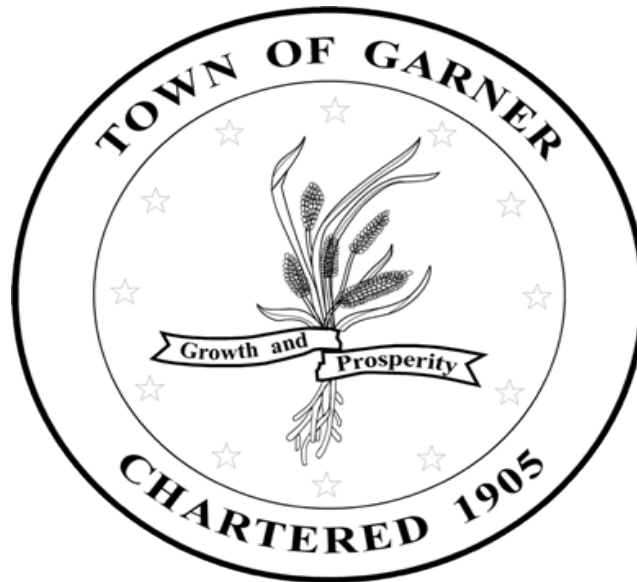


TOWN OF GARNER



TOWN COUNCIL WORK SESSION

FEBRUARY 28, 2017
6:00 P.M.

Garner Police Department
Training Room
912 7th Avenue, Garner

Town of Garner
Town Council Work Session Agenda
February 28, 2017

Dinner will be served for town officials in the Conference Room at 5:15 p.m.

The Council will meet in a Work Session at 6:00 p.m. on Tuesday, February 28, 2017 in the Garner Police Department Training Room located at 912 7th Avenue.

A. CALL MEETING TO ORDER/ROLL CALL

B. ADOPTION OF AGENDA

C. REPORTS/DISCUSSION

1. Update of Fee SchedulePage 2
Presenter: John Hodges, Assistant Town Manager – Development Services

In preparation for the development of the 2017-2018 budget, staff has conducted a thorough review of the Town’s fees and proposes several changes. Many of the proposed changes better align Garner with neighboring communities and improves cost recovery while still maintaining a competitive position.

2. Extraterritorial Jurisdiction (ETJ) Expansion Update Page 19
Presenter: Jeff Triezenberg, Interim Planning Director

A public hearing to accept the County's approval of the modifications to the Town's ETJ must occur on March 6, 2017 to ensure adoption prior to a County effective date of March 16, 2017. Additionally, the Town will have 60 days from March 16, 2017 to implement zoning for the affected areas. Staff will report on the process thus far in addition to next steps, and discuss draft zoning maps.

3. Legislative Agenda Page 21
Presenter: Rodney Dickerson, Town Manager

Each year the Town develops a list of initiatives that it puts forth to its Legislative Delegation for consideration during the legislative session. The list, although not a comprehensive list of all concerns and interests, provides a basis for discussion with our Local Delegation and others. Several of the agenda items seek to preserve or increase revenue options or to preserve local authority as it relates to various proposed bills.

D. COUNCIL REPORTS

E. MANAGER REPORTS

F. ADJOURNMENT

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: February 28, 2017		
Subject: Proposed Changes to Town of Garner Fee Schedule		
Location on Agenda: Discussion		
Department: Town Manager's Office		
Contact: John Hodges, Assistant Town Manager - Development Services		
Presenter: John Hodges, Assistant Town Manager - Development Services		
Brief Summary: In preparation for the development of the 2017-2018 budget, staff has conducted a thorough review of the Town's fees and proposes several changes. Many of the proposed changes better align Garner with neighboring communities and improves cost recovery while still maintaining a competitive position.		
Recommended Motion and/or Requested Action: Discuss proposed changes and provide direction for staff to finalize 2017-2018 schedule		
Detailed Notes:		
Funding Source: NA		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations: Recommend approval of fee changes.		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JMH	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		



Town Manager's Office Memorandum

TO: Town Council

FROM: John Hodges, Assistant Town Manager – Development Services

DATE: February 21, 2017

SUBJECT: Proposed Changes to Town of Garner Fee Schedule

In preparation for the development of the 2017-2018 budget, staff has conducted a thorough review of the Town's fees and proposes several changes. Many of the proposed changes better align Garner with neighboring communities and improves cost recovery while still maintaining a competitive position. A few of the new fees, such as Animal Control, are being made to reflect adopted changes to our ordinances.

The proposed modifications, attached are divided by the submitting department and include justification or other notes for your consideration. A copy of our current adopted fee schedule is also included.

Staff from each department will be on hand at the February 28 Work Session to discuss and answer questions.

