

TOWN OF GARNER



TOWN COUNCIL MEETING

January 7, 2019
7:00 P.M.

Garner Town Hall
900 7th Avenue
Garner, NC 27529

**Town of Garner
Town Council Agenda
January 7, 2019**

The Council will meet in regular session at 7:00 p.m. in the Garner Town Hall located at 900 7th Avenue.

- A. CALL MEETING TO ORDER/ROLL CALL: Mayor Ronnie Williams

The Council will call for a brief recess at 9:00 p.m.

- B. PLEDGE OF ALLEGIANCE: Mayor Ronnie Williams

- C. INVOCATION: Mayor Ronnie Williams

- D. PETITIONS AND COMMENTS

This portion of the meeting is to receive comments from the public on items not included in this agenda. Citizens should sign up with the Town Clerk to speak prior to the start of the meeting. The Board is interested in hearing your concerns but may not act or deliberate on the subject matter brought up during the Petitions and Comments segment. Topics requiring further investigation will be referred to the appropriate town officials or staff and may be scheduled for a future agenda.

- E. ADOPTION OF AGENDA

- F. PRESENTATIONS

- G. CONSENT

All items on the Consent Agenda are considered routine, to be enacted by one motion and without discussion. If a member of the governing body requests discussion of an item, the item will be removed from the Consent Agenda and considered separately.

- H. PUBLIC HEARINGS

- 1. Conditional Use Rezoning CUD-Z-18-09 and Conditional Use Subdivision CUP-SB-18-05, Minglewood Townhomes Page 3
Presenter: Het Patel, Senior Planner and Stacy Harper, Principal Planner

The rezoning (CUD-Z-18-09) and associated subdivision plan (CUP-SB-18-05) have been submitted to develop the site into a townhome subdivision (Minglewood Townhomes) of 96 units. The applicant is requesting to rezone the site from Community Retail (CR) and Office & Institutional (O&I) to Multi-Family 1 with conditions (MF-1 C208). Use restrictions and subdivision characteristic features are proposed as conditions. Staff recommends approval of CUD-Z-18-09 with plan amendment and finds CUP-SB-18-05 in conformity with UDO.

Recommended Action: Adopt Ordinance (2019) 3943

- 2. Conditional Use Rezoning CUD-Z-18-11 and Conditional Use Subdivision
CUP-SB-18-08– Rhora Subdivision Page 27
Presenter: Het Patel, Senior Planner and Stacy Harper, Principal Planner

The rezoning (CUD-Z-18-11) and associated subdivision plan (CUP-SB-18-08) have been submitted to develop the site into a single-family subdivision (Rhora Subdivision) of 106 units. The applicant is requesting to rezone the site from Single-Family (R-40) and Planned Residential Development (PRD C1) to Single-Family with conditions (R-9 C210). Use restrictions and subdivision characteristic features are proposed as conditions. Staff recommends approval of CUD-Z-18-11 and finds CUP-SB-18-08 in conformity with UDO.

Recommended Action: Adopt Ordinance (2019) 3944

I. NEW/OLD BUSINESS

J. COMMITTEE REPORTS

K. MANAGER REPORTS

- 1. garner info
- 2. Building & Permit Report

L. ATTORNEY REPORTS

M. COUNCIL REPORTS

- 1. Discussion of Revisions to Council Meeting Rules & Procedures

N. ADJOURNMENT

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: January 7, 2019		
Subject: CUD-Z-18-09 & CUP-SB-18-05, Minglewood Townhomes Conditional Use Rezoning & Site Plan		
Location on Agenda: Public Hearings		
Department: Planning		
Contact: Het Patel, Senior Planner - Transportation and Land Use		
Presenter: Het Patel, Senior Planner and Stacy Harper, Principal Planner		
<p>Brief Summary:</p> <p>The rezoning (CUD-Z-18-09) and associated subdivision plan (CUP-SB-18-05) have been submitted to develop the site into a townhome subdivision (Minglewood Townhomes) of 96 units. The applicant is requesting to rezone the site from Community Retail (CR) and Office & Institutional (O&I) to Multi-Family 1 with conditions (MF-1 C208). Use restrictions and subdivision characteristic features are proposed as conditions. Staff recommends approval of CUD-Z-18-09 with plan amendment & finds CUP-SB-18-05 in conformity with UDO.</p>		
<p>Recommended Motion and/or Requested Action:</p> <p>Adopt Ordinance (2019) 3943</p>		
<p>Detailed Notes:</p> <p>See attached staff report.</p>		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" 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:	JT	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

Planning Department Staff Report

TO: Mayor and Town Council Members

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

SUBJECT: *CUD-Z-18-09, Conditional Use Rezoning*
CUP-SB-18-05, Conditional Use Subdivision – Minglewood Townhomes

DATE: January 7, 2019

I. PROJECT AT A GLANCE

Project Number(s): CUD-Z-18-09 Conditional Use Rezoning
CUP-SB-18-05 Conditional Use Subdivision

Applicant: Royal Oaks, a Division of Mattamy Homes

Owners: Marjan LTD Cape Fear Prop of NC LLC

General Description -

Project Area & Location: 14.92 +/- acres located at 2015 Aversboro Road

Wake Count PIN(s): 1710-33-5846

Current Zoning: Community Retail (CR) & Office and Institutional (OI)

Requested Zoning: Multifamily Residential Conditional Use (MF-1 C208)

Proposed Use(s): Townhouse (96-lot subdivision)

Overlay: Timber Drive Overlay (O-TD)

Key Meeting Dates:

Planning Commission: December 10, 2018

Public Hearing & Action: January 7, 2019

II. BACKGROUND / REQUEST SUMMARY

The rezoning (**CUD-Z-18-09**) and associated subdivision plan (**CUP-SB-18-05**) have been submitted to develop the site into a townhome subdivision comprising 96 lots. Tracts in the vicinity along the east side of Aversboro Road are “single-family detached” household living uses while other tracts are vacant/undeveloped or contain uses in the “retail sales and service” category and “office” category. There are multiple subdivisions containing “single-family detached” household living uses along the west side of Aversboro Road as well. The applicant is requesting to rezone the site from **Community Retail (CR)** and **Office and Institutional (OI)** to **Multifamily Residential Conditional Use (MF-1 C208)** district to allow a “townhouse” household living use. Use restrictions and subdivision characteristic features are proposed as conditions. The applicants are requesting to rezone a total of 14.92 acres.

III. ZONING ANALYSIS

Existing: The existing zoning of the 14.92-acre site is split zoned with **Community Retail (CR)** and **Office and Institutional (OI)**. The CR zoning district is designed to accommodate commercial activities that serve the entire community for retail uses. Outdoor operations, outdoor storage and outdoor retail sales are not permitted in the CR district. Uses are only permitted within an enclosed building. The OI zoning district is designed to accommodate more intense professional and service occupations than permitted in the Neighborhood Office (NO) district and to ensure that the environmental effects (including noise, odor, glare, heat, vibration and air pollution) resulting from conduct of such operations shall not interfere with the quality of any surrounding district. This district serves as a transition between residential districts and more intense districts, including commercial districts.

The following is a list of permitted uses in the CR District (approx. 13.92 acres):

1. Townhouse
2. Condominium
3. Upper-Story Residential
4. Community Center (SUP)
5. Library, Museum, Art Gallery Center
6. Other Community Service (SUP)
7. Civil, Service Fraternal Clubs, Lodges (SUP)
8. Adult Day Care
9. Day Care Center
10. Business School, College, University Satellite
11. College/University
12. Trade/Vocational (SUP)
13. Music, Dance, Art Instruction
14. Funeral Home and Crematorium
15. Ambulance Service, Rescue Squad, Police or Fire Station
16. Government Office (SUP)
17. Hospice
18. Hospital (SUP)
19. Ambulatory Health & Emergency Care Facility (SUP)
20. Medical Clinic
21. Mental Health Facility
22. Group Care Facility
23. Handicapped Institution
24. Intermediate Care Institution
25. Nursing Care Institution
26. Cemetery
27. Public Park, Swimming Pool, Tennis Court, Golf Course (SUP)

- | | |
|--|--|
| 28. Religious Institution | 42. Restaurant, Indoor with Seating Only |
| 29. Minor Utility, Water Storage Tank | 43. Restaurant, with Seating and Drive-Through |
| 30. Telecommunications Facility (SUP) | 44. Restaurant, Take-Out Only |
| 31. Bar, Nightclub, Tavern (SUP) | 45. Convenience Store without Fuel Sales |
| 32. Golf Course or Country Club, Private (SUP) | 46. Convenience Store with Fuel Sales |
| 33. Gym, Spa, Indoor Tennis Court or Pool, Private | 47. Personal Service Oriented Use, Indoor |
| 34. Indoor Entertainment Facility | 48. Hair Salons, Barbershops, Beauty Shops |
| 35. Electronic Gaming Centers | 49. Banks or Financial Institutions |
| 36. Theater | 50. Repair Oriented Use, Indoor |
| 37. Medical Office, Individual | 51. Sales Oriented Use, Indoor |
| 38. Other Office | 52. Veterinarian/Kennel, Indoor |
| 39. Bed and Breakfast (SUP) | 53. Vehicle Service, Limited |
| 40. Hotel/Motel (SUP) | |
| 41. Parking Commercial (SUP) | |

The following is a list of permitted uses in the OI District (approx. 1 acre):

- | | |
|---|---|
| 1. Townhouse | 21. Medical Clinic |
| 2. Condominium | 22. Mental Health Facility |
| 3. Community Center (SUP) | 23. Group Care Facility |
| 4. Library, Museum, Art Gallery Center | 24. Handicapped Institution |
| 5. Other Community Service (SUP) | 25. Intermediate Care Institution |
| 6. Civil, Service Fraternal Clubs, Lodges (SUP) | 26. Nursing Care Institution |
| 7. Adult Day Care | 27. Cemetery |
| 8. Day Care Center | 28. Public Park, Swimming Pool, Tennis Court, Golf Course (SUP) |
| 9. Business School, College, University Satellite | 29. Religious Institution |
| 10. College/University | 30. Minor Utility, Water Storage Tank |
| 11. School, Public or Private (SUP) | 31. Golf Course or Country Club, Private (SUP) |
| 12. Trade/Vocational (SUP) | 32. Gym, Spa, Indoor Tennis Court or Pool, Private |
| 13. Music, Dance, Art Instruction | 33. Medical Office, Individual |
| 14. Funeral Home and Crematorium | 34. Other Office |
| 15. Ambulance Service, Rescue Squad, Police or Fire Station (SUP) | 35. Bed and Breakfast (SUP) |
| 16. Government Office (SUP) | 36. Parking Commercial (SUP) |
| 17. Continuing Care, Retirement Facility (SUP) | 37. Hair Salons, Barbershops, Beauty Shops |
| 18. Hospice | 38. Banks or Financial Institutions |
| 19. Hospital (SUP) | 39. Repair Oriented Use, Indoor |
| 20. Ambulatory Health & Emergency Care Facility (SUP) | 40. Veterinarian/Kennel, Indoor |

Proposed: The proposed zoning of the 14.92-acre site is **Multifamily Residential Conditional Use (MF-1 C208)**. 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. While MF-1 zoning allows a density around 9 units per acre, the proposed density for this project stands at 6.43 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. Ambulance Service, Rescue Squad, Police or Fire Station (SUP) |
| 2. Two-Family Dwelling | 14. Continuing Care, Retirement Facility (SUP) |
| 3. Townhouse | 15. Hospice |
| 4. Condominium | 16. Cemetery |
| 5. Multifamily (Triplex and Higher, Including Apartment) | 17. Public Park, Swimming Pool, Tennis Court, Golf Course (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 C208 district:

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

Use Category	Specific Use	MF-1 C208
Household Living	Townhouse	P*
	Condominium	P*

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.
3. Individual units shall be combined in buildings not to exceed six (6) units per building.
4. The front façade of each unit as well as the side façade of each end unit shall be finished with at least two (2) of the following materials: stone, brick, board and batten siding, horizontal siding or shakes. In addition, shutters will be included on the windows for the side facades.
5. Except for one (1) unit per building, the front façade of all units shall be minimally finished with the equivalent of an 18"-high masonry wainscoting.

