partnership with Chamber
- Multiple events to support Small Business in Garner



National Small Business **WEEK 2024**

EVENTS AVAILABLE AT NO COST TO ALL GARNER CHAMBER MEMBERSHIPES
*SOME EVENTS MAY BE SUBJECT TO LOW CHAMBER MEMBERSHIPES
REGISTRATION IS REQUIRED FOR EACH EVENT (SPACE IS LIMITED)

Free Coworking in The Hub Monday - Thursday

Mon April 29
Headshot Photos featuring Click Creative
12pm-3pm sign up for your FREE Headshot Photo Session! Use your professional headshot for your social media, website and marketing materials. Space is LIMITED to the sessions and sign-up is required.

Tue April 30
Chamber Marketing 101 with the Garner Chamber of Commerce
2pm-3pm Learn how to utilize your Chamber membership to grow your business by attending to this information and business marketing workshop. We'll cover the following areas:
• Branding
• Networking Opportunities
• Social Media Marketing
• Exclusive Discounts

Wed May 1
Social Media Training featuring Triangle Social Media
2pm-3pm With Michelle Doolinger of Triangle Social Media, we all need to market our businesses, but sometimes it can be a challenge! Let's talk about your social media plan to best utilize social media for:
• Increase your leads
• Expand your network
• Build your confidence
• Provide value and
• Grow your business!

Thu May 2
Small Business Finances Q&A with Coastal Credit Union
3pm-5pm To commemorate Small Business Week, Coastal Credit Union is pleased to host a Small Business Q&A session. This event will also provide an overview of the accounts and funding products as well as feature our small business lenders for small businesses and foster connections with lending partners.

ALL EVENTS REQUIRE REGISTRATION!
Visit GarnerChamber.com to Register
Or call 919-772-6440

Economic Development Department Update

Economic Development Framework

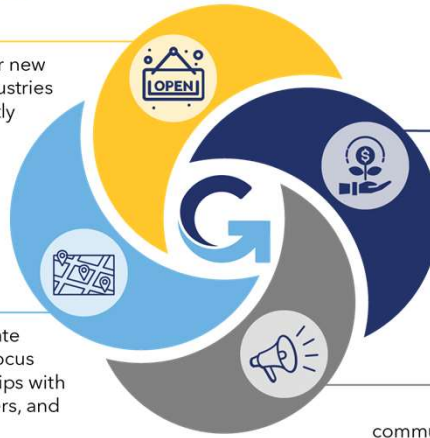


Business Recruitment & Retention

Showcase opportunities for new businesses from target industries & retain companies currently invested in Garner's local economy.

Site & Product Development

Encourage private real estate development in strategic focus areas & facilitate relationships with property owners, developers, and the Town.



Entrepreneurship & Small Business

Foster entrepreneurship & job creation with innovative, accessible resources for Garner's small business community.

Community Promotion & Marketing

Develop Garner's reputation as a community of choice for living, working, & doing business in the Triangle.

Thank You



Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: May 28, 2024 ▼		
Subject: Points of Access		
Location on Agenda: Discussion/Reports		
Department: Development Services (Planning, Inspections, and Engineering)		
Contact: Paul Padgett		
Presenter: Paul Padgett, Inspections Director, Jeff Triezenberg, Planning Director & Leah Harrison, Engineering Director		
<p>Brief Summary: Presentation to discuss requirements within the Town UDO, NC State Fire Code and NCDOT as related to points of access into development projects.</p>		
Recommended Motion and/or Requested Action:		
<p>Detailed Notes: The presentation will give specific requirements and thresholds to be considered as points of access are being created for development projects. Sections of the Town UDO and NC State Fire Code will be discussed.</p>		
Funding Source:		
Cost: None	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:	PP, JT, LH	
Finance Director:		
Town Attorney:		
Town Manager:	JM	
Town Clerk:		



Town of Garner Points of Access

Town of Garner Planning, Inspections, and
Engineering Departments

GARNER
DEVELOPMENT SERVICES

1

Points of Access



- The Town of Garner Unified Development Ordinance (UDO), NC State Fire Code, and NCDOT regulate points of access to projects in Garner.
 - Town of Garner UDO (incorporates Engineering Manual by reference)
 - Addresses emergency and general service access.
 - Section 8.3.2. through 8.3.4. cover access standards, layout and overall coordination in the Town.
 - NC State Fire Code
 - Addresses emergency access only.
 - Chapter 5 (Fire Services Features) – The intent is to provide sufficient access to buildings to enable first responders to conduct efficient fire suppression and rescue operations.
 - NCDOT
 - Maintains access standards aimed at limiting points of conflict along NCDOT maintained corridors and managing overall congestion.

GARNER
DEVELOPMENT SERVICES

2

2



UDO: Access - What is it?

- Generally refers to vehicular entrances to a property/parcel/tract/lot.
- Must provide a reasonable means of ingress and egress for emergency vehicles **and** anyone likely to need access to the property for its intended use.
 - Includes postal and delivery drivers, visitors, enforcement officials, property owners, residents, hired contractors, repair/maintenance crews, etc.
- Must meet fire code access standards
 - Reinforces that emergency access is included in the Town's regulations.