**2017 - 2018 Fee Schedule
Proposed Modifications**

NAME	CURRENT	PROPOSED	NOTES / COMMENTS
PLANNING			
<u>Community Services Charges:</u>			
Zoning Compliance Permit (Home Occupation)	\$ 25.00	\$ 35.00	As times change (online/technology), these get more nuanced and need a slightly higher level of scrutiny
Zoning Compliance Permit (Fence)	\$ 25.00	\$ 35.00	Fences almost always involve easements which require a slightly higher level of scrutiny
Zoning Compliance Permit (Accessory Structure)	\$ 25.00	\$ 50.00	Requires setback review and basic lot mapping
Zoning Compliance Permit (Building Re-Use)	\$ 25.00	\$ 100.00	More staff analysis required for this kind of zoning compliance versus others
Zoning Verification Letter	\$ -	\$ 75.00	Currently do not charge - need to add - these require anywhere from 1-3 hours of staff time generally, depending upon the amount of information requested - often doing work for others who could research it
Rezoning Application (Zoning Amendment)	\$ 250 + \$10/acre	\$ 450 + \$10/acre	Name should be updated to "General Zoning Map Amendment". This requires mailings and considerable staff analysis - this would bring up to County median, but less than average.
UDO Text Amendment	\$ 150.00	\$ 400.00	No mailings, but considerable staff analysis and even drafting of ordinance language - a little above county median
Comp Plan Amendment	\$ 100.00	\$ 300.00	This would still be second lowest fee in the county and not something we do often - but we don't want to encourage too much either
Conditional Use Permit (Subdivision)	\$ 250 + \$10/lot	\$ 500 + \$10/lot	This base fee needs to go up to better cover the mailings and then the lot portion of the fee covers the complexity of the application
Conditional Use Permit (Site Plan)	\$ 250.00	\$ 750.00	This would bring us up to county median - considerable staff time, reports, notices, etc. This one is far too low compared to our other SUP/CUP fees.
Special Use Permit (Site Plan)	\$ 250.00	\$ 750.00	This would bring us up to county median - considerable staff time, reports, notices, etc. This one is far too low compared to our other SUP/CUP fees.
Special Use Permit (Subdivision)	\$ 250 + \$10/lot	\$ 500 + \$10/lot	This base fee needs to go up to better cover the mailings and then the lot portion of the fee covers the complexity of the application
Administrative Site Plan Review	\$ 150.00	\$ 300.00	Needs to be more reflective of staff time involved
Administrative Site Plan Modification	\$ 50.00	\$ 150.00	Needs to be more reflective of staff time involved
BOA Application - Appeal, Variance or Special Exception	\$ 125.00	\$ 400.00	All of these require mailings and staff time
Final Subdivision Plat	\$ 125.00	\$ 300.00	Brings us up, but still second lowest in the county
Minor Subdivision	\$ 100.00	\$ 150.00	Brings us up to county median
Subdivision Exemption, Recombination or Easement	\$ 50.00	\$ 100.00	Brings us up to county median
Plan Review Re-Submittal (4th)	-	50% of orig. fee	Currently not charged - almost every Wake community charges something for re-submittals that go on and on as an incentive to make the private consultant do their work thoroughly
Administrative Zoning Interpretation	\$ 50.00	\$ 75.00	The amount of work here is similar to a Zoning Verification Letter (drop the word "amendment" in the name)
PUBLIC WORKS			
<u>Special Collections:</u>			
Trash in Excess of Six Cubic Yards Per Week	\$ 38.35	\$ 40.45	Routine Annual Adjustments
Yard Waste in Excess of Six Cubic Yards Per Week	\$ 16.44	\$ 17.34	Routine Annual Adjustments
Bulky Waste in Excess of 60 lbs.	\$ 38.35	\$ 40.45	Routine Annual Adjustments
<u>Improperly Prepared Waste:</u>			
Small Load	\$ 40.00	\$ 50.00	Adjustments will bring unprepared solid waste fees more in line with today's actuals
Medium Load	\$ 80.00	\$ 100.00	Adjustments will bring unprepared solid waste fees more in line with today's actuals
Large Load (per load)	\$ 120.00	\$ 200.00	Adjustments will bring unprepared solid waste fees more in line with today's actuals
POLICE			
<u>Animal Control Charges:</u>			
Violations of Licensing Ordinance			
First Violation	\$ 50.00	\$ 100.00	-
Any violation not paid within (60) days of first violation	\$100.00 - 150.00	\$ 200.00	Second (\$100) and Third (\$150) Violations replaced
Number of dogs kept on premises			
Each dog over allowable limit (per dog)	\$ 100.00	\$ 100.00	No fee change, broken out from 'Animals at Large' fees below
Succeeding violations are accrued every seven (7) days	-	\$ 100.00	New Fee
Animals at Large and Animals Creating a Nuisance			
First Violation	\$ 50.00	\$ 50.00	No Change - # of dogs kept on premises fee broken out of this category.
Second Violation	\$ 100.00	\$ 100.00	
Succeeding Violations	\$ 150.00	\$ 150.00	
Dangerous Animal			
Violation of Dangerous Animal Sign (Civil penalty + animal seizure)	-	\$ 500.00	Aligns with recent changes to Dangerous Animal Ordinance
Violation of Muzzling Requirement (Civil penalty + animal seizure)	-	\$ 500.00	Aligns with recent changes to Dangerous Animal Ordinance
Dangerous Animal at Large (Civil penalty + animal seizure)	-	\$ 500.00	Aligns with recent changes to Dangerous Animal Ordinance
Fail to Microchip Dangerous Animal (Civil penalty + animal seizure)	-	\$ 500.00	Aligns with recent changes to Dangerous Animal Ordinance
Secure Enclosure Requirement (Civil penalty + animal seizure)	-	\$ 500.00	Aligns with recent changes to Dangerous Animal Ordinance
Competent Person 18 YOA or Older Removal from Property Requirement (Civil penalty + animal seizure)	-	\$ 500.00	Aligns with recent changes to Dangerous Animal Ordinance
Fail to Allow Animal Control Officer Access to Inspect (Civil penalty + animal seizure)	-	\$ 500.00	Aligns with recent changes to Dangerous Animal Ordinance
Fail to Notify a Garner Officer/Animal Cont. within 24 hrs Requirement (Civil penalty + animal seizure)	-	\$ 500.00	Aligns with recent changes to Dangerous Animal Ordinance
Dangerous Animal Toward Human Being			
First Violation (Civil penalty + animal seizure)	\$ 500.00	\$ 500.00	Second or Subsequent Violation (\$1500) fee removed & Animal Seizure added
Dangerous Animal Toward Domestic Pet			
First Violation (Civil penalty + animal seizure)	\$ 250.00	\$ 250.00	Second or Subsequent Violation (\$500) fee removed & Animal Seizure added
Other General Penalties Not Specified Above	\$ 100.00	\$ 100.00	No Change
<u>Accident / Criminal Investigation Reports:</u>			
First 10 Copies	No Charge	No Charge	Reduced # of copies allowed, was 'First 20 Copies'
Each Copy Over 10 (per page)	\$ 0.10	\$ 0.20	Charge increased
ENGINEERING			
<u>Engineering Inspection Fees:</u>			
Water Supply/Watershed (BMP) Inspection	\$ 160.00	\$ 200.00	Morrisville/Cary/Fuquay/Knightdale/HollySp/Apex/Raleigh avg. is \$ 250
Street Inspection	\$ 1.27 / LF	\$ 1.50 / LF	Increase but still BELOW surrounding city/town average is \$ 2.64/LF
Sidewalk Inspection	\$.51 / LF	\$.75 / LF	Increase but still BELOW surrounding city/town average is \$.96/LF