6. All vinyl siding shall be a minimum gauge of 0.045.
7. Except for one (1) unit per building, all units will utilize an articulation of at least one (1) dormer or front-facing gable.
8. The side elevations of each end unit shall feature at least two (2) glazed elements.
9. Maximum density shall be no greater than 7.4 units per acre.
10. All units shall contain a minimum of 1,387 square feet of heated gross floor area with a minimum of 1-car garage.
11. Every garage door shall feature either carriage/decorative hardware or glazed panels.
12. At least one (1) pedestrian access shall be provided to the northern adjacent property.
13. An undisturbed buffer of at least 35' shall be provided along eastern property line shared with The Villages at Aversboro.
14. The development shall include an outdoor community gathering space comprising an area of at least 920 square feet of which at least 155 square feet will be landscaped and also consisting minimally of a pergola; four (4) park benches; and sidewalks connecting the pergola, benches with the surrounding sidewalk network.

Adjacent Zoning and Land Use:

North:	Community Retail (CR)	Shops at Timber Landing
South:	Office and Institutional (OI)	Vacant/Undeveloped
East:	Multifamily Residential (MF-2)	The Villages at Aversboro
West:	Community Retail (CR)	Vacant/Undeveloped



Overall Neighborhood Character:

The land along the east side of Aversboro Road contains tracts of single-family subdivisions, commercial retail, office and a few undeveloped tracts. The land along the west side of Aversboro Road also contains tracts of single-family subdivisions, office/institutional and community retail tracts. The predominant zoning in this area of Aversboro Road on the east side is Multifamily Residential (MF-2), Community Retail (CR) and Office and Institutional (OI) and on the west side is Multifamily Residential (MF-1), Community Retail (CR) and Office and Institutional (OI).

A summary of the single-family subdivisions along Aversboro Road including development density, average heated square footage, heated square foot range and average total assessed value is provided below. The average heated square footage for subdivisions in the vicinity of the site range from 1,410 sq. ft. to 2,575 sq. ft. The average total assessed value ranges from \$127,623 to \$312,598. The density for residential subdivisions in the vicinity range from 2.12 units per acre to 3.94 units per acre.

Subdivision	Density	Average Heated Sq .Ft.	Heated Square Foot Range	Ave. Total Assessed Value (\$)
Villages at Aversboro	3.94	2,138	1,647 – 2,754	\$ 308,457
Heather Woods	2.48	2,575	1,511 – 4,130	\$ 273,598
Summer Walk	2.62	2,510	1,769 – 3,436	\$ 312,894
Van Story Hills	2.55	1,485	900 – 2,363	\$ 127,623
Malibu Valley	2.12	1,410	1,092 – 2,242	\$ 133,723
Heather Ridge	2.68	1,720	1,066 – 3,472	\$ 160,504
Heather Hills	2.34	1,732	1,050 – 3,224	\$ 155,980



Zoning History: The Planning Department’s rezoning database contains the following rezoning cases in the vicinity of this property. More recent cases are listed below.

Case	Applicant	Location	Zoning Change
CUD-Z-87-12	Central Carolina Properties	Timber and Aversboro	O&I to CB C16
CUD-Z-00-03	Margaret Williford	Aversboro and Buffaloe	R-40 to R-12 C99
CUD-Z-04-07	Development Consulting	Aversboro and Buffaloe	R-40 to R-20 C129
Z-10-01	GFR Properties LLC	1418 Aversboro Road	O&I to MF-2
CUD-Z-13-04	Aldi	Timber and Aversboro	CR C151 to CR C169
CUD-Z-08-01	Ball Rentals, LLC	Aversboro Road	O&I to MF-2 C200

IV. ANALYSIS AND STATEMENT OF ZONING CONSISTENCY WITH THE COMPREHENSIVE PLAN

2018 Garner Forward Plan: In addition to land use, the 2018 *Garner Forward Comprehensive Plan* also provides guidance on keeping the Town’s character, living spaces, working places, recreation opportunities and transportation. Applicable sections are analyzed in the following paragraphs.

Land Use:

On the current Future Land Use map, the site along Aversboro Road is designated as **Office Center** and the surrounding tracts in this area are primarily as Medium-Density Residential or Neighborhood Commercial Center or Office Center.

The **Office Center** land use category may have multiple, non-government tenants occupying a single building, adjacent spaces, or separate buildings accessed by 1-2 driveways from an arterial roadway. Examples may include professional or medical offices. Buffering from adjacent uses is light, usually locating near transitional uses like moderate- to higher-density residential and mixed-use developments.



This request, CUD-Z-18-09, seeks to zone from CR and OI to MF-1 C208 (6.43 units per acre). The requested zoning district is inconsistent with the **Office Center** designation of the *2018 Garner Forward Comprehensive Plan*; therefore, the comprehensive plan will need to be amended to **High-Density Residential**. The High-Density Residential category includes single-family, duplex, triplex, quadplex, and townhome-style residences at a density of not less than five (5) units per acre.

Living Spaces:

The **Housing and Living Arrangements** guiding principles and recommendations are highlighted below. Staff has identified those principles and recommendations that the proposed development supports.

Guiding Principles:		Plan Applicability
	Attract young and old populations	Yes
	Use design and location to create good multi-family places	n/a
	Refocus on our centers, including downtown and North Garner	Yes
	Anticipate redevelopment surge	n/a
Recommendations:		Plan Applicability
	Improve design outcomes with form-based code	n/a

	Establish community forums	n/a
	Promote multi-family housing in select areas	n/a
	Preserve and protect Garner’s existing housing stock	Yes
	Affordable housing	Yes

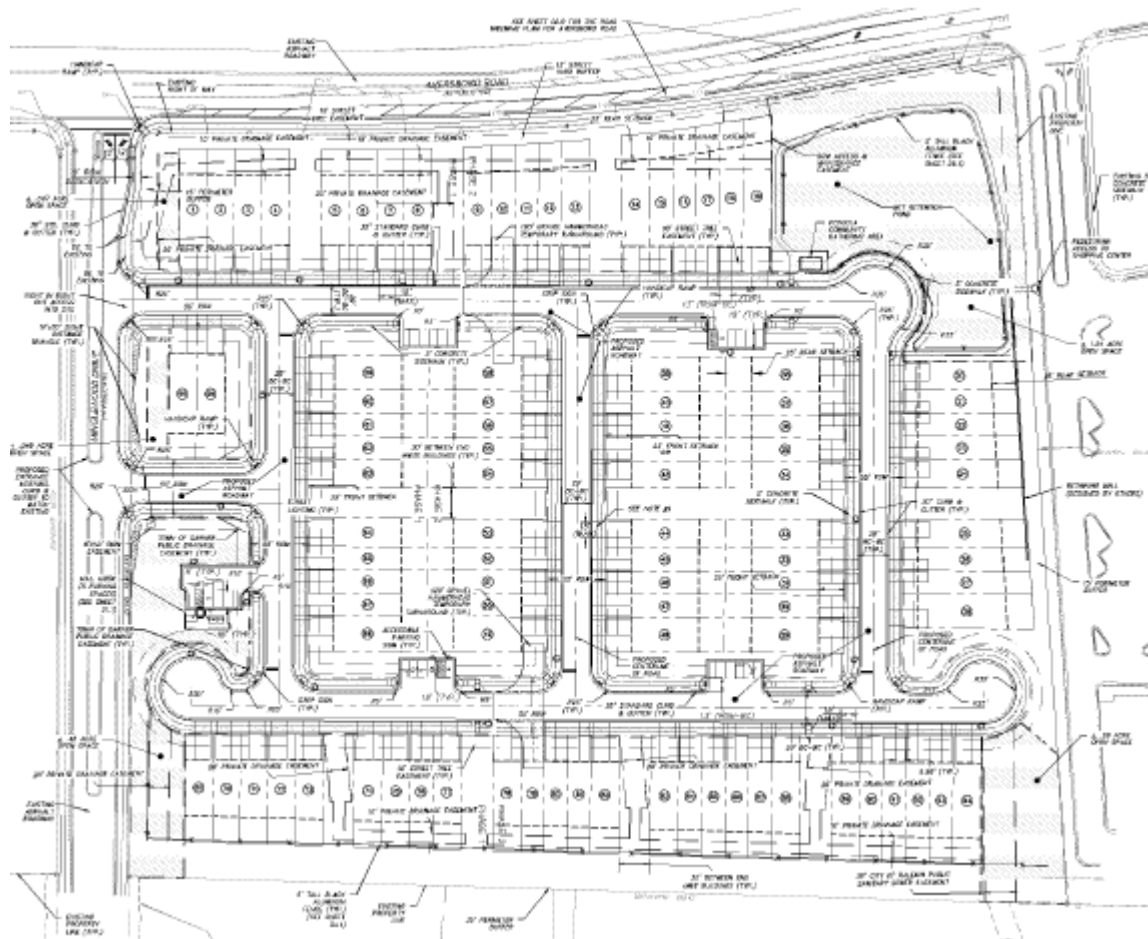
Zoning Consistency Statement: The requested zoning from CR and OI to MF-1 C208 is inconsistent with the *2018 Garner Forward Comprehensive Plan’s* future land use designation of Office Center; however, the MF-1 C208 zoning district is consistent with surrounding and directly adjacent zones (MF-2, CR and OI) and supports the following principles and recommendations for living spaces:

- 1) The proposed district permits a higher level of residential density that can directly support and provide focus for the adjacent activity center around the intersection of Timber Drive and Aversboro Road;
- 2) The proposed district permits household living uses that are attractive to younger populations who are first-time buyers as well as older residents looking to downsize and minimize maintenance responsibilities;
- 3) The proposed district provides adequate buffers that help to preserve and protect adjacent housing stock; and
- 4) The proposed district permits uses that are currently being constructed and sold in the area at a price point (\$200,000) that may be affordable (\$1,331.58 / month) to those making 80% of the current Wake County median household income (\$53,2263.20).