UDO: Access - Limitations



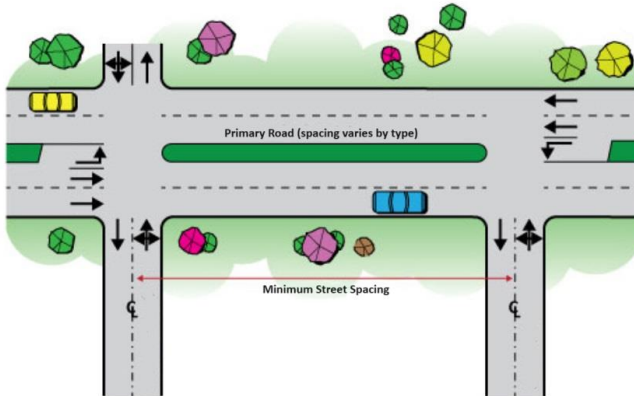
- These are rules that can be altered by the Engineer/NCDOT professional's determination.
- Private driveway access from major or minor thoroughfares (refers to collectors and larger).
 - Minimum 800' between a street intersection and the first point of driveway access.
 - Minimum 400' between driveway access points on the same side of the roadway.





UDO: Access - Limitations (cont.)

- These are rules that can be altered by the Engineer/NCDOT professional's determination.
- Street access spacing (Engineering Manual)



Primary Road Type	Minimum Intersection Spacing (feet)
Local	300
Minor Collector	500
Major Collector	600
Thoroughfare (45mph or less)	1,200
Thoroughfare (50mph or higher)	2,000

UDO: Access - # of Points



- Every lot requires one point of access.
- UDO then speaks specifically to the subdivision of property and the number of lots as a collective needing more than one point of access.
 - 76-199 subdivided lots require 2 points of access.
 - 200-399 subdivided lots require 2 points of access and a stub.
 - 400-599 subdivided lots require 2 points of access and 2 stubs.
 - 600-799 subdivided lots require 3 points of access and 2 stubs.
 - 800-999 subdivided lots require 3 points of access and 3 stubs.
 - 1,000-1,199 subdivided lots require 4 points of access and 3 stubs.
 - Etc. (the required number that are stubs may not exceed 50%)

UDO: Access Point Modifications



Allowable modifications:

- An access point may be gated, but it must be on a private street or private drive and approved by the Fire officials.
- Temporary modifications to the required points of access (previous slide) may be made in cases of limited frontage (intersection spacing) or natural features (floodways, steep slopes) precluding the required access AND no substantial impact is noted by the Fire Official for emergency service delivery.
 - This temporary modification to the number of access points shall be rectified in the future when it can.

NC State Fire Code



- Section 503 of the 2018 NC State Fire Code covers the requirements for Fire Apparatus Access Roads
 - Access roads shall extend to within 150' of all portions of a building.
 - Additional access as required by the Fire Code Official.
 - The fire code official is authorized to require more than one access based on the potential for impairment of a single road by vehicle congestion, terrain conditions, climate conditions, or other factors that could limit access.
 - The design requirements for an access road are a 20-foot unobstructed width, 13 feet 6 inches vertical clearance, an all-weather surface, and the ability to support the weight of the vehicles.
 - Staff has used Appendix D (Fire Apparatus Access Roads) 's thresholds and specifications in making decisions.

Appendix D Fire Apparatus Access Roads



- D104 Commercial and Industrial Developments
 - Buildings exceeding three stories or 30 feet/ exceeding 62,000 square feet (non-sprinklered) or 124,000 (sprinklered) shall be provided with two separate and approved fire apparatus access roads.
- D106 Multiple-Family Residential Developments
 - Projects with more than 100 dwelling units (non-sprinklered) or 200 (sprinklered) shall be equipped with two separate and approved fire apparatus access roads throughout.
- D107 One- or Two-Family Residential Developments
 - Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.
- NC State Law 2021-121 changed the requirement in Section D107 from 30 homes to 100 homes. Effective Date: January 1, 2022

Examples of fire access



Examples of fire access



Points of Access Recap



- Points of access to projects are guided by the Town of Garner UDO, NC State Fire Code, and NCDOT standards.
 - Town of Garner UDO
 - Addresses emergency and general service access.
 - NC State Fire Code
 - Addresses emergency access only.
 - The minimum requirements are 20 feet wide, 13 feet 6 inches clear in height, and an all-weather surface capable of supporting the heaviest emergency response vehicle (ours is 78,000 pounds).
 - NCDOT
 - Maintains access standards to limit conflict points along NCDOT-maintained corridors and manage overall congestion.





MANAGER'S OFFICE

MEMORANDUM

DATE: May 28, 2024
TO: Mayor and Town Council
FROM: Jodi Miller, Interim Town Manager
SUBJECT: June Pending Agenda Items

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

Tuesday, June 4 - Regular Meeting

Presentations

- Juneteenth Proclamation

Consent

- CAMPO MOU Adoption

Public Hearings

- SUP-SP-23-02 Swift Creek Apartments
- Town Hall Annex project financing and Preliminary Findings Resolution

Old/New Business

- CZ-MP-23-02 Wall Store Road
- Continuation of FY2025 Budget Discussion

Reports

- None at this time.

**Tuesday, June 18 – Regular Meeting**Presentations

- None at this time.

Consent

- While Oak Roundabout Bid Award
- Year End Budget Adjustments
- Budget Amendment for Tornado Cleanup
- Town Lobbyist Contract

Public Hearings

- CZ-MP-23-04 Homestead at Bryan Farm (continued)
- SUP-SP-22-10 Bennett Assemblage Apartments North
- CZ-23-02 3412 Benson Road

Old/New Business

- CZ-MP-22-14 Vintage Garner
- Approve Final Resolution for Town Hall Annex Project Financing
- FY2025 Budget Approval (tentative)

Reports

- Talk of the Town

Tuesday, June 25 – Work SessionDiscussion/Reports

- Cost of Services Study Update
- Pedestrian Plan – Recommendation for oversight
- Council Code of Conduct
- White Oak Roundabout Acquisition Report