**2017 - 2018 Fee Schedule
Proposed Modifications**

NAME	CURRENT	PROPOSED	NOTES / COMMENTS
INSPECTIONS			
<u>Plan Review Fees:</u>			
Fire Protection Systems & Alternate Systems	-	-	Clarification on title, no fee change
<u>Construction Fees:</u>			
Multi-Family	-	-	Remove this line, move to category line title
Construction/Sales Office	-	-	Remove parenthesis (when not part of a building permit)
<u>Non-Residential Comprehensive Fees</u>	-	-	Change title to "Commercial and Multi-family 3 or more units"
<u>Miscellaneous Construction Fees:</u>			
Sign Permits	-	-	Add word "Monument/Pole" to Sign Permits line
<u>Trade Inspection Fees:</u>			
Add "Fire" as a trade inspection	\$ 50.00	\$ 80.00	Add new Trade Inspection Fee line item
<u>Trade Re-inspection Fees:</u>			
Second Re-inspection	\$ 80.00	\$ 80.00	Add "First" to line; First and Second Re-inspection
<u>Rental Registration Fees</u>	-	-	Remove all fees – The general assembly eliminated this program and any fees associated with it effective January 1, 2017
Parks & Recreation			
<u>Commercial Use of Parkland - Fitness Classes Only:</u>			
<u>1 Month Agreement - Residents</u>			
1 - 50 Participants	-	\$ 25.00/hour	New fee category for special events that will be specific to hosting fitness classes on park grounds.
Over 50 Participants	-	\$ 35.00/hour	
<u>1 Month Agreement - Non-Residents</u>			
1 - 50 Participants	-	\$ 33.00/hour	
Over 50 Participants	-	\$ 46.00/hour	
<u>3 Month Agreement - Residents</u>			
1 - 50 Participants	-	\$ 20.00/hour	
Over 50 Participants	-	\$ 30.00/hour	
<u>3 Month Agreement - Non-Residents</u>			
1 - 50 Participants	-	\$ 26.00/hour	
Over 50 Participants	-	\$ 39.00/hour	
<u>Application Fee (applies to all agreements)</u>			
Residents	-	\$ 25.00	
Non-Residents	-	\$ 35.00	
<i>*Only available within certain parks and park areas. Refer to Parks, Recreation, and Cultural Resources Department for further information.</i>			Only Lake Benson, White Deer, and Garner Rec parks are available for commercial / fitness class use; add this note with category to direct users to more information.
<u>Senior Center Fitness Room:</u>			
Adults (Ages 18-54) - Residents	\$ 13.00/month	\$ 11.00/month	Aligns with current market conditions and pressure from private competition.
Adults (Ages 18-54) - Non-Resident	\$ 16.00/month	\$ 13.00/month	Aligns with current market conditions and pressure from private competition.
<u>Garner Senior Center - New Weekday Rental Rates</u>			
<u>Rentals Monday - Thursday (5:00pm - 8:00pm):</u>			
Multipurpose Room	-	\$ 30.00 per hour	Provides opportunity for week night rentals and creates possible new revenue stream.
Multipurpose Room - Audio Visual Use Fee	-	\$ 25.00 per event	
Dining Room	-	\$ 40.00 per hour	
Game Room	-	\$ 20.00 per hour	
Additional Staff (if needed)	-	\$ 15.00 per hour	
<u>Avery Street Park Lawn / GPAC Back Lawn</u>			
Rentals (per hour)	-	\$ 60.00 per hour	New Fee
<u>Garner Christmas Parade:</u>			
Float Rental	10% Above Town Cost	\$ 600.00	
Parade Entry Fees	-	-	See Below

PROPOSED FEE CHANGES FOR CHRISTMAS PARADE PARTICIPANTS

CURRENT FEE STRUCTURE:

Individuals

Type	Single Entry	2 or More
Walkers (20 = 1 entry)	\$ 45.00	\$45 per entry
Bicycles (12 = 1 entry)	\$ 45.00	\$45 per entry
Vehicles	\$ 55.00	\$45 per car
Truck & Trailer	\$ 80.00	\$70 per truck

Businesses (For Profit)

Type	Single Entry	2 or More
Walkers (20 = 1 entry)	\$ 55.00	\$55 per entry
Bicycles (12 = 1 entry)	\$ 45.00	\$45 per entry
Vehicles	\$ 55.00	\$45 per car
Truck & Trailer	\$ 80.00	\$70 per truck

Nonprofits

Type	Single Entry	2 or More
Walkers (20 = 1 entry)	\$ 35.00	\$35 per entry
Bicycles (12 = 1 entry)	\$ 35.00	\$35 per entry
Vehicles	\$35	\$25 per car
Truck & Trailer	\$55	\$55 per truck

PROPOSED FEE STRUCTURE:

Business/Individual

Walkers/Bicycles	\$60 flat
Vehicles	\$55 per
ATV/Motorcycles	\$45 per
Truck & float	\$80 per

Nonprofit/Church

Walkers/Bicycles	\$40 flat
Vehicles	\$35 per
ATV/Motorcycles	\$25 per
Truck & float	\$55 per

Marching Band, Emergency Mgmt or Elected Official No Charge

Section 1. Executive, Finance and Administrative Charges

Miscellaneous

Return Check Fee \$ 25.00

Other Fees & Charges

Vehicle Decal Fee \$ 15.00

Annual fee charged with vehicle taxes billed by NC Division of Motor Vehicles.

Business Registration Fee

All In-town Business *(annual registration fee)* \$ 25.00

Itinerant Merchant *(mobile vendor or solicitor)* \$ 100.00

Peddler

On Foot \$ 10.00

With Vehicle \$ 25.00

Farm Products Only \$ 25.00

Precious Metal Dealer *(initial application)* \$ 180.00

Precious Metal Dealer *(renewal)* \$ 3.00

Taxicab Service *(per cab)* \$ 15.00

Business Activities Exempt by the State of NC from Business Registration Fee

Note: Although the Privilege License system has been repealed, a Business Registration Program still precludes the following activities from paying a business registration fee.

