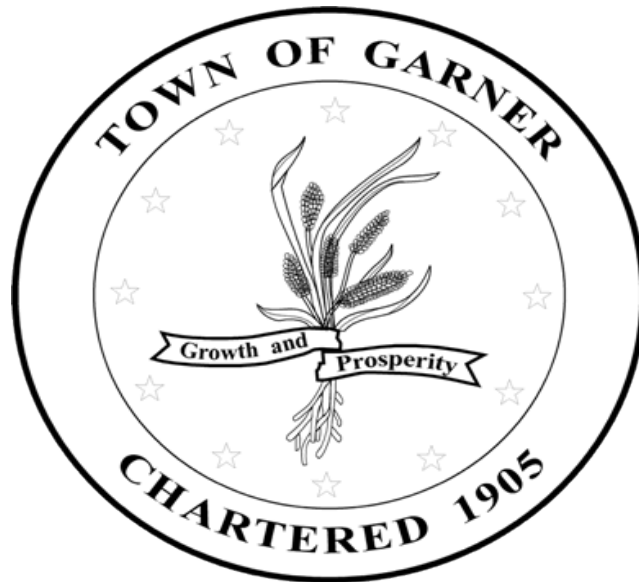


TOWN OF GARNER



TOWN COUNCIL MEETING

FEBRUARY 6, 2017
7:00 P.M.

Garner Police Department
Training Room
912 7th Avenue, Garner

**Town of Garner
Town Council Agenda
February 6, 2017**

Dinner will be served for town officials in the Conference Room at 6:15 p.m.

The Council will meet in regular session at 7:00 p.m. in the Garner Police Department Training Room located at 912 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: Council Member Buck Kennedy

- C. INVOCATION: Council Member Buck Kennedy

- 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 take action or deliberate on 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

1. Recognition Retirement of Donna Huff Page 4
Presenter: Rodney Dickerson, Town Manager

Recognize retirement of Donna Huff, Public Works Administrative Support Specialist, for 16 years of dedicated service to the Town.

2. Presentation of the Dream in Action Award by the MLK Celebration Committee ...Page 5
Presenter: Dwight Rodgers

- 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.

1. Council Meeting Minutes Page 6
Presenter: Stella Gibson, Town Clerk

Regular Council Meeting Minutes from January 17, 2017.

Action: Adopt Minutes

2. Annexation Petitions ANX-16-08, Bannister Trust Property, ANX-16-09, Page 12
Benton WTP Reservoir, and ANX-16-10, Clifford Road Subdivision
Presenter: David Bamford, Senior Planner

Set public hearing of March 6, 2017 for satellite annexations of a 2.88 acre parcel on Maxwell Drive, a 40.62 acre tract on New Bethel Church Road, and a 46.7 acre parcel on Clifford Road.

Action: Adopt Resolution (2017) 2313

H. PUBLIC HEARINGS

1. Conditional Use Rezoning and Conditional Use Site Plan, CUD-Z-16-12 C-192Page 20
and CUP-SP-16-33, Direct Distributors
Presenter: David Bamford & Jenny Saldi, Senior Planners

Request to rezone approximately 8.27 acres on Partlo Street from Office and Institutional (O&I C158) to Office and Institutional (O&I C192) for an addition to the permitted uses to include medical offices; banking and/or financial institutions. A companion conditional use site plan request for approval for additional parking is accompanying this rezoning request.

Action: Adopt Ordinance (2017) 3843; Approve CUP-SP-16-33

2. Conditional Use Rezoning and Conditional Use Site Plan CUD-Z-16-13 (C193) Page 33
and CUP-SP-16-34, Abberly Montane
Presenter: David Bamford & Jenny Saldi, Senior Planners

Request to rezone 19.61 acres at the end of Timber Drive East, south of White Oak Crossing from Mixed Use District 1 (MXD-1) and Residential 40 (R-40) to Multi-family 2 (MF-2 C193). A companion conditional use site plan request for approval of an apartment complex is accompanying this rezoning request.

Action: Adopt Ordinance (2017) 3844; Approve CUP-SP-16-34

I. NEW/OLD BUSINESS

1. General Use Rezoning Z-16-04, 1016 Maxwell Drive Page 52
Presenter: David Bamford, Senior Planner

Applicant has modified his original rezoning application request from Residential 40 (R40) to Residential 9 (R9) general use. R-9 is a single-family zoning district that allows a higher density than R-40.

Action: Adopt Ordinance (2017) 3845

J. COMMITTEE REPORTS

K. MANAGER REPORTS

1. garner info
2. Building & Permit Report

L. ATTORNEY REPORTS

M. COUNCIL REPORTS

N. ADJOURNMENT

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: February 6, 2017		
Subject: Donna Huff Retirement Recognition		
Location on Agenda: Presentations		
Department: Human Resources		
Contact: BD Sechler, Human Resources Director		
Presenter: Rodney Dickerson, Town Manager		
Brief Summary: Recognition of Donna Huff on her retirement from the Town with over 16 years of dedicated service.		
Recommended Motion and/or Requested Action: N/A		
Detailed Notes:		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations: I appreciate the excellent customer service Donna rendered during her time in Public Works.		
Attachments Yes: No: <input checked="" type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	BDS	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: February 6, 2017		
Subject: MLK Dream in Action Award		
Location on Agenda: Presentations		
Department: Administration		
Contact: Stella Gibson, Town Clerk		
Presenter: Dwight Rodgers		
Brief Summary: Presentation of the Dream in Action Award by the MLK Celebration Committee.		
Recommended Motion and/or Requested Action: N/A		
Detailed Notes:		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: No: <input checked="" type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	SG	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: February 6, 2017		
Subject: Approval of Minutes		
Location on Agenda: Consent		
Department: Administration		
Contact: Stella Gibson, Town Clerk		
Presenter: Stella Gibson, Town Clerk		
Brief Summary: Adopt Council Meeting Minutes from January 17, 2017.		
Recommended Motion and/or Requested Action: Adopt Minutes		
Detailed Notes:		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations: N/A		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	SG	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

**Town of Garner
Town Council Meeting Minutes
January 17, 2017**

The Council met in regular session at 7:00 p.m. in the Garner Police Department Training Room located at 912 7th Avenue.

CALL MEETING TO ORDER/ROLL CALL:

Mayor Ronnie Williams, Mayor Pro Tem Kathy Behringer, Council Member Jackie Johns, Council Member Buck Kennedy, Council Member Ken Marshburn, and Council Member Gra Singleton.

Staff Present: Rodney Dickerson-Town Manager, John Hodges-Asst. Town Manager-Development Services, Jeff Triezenberg-Interim Planning Director, David Bamford-Senior Planner, Pam Wortham-Finance Director, Rick Mercier-Communications Manager, Tony Chalk-Town Engineer, William E. Anderson-Town Attorney, and Stella Gibson-Town Clerk.

PLEDGE OF ALLEGIANCE: Council Member Johns

INVOCATION: Council Member Johns invited Louis Baker from the Faith in Action Worship Center, located at 605 Benson Road, to provide the invocation. The Worship Center has been in Garner for the past 16 years and provides services such as a food pantry, clothing, tutoring, before and after school care, pre-school, and toys for tots.

PETITIONS AND COMMENTS

ADOPTION OF AGENDA

Council Member Singleton requested to add an item to the agenda regarding property acquisition.

Motion: Johns
Second: Singleton
Vote: Unanimous

PRESENTATIONS

State of the Town Address Video

Presenters: Mayor Williams and Rick Mercier, Communications Manager

Hello. I'm Mayor Ronnie Williams, and I am honored to present the 2017 State of the Town address. The state of our town is strong. You can see evidence of robust growth all over; you can sense the optimism of our citizens; you can feel how we are moving Garner forward. In 2016, the Council hired a new town manager who skillfully navigated a smooth leadership transition. The manager, his budget team and Council worked through some significant challenges during the creation and approval of the current fiscal year budget. Council and staff also created a new multiyear strategic plan that provides a clear vision forward. We made noteworthy progress on our bond program in the past 12 months. We opened the new police station and broke ground on the new Town Hall and Recreation Center. We opened our second dog park and completed a sidewalk project on Benson Road and Main Street. In 2017, the new Town Hall will open. It will enable our staff to provide even more timely and efficient services to

taxpayers. The Recreation Center should be near completion by the end this year. That facility will greatly enhance the quality of life in our town for all of our citizens. In 2016, the Town Council made the wise decision to purchase the Meadowbrook Country Club property so that we can enhance our parks and recreation amenities in that key growth area. It is all part of our effort to oversee orderly growth in Garner and to provide the parkland and open space that citizens expect. We are in the midst of updating our Comprehensive Growth and Transportation Plans—and we're doing it with strong citizen engagement. The project, known as Garner Forward, will establish a roadmap for our town's orderly growth in the years ahead. I encourage you to visit GarnerForward.com to learn more and to find out how you can get involved. All of this occurs as Garner nears 30,000 in population—with fast future growth to be expected.

In the past year, the Town has seen considerable growth in its industrial, retail and residential sectors. Stock America, a company that produces sterilization systems, moved its corporate headquarters to Greenfield North Business Park, and Improved Nature, which makes meat substitute products, decided to build its manufacturing center in North Garner. On the retail side, we've seen the opening of several new shops and restaurants in White Oak, while on the residential side, we saw the approval of over 1,900 new residential units. This past year on the economic development front, we've also seen our two premier industrial sites be designated Fiber Ready by AT&T. And with voters approving a new transit plan, we should eventually see commuter rail service coming to downtown Garner. All in all, we are very well positioned to grow and prosper in the years ahead. There were other signs of growth in the past year—such as the recent groundbreaking for the new YMCA facility on Aversboro Road as well as the opening of South Garner High School and the groundbreaking for Bryan Road Elementary. Citizens can expect superior service delivery even as we grow. You saw an example of that this past year when Garner Fire and Rescue earned higher insurance ratings, which will mean lower insurance premiums for many in our town. You see that continued commitment to outstanding service delivery and quality of life in other ways, too. In the past year, the Town launched a new and improved website and continued to offer great special events and programming through our nationally accredited Parks, Recreation and Cultural Resources Department.

We've had these successes while continuing to look for ways to better manage taxpayer dollars, whether that's through the Revenue Savings Plan or by looking for ways to be smarter in our investments. As we continue to move Garner forward, we will always maintain our commitment to be fiscally responsible. We will also continue to engage our citizens in a variety of ways. In 2016, our nationally accredited Police Department was proactive in reaching out to the community, holding several public forums and producing a comprehensive response to the President's 21st-Century Task Force on Policing Report. That's another example of citizen engagement that makes our community stronger. It is an honor to work such dedicated Town Council members—Mayor Pro Tem Behringer and Council Members Johns, Kennedy, Marshburn and Singleton. They have created a roadmap for success and always strive to do whatever is in the best interests of Garner. I also want to commend our key service partners—Garner Fire and Rescue and the Garner Chamber of Commerce. We are always stronger when we work together. With wise leadership, strong partnerships and high levels of citizen engagement, I know that we can continue to move Garner forward and maintain the hometown spirit that our town is known for. I am eager to see what the future holds for our All-America City. I encourage you to join us in the journey. Thank you. God bless you, and may God continue to bless Garner.

CONSENT

Council Meeting Minutes

Presenter: Stella Gibson, Town Clerk

Regular and Closed Session Council Meeting minutes from January 3.

Action: Adopt Minutes

Resolution Authorizing Town Clerk to Investigate the Sufficiency of Annexations

Presenter: David Bamford, Senior Planner

This Resolution authorizes the Town Clerk to investigate the sufficiency of three voluntary annexation petitions: ANX-16-08 (725 Maxwell Drive), ANX-16-09 (New Bethel Church Road), and ANX-16-10 (Clifford Road).

Action: Adopt Resolution (2017) 2310

Ordinance Amending FY 2016/2017 Operating Budget

Presenter: Pam Wortham, Finance Director

This budget amendment will allow the rollover of purchase orders still open on June 30, 2016. These are items or services ordered prior to June 30, 2016, but not received or delivered before this date. This is standard procedure to officially recognize these items as part of the next year's budget and are accounted for through the assigned fund balance category that sets money aside for these planned expenditures.

Action: Adopt Ordinance (2017) 3842

Resolution to Dispose of Surplus Property

Presenter: Pam Wortham, Finance Director

This Resolution allows staff to declare vehicles that are no longer in use as surplus.

Action: Adopt Resolution (2017) 2311

Resolution Declaring Unpaid Nuisance Abatements as Liens

Presenter: Pam Wortham, Finance Director

This Resolution authorizes unpaid nuisance abatement fees to be filed with Wake County Revenue as liens to real property and added to the property owner's tax bill. The properties listed have unpaid abatements that are more than 30-days old.

Action: Adopt Resolution (2017) 2312

Motion: Marshburn
Second: Singleton
Vote: Unanimous

PUBLIC HEARINGS

NEW/OLD BUSINESS

Presentation of Material Selections for Town Hall

Presenter: ADW Architects

The contractor has submitted carpet, tile, and other material samples for the new Town Hall. ADW Architects presented a sample board of these materials for Council review and approval.

Action: Council consensus to move forward with selections as presented

COMMITTEE REPORTS

MANAGER REPORTS

- garner info
- Building & Permit Report
- Finance Report
- Advised Council of the NC Main Street Conference scheduled for March 15-16, 2017 in Shelby, NC and asked anyone interested in attending to coordinate with the Clerk.
- Reported attending the Wake County Commissioners meeting today where the Town's ETJ expansion request was unanimously approved. Mayor Williams stated Council Member Kennedy did a good job speaking on behalf of the Town and Council Member Kennedy thanked staff for preparing a thorough application.

ATTORNEY REPORTS

COUNCIL REPORTS

Council Member Marshburn

- Asked if the ETJ expansion was built into the new comprehensive plan and Mr. Dickerson advised that it was and would be further discussed at Council's Retreat.

Council Member Kennedy

- Asked for a status of the violation on the lot located on the west side of Highway 50. Mr. Anderson stated there were two violations at the site; 1) fill dirt in the flood plain and 2) parking commercial vehicles and storage containers on the property. Each of these violations are following due course under set procedures and guidelines.
- Reported attending a meeting held by CAMPO and their consultants last Thursday night in Clayton to discuss ideas on how to solve key hotspot areas for transportation needs in Wake County. Mr. Dickerson advised representatives from CAMPO will be attending Council's Retreat for further discussion.
- Asked for a status of the Recreation Center project. Mr. Chalk advised staff is waiting for approval of the erosion control plan before the project can proceed.

Council Member Singleton

- Asked staff to request the installation of reflectors on Hebron Church Road, Clifford Road, and New Bethel Road to improve safety in these areas.
- Reported progress is being made on the Buffalo Road project.

- Asked for an update on the Thompson Road sidewalk project. Mr. Chalk advised the Town is in negotiations with the Wake County School Board regarding right-of-way.

Council Member Johns had nothing to report.

Mayor Pro Tem Behringer

- Reported reading the article in the Triangle Business Journal regarding the appointment of Jeff Triezenberg as Interim Planning Director.
- The Garner Education Foundation's Cooks for Books fundraiser is scheduled for January 26 at Garner Appliance and Mattress.
- Reported trash on both sides of Garner Road from Avery Street towards Jones Sausage Road and also on Jones Sausage Road to Highway 40 south past the old ConAgra property.
- Enjoyed attending the Martin Luther King, Jr. celebration over the weekend.

Council Member Marshburn

- Thanked staff for their work in clearing the roads during the recent winter storm.
- Our State Magazine's most recent issue included a pictorial of the red barn at Lake Benson.
- Reported citizen concerns regarding the intersection of Aversboro Road and Timber Drive. Drivers are trying to bypass waiting for the traffic light and driving through the Walgreens parking lot. Asked the Police Department to investigate.
- Reported a CAMPO meeting is scheduled for tomorrow.

Mayor Williams reported attending the Wake County Mayor's Association meeting last month where the topic of discussion was school resource officers.

ADJOURNMENT: 7:53 p.m.