V. SUBDIVISION PROJECT DATA

Acreage: 14.92

Number of Lots: 96



Dimensional Requirements: 6,000 square feet for the first lot and 4,500 square feet for each lot thereafter.

Setbacks are shown in conformance on the plan. Setbacks are as follows – Front, 25 feet; Rear, 25 Feet; Corner Side, 25 feet; and Side, 15 feet (per building).

Lighting: Lighting is provided for the mail kiosk and parking area and are shown in conformance with the UDO.

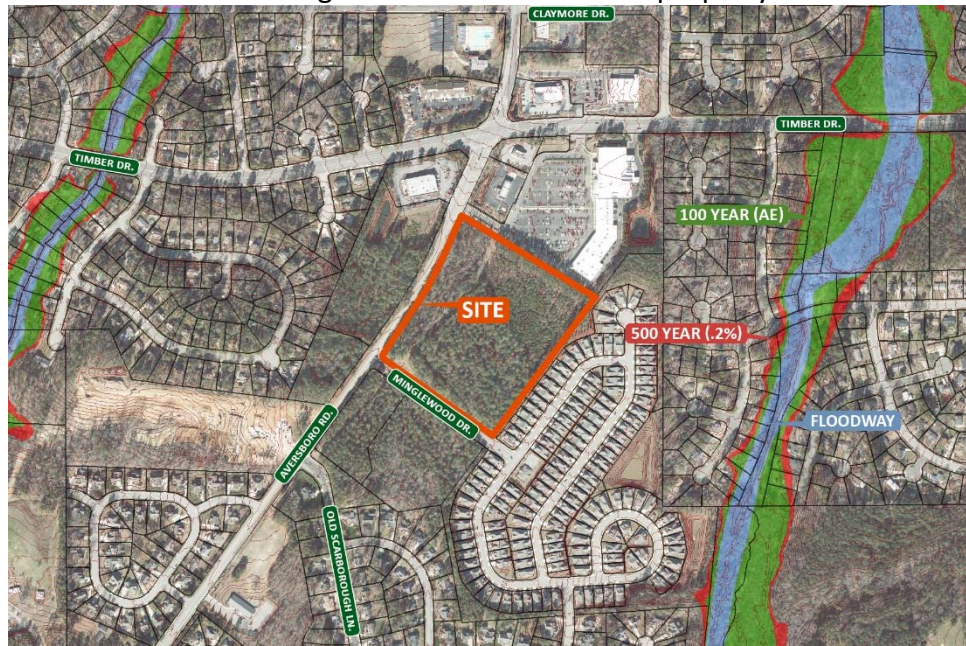
Landscape and Buffer Requirements:

The plan as proposed meets the requirements of the Landscape Ordinance.

- **Tree Cover:** Requirement of 13% is met with both existing and proposed plant material. Plan shows 13% tree cover preservation area.
- **Street Buffers:** The plan shows two 15-foot street buffers along Aversboro Road and Minglewood Drive.
- **Perimeter Buffers:** The site has two perimeter buffers – a 35-foot buffer along the border with the Village at Aversboro and a 15-foot buffer along the border with the shopping center. A 5-foot tall black aluminum fence is being installed along the property line shared with the Village at Aversboro.

Environmental Features:

There are no FEMA designated floodzones on the property.



Parks and Open Space:

Open Space –

- Required: 10% (1.49 acres)
- Proposed: 12.9% (1.93 acres)

Open space to be owned and maintained by the homeowner’s association for the subdivision.

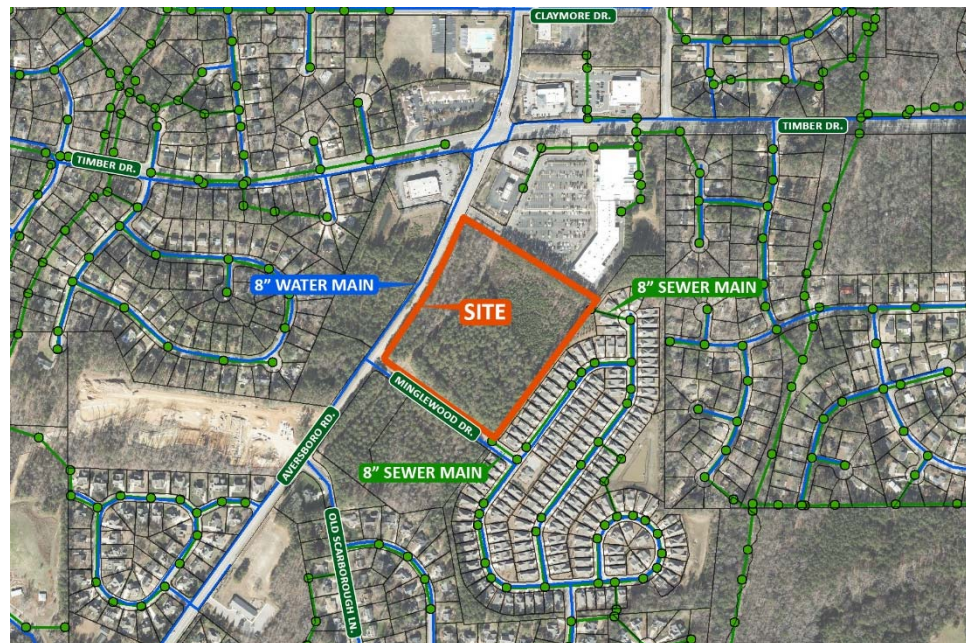
Parks – Each lot will be required to pay a fee-in-lieu of park land dedication.

Fire Protection:

The Inspections Department has reviewed the plan for fire protection and given their approval.

Infrastructure: Stormwater Management – Minglewood Townhomes are a residential multifamily community that is located within the watershed protection area. This site is subject to stormwater quality regulations for nitrogen and 85% TSS removal as well as stormwater quantity regulations for detention of the 1, 10, 25 and 100-year storms. This plan will develop a stormwater wet retention pond to treat both stormwater quality and quantity requirements at this site. The wet retention pond will reduce the nitrogen loading rate after development to below the allowable threshold (6 pounds per acre per year) for a residential site. A nitrogen offset buydown will be required with the development of this community.

Water/Sewer – Connection to the municipal water system will occur through connections to the existing water line on Minglewood Drive. Connection to the sanitary sewer system will occur at an existing manhole located at the northeast corner of the property.



Access – The site has approximately 840 feet of frontage along Aversboro Road. Aversboro Road is a 33-foot NCDOT-maintained facility within an 80-foot right-of-way (ROW). The developer will be responsible for construction of half of a 49-foot back-to-back roadway section along Aversboro Road. They are also proposing to widen Minglewood Drive at Aversboro Road to allow for separate turn lanes. Internal streets are being proposed to be public streets dedicated to the Town.

VI. PLAN CONFORMITY WITH ADOPTED TOWN PLANS AND POLICIES

2018 Garner Forward Transportation Plan:

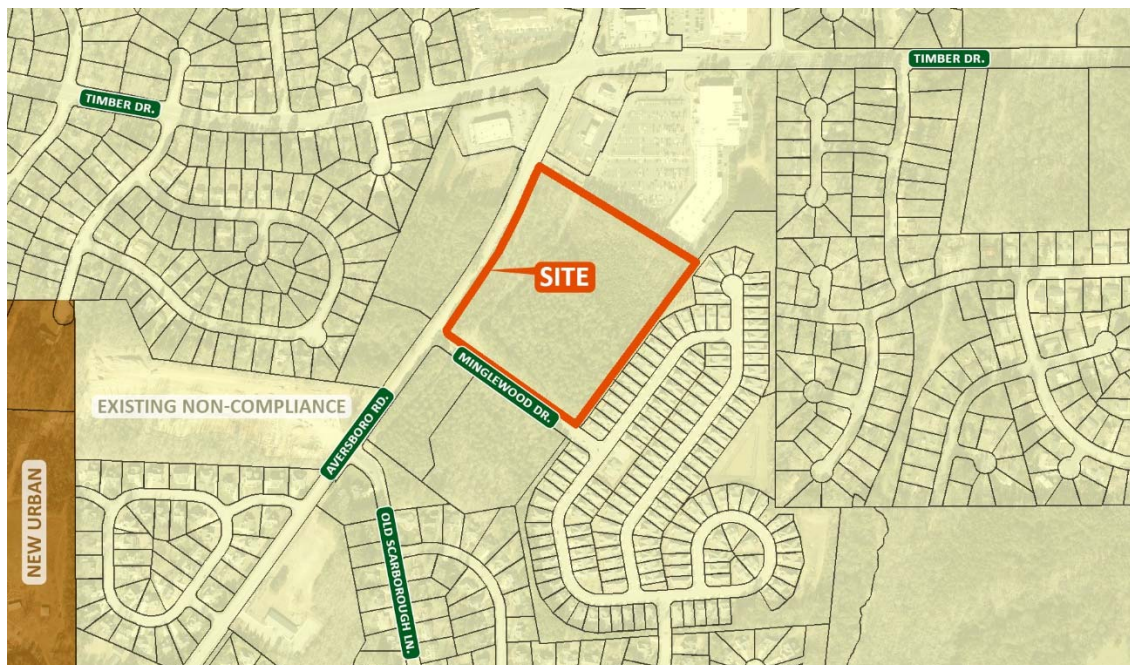
The 2018 Garner Forward Plan identifies this stretch of Aversboro Road as a three-lane facility. With the proposed improvements along the frontage of Aversboro Road, this project, as proposed, may be found to be in conformity with the 2018 Garner Forward Transportation Plan.

Parks & Recreation, Open Space & Greenways Master Plan:

A review of the Parks and Recreation, Open Space and Greenways Master Plan revealed no plan recommendation in this general vicinity. With the fee-in-lieu of parkland dedication, this project as proposed may be found to be in conformity with the Parks & Recreation, Open Space & Greenways Master Plan.

Swift Creek Land Management Plan:

The site falls within the Existing Non-Compliance designation of the Swift Creek Land Management Plan which is a state law protecting Swift Creek and its associated lakes as a WS-II watershed whose goal is to protect the water quality within the watershed and prohibit industrial wastewater discharges. The Existing Non-Compliance designation does not have any identified development restrictions. The proposed development at 6.43 dwelling units/acre and the proposed stormwater infrastructure is in conformity with the Swift Creek Land Management Plan restrictions.