Accountants	Distributing Motor Fuel at Wholesale	Optometrists
Alarm System Installation	Embalmers	Osteopaths
Alarm System Monitoring	Engineers	Pest Control Applicators
Appliances-Retail and Rental	Flea Market Vendors	Photographer
Architects	Healers	Physicians
Art Festivals	Installment Paper Dealer	Private Investigator/Detective
Attorneys	Insurance Companies	Railway Companies
Auctioneers	Landscape Architects	Real Estate Agent
Banks	Land Surveyors	Real Estate Appraisers
Bondsmen	Merchandising Machines	Real Estate Loan Broker
Breweries	Morticians	Savings and Loan Associations
Bus Companies	Motion Picture Making	Soft Drink Manufacturer
Chiropodists	Newspapers	Surgeons
Chiropractors	Non-Profit Organizations	Telephone Companies
Computer Hardware-Retail and Rental	Office Equipment-Retail and Rental	Vending Machine Corporation
Coop Markets	Ophthalmologist	Veterinarian
Dentists	Opticians	Winery

Fees Regulated by the State of NC for the Sale of Beer and Wine

Beer on Premises	\$ 15.00
Beer off Premises	\$ 5.00
Wine on Premises	\$ 15.00
Wine off Premises	\$ 10.00
Wholesale Dealer - Beer Only	\$ 37.50
Wholesale Dealer - Wine Only	\$ 37.50
Wholesale - Beer and Wine Under Same License	\$ 62.50

Section 2. Community Services Charges

Land Use Application Permit Fees

Voluntary Annexation Petition	\$ 150.00
Board of Adjustment Application <i>(Variance, Special Exception, Administrative Appeal)</i>	\$ 125.00
Rezoning Application <i>(Zoning Amendment)</i>	\$ 250.00 + \$ 10.00 per acre
UDO Text Amendment	\$ 150.00
Zoning Interpretation Amendment	\$ 50.00
Petition to Close Street	\$ 450.00
Change of Use Permit	Fee of such initial application
Conditional Use Permit (site plan)	\$ 250.00
Conditional Use Permit (subdivision)	\$ 250.00 + \$ 10.00 per lot
Major Subdivision	\$ 250.00 + \$ 5.00 per lot
Comprehensive Growth Plan Amendment	\$ 100.00
Special Use Permit (site plan)	\$ 250.00
Special Use Permit (subdivision)	\$ 250.00 + \$ 10.00 per lot
Temporary Use Permit	\$ 25.00

Final Plat Petitions

Subdivision Exemption, Recombination or Easement	\$ 50.00
Final Subdivision Plat	\$ 125.00
Minor Subdivision	\$ 100.00
Planned Development <i>(must file a rezoning application and CUP Master Plan)</i>	See above for specific fee
Reapplication	Actual cost, not to exceed original fee charged
Sign Permit	\$ 50.00
Political Sign Permit <i>(refundable)</i>	\$ 200.00

Temporary Sign Permit	\$ 25.00
Temporary Off-Premise Subdivision Sign Permit	\$ 100.00
Temporary On-Premise Construction Identification Signs	\$ 100.00
Master Sign Plan Review	\$ 100.00
Administrative Site Plan Review	\$ 150.00
Administrative Site Plan Modification	\$ 50.00
Zoning Compliance Permit <i>(fence or storage building less than 12' in any dimension)</i>	\$ 25.00
Miscellaneous Land Use Permit <i>(fences or storage buildings with dimensions under 12sq.ft.)</i>	\$ 25.00

Plan Review Fees

Residential Single – Family Plans No Charge

Commercial Plans

Under 25,000 sq.ft.	\$ 100.00
25,001 – 50,000 sq.ft.	\$ 150.00
50,001 – 100,000 sq.ft.	\$ 200.00
Over 100,000 sq.ft.	\$ 250.00
Resubmittals for Same Project	\$ 50.00
Single Trade Renovations	\$ 50.00

Sprinkler/Fire Alarm Plans

Sprinkler Systems	\$ 25.00 plus \$ 1.00 per head count
Fire Pumps	\$ 50.00
Fire Alarm Systems	\$ 50.00

Construction Fees

Residential

New Single Family Detached & Townhomes *(per unit) (includes all trades)*

Up to 1,200 sq.ft.	\$ 604.00
Over 1,200 sq.ft.	\$ 604.00 + \$.25 per sq.ft. over 1,200 sq.ft.

Residential Addition *(includes all trades)*

Up to 400 sq.ft.	\$ 330.00
401 – 600 sq. ft.	\$ 500.00
Over 400 sq.ft.	\$ 500.00 + \$.25 per sq.ft. over 600 sq.ft.

Multi-Family See Non-Residential Comprehensive Fees
 Residential Interior Renovations 50% of Residential Addition Fees

Manufactured Home <i>(includes all trades)</i>	\$ 330.00
Construction/Sales Office <i>(when not part of a building permit) (all trades)</i>	\$ 200.00
Modular Homes/Dwellings <i>(includes all trades)</i>	\$ 500.00
Residential Accessory Structures <i>(with dimensions greater than 12' on any side)</i>	Trade Inspections Fee + \$.18 per sq.ft.
Temporary Service Poles	\$ 80.00
Temporary Power	\$ 80 first meter plus \$ 40 per meter additional

Non-Residential Comprehensive *(trades and sprinkler as independent, with building trade including site work). Based on project cost.*

Up to \$5,000	Trade Fees as Noted in Trade Inspections
\$5,001 - \$12,500	\$ 200.00
\$12,501 - \$25,000	\$ 441.00
\$25,001 - \$50,000	\$ 678.00
\$50,001 - \$100,000	\$ 1,258.00
\$100,001 - \$200,000	\$ 2,252.00
\$200,001 - \$350,000	\$ 3,810.00
\$350,001 - \$500,000	\$ 5,037.00
\$500,001 - \$750,000	\$ 7,011.00
\$750,001 - \$1,000,000	\$ 8,766.00
Greater than \$1,000,000	\$.30 per \$ 100.00 or fraction thereof