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: February 6, 2017		
Subject: Annexation Petitions Set Public Hearings		
Location on Agenda: Consent		
Department: Planning		
Contact: David Bamford, Senior Planner		
Presenter: David Bamford, Senior Planner		
Brief Summary: Set public hearings to March 6, 2017 for the following cases: (ANX 16-08) Rolly Bannister - 725 Maxwell Drive (ANX 16-09) City of Raleigh – New Bethel Church Road (ANX 16-10) Clifford Grove Subdivision – Clifford Road		
Recommended Motion and/or Requested Action: Adopt Resolution (2017) 2313		
Detailed Notes:		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations: N/A		
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:		



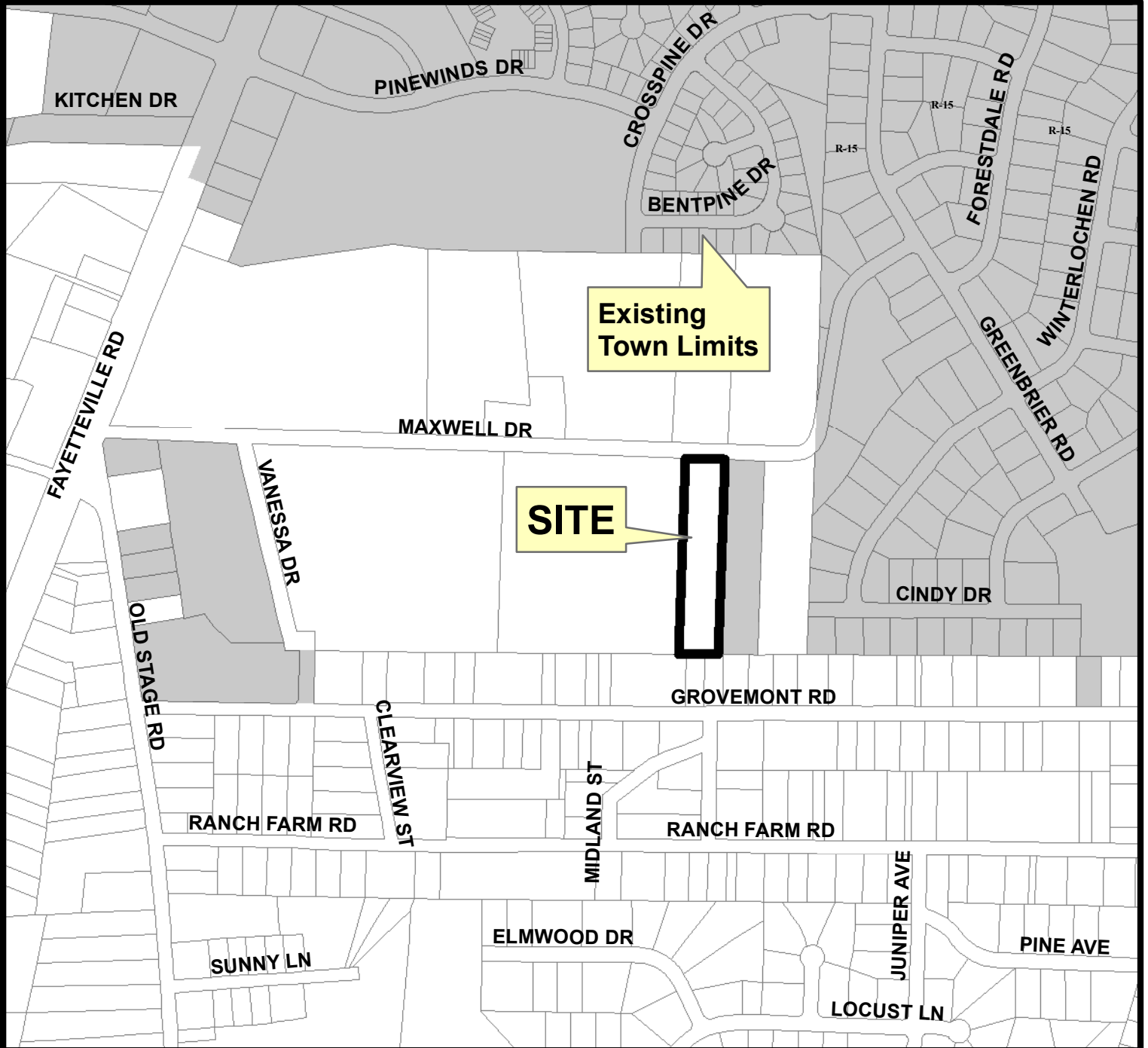
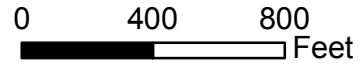
Town of Garner Annexation Staff Report

Garner Town Council
February 6, 2017

ANNEXATION APPLICATION:	ANX 16-08
OWNER:	Rolly Bannister
CONTIGUOUS / SATELLITE:	Satellite
LOCATION OF PROPERTY:	725 Maxwell Drive
WAKE COUNTY PIN #:	1701-44-1054
REAL ESTATE ID #:	0162527
AREA:	2.88 acres
ZONING:	R-40
ASSOCIATED DEVELOPMENT PLAN:	Building permit for single-family house that will connect to public utilities
EXISTING USE:	Undeveloped
RECOMMENDATION:	Set Public Hearing for March 6, 2017

**Town of Garner
Planning Department**

**Annexation
ANX 16-08**



Property Location: 725 Maxwell Drive
Property Owner: Rolly Bannister
PIN: 1701441054
Acreage: 2.8

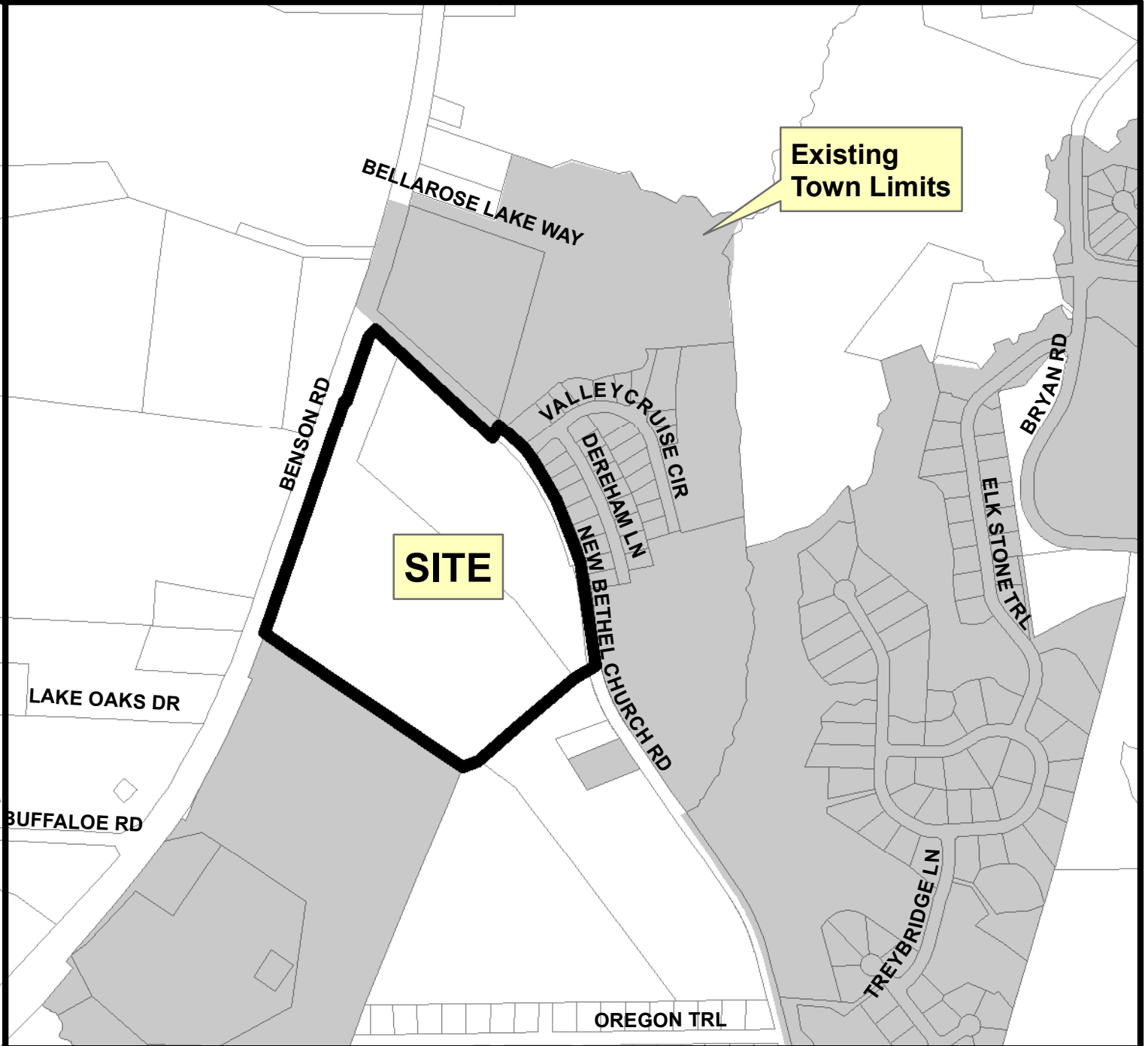
GARNER POLICE ZONE: 8308



Town of Garner Annexation Staff Report

Garner Town Council
February 6, 2017

ANNEXATION APPLICATION:	ANX 16-09
OWNER:	City of Raleigh
CONTIGUOUS / SATELLITE:	Satellite
LOCATION OF PROPERTY:	New Bethel Church Road
WAKE COUNTY PIN #:	1619-77-6329, 1619-87-0817
REAL ESTATE ID #:	0031976, 0031965
AREA:	40.62 acres
ZONING:	R-40
ASSOCIATED DEVELOPMENT PLAN:	SUP-SP-13-01 – City of Raleigh Dempsey Benton Terminal Reservoir
EXISTING USE:	Undeveloped
RECOMMENDATION:	Set Public Hearing for March 6, 2017



Property Location: New Bethel Church Road
Property Owner: City of Raleigh
PIN: 1619776329, 1619870817
Acreage: 40.6

GARNER POLICE ZONE: 8382



Town of Garner Annexation Staff Report

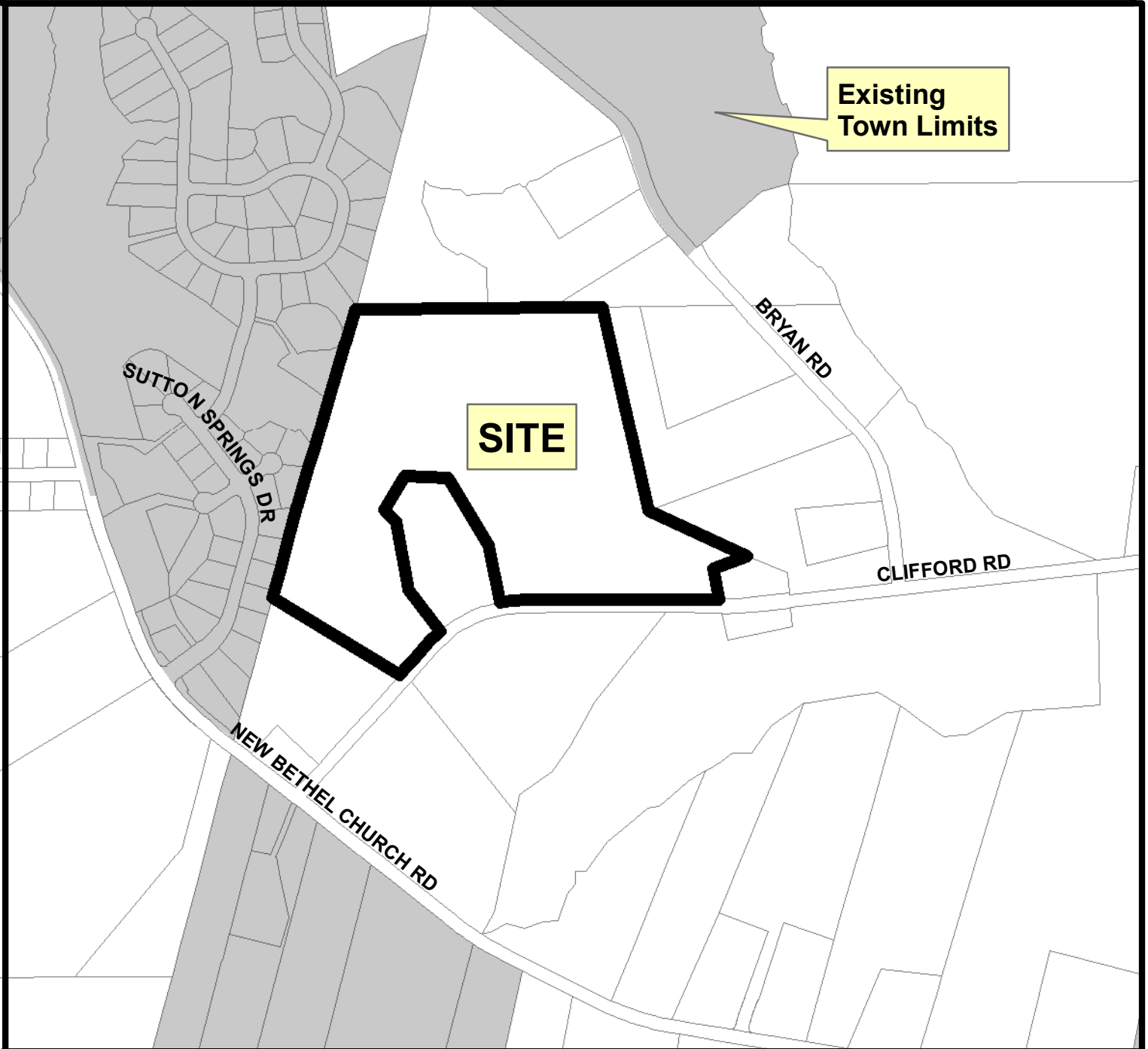
Garner Town Council
February 6, 2017

ANNEXATION APPLICATION:	ANX 16-10
OWNER:	Martha Bagley
CONTIGUOUS / SATELLITE:	Satellite
LOCATION OF PROPERTY:	Clifford Road
WAKE COUNTY PIN #:	1629-15-2660
REAL ESTATE ID #:	0010395
AREA:	46.7 acres
ZONING:	R-9 C188
ASSOCIATED DEVELOPMENT PLAN:	CUP-SB-16-04 Clifford Road Subdivision Approved 7/19/16
EXISTING USE:	Undeveloped
RECOMMENDATION:	Set Public Hearing for March 6, 2017

**Town of Garner
Planning Department**

**Annexation
ANX 16-10**

0 500 1,000
Feet



Property Location: Clifford Road
Property Owner: Martha Bagley
PIN: 1629152660
Acreage: 46.7

GARNER POLICE ZONE: 8429

RESOLUTION NO. (2017) 2313

RESOLUTION FIXING DATE OF PUBLIC HEARINGS ON QUESTION OF ANNEXATIONS PURSUANT TO G.S. 160A-58.1, AS AMENDED

WHEREAS, three (3) petitions requesting annexation of the areas described herein have been received; and

WHEREAS, the Town Council has by resolution directed the Town Clerk to investigate the sufficiency thereof; and

WHEREAS, certification by the Town Clerk as to the sufficiency of said petitions has been made;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Garner, North Carolina:

Section 1. That public hearings on the question of annexation of the areas described herein will be held at the Town of Garner Police Department Training Room at 7:00 p.m. on the 6th day of March, 2017.

Section 2. The areas proposed for annexation are described as follows:

- (ANX 16-08) Rolly Bannister - 725 Maxwell Drive
- (ANX 16-09) City of Raleigh – New Bethel Church Road
- (ANX 16-10) Clifford Grove Subdivision – Clifford Road

Section 3. Notice of said public hearings shall be published in the *Garner-Cleveland Record*, a newspaper having general circulation in the Town of Garner, at least ten (10) days prior to the date of said public hearings.

Duly adopted this 6th day of February, 2017.