Unified Development Ordinance:

After sufficient review and plan revisions, staff finds that this project, as now proposed, conforms to the regulations of the Unified Development Ordinance, so long as the following conditions are met:

1. 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;
2. Prior to the issuance of each building permit, a fee in lieu of park land dedication shall be paid to the Town of Garner;
3. The developer shall be responsible for all roadway improvements required by NCDOT.

VII. PLANNING COMMISSION NOTES AND RECOMMENDATION

The Planning Commission reviewed this request at their December 10, 2018 meeting. With a unanimous vote, the Planning Commission confirmed staff's findings in Section VI that CUP-SB-18-05, Minglewood Townhomes, is in conformity with adopted town plans and policies, and further accepted the staff's statements regarding zoning consistency (or lack there off) with the Garner Forward Comprehensive Plan, being detailed in Section IV of this report, as their own, and recommend approval of CUD-Z-18-09 to the Town Council, along with a simultaneous amendment to the Garner Forward Comprehensive Plan re-designating the site from "office center" to "high-density residential".

Staff recommends that the Town Council find the rezoning inconsistent (Option 3 on the attached Motion Worksheet, Section VIII of this report) with the comprehensive plan but find it reasonable based on the preceding statements (Section IV – as well as any other applicable items on the Motion Worksheet) and approve rezoning application CUD-Z-18-09.

Please refer to the Motion Worksheet on the following pages for assistance. It is recommended that the future land use designation be amended as "high-density residential".

VIII. COUNCIL MOTION WORKSHEETS

NOTE: Two separate motions and vote are required.

REZONING ACTION MOTION WORKSHEET

Choose one (1) of the following three (3) options:

- () 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 this report, as our own; and I therefore move further that the Town Council accept the recommendation of the Planning Commission and adopt Ordinance No. _____ approving rezoning request number CUD-Z-18-09.”

- () 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):

(1) _____
_____;

(2) _____
_____;

(3) _____
_____;

and therefore, I move further that the Town Council reject the recommendation of the Planning Commission and deny rezoning request number CUD-Z-18-09.”

- () 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 for the following reason(s):

(1) _____
_____;

(2) _____
_____;

(3) _____
_____;

it is reasonable and in the public interest because it will likely (*check as many as appropriate*)

() 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-18-09, and in so doing, also amend the Town's Comprehensive Growth Plan from designating the subject property as Office Center to

(*fill in with appropriate area designation*) _____."

CONDITIONAL USE PERMIT ACTION WORKSHEET

Approve: I move that the Council accept the staff statements regarding plan consistency in Section VI 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-18-05, Minglewood Townhomes, with the three standard conditions and three site-specific conditions listed on the attached permit.

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.):

or

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 _____;

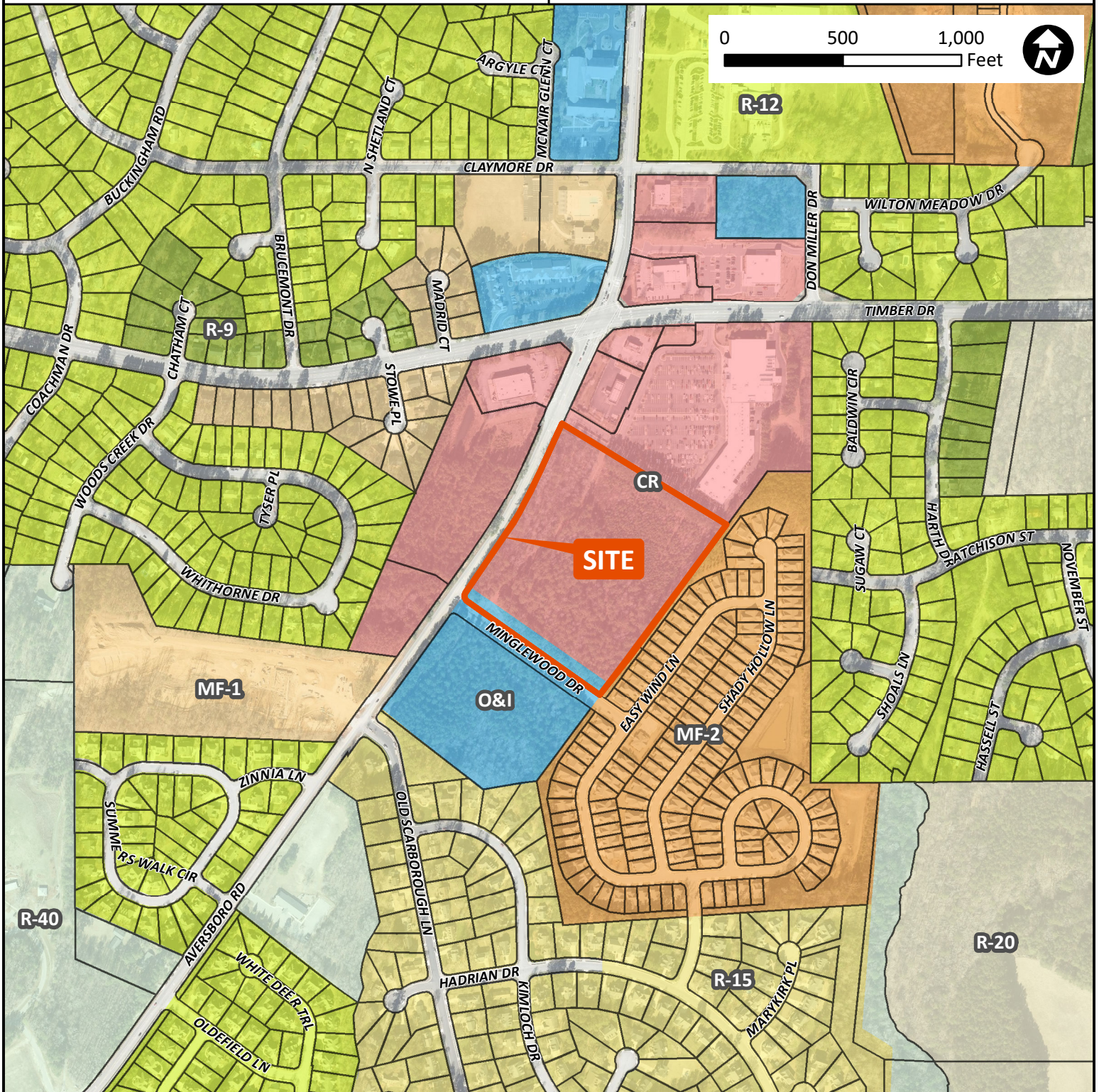
- ___ 3. The proposed use does not comply with all applicable provisions of this UDO;
because/as evidenced by _____;
- ___ 4. If completed as proposed, the development will not comply with all requirements of this section;
because/as evidenced by _____;
- ___ 5. The proposed use will not be compatible 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 Minglewood Townhomes – CUP-SB-18-05.



**Town of Garner
Planning Department**

**Conditional Use Applications
CUP-SB-18-05 & CUD-Z-18-09**



Project: *Minglewood Townhomes*
Applicant: *Royal Oaks, Mattamy Homes*
Owner: *Marjan LTD Cape Fear Prop of NC LLC*
Location: *2015 Aversboro Road*
Pin #: *1710-33-5846*

Proposed Use: *Townhomes*
Current Zoning: *CR and O&I*
Proposed Zoning: *Multi-Family 1
Conditional Use (MF-1 C208)*
Acreeage: *14.92 +/-*
Overlay: *Timber Drive*

Return to:
 Stella Gibson
 Town of Garner
 900 7th Avenue
 Garner, NC 27529

ORDINANCE NO. (2019) 3943
AN ORDINANCE AMENDING THE TEXT OF THE GARNER UNIFIED DEVELOPMENT ORDINANCE
TO CREATE A NEW CONDITIONAL USE ZONING DISTRICT AND TO AMEND THE OFFICIAL
ZONING MAP TO APPLY THE NEW ZONING CLASSIFICATION

WHEREAS, The Town Council has received a petition requesting that a new conditional use zoning district be established and that this new district classification be applied to the applicant's property.

WHEREAS, the Town Council is authorized by the Town Charter to establish conditional use zoning districts:

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF GARNER ORDAINS:

Section 1. That the Official Zoning Map of the Town of Garner and Extraterritorial Jurisdiction be amended by changing the zoning classification of the property described below from its present zoning to that requested by **Royal Oaks, a Division of Mattamy Homes** in Rezoning Application No. **CUD-Z-18-09 (MF-1 C208)**.

Section 2. There is hereby created a new conditional use zoning district, to be known as the **Multi-Family Residential 1 Conditional Use (MF-1 C208)**; within this district, all of the regulations that apply to property within the **Multi-Family Residential 1 Conditional Use (MF-1 C208)** zoning district shall be applicable and that all other uses are prohibited except those that are listed as permissible shall require a conditional use permit:

*The following is a list of conditions for the **Multi-Family Residential 1 Conditional Use (MF-1 C208)** district.*

1. Permitted use table:

Use Category	Specific Use	MF-1 C208
Household Living	Townhouse	p*
	Condominium	p*

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.
3. Individual units shall be combined in buildings not to exceed six (6) units per building.
4. The front façade of each unit as well as the side façade of each end unit shall be finished with at least two (2) of the following materials: stone, brick, board and batten siding, horizontal siding or shakes. In addition, shutters will be included on the windows for the side facades.
5. Except for one (1) unit per building, the front façade of all units shall be minimally finished with the equivalent of an 18"-high masonry wainscoting.
6. All vinyl siding shall be a minimum gauge of 0.045.
7. Except for one (1) unit per building, all units will utilize an articulation of at least one (1) dormer or front-facing gable.
8. The side elevations of each end unit shall feature at least two (2) glazed elements.
9. Maximum density shall be no greater than 7.4 units per acre.
10. All units shall contain a minimum of 1,387 square feet of heated gross floor area with a minimum of 1-car garage.
11. Every garage door shall feature either carriage/decorative hardware or glazed panels.
12. At least one (1) pedestrian access shall be provided to the northern adjacent property.
13. An undisturbed buffer of at least 35' shall be provided along eastern property line shared with The Villages at Aversboro.
14. The development shall include an outdoor community gathering space comprising an area of at least 920 square feet of which at least 155 square feet will be landscaped and also consisting minimally of a pergola; four (4) park benches; and sidewalks connecting the pergola, benches with the surrounding sidewalk network.

Section 3. The official Zoning Map of the Town of Garner is amended by changing the zoning classification of the property identified below and as shown on a map in application file:

Owner(s)	Tract No.	Existing Zoning	New Zoning
Marjan LTD Cape Fear Prop of NC LLC	1710-33-5846	Community Retail (CR) & Office and Institutional (O&I)	Multi-Family Residential 1 Conditional Use (MF-1 C208)

Section 4. The Planning Department shall change the Official Zoning Map displayed for the public to reflect this change immediately following adoption of this ordinance. In addition, a copy of this ordinance shall be filed in the Planning Department.

Section 5. All provisions of any town ordinance in conflict with this ordinance are repealed.