Miscellaneous Construction Fees

Sign Permits with Electrical or Footings Required	\$ 100.00
Wall Sign Permits with Electrical	\$ 50.00 per sign, \$ 80.00 minimum
Exhaust Hoods with Ansul System	\$ 75.00
Demolition Permit <i>(when not part of construction)</i>	\$ 100.00
Change of Occupancy	\$ 150.00
Change of Occupancy <i>(between Business and Mercantile, less than 50,000 sq.ft.)</i>	\$ 75.00
Change of Tenant, Same Use	\$ 75.00
Mandatory Fire Permits	\$ 80.00
Daycare Inspection for License	\$ 80.00
ABC License	\$ 100.00
Change of Contractor on Permit	\$ 50.00
Administrative Fee on Cancelled Permits without an Inspection	\$ 25.00

Trade Inspections *(Includes two trips)*

Building	\$ 80.00
Electrical	\$ 80.00
Mechanical	\$ 80.00

Plumbing \$ 80.00
 Additional Trips not for Re-inspection \$ 60.00

Fire Inspection Fees (For periodic inspections)

Initial and One-Time Follow-up Inspection \$ 50.00

Trade Re-inspection Fees

Second Re-inspection \$ 80.00
 Third Re-inspection (same trade) \$ 150.00
 Fourth Re-inspection and Each Thereafter (same trade) \$ 250.00
 Not Ready Charge \$ 80.00
 Weekend or After Hours Inspection (per hour) \$ 240.00 for up to 3 hours
 Weekend of After Hours Inspection (over three hours) \$ 240.00 plus \$ 80.00 per hour
 Emergency Inspections Fee to be determined by Inspections Director

Commencement of Work Before Permit is Obtained Double Fee

Note: Per NCGS 153-354 and 160A-414, if the valuation of a building or service system appears to be under estimated on the application, the Inspections Department shall determine the project cost based on the most recent edition of the ICC "Building Valuation Data," or the applicant can show detailed estimates to meet the approval of the Inspections Department. Permit valuations shall include total cost, such as electrical, gas mechanical, plumbing equipment, fire protection, other systems, material and labor.

Miscellaneous

Sign Return Fee \$ 5.00
 Homeowner Recovery Fund Fee* (per permit) \$ 10.00

* Homeowner Recovery Fund Fees are collected on behalf of and remitted to the NC Licensing Board for General Contractors.

Nuisance Abatements*

Initial Inspection plus One Follow-up \$ 50.00
 Each Additional Inspection Over Two \$ 25.00
 Inspections Department Administrative Fee \$ 100.00
 Public Works Department Administrative Fee \$ 75.00
 Finance Department Administrative Fee \$ 25.00

* The above fees will be charged to the property owner in addition to the actual cost of the nuisance abatement.

Rental Registration Fees

Annual Rental Registration (per unit)

Up to 3 Units \$15.00
 4 to 20 Units \$ 25.00
 Over 20 Units \$ 50.00
 Penalty for Failure to Register by the Due Date \$ 250.00
 Penalty for Failure to Register within 90 Days of the Due Date \$ 1,000.00

Engineering Inspection Fees

Street Inspections \$ 1.27 per linear foot
 Sidewalk Inspections \$.51 per linear foot
 Water Supply Watershed Inspection \$ 160.00
 Weekend or After Hours Inspections (per hour) \$ 80.00 minimum, 3 hours

Public Utility Fees

Capacity Replacement Fees* (Effective 04-19-2016)

Water (Residential & Non-Residential) \$ 1.00 per gallon for new construction reserved or projected
 Sewer (Residential & Non-Residential) \$ 1.00 per gallon for new construction reserved or projected

* The above Fees are due when Building Permit Application is filed.

Utility Development Fees (Effective 04-19-2016. See Acreage Fees chart below.)

Water (Residential & Non-Residential) Fee has been SUSPENDED
 Sewer (Residential & Non-Residential) Fee has been SUSPENDED

Acreage Fees (Effective 04-19-2016. Fees below are per each acre developed.)

Zoning Districts	Acreage Fee - Water	Acreage Fee - Sewer
R-40, R-20, R-15, R-12, R-9, RCD-1, RCD-2	\$ 1,750.00	\$ 1,750.00
MR-1	\$ 1,990.00	\$ 1,990.00
R-5 or RMH	\$ 2,745.00	\$ 2,745.00
MF-1	\$ 2,690.00	\$ 2,690.00
MF-2	\$ 3,195.00	\$ 3,195.00
NO, O&I, NB, CB, SB, MXD	\$ 4,180.00	\$ 4,180.00
I-1, I-2	\$ 4,575.00	\$ 4,575.00

NOTE: Includes new construction reserved or projected. The above Fees are due when Building Permit Application is filed.

Maps and Reports

Unified Development Ordinance Hardcopy purchased through American Legal Purchasing
 Code of Ordinances Supplement Hardcopy purchased through American Legal Purchasing
 Engineering Standards (water, sewer, streets, sidewalks, and drainage) \$ 5.00
 Comprehensive Growth Plan \$ 40.00
 Comprehensive Plan Roster \$ 10.00
 Growth and Development Report \$ 10.00
 Capital Improvements Plan \$ 10.00
 Monthly Building Permit Report \$ 5.00
 Standard Maps (3' x 4') \$ 20.00
 Standard Maps (2' x 3') \$ 10.00
 Standard Maps (11" x 17") \$ 5.00

Standard Maps 8 1/2" x 11" or 8 1/2" x 14")	\$ 1.00
Electronic Media	\$ 2.00
Copies – Black/White (<i>more than 20</i>)	\$.10 per page
Copies – Color (<i>more than 20</i>)	\$.25 per page
Copies – Black/White or Color (<i>less than 20</i>)	No Charge
Fee in Lieu of Sidewalks (<i>Fees are due at plat recording</i>)	\$ 25.00 per linear foot
Fee in Lieu of Parkland Dedication (<i>Fees are due at building permit submittal</i>)	
Single Family Detached	\$ 1,147.00 per unit
Multi-Family (<i>townhomes, apartments</i>)	\$ 895.00 per unit

Section 3. Public Works

Containers*

Mobile Refuse Containers	\$ 85.00
Mobile Recycling Containers	\$ 40.00

* Containers remain property of the Town and are provided and assigned for the health, safety, convenience and general welfare of occupants. Containers that are damaged, destroyed or stolen through abuse neglect, or improper use shall be replaced by the Town at the expense of the owner or occupant. For more information, please refer to Town of Garner Code of Ordinances, Part 1, Chapter 5, Section 5.5 "Residential Garbage Collection."