Ronnie S. Williams, Mayor

ATTEST: _____
Stella L. Gibson, Town Clerk

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: February 6, 2017		
Subject: CUD-Z-16-12 C-192 and CUP-SP-16-33 Direct Distributors		
Location on Agenda: Public Hearings		
Department: Planning		
Contact: Jeff Triezenberg, Interim Planning Director		
Presenter: David Bamford, Senior Planner and Jenny Saldi, Senior Planner		
Brief Summary: Rezoning request to include medical offices and bank/financial institutions as allowed uses in addition to general office. Conditional Use Site Plan Request for additional parking on the site to accommodate additional allowed uses.		
Recommended Motion and/or Requested Action: Adopt Ordinance (2017) 3843; Approve CUP-SP-16-33		
Detailed Notes: See attached staff report.		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations: N/A		
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:		

TOWN OF GARNER
STAFF REZONING & CONDITIONAL USE REPORT

Town Council Public Hearing
February 6, 2017

APPLICATIONS: CUD-Z-16-12 (Rezoning)
CUP-SP-16-33 (Site Plan Conditional Use Permit)

APPLICANT: Bass, Nixon & Kennedy, Inc

OWNER: East Garner LLC

LOCATION OF PROPERTY: Partlo Street

WAKE COUNTY PIN #: 1721203647

AREA: 8.27 Acres

TOWN LIMITS: Yes

PRESENT ZONING: Office and Institutional Conditional Use District (O&I C158)

OVERLAY: Garner Road Overlay

REQUESTED ZONING: Office and Institutional Conditional Use District (O&I C192)

KEY MEETING DATES:

Planning Commission: January 9, 2017

Town Council Public Hearing and Action: February 6, 2017

REZONING REPORT

EXISTING ZONING:

The current zoning district for the 8.27-acre site is **Office and Institutional Conditional Use (O&I C158)**. The **O&I** district has been established to accommodate more intense professional and service occupations than permitted in the Neighborhood Office (NO) district. This district is also intended to serve as a transition between residential districts and more intense districts, including commercial districts.

The conditions for the O&I C158 are below. Prohibited uses are highlighted.

1. Townhouses and Condominiums
2. Community Center
3. Library, museum, art gallery
4. Other community service
5. Adult daycare
6. Day Care Center
7. Business School, College, or university in single building
8. College, university
9. Schools public or private
10. Trade or vocational school
11. Ambulance, rescue squad, police, fire station
12. Government office
13. Continuing care, retirement facility
14. Hospice
15. Hospital
16. Medical clinic
17. Mental health facility
18. Group care facility
19. Handicapped institution
20. Intermediate care institution
21. Cemetery
22. Public parks, swimming pools, tennis and golf courses
23. Religious institutions
24. Minor utility—elevated water tank
25. Golf course or country club private
26. Gym, spa, indoor tennis or pool private
27. Banks and financial institutions
28. Hair salon , barber shop

- 29. Medical office
- 30. Other office; general office (only use permitted)
- 31. Bed and breakfast
- 32. Commercial parking
- 33. Indoor repair oriented use
- 34. Veterinarian / kennel, indoor

The following are additional conditions.

- 1. Uses will be restricted to general office use.
- 2. No radio or television stations/studios are allowed.
- 3. No uses permitted in the NC, CBD, CR, SB, I-1, or I-2 shall be permitted except as specifically stated above.

PROPOSED ZONING:

The proposed zoning district for the 8.27-acre site is **Office and Institutional Conditional Use (O&I C192)**. The **O&I** district has been established to accommodate more intense professional and service occupations than permitted in the Neighborhood Office (NO) district. This district is also intended to serve as a transition between residential districts and more intense districts, including commercial districts.

The conditions for the O&I C192 are below. Prohibited uses are highlighted. The new uses added are in red.

- 1. Townhouses and Condominiums
- 2. Community Center
- 3. Library, museum, art gallery
- 4. Other community service
- 5. Adult daycare
- 6. Day Care Center
- 7. Business School. College, or university in single building
- 8. College, university
- 9. Schools public or private
- 10. Trade or vocational school
- 11. Ambulance, rescue squad, police, fire station
- 12. Government office
- 13. Continuing care, retirement facility
- 14. Hospice
- 15. Hospital
- 16. Medical clinic
- 17. Mental health facility
- 18. Group care facility
- 19. Handicapped institution
- 20. Intermediate care institution

21. Cemetery
22. Public parks, swimming pools, tennis and golf courses
23. Religious institutions
24. Minor utility—elevated water tank
25. Golf course or country club private
26. Gym, spa, indoor tennis or pool private
27. Banks and financial institutions
28. Hair salon , barber shop
29. Medical office
30. Other office; general office
31. Bed and breakfast
32. Commercial parking
33. Indoor repair oriented use
34. Veterinarian / kennel, indoor

The following are additional conditions.

1. No radio or television stations/studios are allowed.
2. No uses permitted in the NC, CBD, CR, SB, I-1, or I-2 shall be permitted except as specifically stated above.

GARNER ROAD OVERLAY

This property falls within the **Garner Road Overlay District**. This overlay district establishes additional standards for new commercial development on Garner Road. The overlay extends from Northview Street East to Auburn-Knightdale Road. There are prohibited and restricted uses, mainly for heavy commercial uses allowed in SB and I-2 zoning.

ZONING AND LAND USE ANALYSIS

Adjacent Zoning and Land Uses

- | | |
|--------|-------------------------------------|
| North- | R-20 and R-9, Residential |
| South- | Railroad
I-1, vacant property |
| East- | R-20, East Garner Elementary School |
| West- | I-2, vacant property |

Zoning Request Summary

The rezoning site is approximately 8.27 acres in size. The current zoning is O&I C158 which restricts “general office” as the only allowable use on the property. This rezoning was done in 2009. Because this severely limits use of the property, the applicant proposes to rezone the site to keep the base O&I zoning but to modify the conditions to allow all of the following uses: general office, medical office, and banks & financial institutions. The proposed zoning is O&I C192.

The applicant has also filed CUP-SP-16-33 to show the addition of parking spaces on the property. A 39,000 square-foot office building was constructed on the property several years ago.

Neighborhood Character

This area of the community is near the intersection of Jones Sausage Road and E Garner Road. The area around this intersection contains low to medium density residential developments, East Garner Elementary School, and vacant undeveloped land on the southeast and southwest corners. This intersection provides access to both US 70 to the south and I-40 to the north.

Zoning History

The Planning Department’s rezoning database contains the following rezoning cases in this area.

Case	Applicant	Location	Zoning Change
CUDZ 91-4	Sherman Yeargan	Time Warner & rezoning site	R-20/I-1 to SB C62
CUDZ 97-09	ST Wooten	E Garner Rd/I-40	SB to I-2 C73
CUDZ 03-01	H. Arthur & Elain Sandman	Ashlyn Subdivision	R-20 to R-9 C118
CUDZ 05-05	Frank Floyd, Jr	E Garner Middle School Jones Sausage Road	Residential Cluster 3 to R-20 C134
CUD-Z-09-01	Sherman Yeargan	Rezoning Site	I-1 and SB C62 to O&I C152

INFRASTRUCTURE

Public Water & Sewer

The property is in the town limits and has access to public water and sewer on E Garner Road.

TRANSPORTATION

The site has approximately 1,100 feet of frontage along Jones Sausage Road (SR 2547). This road runs north to south from I-40 to US 70 and is classified as a **major thoroughfare** on the *Town of Garner Transportation Plan*. NC DOT maintains this road. Currently Jones Sausage Road, in this area, is a 2-lane facility within an existing right-of-way of 60' in width. Jones Sausage Road has an average daily traffic count of around 8,900 on the south-side of Garner Road and a count of 15,000 trips per day on the north-side (NCDOT 2015 Traffic Counts).

The site has approximately 450 feet of frontage along Garner Road (SR 1004). This road runs southeast to northwest and is classified as a **major thoroughfare** on the *Town of Garner Transportation Plan*. It is maintained by NCDOT. Currently Garner Road is a 3-lane facility with a variable right-of-way width of 65 and 72 feet. Garner Road in this area has an average daily traffic count of around 5,500 on the east-side of Jones Sausage Road and a count of 13,000 on the west side (NCDOT 2015 Traffic Counts).

There should not be significant traffic impacts as a result of this zoning change. However, some increases in traffic volumes should be expected due to the addition of medical office, and banks & financial institutions as allowable uses. General office uses are currently allowed on the site. The property's base zoning classification will not change (O&I) with the requested rezoning, only the range of allowable uses.

The property was developed with curb and gutter along Jones Sausage Road and E Garner Road when the office building was constructed.

ENVIRONMENT

This site is not located within the 100 year flood plain as delineated by the FEMA Flood Insurance Rate Maps. There is however, a 50-foot riparian buffer along the eastern property line. Any future development must be located outside this buffer.

STAFF COMMENTARY

Conformity to Adopted Town Plans

The property falls within the boundary of the *North Garner Plan* which was adopted in 2004. This Plan is intended to guide the development and redevelopment of North Garner over the next 15 to 20 years.

In 2009 the applicant filed an amendment to the North Garner Plan (NGP-09-01) to designate the southeast corner of E Garner Road and Jones Sausage Road as “Office” use. This was approved.

The proposed zoning change from O&I C158 to O&I C192 is consistent with the recommendations of the *North Garner Plan*.

CUP-SP-16-33

PROJECT DATA:

Acreage:	8.27 acres
Building Size:	There is an existing building, approximately 30 feet in height, with 39,000 square feet of gross floor area.
Building Material and Color:	The building is predominantly red-brown brick with accent bands in dark brown brick and cream color concrete block.
Landscape and Buffer Requirements:	<p>Tree cover requirements are met with existing vegetation.</p> <p>Required buffers were approved and installed as part of the originally approved plan in 2009.</p> <p>The only additional plant material required is a shrub layer to screen the additional parking.</p>
Parking Spaces:	<p>Parking for offices is based on gross square feet of area; 1 per 200 square feet of medical office and 1 per 300 square feet of general office.</p> <p>Required: 147 spaces (5 accessible)</p> <ul style="list-style-type: none">• 10,000 square feet of medical office• 29,000 square feet of general office <p>Proposed: 154 spaces (6 accessible)</p>
Floodplain:	This site does not contain a FEMA designated floodplain.

Stormwater Management: The existing retention pond was designed to accommodate not only the existing impervious surface but to also provide for quality and quantity control for the anticipated ultimate build-out of the entire project; as such no additional measures are required.

Fire Protection: The plan, as proposed, meets fire code requirements.

Water/ Sewer: Existing connections to public water and sewer

Street Access/ Sidewalks: The existing private street crosses the property connecting East Garner Road and Jones Sausage Road and is the access for this site.

General Comments:

This existing office building is changing from general office use to a mix of general and medical office use; as a result additional parking was required. Future developments on this property for general offices, medical offices or banks and financial institutions will require a conditional use permit.

Consistency with Adopted Town Plans and Policies:

2006 Comprehensive Growth Plan: The project is consistent with the recommendations of the North Garner Plan.

2010 Garner Thoroughfare Plan: This project, as proposed, is consistent with the Thoroughfare Plan

Parks & Greenway Plan: This project, as proposed, is consistent with the Parks and Greenway Plan.

Unified Development Ordinance Regulations: This project, as proposed, is consistent with the regulations of the Unified Development Ordinance.

PLANNING COMMISSION

The Planning Commission held their meeting on January 9, 2017 and voted to recommend approval. The vote was 4 to 1. There was some concern about increasing traffic to the site by introducing new uses near an already busy intersection (Jones Sausage & E Garner Road).

STAFF RECOMMENDATION

The Council will need to vote on the rezoning application prior to voting on the conditional use permit application.

Rezoning Action

The rezoning request is consistent with the recommendations of the North Garner Plan for this area of the community; therefore staff recommends approval of Rezoning Application CUD-Z-16-12 as submitted.

Note: The Council will need to use the attached **Rezoning Motion Form** as a guide when making a motion on the attached Ordinance regarding this rezoning application.

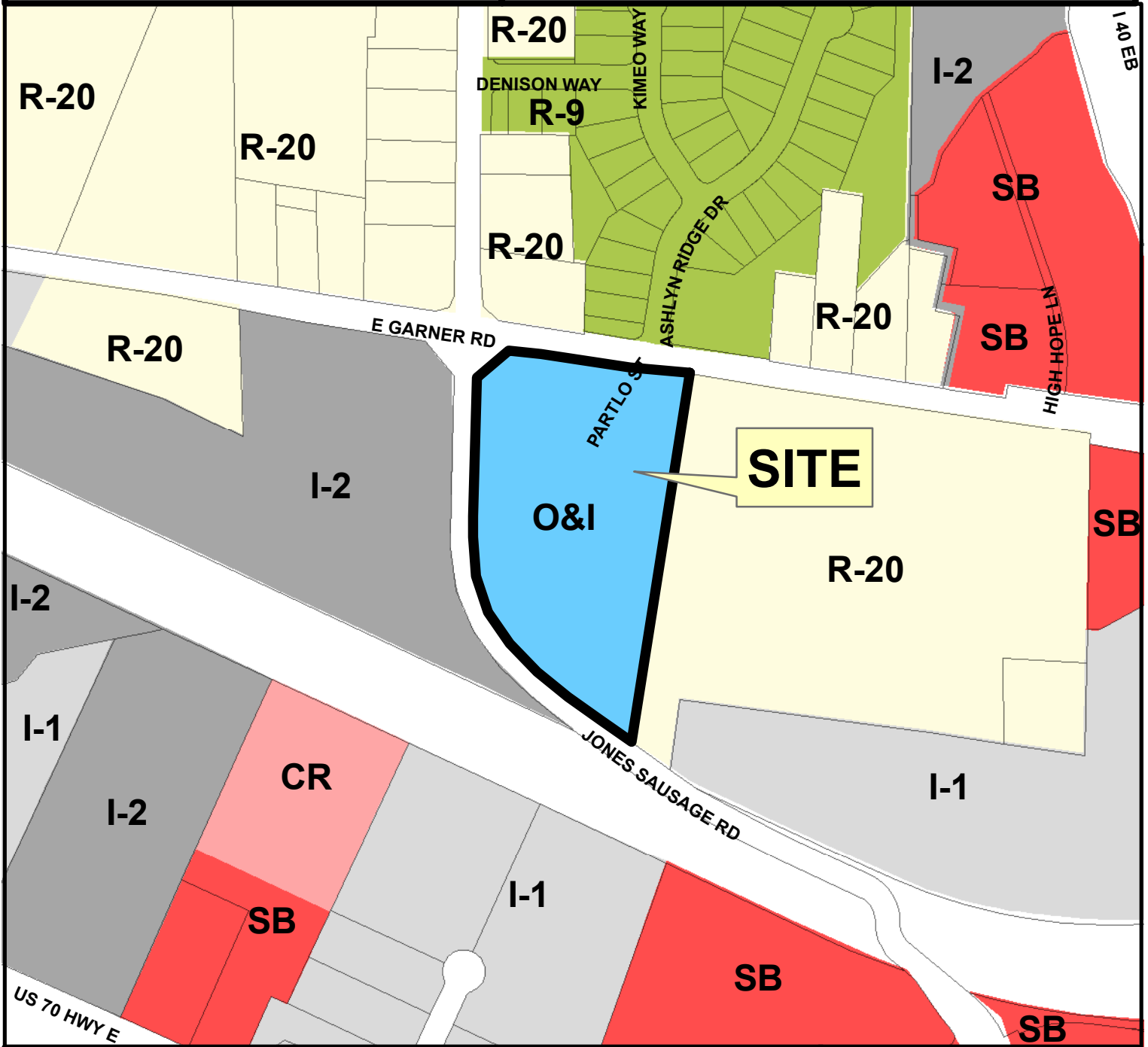
Conditional Use Permit Action

The Planning Commission, in a 4 to 1 vote, and Staff are recommending approval of CUP-SP-16-33, Direct Distributors, with no conditions specific to the site.

**Town of Garner
Planning Department**

**Conditional Use Applications
CUD-Z-16-12 & CUP-SP-16-33**

0 300 600 Feet



Project: Direct Distributors
Location: 100 Partlo Street
Owner: East Garner LLC
Applicant: Bass, Nixon, and Kennedy, Inc
PIN: 1721203647

Case: CUD-Z-16-12
Current Zoning: O&I C158
Proposed O&I C192
Project Acreage: 8.27

Case: CUP-SP-16-33
Proposed: Office

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

ORDINANCE NO. (2017) 3843

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 East Garner, LLC in Rezoning Application No. **CUD-Z-16-12 (O&I C192)**.

Section 2. There is hereby created a new conditional use zoning district, to be known as the **Office and Institutional Conditional Use (O&I C192)** within this district, all of the regulations that apply to property within the **Office and Institutional Conditional Use (O&I C192)** 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 permitted uses in the Office and Institutional Conditional Use (O&I C192) district.

1. Banks and financial institutions
2. Medical office
3. Other office; general office

The following site specific condition applies to the Office and Institutional Conditional Use (O&I C192) District.