Section 6. That the Town Clerk shall cause a duly certified copy of this ordinance to be recorded in the office of the Wake County Register of Deeds.

Section 7. This ordinance shall become effective upon adoption.

Duly adopted this 7th day of January, 2019.

Ronnie S. Williams, Mayor

ATTEST: _____
Stella L. Gibson, Town Clerk

**TOWN OF GARNER
CUP-SB-18-05 – MINGLEWOOD TOWNHOMES
CONDITIONAL USE PERMIT**

APPLICANT	Royal Oaks, a Division of Mattamy Homes Attn: Bruce Herbert 1210 Trinity Road, Suite 102 Cary, NC 27607
LOCATION	2015 Aversboro Road
SPECIFIC USE CLASSIFICATION	Townhomes
DATE ISSUED	January 7, 2019

I. COMPLETENESS OF APPLICATION

The application is complete.

II. COMPLIANCE WITH ORDINANCE REQUIREMENTS

The application complies with all applicable requirements of the Unified Development Ordinance.

III. GRANTING THE APPLICATION

The application is granted, subject to the following 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.

IV. SPECIFIC TO THE PROJECT

1. 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;
2. Prior to the issuance of each building permit, a fee in lieu of park land dedication shall be paid to the Town of Garner;
3. The developer shall be responsible for all roadway improvements required by NCDOT.

c: Marjan LTD Cape Fear Prop of NC LLC
Attn: McNair Bell, VP
PO Box 17274,
Raleigh, NC 27619

McKim & Creed
Attn: Patty E. Harrell-Hilburn, PLS
1730 Varsity Drive, Suite 500
Raleigh, NC 27606

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: January 7, 2019		
Subject: CUD-Z-18-11 & CUP-SB-18-08, Rhora Subdivision Conditional Use Rezoning & Site Plan		
Location on Agenda: Public Hearings		
Department: Planning		
Contact: Het Patel, Senior Planner - Transportation and Land Use		
Presenter: Het Patel, Senior Planner and Stacy Harper, Principal Planner		
<p>Brief Summary:</p> <p>The rezoning (CUD-Z-18-11) and associated subdivision plan (CUP-SB-18-08) have been submitted to develop the site into a single-family subdivision (Rhora Subdivision) of 106 units. The applicant is requesting to rezone the site from Single-Family (R-40) and Planned Residential Development (PRD C1) to Single-Family with conditions (R-9 C210). Use restrictions and subdivision characteristic features are proposed as conditions. Staff recommends approval of CUD-Z-18-11 & finds CUP-SB-18-08 in conformity with UDO.</p>		
<p>Recommended Motion and/or Requested Action:</p> <p>Adopt Ordinance (2019) 3944</p>		
<p>Detailed Notes:</p> <p>See attached staff report.</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:	JT	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

Planning Department Staff Report

TO: Mayor and Town Council Members

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

SUBJECT: ***CUD-Z-18-11, Conditional Use Rezoning***
CUP-SB-18-08, Conditional Use Subdivision – Rhora Subdivision

DATE: January 7, 2019

I. PROJECT AT A GLANCE

Project Number(s): CUD-Z-18-11 Conditional Use Rezoning
CUP-SB-18-08 Conditional Use Subdivision

Applicant: Bass, Nixon and Kennedy, Inc.

Owners: Charles W and Ruby B. Rhora

General Description -

Project Area & Location: 59.40 +/- acres located at 8100 Bryan Road and 8110 Bryan Road

Wake Count PIN(s): 1619-98-8721, 1619-99-5082, 1629-08-3891, 1629-08-6776, 1629-08-6877 and 1629-09-6033

Current Zoning: Single-Family Residential (R-40), Planned Residential Development (PRD C1)

Requested Zoning: Single-Family Residential Conditional Use (R-9 C210)

Proposed Use(s): Single-Family Detached (106-lot subdivision)

Key Meeting Dates:

Planning Commission: December 10, 2018

Public Hearing & Action: January 7, 2019

II. BACKGROUND / REQUEST SUMMARY

The rezoning (**CUD-Z-18-11**) and associated subdivision plan (**CUP-SB-18-08**) have been submitted to develop the site into a single-family detached subdivision comprising of 106 lots, a density of 1.78 units per acre. The site and tracts along the west side of Bryan Road in the vicinity are “single-family detached” household living uses while other tracts are vacant/undeveloped. There are multiple “single-family detached” household living uses in the vicinity along the west side of Bryan Road and north and south sides of Ackerman Road. The applicant is requesting to rezone the site from **Single-Family Residential (R-40)** and **Planned Residential Development (PRD C1)** to **Single-Family Residential Conditional Use (R-9 C210)** district to allow a “single-family detached” use. Use restrictions and subdivision characteristic features are proposed as conditions. The applicants are requesting to rezone a total of 59.40 acres.

III. ZONING ANALYSIS

Existing: The existing zoning of the 59.40-acre site is split between **Single-Family Residential (R-40)** and **Planned Residential Development (PRD C1)**. 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. The R-40 district allows single-family lots of at least 40,000 square feet (.92 acres). The PRD district is intended to provide for master-planned residential communities containing a mix of housing types, including associated amenities. PRD is primarily intended for large-scale residential projects that require additional flexibility not available in the base or greater scrutiny due to their scale.

The following is a list of permitted uses in the R-40 District (approx. 58.4 acres):

- | | |
|---|---|
| 1. Single-Family Detached | home) |
| 2. Residential Cluster | 13. School, Public or Private (SUP) |
| 3. Manufactured Home (Class A Unit Only) | 14. Ambulance Service, Rescue Squad, Police or Fire Station (SUP) |
| 4. Single-Family Residential Subdivision | 15. Cemetery |
| 5. Modular Home | 16. Public Park, Swimming Pool, Tennis Court, Golf Course (SUP) |
| 6. Family Care Home | 17. Religious Institutions |
| 7. Group Care Home | 18. Minor Utility—Elevated Water Tank |
| 8. Intermediate Care Home | 19. Solar Farms (SUP) |
| 9. Community Center (SUP) | 20. Telecommunication Facility (SUP) |
| 10. Civil, Service Fraternal Clubs, Lodges and Similar Uses (SUP) | 21. Other Major Utility (SUP) |
| 11. Child Day Care (up to 3 as home occupation) | 22. Golf Course or Country Club, Private (SUP) |
| 12. Family Child Day Care (up to 8 in- | 23. Horse Stables and Related Facilities |

(SUP)
 24. Bed and breakfast (SUP)

25. Agriculture or silviculture

The remaining portion (approx. 1 acre) is zoned PRD C1 District. This was rezoned in 2004 (PD-Z-04-01) when the Bingham Station master plan was approved (PD-CUP-04-01). This site was a residual, left-over piece from the Bingham Station development on the other side of Bryan Road.

Proposed: The proposed zoning of the entire 59.40-acre site is **Single-Family Residential Conditional Use (R-9 C210)**. The R-9 zoning district is primarily a residential district allowing single-family lots of at least 9,000 square feet (0.21 acres). Gross density is approximately 4.84 units per acre.

The following is a list of generally permitted uses in the R-9 District, but will only be conditionally permitted as noted in the proposed conditions following this list:

- | | |
|--|---|
| 1. Single-Family Detached | 11. School, Public or Private (SUP) |
| 2. Residential Cluster | 12. Ambulance Service, Police or Fire Station (SUP) |
| 3. Single-Family Residential Subdivision | 13. Cemetery |
| 4. Modular Home | 14. Public Park, Swimming Pool, Tennis Court, Golf Course (SUP) |
| 5. Family Care Home | 15. Religious Institution |
| 6. Group Care Home | 16. Minor Utility, Elevated Water Storage Tank |
| 7. Intermediate Care Home | 17. Golf Course or Country Club, Private (SUP) |
| 8. Community Center (SUP) | 18. Bed and Breakfast (SUP) |
| 9. Child Day Care (up to 3 as home occupation) | |
| 10. Family Child Day Care (up to 8 in-home) | |

The following conditions are proposed for the R-9 C210 district:

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

Use Category	Specific Use	R-9 C210
Household Living	Single Family Detached	P*
	Residential Cluster	P*
	Single-Family Residential Subdivision	P*
Day Care	Child Day Care (up to 3 children)	P*
	Family Child Day Care (up to 8 in-home)	P*

- Each house will have a minimum of 2,100 sf. of heated floor space.
- Each house will have a minimum of a two-car garage.
- Each house will have a screened porch/unheated sunroom, deck or concrete patio (120 sft. min.).
- Each home will be constructed of hardiplank, masonry (brick or stone) or vinyl siding (minimum gauge 0.044) on at least 80% of each side.

6. Each House must have a turned down monolithic slab or stem wall foundation with a minimum of 12 inches of brick/stone veneer on front and sides. If builder elects to use brick/stone veneer on front foundation wall only, then builder shall provide landscaping along sides approved by the Town of Garner. All foundation sides without brick/stone shall be parged (textured) and painted to match the home.
7. Each house will have 30-year architectural shingles.
8. An outdoor community gathering space will be provided with a minimum area of 20,000 sf and will include 4 benches.
9. Each house will have carriage hardware or windows in the garage doors.
10. Where abutting rear lot lines occur, a planted landscape buffer will be provided along the rear property line of the abutting lots. The landscape buffer will be a total of 8' wide, 4' on each side of rear property line, and consisting of a mixture of trees and shrubs.

Adjacent Zoning and Land Use:

North:	Single-Family Residential (R-12) Single-Family Residential (R-40)	Everwood Subdivision Single-Family Detached
South:	Single-Family Residential (R-15)	Sutton Springs Subdivision
East:	Planned Residential District (PRD C1) Manufactured Home Park/Subdivision (RMH)	Bingham Station Subdivision Manufactured Home Lot
West:	Single-Family Residential (R-9) Office and Institutional (OI) Single-Family Residential (R-40)	The Glens at Bethel Subdivision Bellarose Nursing and Rehab Single-Family Detached



Overall Neighborhood Character:

The land along the west side of Bryan Road contains tracts of single-family subdivisions, and a few undeveloped tracts. The land along the north and south side of Ackerman Road also contains tracts of single-family subdivisions in the vicinity of the site. The predominant zoning in this area of Bryan Road and Ackerman Road is Single-Family Residential (R-12, R-15, R-40) and Planned Residential Development (PRD C1).

A summary of the single-family subdivisions along Bryan Road and Ackerman Road including development density, average heated square footage, heated square foot range and average total assessed value is provided below. The average heated square footage for subdivisions in the vicinity of the site range from 1,993 sq. ft. to 3,282 sq. ft. The average total assessed value ranges from \$191,145 to \$342,534. The density for residential subdivisions in the vicinity range from 0.86 units per acre to 3.06 units per acre.