Special Collection Charges

Trash in Excess of Six Cubic Yards Per Week	\$ 40.45 per six cubic yards
Yard Waste in Excess of Six Cubic Yards Per Week	\$ 17.34 per six cubic yards
Bulky Waste in Excess of 60 Pounds	\$ 40.45 per item

For more information, please refer to Town of Garner Code of Ordinances, Part 1, Chapter 5, Section 5.6.1 "Special Collections."

Improperly Prepared Waste

Small Load	\$ 40.00
Medium Load	\$ 80.00
Large Load	\$ 120.00 per load

For more information, please refer to Town of Garner Code of Ordinances, Part 1, Chapter 5, Section 5.5 "Residential Garbage Collection."

Section 4. Public Utility Fee Charges - City of Raleigh

A list of all fees and charges related to deposits, monthly rates, late charges, delinquent fee, reconnection fees, meter tampering, etc., can be found on the City of Raleigh's website at: <http://www.raleighnc.gov/services/content/FinUtilityBilling/Articles/UtilityBillingDepositFees.html>

Tap Fees

3/4" Water*	\$ 2,710.00
1" Water*	\$ 2,979.00
3/4" Split Water (<i>new application</i>)	\$ 542.00
3/4" Split Water (<i>existing application</i>)	\$ 1,116.00
1" Split Water (<i>new application</i>)	\$ 923.00
1" Split Water (<i>existing application</i>)	\$ 1,495.00
4" Sewer Service*	\$ 3,388.00
Sewer Only Disconnection Fee	\$ 1,368.00
Sewer Only Reconnection Fee	\$ 1,368.00

* The City of Raleigh does not install taps across divided roadways, or across roadways/streets measuring 45 feet or longer as measured from back of curb to back of curb. When no curb exists, the measurement shall be marked from the edge of pavement.

Meter Installation Fee

5/8" Meter	\$ 245.00
3/4" Meter	\$ 224.00
1" Meter	\$ 323.00
1 1/2" Meter	\$ 470.00
2" Meter	\$ 596.00
4" Meter	\$ 3,345.00
6" Meter	\$ 4,910.00
6" Meter with Fire Protection	\$ 7,510.00
8" Meter	\$ 4,310.00
8" Meter with Fire Protection	\$ 10,030.00
10" Protectus III Meter	\$ 13,381.00
Not Ready Fee*	\$ 50.00

* A Not Ready Fee shall be collected by the City of Raleigh only if the City has attempted to initially install the water meter and determined that the water service stub was either not installed to the property or the water service stub was not installed in accordance with City of Raleigh standards. The 'Not Ready Fee' must then be paid to the City prior to the City proceeding to install the meter again after the initial failed attempt and prior to any water being provided to the property.

Capital Facility Fees*

Water Capital Facilities Fee

5/8" Connection	\$ 1,492.00
3/4" Connection	\$ 2,238.00
1" Connection	\$ 3,730.00
1 1/2" Connection	\$ 7,459.00
2" Connection	\$ 11,935.00
4" Connection	\$ 37,296.00
6" Connection	\$ 74,592.00
8" Connection	\$ 119,348.00
10" Connection	\$ 171,563.00

Quoted by the City of Raleigh

Sewer Capital Facilities Fee

5/8" Connection	\$ 1,567.00
3/4" Connection	\$ 2,350.00
1" Connection	\$ 3,916.00
1 1/2" Connection	\$ 7,833.00
2" Connection	\$ 12,533.00
4" Connection	\$ 39,165.00
6" Connection	\$ 78,329.00
8" Connection	\$ 125,327.00
10" Connection	\$ 180,157.00
12" Connection or Greater	Quoted by the City of Raleigh
Sewer Only Connection (4")	\$ 1,337.00

* For redevelopment projects, the amount of the capital facilities fee shall take into account and provide credit for the number of units and meter sizes on the property that were connected to the utility system prior to the redevelopment of the property. In no case shall the credit for the existing connections exceed the amount of the new capital facilities fee.

Capital Facility Fee-Mobile Restroom Unit* \$ 50.00 per plumbing fixture

* Per plumbing fixture within the unit for each water and sewer connection

All other Utility Connection Fees billed directly by and paid directly to the City of Raleigh, can be found on the City of Raleigh's Website at <http://www.raleighnc.gov/content/extra/Books/PlanDev/DevelopmentFeeSchedule/#17>

Section 5. Parks, Recreation & Cultural Resources Charges

Activity Fees (Fee Reductions for Underprivileged Youth)

Variable Cost Activities

Activities whose costs increase or decrease due to participation levels shall be reviewed by the Town Council on a biannual basis. This review shall consist of a comparison of current Town fees with current market rates and review of the Town's anticipated expenses for the activities.

Adult Open Basketball	\$ 450.00 per team plus \$ 32.00 per non-resident
Adult Individual - Resident	\$ 68.00
Adult Individual - Non Resident	\$ 90.00
Adult Softball	\$ 450.00 per team plus \$ 32.00 per non-resident
Youth Basketball (12 and Under) - Resident	\$ 58.00
Youth Basketball (12 and Under) - Non Resident	\$ 80.00
Youth Basketball (13-17) - Resident	\$ 65.00
Youth Basketball (13-17) - Non Resident	\$ 84.00
Day Camps – Resident	\$ 82.00 per week
Day Camps – Non Resident	\$ 108.00 per week

Activities with Fixed Costs

Activities whose costs to the Town are fixed regardless of participation levels shall have fees set according to the following guidelines:

Adult Activities	Fee shall recover 100% of direct costs
Youth Activities, ages 13-18	Fee shall recover 85% of direct costs
Youth Activities, ages 12 and under	Fee shall recover 60% of direct costs
Preschool Activities	Fee shall recover 75% of direct costs
Family Activities	Fee shall recover 100% of direct costs
Non Resident	Resident fee plus 30%, maximum \$ 25.00 additional

Direct costs may be waived at the discretion of the Parks, Recreation & Cultural Resources director for first-time programs.