1. No radio or television stations/studios are allowed.
2. No uses permitted in the NC, CBD, CR, SB, I-1, or I-2 shall be permitted except as specifically stated above.

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
East Garner LLC	1721203647	Office and Institutional Conditional Use District (O&I C158)	Office and Institutional Conditional Use District (O&I C192)

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 6th day February 2017.

Ronnie S. Williams, Mayor

ATTEST: _____
Stella L. Gibson, Town Clerk

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: February 6, 2017		
Subject: CUD-Z-16-13 C-193 and CUP-SP-16-34 Abberly Montane		
Location on Agenda: Public Hearings		
Department: Planning		
Contact: Jeff Treizenberg, Interim Planning Director		
Presenter: David Bamford, Senior Planner and Jenny Saldi, Senior Planner		
Brief Summary: Rezoning request from MXD and R-40 to MF2 (Multi-Family 2) Conditional that would allow all MF2 uses except Cemetery, Bed & Breakfast, Family Care Home, Group Care Home and Intermediate Care Home. Conditional Use Site Plan request for an apartment complex featuring garden style units, walk-up units and related amenities.		
Recommended Motion and/or Requested Action: Adopt Ordinance (2017) 3844; Approve CUP-SP-16-34		
Detailed Notes: See attached staff report.		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations: N/A		
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:		

**TOWN OF GARNER
STAFF REZONING & CONDITIONAL USE PERMIT REPORT**

**Town Council Public Hearing
February 6, 2017**

APPLICATIONS: CUD-Z-16-13 (Rezoning)
CUP-SP-16-34 (Conditional Use Permit)

APPLICANT: Smith Moore Leatherwood

OWNER: Garner Land Company LLC

LOCATION: Timber Drive East

EXISTING USE: Undeveloped

WAKE COUNTY PIN #: Portion of 1720727700

AREA: 19.61 acres

TOWN LIMITS: No (voluntary annexation required)

PRESENT ZONING: MXD-1 (Mixed Use) 2.5 acres
R-40 (Low Density Residential) 17.11 acres

REQUESTED ZONING: Multi-Family Conditional Use (MF-2 C193)

APPLICABLE OVERLAYS: I-40

KEY MEETING DATES:

Planning Commission: January 9, 2017

Public Hearing & Town Council decision: February 6, 2017

REZONING REPORT

EXISTING ZONING:

The 19.61-acre rezoning site is currently zoned both R-40 (17.11 acres) and MXD-1 (2.5 acres).

The 17.11-acre portion of the rezoning site is zoned **Residential 40 (R-40)**. This district allows single-family lots of at least 40,000 square feet (0.91 acres). Under this zoning, the 17.11-acre rezoning site could accommodate approximately 13 single-family lots.

The following is a list of permitted uses in the R-40 district.

1. Single-family site built and modular homes
2. Residential Cluster
3. Manufactured home
4. Family Care home
5. Group care home
6. Intermediate care home
7. Community center
8. Lodges and fraternal clubs
9. Child day care up to 3 as home occupation
10. Family child day care up to 8 in home
11. School public or private
12. Public safety facilities (fire, police, rescue, ambulance)
13. Cemetery
14. Public parks, swimming pools, tennis and golf courses
15. Religious institutions
16. Minor utility—elevated water tank
17. Solar farms
18. Telecommunications facility
19. Other major utility
20. Private golf course or country club
21. Horse stables
22. Bed and breakfast
23. Agriculture or silvi-culture

The 2.5-acre portion is zoned **Mixed Use District**. The MXD-1 zoning district is an obsolete district which means it is no longer part of the zoning district hierarchy applied to the Town but has been retained from the previous version of the *Land Use Ordinance*. No new rezonings to MXD-1 will be permitted. Properties zoned with this obsolete district will be allowed to be

developed under the old standards outlined in Article 4, Section 4.14 of the *Garner Unified Development Ordinance*. This MXD-1 district allows a wide range of uses from high density residential to commercial and industrial uses. Existing developments with this zoning include Abberly Place Apartments, White Oak Shopping Center, Greenfield Business Park and White Oak Business Park.

The following is a list of permitted uses in the MXD-1.

1. Residential.
 - a. Apartments and condominiums
 - b. Townhomes
 - c. Hotels and motels (extended stay facilities not permitted)
2. Sales and rental of goods, merchandise and equipment
 - a. No storage or display of goods outside fully enclosed building
 - b. Storage and display of goods outside fully enclosed building if properly screened (not permitted)
3. Wholesale sales (not permitted)
7. Office, clerical, research and services not primarily related to goods or merchandise
 - a. Operations designed to attract and serve customers or clients on the premises, such as attorneys, physicians, other professionals, insurance and stock brokers, travel agents, government office buildings, banks, etc.
 - b. Operations designed to attract little or no client traffic other than employees of the entity operating the principal use
 - c. Offices or clinics of physicians or dentists with not more than 10,000 square feet of gross floor area
 - d. Operations conducted within a fully enclosed building
8. Manufacturing, processing, creating, repairing, renovating, painting, cleaning, assembling of goods, merchandise and equipment.
 - a. Service, repair of goods, etc. sold or rented on-premises (not permitted)
 - b. Other fully-enclosed operations (not permitted)
 - c. Operations conducted outside fully enclosed building if properly screened (not permitted)
9. Educational, cultural, religious, philanthropic, social, fraternal uses.
 - a. Business or vocational schools;
 - b. Churches, synagogues and temples, including associated residential structures for religious personnel and associated buildings, but not including elementary or secondary school buildings;
 - c. Libraries, museums, art galleries, art centers and similar uses (including associated educational and instructional activities);
 - d. Social, civic, service, fraternal clubs and lodges, union halls, and similar uses.
10. Recreation, amusement and entertainment.

- a. Indoor tennis, racquetball courts, indoor athletic and exercise facilities and similar uses;
 - b. Playhouse theaters, movie theaters, bowling, pool halls or similar uses, (drive-in theaters not permitted)
11. Institutional residence of care or confinement facilities.
 - a. Hospitals, clinics, other medical including mental health, treatment facilities in excess of 10,000 square feet of gross floor area;
 - b. Nursing care institutions, intermediate care institutions, handicapped or infirm institutions;
 - c. Group care institution;
 - d. Continuing care retirement communities consistent with UDO provisions.
 12. Restaurants, bars, night clubs.
 - a. Restaurants without drive-in service (ancillary drive-thru window service allowed);
 - b. Bars, nightclubs, ABC permitted private clubs.
 13. Motor vehicle related sales and service operations.
 - a. Motor vehicle sales or rental or sales and service (not permitted);
 - b. Automobile service stations;
 - c. Gas sales operations.
 14. Storage and parking.
 - a. Automobile parking garages or parking lots (not provided to meet parking requirements for a principal use);
 - b. Storage of goods not related to sale or use of these goods on the same lot where they are stored.
 15. Services and enterprises related to animals (Veterinarian inside facilities only).
 16. Emergency services.
 - a. Police stations;
 - b. Fire stations;
 - c. Rescue squad, ambulance service.
 17. Miscellaneous public and semi-public utilities.
 - a. Post office;
 - b. Military reserve, national guard centers.
 18. Dry cleaner, laundromat.
 19. Towers and antennas greater than 35 feet tall (broadcast towers not permitted)
 20. Nursery schools, day care centers.
 21. Temporary structures.
 22. Public transportation facilities.
 - a. Bus station (not permitted).
 23. Non-residential subdivisions.
 24. Combination uses planned.
 25. Flex Space

PROPOSED ZONING

The proposed zoning for the entire 19.61-acre project site is **Multi-Family 2 Conditional Use (MF-2 C193)**. The MF-2 district is a high density multi-family residential district that allows apartments, condos, townhomes, duplexes, and triplexes. The MF-2 district allows a gross density of approximately 13.85 dwelling units per acre.

The following is a list of proposed uses in the MF-2 C193 district. The applicant has excluded or prohibited several MF-2 uses for the site, and they are highlighted below. All other uses would be permitted.

1. Residential cluster
2. Duplexes
3. Townhome
4. Condominium
5. Triplexes & apartments
6. Family Care Home
7. Group Care Home
8. Intermediate Care Home
9. Community Center
10. In-home Child Day care up to 3 children
11. Schools public or private
12. Public safety: fire, police, rescue squad, ambulance
13. Continuing care retirement facility
14. Cemetery
15. Public Parks, swimming pool, tennis courts, golf course
16. Churches, religious institutions
17. Minor utility, elevated water storage tank
18. Private parks
19. Private country clubs, golf courses
20. Bed and Breakfast

The applicant has also proposed the following project conditions.

1. Amenities shall include a swimming pool, an animal recreation area (dog park), and a designated area for car washing.
2. A gate shall be installed to limit access from the subject property to Salt Hill Road to emergency personnel only.
3. Building height shall be limited to a maximum of 4 stories.

ZONING AND LAND USE ANALYSIS

Summary of Zoning Change

The applicants wish to develop the 19.61-acre site into a 282-unit apartment community which is not an allowable use in the R-40 zone. While apartments are allowed in the 2.5-acre MXD-1 portion, this application is to rezone the entire site to MF-2 C193. Use restrictions are proposed. Conditions regarding amenities, an emergency gate, and building height are also proposed.

Adjacent Zoning and Land Uses

North:	MXD-1, Apartments (Abberly & Adeline communities)
South:	R-40, Undeveloped
East:	R-40, Undeveloped
West:	R-40, single-family

Neighborhood Character

The rezoning site is located at the end of Timber Drive East. Timber Drive East is a major thoroughfare, and the developments in and around the White Oak area include retail, service, office, medical, restaurants, and multi-family. This area functions and operates as a regional activity center. Several multi-family communities have developed in an area approximately ½ mile east of the intersection of Timber Drive East and White Oak Road. There are a total of 936 multi-family units for the existing apartment communities: Abberly Phase 1 (300 units), Abberly Phase 2 (300 units), and Adeline (336 units). The addition of the proposed 282 unit community would increase the multi-family unit count in the area to 1,218.

Zoning History

Planning Department records show these rezoning cases in this area.

Case	Applicant	Location	Zoning Change
CUD-Z-01-09	Sherman Yeargan, Jr	White Oak Road and Timber Drive East	R-20 to CB C112
CUD-Z-13-03	Sherman Yeargan, Jr Drury Development	US 70 E (Cabelas)	SB C62 to SB 168
CUD-Z-16-07	William Winters	Timber Drive East	R-20 to NO C187

* Note: CB was Community Business under the previous version of the *Land Use Ordinance*. All CB districts were re-named to CR (Community Retail) in the *Unified Development Ordinance*, effective October 1, 2003.

INFRASTRUCTURE

Water & Sewer

Public water and sewer is available. Water and sewer will be extended to the site. Connections are subject to the Town's Sewer Allocation Policy.

TRANSPORTATION

The rezoning site has access to **Timber Drive East (SR 2812)** where it currently ends. This road has a right-of-way width of approximately 120 feet. Timber Drive East is classified as a Major Thoroughfare on the *Town of Garner's Transportation Plan*. It is a 4-lane divided median facility and maintained by NCDOT. Traffic counts are not available for this section of road. Timber Drive traffic counts are around 19,000 trips per day west of NC 50.

The proposed site plan (CUP-SP-16-34) shows a 282-unit apartment community. Using trip generation calculations for traffic impact estimates, this type of development would generate around 1,875 trips per day.

Road improvements are required, and the project will extend Timber Drive East south a distance of approximately 1,360 feet. More information on this is shown on the proposed site plan (CUP-SP-16-34).

ENVIRONMENT

The rezoning site is not within the 100 or 500-year flood plain areas as delineated by the FEMA Flood Insurance Rate Maps. No other environmental features appear to be present on this site.

STAFF COMMENTARY

The 19.61-acre rezoning site is within the area of a **Regional Center** designated on the west side of the I-40 and US 70 interchange. A **Regional Center** is designed to target a regional population. In these areas, the land uses are recommended to be primarily non-residential that incorporates large areas of retail and large office buildings. The development of higher density residential (apartments) is also recommended in these areas to provide housing options close to employment.

The recommended zoning districts for a **Regional Center** include: O&I, PUD, SB, CR, MXD, and MF-2. The recommended residential density range is 13+ dwelling units per acre.

The requested zoning change from R-40 and MXD-1 to MF-2 C193 is consistent with the recommendations of the Comprehensive Growth Plan for this area of the community. The proposed project density will be 14.38 dwelling units per acre.

CUP-SP-16-34

PROJECT DATA:

Acreage: 19.61 acres

Building Size: 1 - 4-story building, 8 – 3-story buildings with a total of 284 apartments (125 one-bedroom, 157 two-bedroom)

Building Material and Color: The buildings are a combination of brick and hardi-plank siding. The brick in brown and beige colors; the siding in taupe and stone colors. White trim and bronze railings. Dark asphalt dimensional shingles.

Several block retaining walls are proposed on site; these will be beige in color.

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

Tree cover requirements are met with existing vegetation.

Buffers are shown as required.
-25 foot Perimeter Buffer adjacent to undeveloped residential zoning to the north, south and west.
-20 foot Street Buffer along Timber Drive East

Parking Spaces: Required: 573 (11 Accessible)
Provided: 574 (20 accessible and 32 garage spaces)

Floodplain: This site does not contain a FEMA designated floodplain.

Stormwater Management:

Please refer to General Comments.

Fire Protection:

The Inspections Department has reviewed and preliminarily approved the plans. Fire flow calculations will be required before a building permit is issued.

Parks and Open Space:

Open space required 1.96 acres (10%)
Open space provided 2.35 acres (12%)

Parks, Recreation and Cultural Resources Department is recommending a fee-in-lieu of parkland dedication for this project. The current rate is \$895.00 per dwelling unit.

Amenities provided on site are a courtyard pool with seating and grill, a dog park and car washing facility.

Water/ Sewer:

The plan proposes to extend public water and sewer lines to serve the project. A private on-site water and sewer system will serve the individual buildings. The City of Raleigh has given preliminary approval; however, construction drawing approval is required prior to issuance of a building permit.

Street Access/ Sidewalks:

Timber Drive East will be extended, with a partial cross-section, to provide one point of access. Adeline Way will be extended, with a full cross-section, to provide a second point of access for this project. Please refer to Sheet P-3. Both extensions will include curb and gutter construction with sidewalks. Both entrances will be gated. Sidewalks are provided throughout the site with connections to Timber Drive East and Adeline Way. Please refer to General comments.

General Comments:

Storm-water management – This project is subject to nitrogen and water quantity requirements. The developer is proposing a wet detention basin to handle detention of the 1, 10 and 25 year storm events along with reducing nitrogen. Payment to a private mitigation bank will also be required to bring the overall project into compliance with the Neuse Rules.

Road improvements – A Traffic Impact Analysis was prepared by the project’s traffic engineer and reviewed by NCDOT. NCDOT concurred with the findings adding their recommendation to lengthen the turning lane on southbound White Oak Road, turning left onto Timber Drive East. This was not reflected on the development plans. We also requested feedback from NCDOT on signal timing which was not addressed. As such, we have recommended a condition stating the developer shall be responsible for any improvements required by NCDOT.

The existing segment of Timber Drive East from White Oak Road to the point where it currently terminates, southeast of Adeline Way, must be taken over for maintenance by NCDOT. To this end, two conditions are recommended; one is to escrow funds needed for road improvements, required by NCDOT, prior to issuance of a building permit and the second is the existing segment to be accepted for maintenance by NCDOT prior to issuance of the certificates of occupancy for the garages.

Consistency with Adopted Town Plans and Policies:

- | | |
|--|--|
| <i>2006 Comprehensive Growth Plan:</i> | This site falls within the Regional Center designation around the US 70 and White Oak Road intersection; the project is consistent with the Comprehensive Growth Plan. |
| <i>2010 Garner Thoroughfare Plan:</i> | This project, as proposed, is consistent with the Thoroughfare Plan. |
| <i>Parks & Greenway Plan:</i> | This project, as proposed, is consistent with the Parks and Greenway Plan. |
| <i>Unified Development Ordinance Regulations:</i> | This project, as proposed, is consistent with the regulations of the Unified Development Ordinance. |

PLANNING COMMISSION

The Planning Commission held their meeting on January 9, 2017 and voted unanimously to recommend approval.

STAFF RECOMMENDATION:

The Council will need to vote on the rezoning application prior to voting on the conditional use permit application.