Subdivision	Density	Average Heated Sq. Ft.	Heated Square Foot Range	Ave. Total Assessed Value (\$)
Bingham Station	2.58	2,519	1,355 – 3,797	\$ 201,384
Sutton Springs	0.86	3,282	2,478 – 6,113	\$ 333,888
Everwood	1.32	3,026	2,346 – 4,888	\$ 342,534
Glens at Bethel	3.06	2,944	2,158 – 4,888	\$ 329,066
South Creek	2.51	1,993	1,495 – 2,508	\$ 191,145



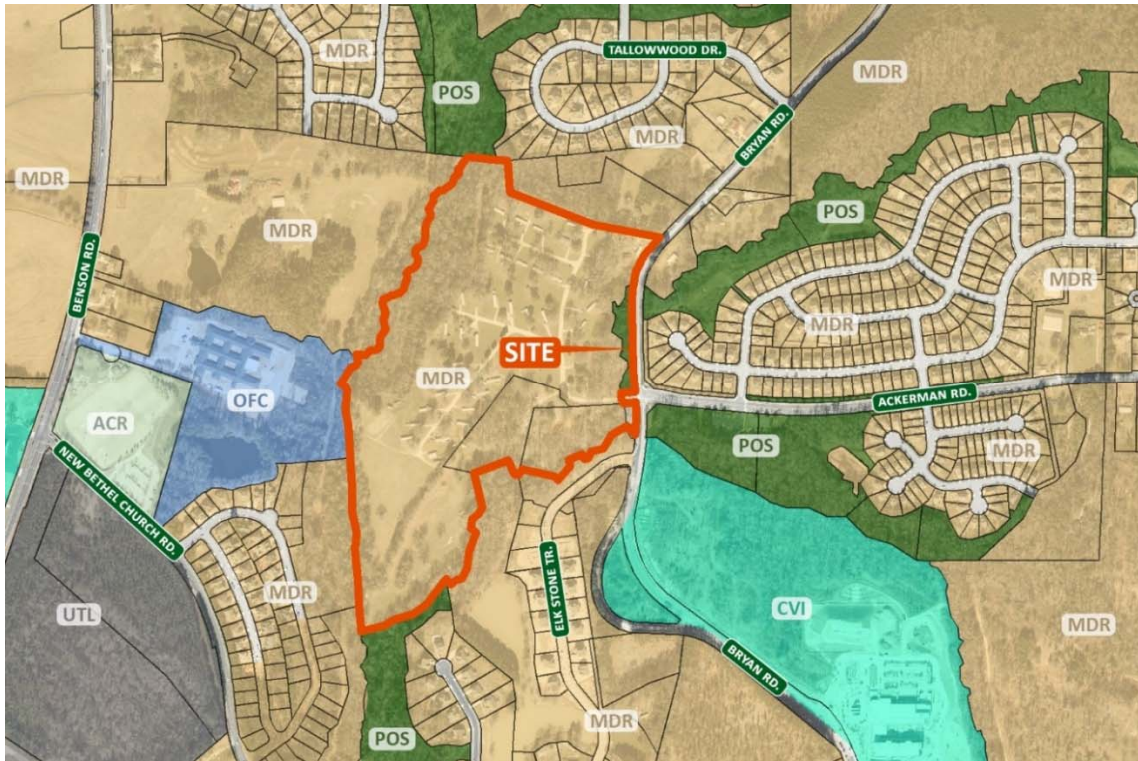
Zoning History: The Planning Department’s rezoning database contains the following rezoning cases in the vicinity of this property. More recent cases are listed below.

Case	Applicant	Location	Zoning Change
CUD-Z-04-01	South Park Development	Bryan Rd.	R-40 and R-12 to R-12 C123
PD-Z-04-01	KB Homes	Ackerman Rd.	RMH to PRD C1
CUD-Z-06-02	Piedmont Land Design	Ackerman Rd.	R-40 to R-12 C136
CUD-Z-06-08	Integrated Design PA	Ackerman Rd.	R-40 to R-12 C142
CUD-Z-06-10	RLA Development	New Bethel Church Rd.	R-40 to R-15 C144
CUD-Z-16-08	Hopper Communities	Clifford Rd.	R-40 to R-9 C188
PD-Z-17-01	DR Horton	Ackerman Rd.	R-12, R-40, RMH to PRD C5
CUD-Z-17-02	CE Group/Joe Faulkner	Bryan Rd.	R-40 to R-9 C195
CUD-Z-18-05	KB Homes	Clifford Rd.	R-20 to R-9 C204

IV. STATEMENTS OF ZONING CONSISTENCY WITH THE COMPREHENSIVE PLAN

2018 Garner Forward Plan: In addition to land use, the 2018 *Garner Forward Comprehensive Plan* also provides guidance on keeping the Town’s character, living spaces, working places, recreation opportunities and transportation. Applicable sections are analyzed in the following paragraphs.

Land Use:



On the current Future Land Use map, the site along Bryan Road is designated as **Medium-Density Residential** and the surrounding tracts in this area are primarily as Medium-Density Residential or Preserved Open Space and Civic and Institutional.

The **Medium-Density Residential** land use category includes single-family, duplex, triplex, quadplex, and townhome-style residences with no less than two and a half (2.5) nor more than five (5) units per acre. Medium-Density Residential structures may also include auxiliary units detached from the primary house. The MDR district encourages context sensitive residential uses that preserve and enhance the culture of adjacent residential communities. The proposed density of the development is 1.78 units/acre.

Living Spaces:

The **Housing and Living Arrangements** guiding principles and recommendations are highlighted below. Staff has identified those principles and recommendations that the proposed development supports.

Guiding Principles:		Plan Applicability
	Attract young and old populations	Yes
	Use design and location to create good multi-family places	n/a

	Refocus on our centers, including downtown and North Garner	n/a
	Anticipate redevelopment surge	Yes
Recommendations:		Plan Applicability
	Improve design outcomes with form-based code	n/a
	Establish community forums	n/a
	Promote multi-family housing in select areas	n/a
	Preserve and protect Garner’s existing housing stock	Yes
	Affordable housing	n/a

Zoning Consistency Statement: The requested zoning from Single-Family Residential (R-40) and Planning Residential Development (PRD C1) to Single-Family Residential Conditional Use (R-9 C210) is consistent with the 2018 *Garner Forward Comprehensive Plan* as the maximum gross density of 4.84 units/acre falls within the recommended range of 2.5 to 5 units/acre and also supports the following principles and recommendations for living spaces:

- 1) The proposed district permits household living and supporting day care uses that are attractive to younger families with children as well as older residents looking to maintain private but smaller outdoor spaces;
- 2) The proposed district permits redevelopment of existing low-density uses dependent on well and septic systems that necessitate the set aside of unusable open space; and
- 3) The proposed district provides adequate buffers and usable open spaces that help to preserve and protect adjacent housing stock;

Dimensional Requirements: 6,000 square feet.
Setbacks are shown in conformance on the plan. Setbacks are as follows – Front, 20 feet; Rear, 20 Feet; Corner Side, 10 feet; and Side, 5 feet (property maintenance agreement will be provided on each adjoining property).

Lighting: Lighting is provided for the mail kiosk and parking area and are shown in conformance with the UDO.

Landscape and Buffer Requirements: The plan as proposed meets the requirements of the Landscape Ordinance.

- **Tree Cover:** Requirement of 12% is met with existing plant material. Plan shows 13.7% tree cover preservation area.
- **Buffers:** A 50-foot perimeter buffer is provided as required for a cluster subdivision.
- **Street Trees:** Street trees are provided along Bryan Road and all internal streets at approximately every 40 feet as required by the UDO.

Environmental Features: The site has 100-year FEMA floodplain (depicted in green on the map below) as well as floodway (depicted in blue on the map below).



Parks and Open Space: **Open Space –**

- Required: 25% (14.85 acres)
- Proposed: 51.9% (30.84 acres)

Open space to be owned and maintained by the homeowner's association for the subdivision.

Parks – The Parks, Recreation and Cultural Resources Department has recommended a fee-in-lieu of parkland dedication for this project. The current rate for single family homes is \$1,147 per dwelling unit.

Fire Protection: The Inspections Department has reviewed the plan for fire protection and given their approval.

Infrastructure: Stormwater Management – Rhora Subdivision is a residential subdivision that is not located within the watershed protection area. This site is subject to stormwater quality regulations for nitrogen as well as stormwater quantity regulations for detention of the 1, 10 and 25-year storms. This plan will develop three dry detention ponds to treat stormwater quantity requirements at this site.

Nitrogen export is below the 3.6 pounds per acre year threshold for this development and therefore has no offset payment or additional water quality treatment needed. All stormwater control measures will detain stormwater for the 1, 10 and 25-year storms.

Water/Sewer – Connection to the municipal water system will occur through connections to the existing water line on Bryan Road. Connection to the sanitary sewer system will occur through connection to the existing sanitary sewer outfall to the south of the property.



Access – The site has approximately 1,105 feet of frontage along Bryan Road. Bryan Road is a 22-foot wide NCDOT-maintained facility within a 60-foot right-of-way (ROW). The developer will be responsible for

construction of half of a 49-foot back-to-back roadway section along Bryan Road. Ackerman Drive extension will be built to NCDOT standards and will be a 49-foot back-to-back section. The other internal streets will be built to public standards and dedicated to the Town.

VI. TRAFFIC IMPACT ANALYSIS

A Traffic Impact Analysis (TIA) was required for the proposed development in accordance with the Unified Development Ordinance. Based on the data provided and assumptions identified in the TIA, the proposed development is anticipated to generate 1,098 daily trips including 80 AM peak hour trips and 107 PM peak hour trips. Based on the operational analysis of the TIA the following improvements were identified: Northbound left-turn lane (50-foot storage with taper) along Bryan Road for Site Driveway #2; Northbound left turn lane (50-foot storage with taper) and Southbound left turn lane (70-foot storage with taper) along Bryan Road at Ackerman Road for Site Driveway #1.

VII. PLAN CONFORMITY WITH ADOPTED TOWN PLANS AND POLICIES

2018 Garner Forward Transportation Plan:

The *2018 Garner Forward Transportation Plan* does not provide any recommendations for Bryan Road. The *2018 Garner Forward Transportation Plan* identified extension of Ackerman Road west to NC 50 (Benson Road). The 2010 Garner Transportation Plan identified Bryan Road as three-lane facility. With the proposed improvements along the frontage of Bryan Road (widened asphalt, curb and gutter and sidewalks) and extension of Ackerman Road, this project, as proposed, may be found to be in conformity with the *2018 Garner Forward Transportation Plan*.

Parks & Recreation, Open Space & Greenways Master Plan:

A review of the Parks and Recreation, Open Space and Greenways Master Plan revealed a plan recommendation for a greenway connection in this area, but the land falls outside of any target for land acquisition. With the dedication of the public greenway easement, this project, as proposed, may be found to be in conformity with the Parks & Recreation, Open Space & Greenways Master Plan.