Activities Not Requiring Pre-Registration

Adult Activities	Fee shall recover 110% of direct costs
Youth Activities, ages 13-18	Fee shall recover 85% of direct costs
Youth Activities, ages 12 and under	Fee shall recover 60% of direct costs
Preschool Activities	Fee shall recover 75% of direct costs
Family Activities	Fee shall recover 75% of direct costs
Preschool Open Art or Open Gym – Resident	\$ 2.00
Preschool Open Art or Open Gym – Non Resident	\$ 3.00
Non Resident	Resident fee plus 30%, maximum \$ 25.00 additional

Direct costs may be waived at the discretion of the Parks, Recreation & Cultural Resources director for first-time programs.

Open Gym

Adult – Resident	\$ 2.00 for length of activity
Adult – Non Resident	\$ 3.00 for length of activity
Youth or Family	No Charge

Garner Senior Center Activities

Annual Fitness Pass-Resident (Jan. 1 – Dec. 31)	\$ 20.00
Fitness Pass-Resident (July 1 – Dec. 31)	\$ 10.00
Annual Fitness Pass-Non Resident (January 1 – Dec. 31)	\$ 35.00
Fitness Pass-Non Resident (July 1 – Dec. 31)	\$ 18.00
Instructional Classes	Fee to recover direct costs, minimum \$ 5.00
Special Events	Fee to recover direct costs, minimum \$ 5.00
Trips	Fee to recover direct costs
Non Resident Instructional Classes, Events & Trips	Resident fee plus 30%, maximum \$ 25.00 additional

Senior Center Fitness Room*

Adults (ages 18-54) – Resident	\$ 13.00 per month
Adults (ages 18-54) – Non Resident	\$ 16.00 per month
Senior Adults (ages 55 or older) – Resident	\$ 11.00 per month

Senior Adults (ages 55 or older) - Non Resident	\$ 13.00 per month
<i>* The above allows for access Monday-Thursday, 8:00am-8:00pm and Friday, 8:00am-5:00pm</i>	
Bus Use Charges	No change
Shelter and Facility Fees	
<u>Lake Benson Park - Resident</u>	
Shelter 1 (max 150 people)	\$ 30.00 per hour, 2 hour minimum
Shelter 2 (max 50 people)	\$ 20.00 per hour, 2 hour minimum
Shelter 3 (max 20 people)	\$ 10.00 per hour, 2 hour minimum
Shelter 4 (max 20 people)	\$ 10.00 per hour, 2 hour minimum
Gazebo (requires Special Event Application)	\$ 20.00 per hour
Gazebo with Lawn Space (requires Special Event Application)	\$ 35.00 per hour
Amphitheater	\$ 40.00 per hour
Earth Stage	\$ 20.00 per hour
Earth Stage with Lawn Space	\$ 100.00 per hour
Camping Fee	\$ 50.00 per night plus \$ 25.00 refundable key deposit
Full Park	\$ 325.00 per hour
<u>Lake Benson Park - Non Resident</u>	
Shelter 1 (max 150 people)	\$ 40.00 per hour, 2 hour minimum
Shelter 2 (max 50 people)	\$ 30.00 per hour, 2 hour minimum
Shelter 3 (max 20 people)	\$ 20.00 per hour, 2 hour minimum
Shelter 4 (max 20 people)	\$ 20.00 per hour, 2 hour minimum
Gazebo (requires Special Event Application)	\$ 30.00 per hour
Gazebo with Lawn Space (requires Special Event Application)	\$ 53.00 per hour
Amphitheater	\$ 60.00 per hour
Earth Stage	\$ 30.00 per hour
Earth Stage with Lawn Space	\$ 150.00 per hour
Camping Fee	\$ 75.00 per night plus \$ 25.00 refundable key deposit
Full Park	\$ 473.00 per hour
<u>Lake Benson - Lawn Space in Addition to Shelters</u>	
Shelter 1	\$ 20.00 per hour
Shelter 2	\$ 10.00 per hour
Shelter 4	\$ 10.00 per hour
<u>White Deer Park - Resident</u>	
All Shelters	\$ 20.00 per hour
Front Lawn (adjacent to Aversboro Rd.)	\$ 40.00 per hour
Nature Center Lawn	\$ 40.00 per hour
<u>White Deer Park - Non Resident</u>	
All Shelters	\$ 30.00 per hour
Front Lawn (adjacent to Aversboro Rd.)	\$ 60.00 per hour
Nature Center Lawn	\$ 60.00 per hour
<u>Centennial Park</u>	
All Shelters – Resident	\$ 20.00 per hour
All Shelters – Non Resident	\$ 30.00 per hour
<u>Creech Road Elementary School Park</u>	
All Shelters – Resident	\$ 20.00 per hour
All Shelters – Non Resident	\$ 30.00 per hour
<u>White Deer Nature Center – Resident*</u>	
Indoor Classroom	\$ 50.00 per hour, 2 hour minimum
Indoor Classroom with Learning Deck	\$ 70.00 per hour, 2 hour minimum
After Hours-Indoor Classroom	\$ 60.00 per hour, 2 hour minimum
After Hours-Indoor Classroom with Learning Deck	\$ 80.00 per hour, 2 hour minimum
<u>White Deer Nature Center - Non Resident*</u>	
Indoor Classroom	\$ 50.00 per hour, 2 hour minimum
Indoor Classroom with Learning Deck	\$ 70.00 per hour, 2 hour minimum
After Hours - Indoor Classroom	\$ 60.00 per hour, 2 hour minimum
After Hours - Indoor Classroom with Learning Deck	\$ 80.00 per hour, 2 hour minimum
<i>* \$150.00 refundable security deposit applies to all rentals of White Deer Nature Center.</i>	
<u>Garner Senior Center*</u>	
Multipurpose Room (max 150 people)	\$ 65.00 per hour, 3 hour minimum
Fitness Annex (max 214 people)	\$ 70.00 per hour, 3 hour minimum
Food Fee (includes use of Warming Kitchen)	\$ 50.00 per event
<i>* \$150.00 refundable security deposit applies to all rentals of the Garner Senior Center</i>	
<u>Avery Street Recreation Center*</u>	
Gymnasium	\$ 70.00 per hour, 2 hour minimum
Gym Floor Cover Fee	\$ 200.00 per event
Single Multi-purpose Room	\$ 40.00 per hour, 2 hour minimum