Rezoning Action

The rezoning request is consistent with the recommendations of the Plan for this area of the community; therefore staff recommends approval of Rezoning Application CUD-Z-16-13 as submitted.

Conditional Use Permit Action

The Planning Commission and Staff are recommending approval of CUP-SP-16-34, Abberly Montane, with the following conditions:

1. Prior to issuance of a building permit, the required petition for annexation shall be submitted.
2. Prior to issuance of a building permit, fire flow calculations shall be submitted to the Inspections Department for their review and approval.
3. The developer shall be responsible for any additional road improvements required by NCDOT.
4. Prior to the issuance of a building permit for construction of the project, funding in the amount needed for NCDOT required road improvement to the existing segment of Timber Drive East from White Oak Road to the point where it currently terminates, southeast of Adeline Way, as determined by the project engineer and approved by the Town of Garner, shall be escrowed in a manner acceptable to the Town of Garner. The entity doing the required road improvements shall be entitled to withdraw funds from the escrow as work on the road is completed except that the Town of Garner may retain ten percent (10%) of the total cost of the road improvements until such time the road is accepted by NCDOT.

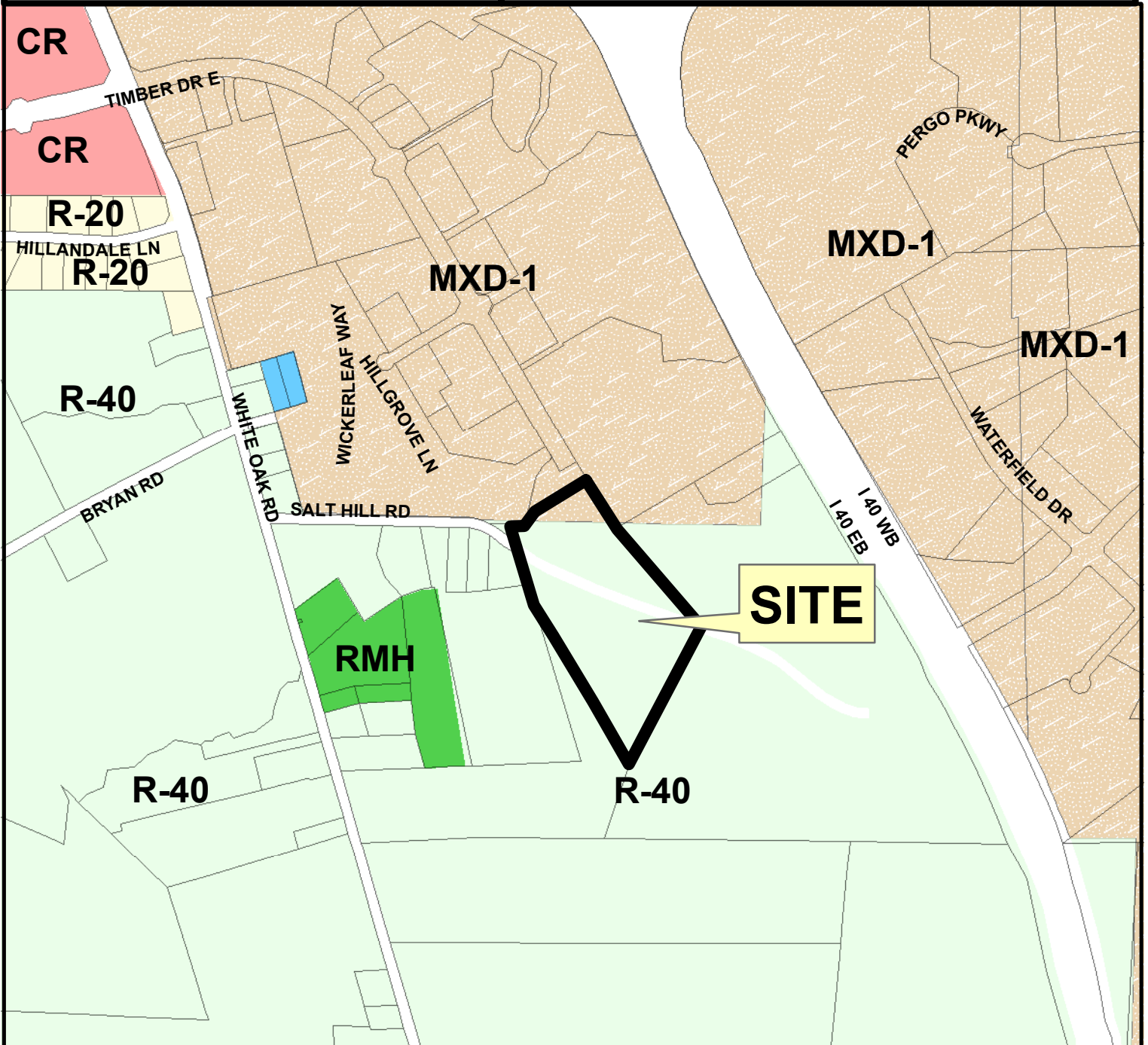
5. Prior to the issuance of a building permit for construction of the project, funding in the amount needed for NCDOT required road improvement to the existing segment of Timber Drive East from White Oak Road to the point where it currently terminates, southeast of Adeline Way, as determined by the project engineer and approved by the Town of Garner, shall be escrowed in a manner acceptable to the Town of Garner. The entity doing the required road improvements shall be entitled to withdraw funds from the escrow as work on the road is completed except that the Town of Garner may retain ten percent (10%) of the total cost of the road improvements until such time as NCDOT confirms the road condition is acceptable to NCDOT and a formal application for acceptance of the above-described portion of Timber Drive east for maintenance has been filed with NCDOT.

6. Prior to the issuance of the certificate of occupancy for garage parking structures, the existing segment of Timber Drive East from White Oak Road to the point where it currently terminates, southeast of Adeline Way, shall be accepted for maintenance by NCDOT.

**Town of Garner
Planning Department**

**Conditional Use Applications
CUD-Z-16-13 & CUP-SP-16-34**

0 300 600 1,200 1,800 Feet



Project: Abberly Garner
Location: Timber Drive East
Owner: Garner Land Company
Applicant: Smith Moore Leatherwood LLP
PIN: 1720727700 (partial)

Case: CUD-Z-16-13
Current Zoning: MXD-1 & R-40
Proposed MF-2 C193
Project Acreage: 19.61

Case: CUP-SP 16-34
Proposed: Apartments (284 units)

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

ORDINANCE NO. (2017) 3844

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 **Garner Land Company LLC** in Rezoning Application No. **CUD-Z-16-13 (MF-2 C193)**.

Section 2. There is hereby created a new conditional use zoning district, to be known as the **Multi-Family Conditional Use (MF-2 C193)** within this district, all of the regulations that apply to property within the **Multi-Family Conditional Use (MF-2 C193)** 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 permitted uses in the Multi-Family Conditional Use (MF-2 C193) district.

1. Residential cluster
2. Duplexes
3. Townhome

4. Condominium
5. Triplexes & apartments
6. Community Center
7. In-home Child Day care up to 3 children
8. Schools public or private
9. Public safety: fire, police, rescue squad, ambulance
10. Continuing care retirement facility
11. Public Parks, swimming pool, tennis courts, golf course
12. Churches, religious institutions
13. Minor utility, elevated water storage tank
14. Private parks
15. Private country clubs, golf courses

The following site specific condition applies to the Multi-Family Conditional Use (MF-2 C193) District.

1. Amenities shall include a swimming pool, an animal recreation area (dog park), and a designated area for car washing.
2. A gate shall be installed to limit access from the subject property to Salt Hill Road to emergency personnel only.
3. Building height shall be limited to a maximum of 4 stories.

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
Garner Land Company LLC	Portion of PIN# 1720727700	MXD-1 (Mixed Use) 2.5 acres R-40 (Low Density Residential) 17.11 acres	Multi-Family Conditional Use (MF-2 C193)

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 6th day February 2017.

Ronnie S. Williams

ATTEST: _____
Stella L. Gibson, Town Clerk

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: February 6, 2017		
Subject: General Use Rezoning Z-16-04		
Location on Agenda: Old/New Business		
Department: Planning		
Contact: David Bamford, Senior Planner		
Presenter: David Bamford, Senior Planner		
<p>Brief Summary:</p> <p>Request by Khalil Rahimi to rezone a 6.24 acre tract of land located on Maxwell Drive from R-40 and R-9 C153 to Residential-9 (R-9).</p> <p>Item was recommended for approval by the Planning Commission on January 9, 2017.</p>		
<p>Recommended Motion and/or Requested Action:</p> <p>Adopt Ordinance (2017)</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>N/A</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:		

**Town of Garner
General Use Rezoning
Staff Report**

**Town Council
February 6, 2017**

APPLICATION: Z 16-04

APPLICANT: Khalil Rahimi

OWNER: Khalil Rahimi

LOCATION OF PROPERTY: Maxwell Drive

WAKE COUNTY PIN #: 1701342730

AREA: 6.24 acres

TOWN LIMITS: No

PRESENT ZONING: R-40 (5.56 acres) and R-9 C153 (0.68 acres)

REQUESTED ZONING: Residential 9 (R-9)

OVERLAY DISTRICTS: None

KEY MEETING DATES:

Town Council Public Hearing	January 3, 2017
Planning Commission:	January 9, 2017
Town Council Action:	February 6, 2017

REZONING REPORT

EXISTING ZONING

The rezoning site has split zoning. Approximately 5.56-acres are zoned R-40. The remaining 0.68-acre portion is zoned R-9 Conditional Use District 153 (R-9 C153). The portion zoned R-9 C153 was a result of the Jameson Place rezoning approved in 2008 (CUD Z 08-02). This project never moved forward but the zoning remains.

The 5.56 portion is zoned **R-40 single-family residential (R-40)**. This district allows single-family lots of at least 40,000 square feet (.92 acres). Properties zoned R-40 are typically in areas where municipal water & sewer services are not readily available. There is a pond on this site that takes up approximately 2.28-acres. The developable 3.28-acres of R-40 could be subdivided into approximately 3 lots.

The following is a list of permitted uses within the R-40 district.

1. Single-family site built and modular homes
2. Residential Cluster
3. Manufactured homes, Class A only
4. Family Care home
5. Group care home
6. Intermediate care home
7. Community center
8. Child day care up to 3 as home occupation
9. Family child day care up to 8 in home
10. School public or private
11. Public safety facilities (fire, police, rescue, ambulance)
12. Cemetery
13. Public parks, swimming pools, tennis and golf courses
14. Religious institutions
15. Minor utility—elevated water tank
16. Telecommunications facility
17. Other major utility
18. Private golf course or country club
19. Horse stables and related facilities
20. Bed and breakfast
21. Agriculture or silviculture
22. Solar Farms

The remaining 0.68-acre portion is zoned **Residential 9 Conditional Use District 153 (R-9 C-153)**. The R-9 district is established to provide for the development of single-family residential units on lots of at least 9,000 square feet. In addition, the R-9 district also allows schools, churches, parks, and in-home daycares.

This residual sliver of R-9 C 153 is left over from the 2008 project Jameson Place (CUP SB 08-01 & CUD Z 08-02). The proposed project was going to include this area as part of the open space for this project. The subdivision and rezoning was approved but did not move forward due to the downturn of the economy. The project has now expired. The approved zoning boundary remains.

The following is a list of permitted uses within the proposed R-9 C-153 district. Uses voluntarily prohibited by the applicant are highlighted.

1. Single-family detached
2. Residential cluster
3. Modular home (prohibited)
4. Family Care Home
5. Group Care Home
6. Intermediate Care Home
7. Community Center
8. In-home Child Day care (up to 3 children)
9. Family Day care (up to 8 in home)
10. School
11. Public safety: fire, police, rescue squad, ambulance
12. Cemetery
13. Public Parks, swimming pool, tennis courts, golf course
14. Churches, religious institutions (prohibited)
15. Minor utility, elevated water storage tank (prohibited)
16. Private country clubs, golf courses (prohibited)
17. Bed and Breakfast (prohibited)

Proposed Housing conditions for the R-9 C153 district:

1. Each dwelling unit will have at least 1,800 heated square feet.
2. Each dwelling unit will have a 2-car garage.
3. Each dwelling unit will have at least a 36 square foot covered front porch.
4. Each dwelling unit will have at least a 120 square foot patio or deck.
5. The exterior facade of each unit will be constructed of at least 80% brick or stone.
6. Each dwelling unit will have a masonry foundation with crawl space for at least 70% of the foundation area, not to include the garage.
7. At the option of the owner of the property, the requirements of 2 through 6 listed above may be altered, provided that the additional heated square footage requirements below are met.

Amenity

Additional heated area required

No covered front porch.....	100 square feet
No patio or deck.....	50 square feet
Only 1 car garage.....	100 square feet
Not at least 80% brick.....	400 square feet

PROPOSED ZONING

The proposed zoning district for the entire 6.24-acres is **Residential 9 (R-9) general use**. The R-9 district is primarily a residential district allowing single-family lots of at least 9,000 square feet (0.21 acres). This is not a conditional use application, and no specific site plan is proposed at this time.

Staff estimates that the site could be developed into approximately 13 dwelling units, which is a net density of 2.15 units per acre; this includes subtracting out land for driveways, roads, and parking areas, and 2.28-acres for the existing pond

The following is a list of permitted uses in the R-9 district.

1. Single-family site built and modular homes
2. Residential cluster
3. Family Care Home
4. Group Care Home
5. Intermediate Care Home
6. Community Center
7. In-home Child Day care (up to 3 children)
8. Family Day care (up to 8 in home)
9. School
10. Public safety: fire, police, rescue squad, ambulance
11. Cemetery
12. Public Parks, swimming pool, tennis courts, golf course
13. Churches, religious institutions
14. Minor utility, elevated water storage tank
15. Private golf course or country club
16. Bed and Breakfast

SUMMARY OF ZONING REQUEST

The rezoning site is 6.24 acres. There is an existing pond that consumes approximately 2.28-acres of this site as not buildable. Approximately 5.56-acres of this 6.24-acre site are zoned R-

40. The remaining 0.68-acre portion is zoned R-9 Conditional Use District 153 (R-9 C153). The portion zoned R-9 C153 was a result of the Jameson Place subdivision project approved in 2008 (CUD Z 08-02). The proposed 2008 Jameson Place subdivision project was going to include a small area of the rezoning site (0.68-acres) for open space. The project did not move forward. However the rezoning was approved and remains mapped.

There is one single-family home on this 6.24-acre lot. The property was sold in 2015, and the current property owner wants to rezone the entire 6.24-acres to Residential 9 (R-9). While the owner has communicated future plans for subdividing out single-family lots, there are no plans at this time. No site plan has been submitted for review. Any development plan will be reviewed separately at a later date.

SURROUNDING ZONING & LAND USE

North: MF-2; Pinewinds Apartments

South: O&I, Smith Elementary School
R-9; Undeveloped

East: R-40; Single-family, undeveloped

West: SB; Commercial / outdoor storage

NEIGHBORHOOD CHARACTER

This area of the community is in an unincorporated area between Greenbrier Subdivision and US 401. Smith Elementary is located across the street from the rezoning site. There are large tracts of undeveloped land in this area. A church is also located to the west. There is a mix of zoning districts along Maxwell Drive: SB, O&I, R-40, and R-9 C153.

ZONING HISTORY

There have been several rezoning cases in this area of Garner going back to 1999.

Case	Applicant	Location	Zoning Change
Z 99-01	Pinewinds Townhomes	Small Pine Drive	CB to MF-1
CUD Z 02-02	David Martin	Timber Drive & Grovemont	R-15 & R-20 to SB CUD

CUD Z 06-05	Maissa Kaddoura	4809 Fayetteville Rd	CR to SB CUD
CUD Z 08-02	Homestead Developer, LLC	Maxwell Drive	R-40 to R-9 C153

* Note: CB was Community Business under the previous version of the *Land Use Ordinance*. All CB districts were re-named to CR (Community Retail) in the *Unified Development Ordinance*, effective October 1, 2003.

INFRASTRUCTURE

Water & Sewer

The rezoning site has access to both water and sewer. There are 8” water and sewer lines along Maxwell Drive on the opposite side of the road. When the site is developed, any connections will be subject to the Town’s Utility Policy.

TRANSPORTATION

The rezoning site has approximately 230 feet of frontage on Maxwell Drive. This road is a 2-lane NCDOT maintained facility (SR 2797) with a right-of-way width of 60 feet. It is not classified as a thoroughfare on the Town’s plan.