Unified Development Ordinance:

After sufficient review and plan revisions, staff finds that this project, as now proposed, conforms to the regulations of the Unified Development Ordinance, so long as the following conditions are met:

1. 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 a courtesy review;

2. Prior to the issuance of each building permit, a fee in lieu of park land dedication shall be paid to the Town of Garner;
3. The developer shall be responsible for all roadway improvements required by NCDOT;
4. A petition for annexation must be filed prior to final plat approval.

VIII. PLANNING COMMISSION NOTES AND RECOMMENDATION

The Planning Commission reviewed this request at their December 10, 2018 meeting. With a unanimous vote, the Planning Commission confirmed staff's findings in Section VII that CUP-SB-18-08, Rhora Subdivision, is in conformity with adopted town plans and policies, and further accepted the staff's statements regarding zoning consistency with the Garner Forward Comprehensive Plan, being detailed in Section IV of this report, as their own, and recommend approval of CUD-Z-18-11 to the Town Council.

IX. COUNCIL MOTION WORKSHEETS

NOTE: Two separate motions and vote are required.

REZONING ACTION MOTION WORKSHEET

Choose one (1) of the following three (3) options:

- () 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 IV of this report, as our own; and I therefore move further that the Town Council accept the recommendation of the Planning Commission and adopt Ordinance No. _____ approving rezoning request number CUD-Z-18-11.”

- () 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):

(1) _____
_____;

(2) _____
_____;

(3) _____
_____;

and therefore, I move further that the Town Council reject the recommendation of the Planning Commission and deny rezoning request number CUD-Z-18-11.”

- () 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 for the following reason(s):

(1) _____
_____;

(2) _____
_____;

(3) _____
_____;

it is reasonable and in the public interest because it will likely (*check as many as appropriate*)

() 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-18-11, and in so doing, also amend the Town's Comprehensive Growth Plan from designating the subject property as Medium-Density Residential to

(*fill in with appropriate area designation*) _____."

CONDITIONAL USE PERMIT ACTION WORKSHEET

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-18-08, Rhora Subdivision, with the three standard conditions and four site-specific conditions listed on the attached permit.

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.):

or

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 _____;

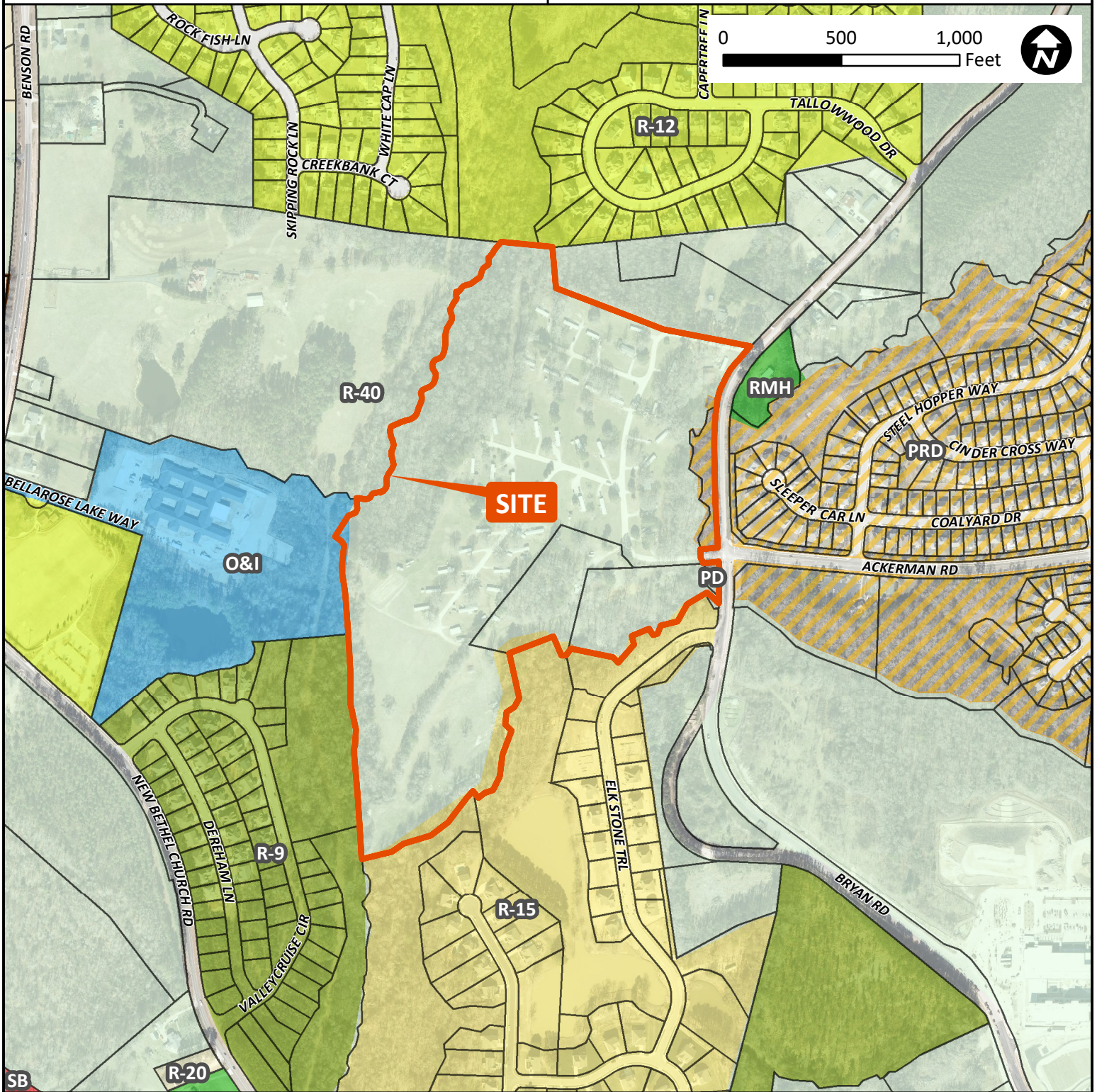
- ___ 3. The proposed use does not comply with all applicable provisions of this UDO;
because/as evidenced by _____;
- ___ 4. If completed as proposed, the development will not comply with all requirements of this section;
because/as evidenced by _____;
- ___ 5. The proposed use will not be compatible 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 Rhora Subdivision – CUP-SB-18-08.



**Town of Garner
Planning Department**

**Conditional Use Applications
CUP-SB-18-08 & CUD-Z-18-11**



Project: Rhora Subdivision
Applicant: Bass, Nixon and Kennedy, Inc.
Owner: Charles & Ruby Rhora
Location: 8100 Bryan Rd and 8110 Bryan Rd
 1619-98-8721; 1619-99-5082; 1629-08-3891;
Pin #: 1629-08-6776;
 1629-08-6877; 1629-09-6033

Proposed Use: Single-Family Residential
Current Zoning: R-40; PRD; PD
Proposed Zoning: Single-Family Residential (R-9 C-210)
Acreage: 59.40 +/-
Overlay: N/A

Return to:
Stella Gibson
900 7th Avenue
Garner, NC 27529

ORDINANCE NO. (2019) 3944

AN ORDINANCE AMENDING THE TEXT OF THE GARNER UNIFIED DEVELOPMENT ORDINANCE TO CREATE A NEW CONDITIONAL USE ZONING DISTRICT AND TO AMEND THE OFFICIAL ZONING MAP TO APPLY THE NEW ZONING CLASSIFICATION

WHEREAS, The Town Council has received a petition requesting that a new conditional use zoning district be established and that this new district classification be applied to the applicant's property.

WHEREAS, the Town Council is authorized by the Town Charter to establish conditional use zoning districts:

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF GARNER ORDAINS:

Section 1. That the Official Zoning Map of the Town of Garner and Extraterritorial Jurisdiction be amended by changing the zoning classification of the property described below from its present zoning to that requested by **Bass, Nixon and Kennedy, Inc.** in Rezoning Application No. **CUD-Z-18-11 (R-9 C210)**.

Section 2. There is hereby created a new conditional use zoning district, to be known as the **Single-Family Residential Conditional Use (R-9 C210)**; within this district, all of the regulations that apply to property within the **Single-Family Residential Conditional Use (R-9 C210)** zoning district shall be applicable and that all other uses are prohibited except those that are listed as permissible shall require a conditional use permit:

*The following is a list of conditions for the **Single-Family Residential Conditional Use (R-9 C210)** district.*

1. Permitted use table:

Use Category	Specific Use	R-9 C210
Household Living	Single Family Detached	P*

	Residential Cluster	P*
	Single-Family Residential Subdivision	P*
Day Care	Child Day Care (up to 3 children)	P*
	Family Child Day Care (up to 8 in-home)	P*

2. Each house will have a minimum of 2,100 sf. of heated floor space.
3. Each house will have a minimum of a two-car garage.
4. Each house will have a screened porch/unheated sunroom, deck or concrete patio (120 sft. min.).
5. Each home will be constructed of hardiplank, masonry (brick or stone) or vinyl siding (minimum gauge 0.044) on at least 80% of each side.
6. Each House must have a turned down monolithic slab or stem wall foundation with a minimum of 12 inches of brick/stone veneer on front and sides. If builder elects to use brick/stone veneer on front foundation wall only, then builder shall provide landscaping along sides approved by the Town of Garner. All foundation sides without brick/stone shall be parged (textured) and painted to match the home.
7. Each house will have 30-year architectural shingles.
8. An outdoor community gathering space will be provided with a minimum area of 20,000 sf and will include 4 benches.
9. Each house will have carriage hardware or windows in the garage doors.
10. Where abutting rear lot lines occur, a planted landscape buffer will be provided along the rear property line of the abutting lots. The landscape buffer will be a total of 8' wide, 4' on each side of rear property line, and consisting of a mixture of trees and shrubs.

Section 3. The official Zoning Map of the Town of Garner is amended by changing the zoning classification of the property identified below and as shown on a map in application file:

Owner(s)	Tract No.	Existing Zoning	New Zoning
Charles W and Ruby B. Rhora	1619-98-8721	Single-Family Residential (R-40), Planned Residential Development (PRD C1)	Single-Family Residential (R-9 C210)
	1619-99-5082		
	1629-08-3891		
	1629-08-6776		
	1629-08-6877		
	1629-09-6033		

Section 4. The Planning Department shall change the Official Zoning Map displayed for the public to reflect this change immediately following adoption of this ordinance. In addition, a copy of this ordinance shall be filed in the Planning Department.

Section 5. All provisions of any town ordinance in conflict with this ordinance are repealed.

Section 6. That the Town Clerk shall cause a duly certified copy of this ordinance to be

recorded in the office of the Wake County Register of Deeds.

Section 7. This ordinance shall become effective upon adoption.

Duly adopted this 7th day of January, 2019.

Ronnie S. Williams, Mayor

ATTEST: _____
Stella L. Gibson, Town Clerk

**TOWN OF GARNER
CUP-SB-18-05 – MINGLEWOOD TOWNHOMES
CONDITIONAL USE PERMIT**

APPLICANT	Bass, Nixon and Kennedy, Inc. Attn: Marty Bizzell 6310 Chapel Hill Road Raleigh, NC 27607
LOCATION	8100 Bryan Road and 8110 Bryan Road
SPECIFIC USE CLASSIFICATION	Single-Family Subdivision
DATE ISSUED	January 7, 2019

I. COMPLETENESS OF APPLICATION

The application is complete.

II. COMPLIANCE WITH ORDINANCE REQUIREMENTS

The application complies with all applicable requirements of the Unified Development Ordinance.

III. GRANTING THE APPLICATION

The application is granted, subject to the following 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.

IV. SPECIFIC TO THE PROJECT

1. 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 a courtesy review;
2. Prior to the issuance of each building permit, a fee in lieu of park land dedication shall be paid to the Town of Garner;
3. The developer shall be responsible for all roadway improvements required by NCDOT;
4. A petition for annexation must be filed prior to final plat approval.

c: Charles W. and Ruby B. Rhora
7975 Bryan Road,
Garner NC 27529

Reports

**Building Activity by Type and Proposed Use for
Report Beginning: 12/01/2018 to Report Ending: 12/31/2018**

Addition

Proposed Use	Number of Units	Construction Value	Intown Value
DECK	4	\$25,704.00	\$25,104.00
SINGLE FAMILY DWELLIN	2	\$40,000.00	\$40,000.00
SUNROOM	1	\$2,200.00	\$2,200.00
Total	7	\$67,904.00	\$67,304.00

Alteration

Proposed Use	Number of Units	Construction Value	Intown Value
BUSINESS/OFFICE	3	\$84,598.00	\$84,598.00
RESTAURANT	1	\$4,000.00	\$4,000.00
SINGLE FAMILY DWELLIN	7	\$107,150.00	\$83,150.00
Total	11	\$195,748.00	\$171,748.00

Electrical

Proposed Use	Number of Units	Construction Value	Intown Value
BUSINESS/OFFICE	1	\$5,000.00	\$5,000.00
COMMERCIAL SIGN	3	\$4,500.00	\$1,500.00
GENERATOR	8	\$33,858.00	\$31,863.00
MANUFACTURED HOME	1	\$1,200.00	\$0.00
MERCANTILE/RETAIL	3	\$11,111.00	\$10,811.00
SINGLE FAMILY DWELLIN	5	\$12,023.00	\$8,823.00
Total	21	\$67,692.00	\$57,997.00

Mechanical

Proposed Use	Number of Units	Construction Value	Intown Value
GAS FUEL LINE	2	\$1,900.00	\$1,900.00
GAS LOGS	4	\$4,200.00	\$4,200.00
GENERATOR	1	\$3,800.00	\$3,800.00
LP TO NATURAL GAS CON	1	\$2,000.00	\$2,000.00
MECHANICAL INSTALLATI	1	\$2,800.00	\$2,800.00

MECHANICAL REPLACEMENT	31	\$214,184.00	\$155,202.00
SPACE HEATER	1	\$2,500.00	\$2,500.00
TANKLESS HOT WATER HE	2	\$10,900.00	\$10,900.00
Total	43	\$242,284.00	\$183,302.00

New Building

Proposed Use	Number of Units	Construction Value	Intown Value
COMMERCIAL SIGN	1	\$5,500.00	\$5,500.00
HOTEL/MOTEL	1	\$7,942,889.00	\$7,942,889.00
MERCANTILE/RETAIL	1	\$940,594.00	\$940,594.00
SIGN	1	\$4,000.00	\$4,000.00
SINGLE FAMILY DWELLIN	8	\$1,629,894.00	\$1,019,004.00
STORAGE/WAREHOUSE	1	\$125,500.00	\$0.00
TOWNHOME	6	\$450,000.00	\$450,000.00
Total	19	\$11,098,377.00	\$10,361,987.00

New Structure

Proposed Use	Number of Units	Construction Value	Intown Value
RESIDENTIAL STORAGE	1	\$10,965.00	\$10,965.00
SIGN	2	\$8,500.00	\$8,500.00
Total	3	\$19,465.00	\$19,465.00

Plumbing

Proposed Use	Number of Units	Construction Value	Intown Value
PLUMBING	3	\$8,325.00	\$8,325.00
RESTAURANT	1	\$2,500.00	\$2,500.00
TANKLESS HOT WATER HE	1	\$2,000.00	\$2,000.00
WATER SERVICE	1	\$1,900.00	\$1,900.00
Total	6	\$14,725.00	\$14,725.00

Repair

Proposed Use	Number of Units	Construction Value	Intown Value
SINGLE FAMILY DWELLIN	3	\$232,379.00	\$232,379.00
Total	3	\$232,379.00	\$232,379.00

Sum

Total Number of Permits

113

Total Construction Value

\$11,938,574.00

Total Intown Value

\$11,108,907.00

Permit #:	2180567	Inside Town Limits Yes	
Issue date:	12/21/2018	Census tract:	PIN#: 1701-58-1542
Lot#:		Subdivision: N/A	Total cost: \$7,942,889.00
PropAddress:	1504 US HIGHWAY 70 WEST		
Owner's	ASHWIN PATEL	Owner's Phone:	919-744-0715
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	New Building	Proposed Use	HOTEL/MOTEL
Permit #:	2181465	Inside Town Limits Yes	
Issue date:	12/11/2018	Census tract:	PIN#: 1701-17-9650
Lot#:		Subdivision: N/A	Total cost: \$940,594.00
PropAddress:	4300 FAYETTEVILLE ROAD		
Owner's	4300 FAYETTEVILLE ROAD LLC	Owner's Phone:	919-828-2975
Contractor	UTT CONSTRUCTION CO. LLC	Contractor's Phone:	919-571-5056
Type of Improvement:	New Building	Proposed Use	MERCANTILE/RETAIL
Permit #:	2181476	Inside Town Limits Yes	
Issue date:	12/5/2018	Census tract:	PIN#: 1619-97-0531
Lot#:	25	Subdivision: GLENS AT BETHEL	Total cost: \$270,000.00
PropAddress:	227 VALLEYCRUISE CIRCLE		
Owner's	BRC HOMES INC	Owner's Phone:	919-422-0355
Contractor	BRC HOMES, INC	Contractor's Phone:	919-562-1081
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN
Permit #:	2181482	Inside Town Limits Yes	
Issue date:	12/5/2018	Census tract:	PIN#: 1629-06-9181
Lot#:	67	Subdivision: CLIFFORD GROVE	Total cost: \$140,094.00
PropAddress:	192 WHITETAIL DEER LANE		
Owner's	D.R. HORTON, INC	Owner's Phone:	919-407-2037
Contractor	D.R. HORTON, INC.	Contractor's Phone:	919-407-2037
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN
Permit #:	2181492	Inside Town Limits No	
Issue date:	12/7/2018	Census tract:	PIN#: 1628-18-6383
Lot#:	46	Subdivision: GLEN CREEK	Total cost: \$318,220.00
PropAddress:	5133 GLEN CREEK TRAIL		
Owner's	ROBUCK HOMES	Owner's Phone:	919-277-1128
Contractor	ROBUCK HOMES TRIANGLE, LLC	Contractor's Phone:	919-876-9200
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2181501	Inside Town Limits No	
Issue date:	12/11/2018	Census tract:	PIN#: 1628-18-3486
Lot#:	43	Subdivision: GLEN CREEK	Total cost: \$292,670.00
PropAddress:	5128 GLEN CREEK TRAIL		
Owner's	ROBUCK HOMES	Owner's Phone:	919-277-1128
Contractor	ROBUCK HOMES TRIANGLE, LLC	Contractor's Phone:	919-876-9200
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN
Permit #:	2181506	Inside Town Limits Yes	
Issue date:	12/19/2018	Census tract:	PIN#: 1619-92-7864
Lot#:	13	Subdivision: OAK PARK	Total cost: \$138,502.00
PropAddress:	168 GUNDERSON LANE		
Owner's	ROYAL OAKS BUILDING GROUP	Owner's Phone:	919-233-3886
Contractor	ROYAL OAKS BUILDING GROUP, LLC	Contractor's Phone:	919-233-3886
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN
Permit #:	2181507	Inside Town Limits Yes	
Issue date:	12/19/2018	Census tract:	PIN#: 1619-92-7758
Lot#:	14	Subdivision: OAK PARK	Total cost: \$150,204.00
PropAddress:	172 GUNDERSON LANE		
Owner's	ROYAL OAKS BUILDING GROUP	Owner's Phone:	919-233-3886
Contractor	ROYAL OAKS BUILDING GROUP, LLC	Contractor's Phone:	919-233-3886
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN
Permit #:	2181508	Inside Town Limits Yes	
Issue date:	12/19/2018	Census tract:	PIN#: 1619-92-6592
Lot#:	18	Subdivision: OAK PARK	Total cost: \$150,204.00
PropAddress:	188 GUNDERSON LANE		
Owner's	ROYAL OAKS BUILDING GROUP	Owner's Phone:	919-233-3886
Contractor	ROYAL OAKS BUILDING GROUP, LLC	Contractor's Phone:	919-233-3886
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN
Permit #:	2181511	Inside Town Limits Yes	
Issue date:	12/20/2018	Census tract:	PIN#: 1711-25-6687
Lot#:	13	Subdivision: VANDORA WEST	Total cost: \$170,000.00
PropAddress:	157 VANDORA HILLS PLACE		
Owner's	KELLYS CROSSING DEVELOPERS	Owner's Phone:	919-810-2945
Contractor	SMITH DOUGLAS HOMES	Contractor's Phone:	919-812-0350
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2181518	Inside Town Limits	No
Issue date:	12/13/2018	Census tract:	PIN#: 1701-11-0998
Lot#:		Subdivision: N/A	Total cost: \$125,500.00
PropAddress:	5413 FAYETTEVILLE ROAD		
Owner's	BANNISTER PROPERTIES, LLC	Owner's Phone:	919-779-1523
Contractor	STRATEGIC CONSTRUCTION CO, LLC	Contractor's Phone:	919-772-8433
Type of Improvement:	New Building	Proposed Use	STORAGE/WAREHOUSE

Permit #:	2181542	Inside Town Limits	Yes
Issue date:	12/18/2018	Census tract:	PIN#: 1710-77-5747
Lot#:		Subdivision: N/A	Total cost: \$170,000.00
PropAddress:	1200 SILVERHILL COURT		
Owner's	SAMUEL MILLAR	Owner's Phone:	919-706-2525
Contractor	CARY RECONSTRUCTION COMPANY	Contractor's Phone:	919-467-5517
Type of Improvement:	Repair	Proposed Use	SINGLE FAMILY DWELLIN