Approximately ¼-mile west of the rezoning site, Maxwell Drive intersects with US 401. Highway US 401 road is classified as a **Major Thoroughfare** on the *Garner Transportation Plan* and is maintained by NCDOT. In this vicinity, US 401 has 4 travel lanes and a center turning lane within a 150 foot right-of-way. Average daily traffic counts (ADT) are estimated to be 36,000 in this area according to 2015 NCDOT data.

Road widening improvements to Maxwell Drive along the frontage of the site will be required when the site is developed. This would include curb and gutter, and sidewalks.

Staff estimates that under the current single-family zoning (R-40 / R-9), the site could be developed into approximately 3 lots. This would generate approximately 29 vehicle trips. Under the proposed R-9 zoning, staff estimates the site could be developed into approximately 13 dwelling units (buildable area reduced by 2.28-acre pond). This would generate approximately 124 vehicle trips. While more traffic would be generated to the property, Maxwell Drive is not a heavily travelled road. Significant traffic impacts to the area are not anticipated.

ENVIRONMENT

The rezoning site drains to the south. There is also a pond that takes up approximately 2.28-acres of the 6.24-acre property. On June 13, 2016, the State Division of Water Quality

determined that a 50-foot buffer would apply around the perimeter of the pond shore. Future development of the site would need to be located outside any required buffer.

STAFF COMMENTARY

Conformity to Adopted Town Plans

According to the ***Town of Garner Comprehensive Growth Plan***, the rezoning site is designated as a **Primary Residential Area** for the **Neighborhood Center** at Old Stage Road and US 401. The Neighborhood Center is designed to serve the daily needs of the surrounding residential population. These centers are pedestrian scaled with a limited mixed use area at the center. At the core, generally located at the intersection of minor arterials, is an area of mixed-use development with neighborhood scaled convenience retail/service, schools, professional offices, churches, civic functions, formal open spaces and higher density residential.

The **Primary Residential Area** for a Neighborhood Center is designed to accommodate limited office use and medium density residential development. The recommended zoning districts include: Neighborhood Office (NO), MF-1, R-9, R-12, Traditional Neighborhood (TND), Planned Residential (PRD), and Planned Unit (PUD). The recommended residential density range for **Primary Residential Area** is 3 to 9 dwelling units per acre.

The requested zoning change from R-40 and R-9 C153 to R-9 general use is consistent with the recommendations of the *Comprehensive Growth Plan* for this area of the community. When the site is developed, the density of any future project will be constrained by the pond and required riparian buffers. The proposed R-9 zoning district is also consistent with the surrounding zoning pattern along Maxwell Drive.

Because this is a general use request, no site plan or development plan is proposed at this time. A future development plan will be evaluated and reviewed separately.

PUBLIC HEARING

The public hearing for this application was held on January 3, 2017. There were no public comments at the meeting concerning the rezoning.

PLANNING COMMISSION

The Planning Commission meeting was held on January 9, 2017, and they voted to recommend approval of this request.

STAFF RECOMMENDATION

Staff has no objections to Rezoning Application Z-16-04. Staff recommends approval as submitted.

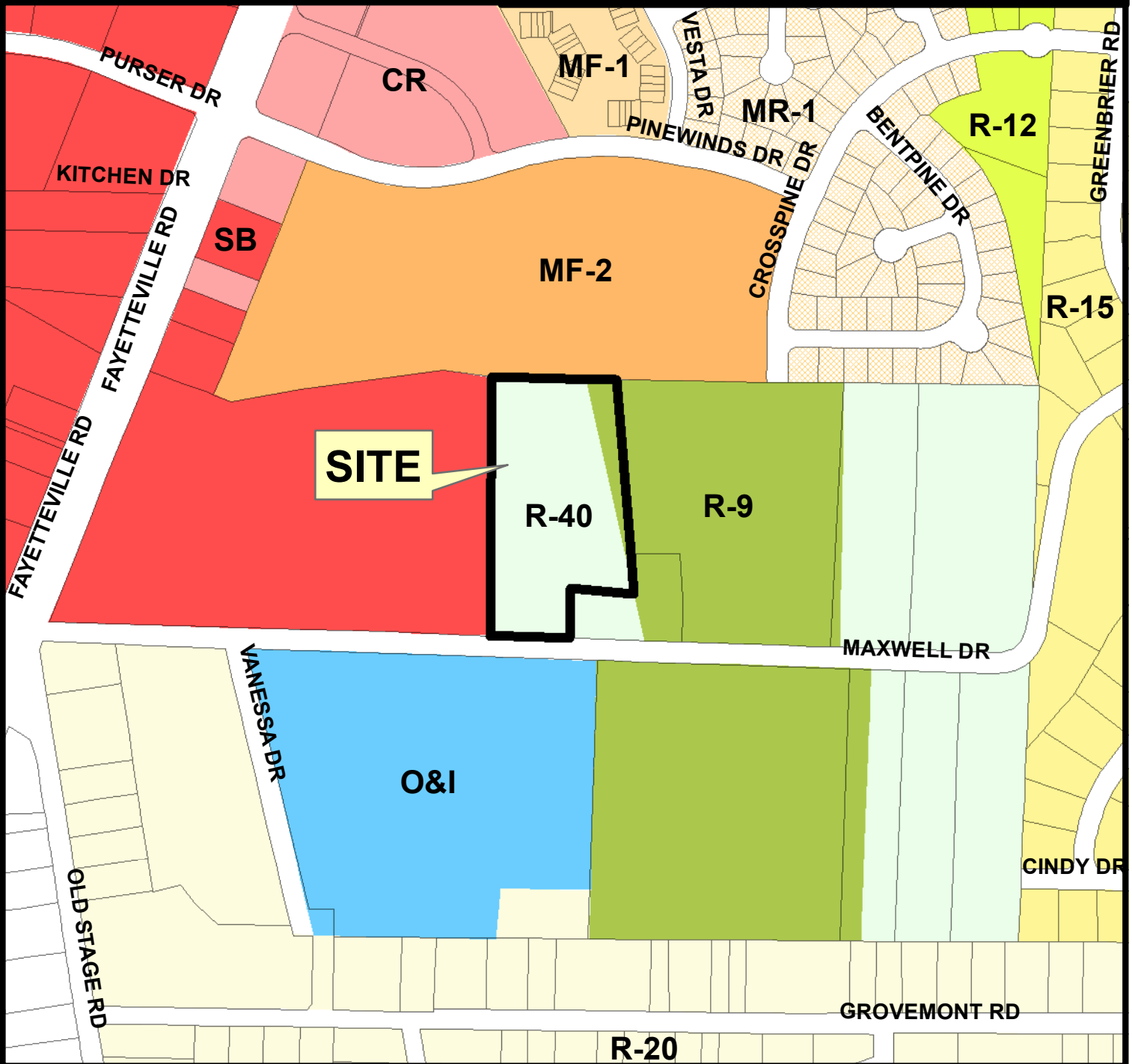


**Town of Garner
Planning Department**

General Use Rezoning

Z-16-04

0 300 600 Feet



OWNER: Khalil Rahimi
LOCATION: 1016 Maxwell Drive
PARCEL PIN: 1701342730

CURRENT USE: 1 single-family house
CURRENT ZONING: R-40
PROPOSED ZONING: Residential 9(R9)
OVERLAY: None
ACREAGE: 6.24

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

ORDINANCE NO. (2017)

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF GARNER AND ITS
EXTRATERRITORIAL JURISDICTION

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF GARNER:

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 current zoning of Residential-40 (R-40) (5.56 acres) and Residential 9 (R-9)(C153) (.68 acres) to Residential 9 (R-9) general use district as requested in **Rezoning Application No. Z-16-04** submitted by Khalil Rahimi.

6.24 acres identified as Wake County PIN # **1701342730**

Section 2. That all ordinances or portions thereof in conflict with this ordinance are hereby repealed.

Section 3. That this ordinance shall become effective upon its adoption.

Section 4. That the Planning Department shall change the Official Zoning Map displayed for the public to reflect this change immediately following adoption.

Section 5. 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.

Duly adopted this 6th day of February, 2017.

Ronnie S. Williams, Mayor

ATTEST: _____
Stella L. Gibson, Town Clerk

Permits Issued From 01/01/2017 To 01/31/2017

Commercial	Total Permits 23	Total Cost \$1,514,178.00
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Permit #:	2161033	Inside Town Limits	Yes
Issue date:	1/25/2017	Census tract:	PIN#:
Lot#:		Subdivision:	N/A
PropAddress:	750 TIMBER DRIVE	Total cost:	\$800,000.00
Owner's	ALDI, INC	Owner's Phone:	704-642-0023
Contractor	CADE, INC.	Contractor's Phone:	919-562-2115
Type of Improvement:	Alteration	Proposed Use	MERCANTILE/RETAIL

Permit #:	2161058	Inside Town Limits	Yes
Issue date:	1/3/2017	Census tract:	PIN#:
Lot#:		Subdivision:	N/A
PropAddress:	68 EAGLE WING WAY	Total cost:	\$600.00
Owner's	CHIPOLTE MEXICAN GRILL	Owner's Phone:	303-595-4000
Contractor		Contractor's Phone:	
Type of Improvement:	Electrical	Proposed Use	COMMERCIAL SIGN

Permit #:	2161106	Inside Town Limits	Yes
Issue date:	1/27/2017	Census tract:	PIN#: 1701-19-0232
Lot#:		Subdivision:	N/A
PropAddress:	1824 GARNER STATION BLVD	Total cost:	\$57,822.00
Owner's	JS PRINTING	Owner's Phone:	
Contractor	BPG MANAGEMENT CO. - NC	Contractor's Phone:	919-872-9000
Type of Improvement:	Alteration	Proposed Use	BUSINESS/OFFICE

Permit #:	2161112	Inside Town Limits	Yes
Issue date:	1/3/2017	Census tract:	PIN#: 1711-13-3230
Lot#:		Subdivision:	N/A
PropAddress:	946 VANDORA SPRINGS ROAD	Total cost:	\$55,935.00
Owner's	DR. MANNE	Owner's Phone:	
Contractor	MORRIS CONSTRUCTION CONSULTANT	Contractor's Phone:	919-868-1510
Type of Improvement:	Alteration	Proposed Use	BUSINESS/OFFICE

Permit #:	2161113	Inside Town Limits	Yes
Issue date:	1/3/2017	Census tract:	PIN#: 1711-13-3230
Lot#:		Subdivision:	N/A
PropAddress:	938 VANDORA SPRINGS ROAD	Total cost:	\$83,900.00
Owner's	DR. MANNE	Owner's Phone:	
Contractor	MORRIS CONSTRUCTION CONSULTANT	Contractor's Phone:	919-868-1510
Type of Improvement:	Alteration	Proposed Use	BUSINESS/OFFICE

Permits Issued From 01/01/2017 To 01/31/2017

Permit #:	2161198	Inside Town Limits	Yes
Issue date:	1/18/2017	Census tract:	PIN#: 1629-07-2483
Lot#:		Subdivision: N/A	Total cost: \$5,000.00
PropAddress:	915 WITHERS ROAD		
Owner's	N. D. PROPERTIES LLC	Owner's Phone:	919-285-4700
Contractor	COUNTRY CONSTRUCTION CO.	Contractor's Phone:	919-207-3780
Type of Improvement:	Plumbing	Proposed Use	WATER & SEWER SERVICE

Permit #:	2161218	Inside Town Limits	Yes
Issue date:	1/17/2017	Census tract:	PIN#: 1629-17-6780
Lot#:		Subdivision: N/A	Total cost: \$100,000.00
PropAddress:	8317 BRYAN ROAD		
Owner's	WAKE COUNTY BOARD OF EDUC.	Owner's Phone:	
Contractor	CITY OF RALEIGH	Contractor's Phone:	919-857-4540
Type of Improvement:	Plumbing	Proposed Use	EDUCATIONAL/SCHOOL

Permit #:	2170006	Inside Town Limits	Yes
Issue date:	1/4/2017	Census tract:	PIN#:
Lot#:		Subdivision: N/A	Total cost: \$94,800.00
PropAddress:	135 SHENSTONE BLVD		
Owner's	RACK ROOM SHOES	Owner's Phone:	704-547-8153
Contractor	SUN INDUSTRIAL INC	Contractor's Phone:	724-632-2000
Type of Improvement:	Alteration	Proposed Use	MERCANTILE/RETAIL

Permit #:	2170008	Inside Town Limits	Yes
Issue date:	1/4/2017	Census tract:	PIN#: 1710-47-0853
Lot#:		Subdivision: N/A	Total cost: \$6,500.00
PropAddress:	1411 AVERSBORO ROAD, SUITE 109		
Owner's	BALL RENTALS	Owner's Phone:	919-427-2592
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	Alteration	Proposed Use	BUSINESS/OFFICE

Permit #:	2170018	Inside Town Limits	Yes
Issue date:	1/6/2017	Census tract:	PIN#:
Lot#:		Subdivision: N/A	Total cost: \$2,400.00
PropAddress:	1323 FIFTH AVE		
Owner's	YORK PROPERTIES	Owner's Phone:	919-821-1350
Contractor		Contractor's Phone:	
Type of Improvement:	Plumbing	Proposed Use	PLUMBING

Permits Issued From 01/01/2017 To 01/31/2017

Permit #:	2170024	Inside Town Limits	Yes
Issue date:	1/14/2017	Census tract:	PIN#: 1711-07-4083
Lot#:		Subdivision: N/A	Total cost: \$36,035.00
PropAddress:	1400 MECHANICAL BLVD		
Owner's	NEWS & OBSERVER	Owner's Phone:	
Contractor	MLG CONSTRUCTION CONSULTANTS LL	Contractor's Phone: 919-787-0924	
Type of Improvement:	Electrical	Proposed Use	GENERATOR

Permit #:	2170025	Inside Town Limits	Yes
Issue date:	1/9/2017	Census tract:	PIN#: 1701-28-7326
Lot#:		Subdivision: N/A	Total cost: \$1,000.00
PropAddress:	1431 GARNER STATION BLVD		
Owner's	LOS GUANACOS	Owner's Phone:	
Contractor		Contractor's Phone:	
Type of Improvement:	Alteration	Proposed Use	RESTAURANT

Permit #:	2170027	Inside Town Limits	Yes
Issue date:	1/9/2017	Census tract:	PIN#: 1701-37-1249
Lot#:		Subdivision: N/A	Total cost: \$2,400.00
PropAddress:	130 ANNARON COURT		
Owner's	PROXIMA, LLC	Owner's Phone: 919-909-0175	
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	BUSINESS/OFFICE

Permit #:	2170028	Inside Town Limits	Yes
Issue date:	1/10/2017	Census tract:	PIN#: 1720-29-3713
Lot#:		Subdivision: N/A	Total cost: \$27,187.00
PropAddress:	803 MORRIS DRIVE		
Owner's	MORRIS & ASSOCIATES	Owner's Phone: 919-582-9200	
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2170034	Inside Town Limits	Yes
Issue date:	1/11/2017	Census tract:	PIN#:
Lot#:		Subdivision: N/A	Total cost: \$100,000.00
PropAddress:	601 NEW RAND ROAD		
Owner's	ASG PREAKNESS LLC	Owner's Phone:	
Contractor	EAST DRILLING AND BLASTING	Contractor's Phone: 919-291-8195	
Type of Improvement:	Demolition	Proposed Use	OTHER

Permits Issued From 01/01/2017 To 01/31/2017

Permit #:	2170037	Inside Town Limits	Yes
Issue date:	1/11/2017	Census tract:	PIN#:
Lot#:		Subdivision:	N/A
PropAddress:	101 GREEN TRACE COURT	Total cost:	\$109,800.00
Owner's	STOCK AMERICA	Owner's Phone:	919-244-6811
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL INSTALLATI

Permit #:	2170041	Inside Town Limits	Yes
Issue date:	1/12/2017	Census tract:	PIN#:
Lot#:		Subdivision:	N/A
PropAddress:	117 SMALL PINE DRIVE	Total cost:	\$11,849.00
Owner's	BRUEGGERS BAGELS	Owner's Phone:	919-846-0183
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2170048	Inside Town Limits	Yes
Issue date:	1/12/2017	Census tract:	PIN#:
Lot#:		Subdivision:	N/A
PropAddress:	1431 GARNER STATION BLVD	Total cost:	\$8,750.00
Owner's	LOS GUANACOS LLC	Owner's Phone:	
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	Alteration	Proposed Use	RESTAURANT

Permit #:	2170051	Inside Town Limits	Yes
Issue date:	1/12/2017	Census tract:	PIN#:
Lot#:		Subdivision:	N/A
PropAddress:	1431 GARNER STATION BLVD.	Total cost:	\$500.00
Owner's	LOS GUANACOS LLC	Owner's Phone:	
Contractor		Contractor's Phone:	
Type of Improvement:	Electrical	Proposed Use	COMMERCIAL SIGN

Permit #:	2170056	Inside Town Limits	Yes
Issue date:	1/25/2017	Census tract:	PIN#:
Lot#:		Subdivision:	N/A
PropAddress:	1301 US HIGHWAY 70 WEST	Total cost:	\$500.00
Owner's	J & S PETRO LLC	Owner's Phone:	
Contractor		Contractor's Phone:	
Type of Improvement:	Electrical	Proposed Use	COMMERCIAL SIGN

Permits Issued From 01/01/2017 To 01/31/2017

Permit #:	2170058	Inside Town Limits Yes	
Issue date:	1/17/2017	Census tract:	PIN#:
Lot#:		Subdivision: N/A	Total cost: \$5,000.00
PropAddress:	0 HEATHER PARK DR		
Owner's	LANDING AT HEATHER PARK	Owner's Phone:	
Contractor	KENNETH WEST, INC	Contractor's Phone: 919-233-2282	
Type of Improvement:	Plumbing	Proposed Use	IRRIGATION

Permit #:	2170070	Inside Town Limits Yes	
Issue date:	1/24/2017	Census tract:	PIN#: 1711-19-1037
Lot#:		Subdivision: N/A	Total cost: \$4,000.00
PropAddress:	109 TECHNICAL COURT		
Owner's	PUROLOGIX INC	Owner's Phone: 919-624-6960	
Contractor	CHRISTOPHER DAVID BOYD	Contractor's Phone: 919-625-5221	
Type of Improvement:	Alteration	Proposed Use	BUSINESS/OFFICE

Permit #:	2170073	Inside Town Limits Yes	
Issue date:	1/24/2017	Census tract:	PIN#: 1720-65-1904
Lot#:		Subdivision: N/A	Total cost: \$200.00
PropAddress:	1205 TIMBER DRIVE EAST		
Owner's	REGAL CINEMAS	Owner's Phone: 844-462-7342	
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	Alteration	Proposed Use	ABC LICENSE

Mechanical	Total Permits 1	Total Cost \$7,123,839.00
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Permit #:	2160803	Inside Town Limits Yes	
Issue date:	1/20/2017	Census tract:	PIN#: 1710-46-7449
Lot#:		Subdivision: N/A	Total cost: \$7,123,839.00
PropAddress:	120 SOUTHERBY BLUFFS COURT		
Owner's	PENNINGTON GROVE LLC	Owner's Phone: 919-832-4345	
Contractor	WEAVER COOKE CONSTRCTION LLC	Contractor's Phone: 336-378-7900	
Type of Improvement:	New Building	Proposed Use	MULTI-FAMILY 5 UNITS &

Permits Issued From 01/01/2017 To 01/31/2017

Residential	Total Permits 73	Total Cost \$2,291,647.00
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Permit #:	2160793	Inside Town Limits	Yes
Issue date:	1/26/2017	Census tract:	PIN#:
Lot#:		Subdivision:	HEATHER SPRINGS
PropAddress:	212 HEATHER SPRINGS DR	Total cost:	\$5,500.00
Owner's	BARBARA WILLIAMSON	Owner's Phone:	919-669-4977
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2161183	Inside Town Limits	Yes
Issue date:	1/24/2017	Census tract:	PIN#: 0790-90-4529
Lot#:	339	Subdivision:	EAGLE RIDGE
PropAddress:	454 WATERVILLE ST	Total cost:	\$269,910.00
Owner's	KYLE GAINS	Owner's Phone:	703-489-9000
Contractor	GRANTHAM CUSTOM HOMES	Contractor's Phone:	919-554-1212
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2161205	Inside Town Limits	Yes
Issue date:	1/6/2017	Census tract:	PIN#:
Lot#:		Subdivision:	SUMMERSWALK
PropAddress:	434 SUMMERS WALK CIRCLE	Total cost:	\$1,300.00
Owner's	ANDERSON SILVA	Owner's Phone:	919-518-6321
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2170001	Inside Town Limits	Yes
Issue date:	1/4/2017	Census tract:	PIN#:
Lot#:		Subdivision:	TIFFANY WOODS
PropAddress:	105 LYME COURT	Total cost:	\$8,806.00
Owner's	MICKEY HAWLEY	Owner's Phone:	919-602-0124
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2170002	Inside Town Limits	Yes
Issue date:	1/4/2017	Census tract:	PIN#:
Lot#:		Subdivision:	BINGHAM STATION
PropAddress:	132 SLEEPER CAR LANE	Total cost:	\$7,400.00
Owner's	TIM CANDON	Owner's Phone:	919-619-6926
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permits Issued From 01/01/2017 To 01/31/2017

Permit #:	2170003	Inside Town Limits	Yes
Issue date:	1/4/2017	Census tract:	PIN#:
Lot#:		Subdivision:	DUNHAVEN Total cost: \$14,000.00
PropAddress:	2613 CRAVENRIDGE PLACE		
Owner's	BOB CROOK	Owner's Phone:	252-205-5065
Contractor		Contractor's Phone:	
Type of Improvement:	Alteration	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2170004	Inside Town Limits	No
Issue date:	1/6/2017	Census tract:	PIN#:
Lot#:		Subdivision:	N/A Total cost: \$50,000.00
PropAddress:	1000 RAND ROAD		
Owner's	KELLY GIBSON	Owner's Phone:	
Contractor	CARY RECONSTRUCTION COMPANY	Contractor's Phone:	919-467-5517
Type of Improvement:	Repair	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2170005	Inside Town Limits	Yes
Issue date:	1/4/2017	Census tract:	PIN#:
Lot#:		Subdivision:	BAINBRIDGE Total cost: \$500.00
PropAddress:	202 BAINBRIDGE CIRCLE		
Owner's	WILLIAM AKABI-DAVIS	Owner's Phone:	919-332-8858
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	Alteration	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2170007	Inside Town Limits	Yes
Issue date:	1/5/2017	Census tract:	PIN#:
Lot#:		Subdivision:	SUNSET ACRES Total cost: \$2,200.00
PropAddress:	1406 FAYE DRIVE		
Owner's	OZELLA BURGESS	Owner's Phone:	919-662-9578
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2170009	Inside Town Limits	No
Issue date:	1/5/2017	Census tract:	PIN#: 1711-86-2998
Lot#:		Subdivision:	N/A Total cost: \$1,944.00
PropAddress:	800 CREECH ROAD		
Owner's	GERALD STRICKLAND	Owner's Phone:	919-464-8417
Contractor		Contractor's Phone:	
Type of Improvement:	Plumbing	Proposed Use	ELECTRIC HOT WATER HE

Permits Issued From 01/01/2017 To 01/31/2017

Permit #:	2170010	Inside Town Limits	Yes
Issue date:	1/5/2017	Census tract:	PIN#: 1710-30-5478
Lot#:	30	Subdivision: SCARBOROUGH RIDGE	Total cost: \$16,240.00
PropAddress:	1005 HADRIAN DRIVE		
Owner's	JOANN REY	Owner's Phone:	609-462-4705
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2170011	Inside Town Limits	Yes
Issue date:	1/9/2017	Census tract:	PIN#: 1710-41-3215
Lot#:		Subdivision: HEATHER WOODS	Total cost: \$29,000.00
PropAddress:	850 HADRIAN DRIVE		
Owner's	DAVID HALL	Owner's Phone:	
Contractor	OLMSTEAD HOMESTEADS	Contractor's Phone:	919-669-8542
Type of Improvement:	Addition	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2170012	Inside Town Limits	No
Issue date:	1/6/2017	Census tract:	PIN#: 1629-16-4459
Lot#:		Subdivision: N/A	Total cost: \$32,000.00
PropAddress:	8350 BRYAN ROAD		
Owner's	AARON GOODRICH	Owner's Phone:	919-389-0184
Contractor	WADE VUNCANNON	Contractor's Phone:	919-427-6745
Type of Improvement:	New Structure	Proposed Use	GARAGE DETACHED

Permit #:	2170013	Inside Town Limits	Yes
Issue date:	1/5/2017	Census tract:	PIN#: 1710-78-5044
Lot#:		Subdivision: N/A	Total cost: \$14,250.00
PropAddress:	606 NEW RAND ROAD		
Owner's	SHANNON RABORN	Owner's Phone:	334-444-0945
Contractor	ADVANTA CLEAN	Contractor's Phone:	919-608-4399
Type of Improvement:	Repair	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2170014	Inside Town Limits	Yes
Issue date:	1/10/2017	Census tract:	PIN#: 1711-36-9381
Lot#:		Subdivision: N/A	Total cost: \$800.00
PropAddress:	1104 CURTISS DRIVE		
Owner's	JOYCE BROADIE	Owner's Phone:	919-661-0266
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	Addition	Proposed Use	DECK

Permits Issued From 01/01/2017 To 01/31/2017

Permit #:	2170015	Inside Town Limits Yes	
Issue date:	1/11/2017	Census tract:	PIN#: 1710-23-1983
Lot#:		Subdivision: HEATHER RIDGE	Total cost: \$24,345.00
PropAddress:	106 TYSER PLACE		
Owner's	CHAD CLARKE	Owner's Phone:	919-669-8613
Contractor	BUILDER SERVICES INC OF NC	Contractor's Phone:	919-529-0513
Type of Improvement:	Repair	Proposed Use	PORCH

Permit #:	2170016	Inside Town Limits Yes	
Issue date:	1/10/2017	Census tract:	PIN#: 1710-42-1486
Lot#:		Subdivision: VILLAGE AT AVERSBORO	Total cost: \$20,781.00
PropAddress:	418 EASY WIND LANE		
Owner's	JOE WOLOZYN	Owner's Phone:	919-896-8890
Contractor	CHAMPION WINDOW CO.	Contractor's Phone:	919-460-6632
Type of Improvement:	Addition	Proposed Use	SUNROOM

Permit #:	2170017	Inside Town Limits Yes	
Issue date:	1/6/2017	Census tract:	PIN#:
Lot#:		Subdivision: CLOVERDALE	Total cost: \$2,000.00
PropAddress:	515 KENWAY STREET		
Owner's	BUDDY & JOHNNA HALL	Owner's Phone:	704-221-6805
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	Alteration	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2170019	Inside Town Limits Yes	
Issue date:	1/13/2017	Census tract:	PIN#: 1629-08-1007
Lot#:	88	Subdivision: SUTTON SPRINGS	Total cost: \$142,000.00
PropAddress:	155 ELK STONE TRAIL		
Owner's	CALATLANTIC GROUP	Owner's Phone:	919-465-5904
Contractor	CALATLANTIC GROUP INC	Contractor's Phone:	704-759-6042
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2170020	Inside Town Limits Yes	
Issue date:	1/27/2017	Census tract:	PIN#:
Lot#:		Subdivision: N/A	Total cost: \$725.00
PropAddress:	1512 MIRIAM AVE		
Owner's	JEFFERSON DUDLEY	Owner's Phone:	919-772-4037
Contractor		Contractor's Phone:	
Type of Improvement:	Electrical	Proposed Use	GENERATOR

Permits Issued From 01/01/2017 To 01/31/2017

Permit #:	2170021	Inside Town Limits	Yes
Issue date:	1/11/2017	Census tract:	PIN#: 1629-08-3124
Lot#:	80	Subdivision: SUTTON SPRINGS	Total cost: \$115,000.00
PropAddress:	156 ELK STONE TRAIL		
Owner's	CALATLANTIC GROUP	Owner's Phone:	919-465-5904
Contractor	CALATLANTIC GROUP INC	Contractor's Phone:	704-759-6042
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2170022	Inside Town Limits	Yes
Issue date:	1/9/2017	Census tract:	PIN#:
Lot#:		Subdivision: N/A	Total cost: \$1,000.00
PropAddress:	714 WOODLAND ROAD		
Owner's	SLIPSTREAM RTP REAL ESTATE 1	Owner's Phone:	919-439-2387
Contractor		Contractor's Phone:	
Type of Improvement:	Electrical	Proposed Use	ELECTRICAL SERVICE REC

Permit #:	2170023	Inside Town Limits	Yes
Issue date:	1/10/2017	Census tract:	PIN#:
Lot#:		Subdivision: N/A	Total cost: \$5,023.00
PropAddress:	121 CREECH ROAD		
Owner's	DORIS HOLLOWAY	Owner's Phone:	919-779-4398
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2170026	Inside Town Limits	Yes
Issue date:	1/9/2017	Census tract:	PIN#:
Lot#:		Subdivision: N/A	Total cost: \$81,000.00
PropAddress:	185 SHENSTONE BLVD		
Owner's	I A GARNER WHITE OAK LLC	Owner's Phone:	919-627-5890
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2170029	Inside Town Limits	Yes
Issue date:	1/10/2017	Census tract:	PIN#:
Lot#:		Subdivision: N/A	Total cost: \$4,500.00
PropAddress:	106 YEARGAN ROAD		
Owner's	BOBBY RAYNOR	Owner's Phone:	919-606-0604
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permits Issued From 01/01/2017 To 01/31/2017

Permit #:	2170030	Inside Town Limits	Yes
Issue date:	1/10/2017	Census tract:	PIN#: 1720-00-5936
Lot#:	12	Subdivision: EVERWOOD	Total cost: \$4,500.00
PropAddress:	101 CAPERTREE LANE		
Owner's	KEVIN ANTHONY	Owner's Phone:	919-619-6607
Contractor	Contractor's Phone:		
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2170031	Inside Town Limits	Yes
Issue date:	1/13/2017	Census tract:	PIN#: 1710-49-6286
Lot#:		Subdivision: N/A	Total cost: \$4,000.00
PropAddress:	517 LAKESIDE DRIVE		
Owner's	LEON PERKINSON	Owner's Phone:	919-656-8600
Contractor	DAVID JOHNSON	Contractor's Phone:	919-623-1192
Type of Improvement:	Alteration	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2170032	Inside Town Limits	Yes
Issue date:	1/10/2017	Census tract:	PIN#:
Lot#:		Subdivision: SUTTON SPRINGS	Total cost: \$700.00
PropAddress:	230 PECAN HARVEST DR		
Owner's	JAMES DAVIS	Owner's Phone:	919-669-8100
Contractor	Contractor's Phone:		
Type of Improvement:	Electrical	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2170033	Inside Town Limits	Yes
Issue date:	1/11/2017	Census tract:	PIN#:
Lot#:		Subdivision: HUNTERS MARK	Total cost: \$5,500.00
PropAddress:	404 HAY RIVER ST		
Owner's	RALPH CARSON	Owner's Phone:	919-795-1299
Contractor	Contractor's Phone:		
Type of Improvement:	Mechanical	Proposed Use	TANKLESS HOT WATER HE

Permit #:	2170035	Inside Town Limits	No
Issue date:	1/11/2017	Census tract:	PIN#: 1619-61-4801
Lot#:		Subdivision: INDIAN CREEK	Total cost: \$2,880.00
PropAddress:	4804 SHAWNEE COURT		
Owner's	TRARIA WALLACE	Owner's Phone:	252-259-5707
Contractor	Contractor's Phone:		
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permits Issued From 01/01/2017 To 01/31/2017

Permit #:	2170036	Inside Town Limits	Yes
Issue date:	1/17/2017	Census tract:	PIN#: 1619-88-5028
Lot#:	54	Subdivision:	GLENS AT BETHEL Total cost: \$6,370.00
PropAddress:	113 DEREHAM LANE		
Owner's	WILLIAM SCHOTT	Owner's Phone:	309-253-7613
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2170038	Inside Town Limits	No
Issue date:	1/12/2017	Census tract:	PIN#:
Lot#:		Subdivision:	N/A Total cost: \$500.00
PropAddress:	2105 US HWY 70 EAST		
Owner's	SEVENTY EASY ASSOCIATES	Owner's Phone:	919-369-3254
Contractor		Contractor's Phone:	
Type of Improvement:	Electrical	Proposed Use	ELECTRICAL SERVICE REC

Permit #:	2170039	Inside Town Limits	Yes
Issue date:	1/13/2017	Census tract:	PIN#: 1619-02-4925
Lot#:	8	Subdivision:	CREEKSIDE Total cost: \$146,400.00
PropAddress:	148 ROARING CREEK DRIVE		
Owner's	D.R. HORTON, INC.	Owner's Phone:	919-407-2037
Contractor	D.R. HORTON, INC.	Contractor's Phone:	704-345-1019
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2170040	Inside Town Limits	Yes
Issue date:	1/12/2017	Census tract:	PIN#: 1701-46-2025
Lot#:	62	Subdivision:	PINEWINDS Total cost: \$8,290.00
PropAddress:	101 BENTPINE DRIVE		
Owner's	SHIRLEY WEAVER	Owner's Phone:	919-779-6933
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2170042	Inside Town Limits	Yes
Issue date:	1/12/2017	Census tract:	PIN#: 1700-96-1349
Lot#:	84	Subdivision:	HEATHER SPRINGS Total cost: \$5,100.00
PropAddress:	206 BRIMS WAY		
Owner's	PRANHOM HUFFSTETLER	Owner's Phone:	
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permits Issued From 01/01/2017 To 01/31/2017

Permit #:	2170043	Inside Town Limits Yes	
Issue date:	1/13/2017	Census tract:	PIN#: 1619-02-4837
Lot#:	9	Subdivision: CREEKSIDE	Total cost: \$106,500.00
PropAddress:	154 ROARING CREEK DRIVE		
Owner's	D.R. HORTON, INC.	Owner's Phone:	919-407-2037
Contractor	D.R. HORTON, INC.	Contractor's Phone:	704-345-1019
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2170044	Inside Town Limits Yes	
Issue date:	1/13/2017	Census tract:	PIN#: 1619-02-4739
Lot#:	10	Subdivision: CREEKSIDE	Total cost: \$146,400.00
PropAddress:	160 ROARING CREEK DRIVE		
Owner's	D.R. HORTON, INC.	Owner's Phone:	919-407-2037
Contractor	D.R. HORTON, INC.	Contractor's Phone:	704-345-1019
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2170045	Inside Town Limits Yes	
Issue date:	1/13/2017	Census tract:	PIN#: 1619-02-4741
Lot#:	11	Subdivision: CREEKSIDE	Total cost: \$128,300.00
PropAddress:	166 ROARING CREEK DRIVE		
Owner's	D.R. HORTON, INC.	Owner's Phone:	919-407-2037
Contractor	D.R. HORTON, INC.	Contractor's Phone:	704-345-1019
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2170046	Inside Town Limits Yes	
Issue date:	1/13/2017	Census tract:	PIN#: 1619-03-5356
Lot#:	90	Subdivision: CREEKSIDE	Total cost: \$136,600.00
PropAddress:	101 BINGHAM CREEK DRIVE		
Owner's	D.R. HORTON, INC.	Owner's Phone:	919-407-2037
Contractor	D.R. HORTON, INC.	Contractor's Phone:	704-345-1019
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2170047	Inside Town Limits Yes	
Issue date:	1/17/2017	Census tract:	PIN#:
Lot#:		Subdivision: N/A	Total cost: \$2,600.00
PropAddress:	607 BUFFALOE ROAD		
Owner's	THOMAS BANKS	Owner's Phone:	919-803-2231
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permits Issued From 01/01/2017 To 01/31/2017

Permit #:	2170050	Inside Town Limits Yes	
Issue date:	1/19/2017	Census tract:	PIN#: 1629-06-5204
Lot#:	35	Subdivision: SUTTON SPRINGS	Total cost: \$133,000.00
PropAddress:	216 PECAN HARVEST DRIVE		
Owner's	CALATLANTIC GROUP, INC.	Owner's Phone:	919-465-5904
Contractor	CALATLANTIC GROUP INC	Contractor's Phone:	704-759-6042
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2170052	Inside Town Limits Yes	
Issue date:	1/19/2017	Census tract:	PIN#: 1629-08-1109
Lot#:	89	Subdivision: SUTTON SPRINGS	Total cost: \$115,000.00
PropAddress:	157 ELK STONE TRAIL		
Owner's	CALATLANTIC GROUP, INC.	Owner's Phone:	919-465-5904
Contractor	CALATLANTIC GROUP INC	Contractor's Phone:	704-759-6042
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2170053	Inside Town Limits Yes	
Issue date:	1/13/2017	Census tract:	PIN#:
Lot#:		Subdivision: N/A	Total cost: \$2,000.00
PropAddress:	232 WESTON ROAD		
Owner's	GOLDIE HOLLEYFIELD	Owner's Phone:	
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL INSTALLATI

Permit #:	2170054	Inside Town Limits Yes	
Issue date:	1/17/2017	Census tract:	PIN#:
Lot#:		Subdivision: BREEZEWAY EAST	Total cost: \$11,500.00
PropAddress:	113 BROOKWYND COURT		
Owner's	ALVIN MIDGET	Owner's Phone:	919-427-7403
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	GENERATOR

Permit #:	2170055	Inside Town Limits Yes	
Issue date:	1/17/2017	Census tract:	PIN#:
Lot#:		Subdivision: N/A	Total cost: \$1,000.00
PropAddress:	921 POWELL DRIVE		
Owner's	PFASIH SHAIKH	Owner's Phone:	919-469-1066
Contractor		Contractor's Phone:	
Type of Improvement:	Electrical	Proposed Use	SINGLE FAMILY DWELLIN

Permits Issued From 01/01/2017 To 01/31/2017

Permit #:	2170059	Inside Town Limits	Yes
Issue date:	1/17/2017	Census tract:	PIN#: 1619-95-6981
Lot#:	17	Subdivision:	SUTTON SPRINGS Total cost: \$4,384.00
PropAddress:	240 SUTTON SPRINGS DRIVE		
Owner's	RANDALL TURPIN	Owner's Phone:	828-506-0845
Contractor		Contractor's Phone:	
Type of Improvement:	Electrical	Proposed Use	GENERATOR

Permit #:	2170060	Inside Town Limits	Yes
Issue date:	1/17/2017	Census tract:	PIN#:
Lot#:		Subdivision:	N/A Total cost: \$7,075.00
PropAddress:	2290 SALT HILL ROAD		
Owner's	MATTHEW McGIVER	Owner's Phone:	910-470-9099
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2170061	Inside Town Limits	Yes
Issue date:	1/17/2017	Census tract:	PIN#:
Lot#:		Subdivision:	CLOVERDALE Total cost: \$6,500.00
PropAddress:	1221 SOUTHERLUND ROAD		
Owner's	DAVID CLARK	Owner's Phone:	226-528-2931
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2170062	Inside Town Limits	No
Issue date:	1/18/2017	Census tract:	PIN#:
Lot#:		Subdivision:	N/A Total cost: \$7,000.00
PropAddress:	1506 CREECH ROAD		
Owner's	GEORGEE KELLY	Owner's Phone:	919-698-3932
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2170063	Inside Town Limits	Yes
Issue date:	1/19/2017	Census tract:	PIN#: 1710-36-5812
Lot#:	13	Subdivision:	GEORGETOWNE MANOR Total cost: \$5,700.00
PropAddress:	131 VILLAGE GREEN TRAIL		
Owner's	JUANITA BALL	Owner's Phone:	919-772-0791
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permits Issued From 01/01/2017 To 01/31/2017

Permit #:	2170064	Inside Town Limits	Yes
Issue date:	1/20/2017	Census tract:	PIN#:
Lot#:		Subdivision:	SCARBOROUGH RIDGE
PropAddress:	101 CHILLINGHAM ROAD	Total cost:	\$4,973.00
Owner's	MARJORY YOUNG	Owner's Phone:	919-754-0474
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2170065	Inside Town Limits	Yes
Issue date:	1/19/2017	Census tract:	PIN#:
Lot#:		Subdivision:	VAN STORY HILLS
PropAddress:	106 OLINDA COURT	Total cost:	\$5,394.00
Owner's	ANNIE HOLLOWAY	Owner's Phone:	919-772-9525
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2170066	Inside Town Limits	No
Issue date:	1/20/2017	Census tract:	PIN#:
Lot#:		Subdivision:	N/A
PropAddress:	605 POPLAR SPRINGS CHURCH ROAD	Total cost:	\$3,000.00
Owner's	KATHLEEN JETER	Owner's Phone:	919-615-1633
Contractor		Contractor's Phone:	
Type of Improvement:	Plumbing	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2170067	Inside Town Limits	Yes
Issue date:	1/23/2017	Census tract:	PIN#:
Lot#:		Subdivision:	WATER OAKS
PropAddress:	1000 OAKWATER DRIVE	Total cost:	\$5,000.00
Owner's	ENRIQUE MARROQUIN	Owner's Phone:	336-965-4252
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	Addition	Proposed Use	SCREENED PORCH

Permit #:	2170068	Inside Town Limits	Yes
Issue date:	1/25/2017	Census tract:	PIN#:
Lot#:	84	Subdivision:	SUTTON SPRINGS
PropAddress:	131 ELK STONE TRAIL	Total cost:	\$133,000.00
Owner's	CALATLANTIC GROUP	Owner's Phone:	919-465-5904
Contractor	CALATLANTIC GROUP INC	Contractor's Phone:	704-759-6042
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permits Issued From 01/01/2017 To 01/31/2017

Permit #:	2170069	Inside Town Limits	Yes
Issue date:	1/23/2017	Census tract:	PIN#: 1619-03-6461
Lot#:	91	Subdivision: CREEKSIDE	Total cost: \$172,900.00
PropAddress:	107 BINGHAM CREEK DRIVE		
Owner's	D. R. HORTON INC	Owner's Phone:	919-407-2037
Contractor	D.R. HORTON, INC.	Contractor's Phone:	704-345-1019
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2170071	Inside Town Limits	No
Issue date:	1/24/2017	Census tract:	PIN#: 1700-59-4012
Lot#:		Subdivision: N/A	Total cost: \$16,800.00
PropAddress:	6012 COLONIAL DRIVE		
Owner's	JOSEPH D LEE	Owner's Phone:	919-740-3886
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	Moving	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2170072	Inside Town Limits	Yes
Issue date:	1/24/2017	Census tract:	PIN#:
Lot#:		Subdivision: N/A	Total cost: \$8,104.00
PropAddress:	102 PINEWAY STREET		
Owner's	REX WHALEY	Owner's Phone:	919-608-8521
Contractor		Contractor's Phone:	
Type of Improvement:	Electrical	Proposed Use	GENERATOR

Permit #:	2170074	Inside Town Limits	No
Issue date:	1/25/2017	Census tract:	PIN#: 1701-44-1054
Lot#:		Subdivision: N/A	Total cost: \$15,900.00
PropAddress:	725 MAXWELL DRIVE		
Owner's	ROLLY BANNISTER	Owner's Phone:	
Contractor	WOODALL CONSTRUCTION CO.	Contractor's Phone:	919-662-9565
Type of Improvement:	New Structure	Proposed Use	RESIDENTIAL STORAGE

Permit #:	2170075	Inside Town Limits	Yes
Issue date:	1/26/2017	Census tract:	PIN#:
Lot#:		Subdivision: N/A	Total cost: \$5,589.00
PropAddress:	1400 VANDORA SPRINGS ROAD		
Owner's	LILLIE ANDERSON	Owner's Phone:	919-606-1733
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	DUCTWORK

Permits Issued From 01/01/2017 To 01/31/2017

Permit #:	2170077	Inside Town Limits	Yes
Issue date:	1/26/2017	Census tract:	PIN#:
Lot#:		Subdivision:	EAGLE RIDGE
		Total cost:	\$11,600.00
PropAddress:	230 WATERVILLE ST		
Owner's	TOM CONTRIS	Owner's Phone:	240-604-1203
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2170078	Inside Town Limits	Yes
Issue date:	1/26/2017	Census tract:	PIN#:
Lot#:		Subdivision:	N/A
		Total cost:	\$2,956.00
PropAddress:	106 NORTH SHETLAND CT		
Owner's	WAKERA JEANETTE	Owner's Phone:	919-758-9348
Contractor	CAROLINA WEATHERIZATION	Contractor's Phone:	919-261-0005
Type of Improvement:	Alteration	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2170079	Inside Town Limits	Yes
Issue date:	1/26/2017	Census tract:	PIN#:
Lot#:		Subdivision:	CLOVERDALE
		Total cost:	\$2,840.00
PropAddress:	3900 CORWIN ROAD		
Owner's	CYNTHIA SPENCER	Owner's Phone:	919-779-6764
Contractor	CAROLINA WEATHERIZATION	Contractor's Phone:	919-261-0005
Type of Improvement:	Alteration	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2170080	Inside Town Limits	Yes
Issue date:	1/26/2017	Census tract:	PIN#:
Lot#:		Subdivision:	SUNSET ACRES
		Total cost:	\$4,800.00
PropAddress:	1419 BEICHLER ROAD		
Owner's	NC HOMEBUYERS LLC	Owner's Phone:	252-367-1004
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL INSTALLATI

Permit #:	2170082	Inside Town Limits	Yes
Issue date:	1/26/2017	Census tract:	PIN#:
Lot#:		Subdivision:	WOODLANDS
		Total cost:	\$3,800.00
PropAddress:	109 STONECUTTER COURT		
Owner's	LESLIE SHORT	Owner's Phone:	919-225-4748
Contractor		Contractor's Phone:	
Type of Improvement:	Electrical	Proposed Use	GENERATOR

Permits Issued From 01/01/2017 To 01/31/2017

Permit #:	2170083	Inside Town Limits	Yes
Issue date:	1/26/2017	Census tract:	PIN#:
Lot#:		Subdivision:	HEATHER WOODS
PropAddress:	100 McNAUGHTON COURT	Total cost:	\$7,606.00
Owner's	DEVAULE & PAMELA WILLIS	Owner's Phone:	919-662-9713
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2170084	Inside Town Limits	Yes
Issue date:	1/27/2017	Census tract:	PIN#:
Lot#:		Subdivision:	N/A
PropAddress:	1005 AVERSBORO ROAD	Total cost:	\$4,500.00
Owner's	JESSIE GRIFFIN	Owner's Phone:	919-427-9781
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2170085	Inside Town Limits	Yes
Issue date:	1/27/2017	Census tract:	PIN#:
Lot#:	8	Subdivision:	HEATHER SPRINGS
PropAddress:	216 HEATHER SPRINGS DRIVE	Total cost:	\$5,200.00
Owner's	DORETHA MORGAN	Owner's Phone:	919-661-0206
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2170086	Inside Town Limits	Yes
Issue date:	1/27/2017	Census tract:	PIN#:
Lot#:	69	Subdivision:	WESTON RIDGE
PropAddress:	109 VILLAVISTA TRACE	Total cost:	\$5,913.00
Owner's	JOSE CANO	Owner's Phone:	919-454-8737
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2170087	Inside Town Limits	Yes
Issue date:	1/30/2017	Census tract:	PIN#:
Lot#:		Subdivision:	SUMMERSWALK
PropAddress:	114 ZINNIA LANE	Total cost:	\$10,600.00
Owner's	BRENDA LONG	Owner's Phone:	919-271-8061
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permits Issued From 01/01/2017 To 01/31/2017

Permit #:	2170091	Inside Town Limits	Yes
Issue date:	1/31/2017	Census tract:	PIN#:
Lot#:		Subdivision:	BREEZEWAY Total cost: \$6,599.00
PropAddress:	145 LUXORWIND DRIVE		
Owner's	LEROY DARKES	Owner's Phone:	919-662-7985
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2170092	Inside Town Limits	Yes
Issue date:	1/31/2017	Census tract:	PIN#:
Lot#:		Subdivision:	GEORGETOWNE MANOR Total cost: \$6,100.00
PropAddress:	129 VILLAGE GREEN TRAIL		
Owner's	PATRICK WEIS	Owner's Phone:	919-649-6469
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2170093	Inside Town Limits	Yes
Issue date:	1/31/2017	Census tract:	PIN#:
Lot#:		Subdivision:	N/A Total cost: \$450.00
PropAddress:	8350 BRYAN ROAD		
Owner's	MIKE SIMPSON	Owner's Phone:	919-523-9186
Contractor		Contractor's Phone:	
Type of Improvement:	Electrical	Proposed Use	SINGLE FAMILY DWELLIN

Total Number of Permits on Report 97
Total Construction Value \$10,929,664.00