Both Multi-Purpose Rooms	\$ 60.00 per hour, 2 hour minimum
Meeting Room	\$ 30.00 per hour, 2 hour minimum
Entire Facility	\$ 150.00 per hour, 2 hour minimum
<u>Avery Street Annex*</u>	
Classroom	\$ 40.00 per hour, 2 hour minimum
* \$150.00 refundable security deposit applies to all rentals of Avery Street Recreation Center and Annex.	
<u>Athletic Rental Facility*</u>	
Baseball Field	\$ 30.00 per hour
Baseball Field with Lights	\$ 55.00 per hour
Soccer Field - Youth	\$ 35.00 per hour
Soccer Field - Adult	\$ 45.00 per hour
Soccer Field with Lights - Youth	\$ 70.00 per hour
Soccer Field with Lights - Adult	\$ 80.00 per hour
* Facility supervision is included in the rental price.	
** \$150.00 refundable security deposit applies to all field rentals.	
<u>Thompson Road Park</u>	
Multipurpose Field	\$ 30.00 per hour
<u>Lake Benson Boathouse Rentals*</u>	
Jon-boats without Motors	\$ 4.00 per hour, \$ 20.00 per day
Jon-boats with Motors	\$ 8.00 per hour, \$ 40.00 per day
Canoes	\$ 5.00 per hour
* Senior citizens age 55 or over will be charged 50% of the above rates for full day rentals only.	
<u>Garner Performing Arts Center Auditorium and Lobby – Regular Rates</u>	
Auditorium	\$ 125.00 per hour
Rehearsal Fees (Monday-Thursday)	\$ 55.00 per hour
Rehearsal Fees (Friday-Sunday)	\$ 125.00 per hour
Back Lobby (max 30 people)	\$ 40.00 per hour
Front Lobby (max 60 people)	\$ 50.00 per hour
Auditorium Hold Day with Dressing Rooms (Monday-Thursday)	\$140.00 per day
Auditorium Hold Day with Dressing Rooms (Friday-Sunday)	\$300.00 per day
<u>Garner Performing Arts Center Auditorium and Lobby – Non Profit Group Rates*</u>	
Auditorium	\$100.00 per hour
Rehearsal Fees (Monday-Thursday)	\$ 50.00 per hour
Rehearsal Fees (Friday-Sunday)	\$ 100.00 per hour
Back Lobby (max 30 people)	\$ 40.00 per hour
Front Lobby (max 60 people)	\$ 50.00 per hour
Auditorium Hold Day with Dressing Rooms (Monday-Thursday)	\$ 90.00 per day
Auditorium Hold Day with Dressing Rooms (Friday-Sunday)	\$ 240.00 per day
* Non-profit groups are defined as follows: all IRS tax exempt and non-profit groups, or non-tax exempt group activities such as private parties, family activities, family reunions, weddings and receptions, etc., for which no money is collected for participation.	
* All rentals of the Garner Performing Arts Center require a \$ 200.00 per day refundable security deposit.	
<u>Garner Performing Arts Center Miscellaneous Fees (applies to all groups)</u>	
Sound and Lighting Technician	\$ 20.00 per hour
Facility Attendant	\$ 15.00 per hour
Security	Based on personnel cost
Piano Tuning	Based on personnel cost
Pre-event Setup and Post-event Cleanup	Based on personnel cost
Concession Stand	\$ 50.00 per day
<u>Lake Benson Trails*</u>	
Dual Meets (two teams)	\$ 7.00 per hour, 2 hour minimum
Meets with Three to Five Teams	\$ 11.00 per hour, 2 hour minimum
Meets with Six to Nine Teams	\$ 16.00 per hour, 2 hour minimum
Meets with 10 or More Teams	\$ 21.00 per hour, 2 hour minimum
* The above fees would be assessed in addition to reimbursement of any additional Town expenses arising from the event above normal operations.	
<u>Christmas Parade</u>	
Parade Floats	10% above Town cost
<u>Special Events & Facility Rentals Policy</u>	
Application Fee	\$ 25.00 non-refundable fee
Police Officer	\$ 35.00 per hour
Staff Assistance	\$ 15.00 per hour, 3 hour minimum
Parking Attendants (2 attendants)	\$ 30.00 per hour, 3 hour minimum
Street Closure – Resident	\$ 80.00 per event
Street Closure – Non Resident	\$ 120.00 per event
Use of Park Trails – Resident	\$ 40.00 per day
Use of Park Trails – Non Resident	\$ 60.00 per day
Event with Admission Fees or Ticket Sales – Resident	\$ 270.00 per day
Event with Admission Fees or Ticket Sales – Non Resident	\$ 405.00 per day
Event with Sales of Food or Merchandise – Resident	\$ 200.00 per day
Event with Sales of Food or Merchandise – Non Resident	\$ 300.00 per day

Photo and Video Shoot – Resident	\$ 50.00 per day
Photo and Video Shoot – Non Resident	\$ 75.00 per day
Sanitation Deposit – Class A or B Special Events	\$ 1,000.00 per event
Sanitation Deposit – Class C Special Events	\$ 500.00 per event
Sanitation Deposit – Class D Special Events	No Charge

Section 6. Public Safety Charges**Accident/Criminal Investigation Report**

First 20 Copies	No Charge
Above 20 Copies	\$.10 per page
CD/DVD Production	\$ 22.00

Miscellaneous

Storage of Seized Vehicle	\$ 5.00 per day
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Off-Duty Officer

Officer Only	\$ 35.00 per hour
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Removal of Recreational Devices

First Violation	\$ 25.00
Second Violation	\$ 50.00
Third Violation	\$ 100.00

Parking Violation Fee*

No Parking Zone	\$ 30.00
Parking Too Close to Intersection	\$ 30.00
Parking on Sidewalk	\$ 30.00
Parking Too Far Away from Curb or Street Edge	\$ 30.00
Double Parking	\$ 30.00
Parking in a Loading Zone	\$ 30.00
Parking in a Restricted Time Zone	\$ 30.00
Residential Parking Permit Zone	\$ 30.00
Parking on Wrong Side of Street Facing Traffic	\$ 30.00
Emergency Zone Parking	\$ 50.00
Parking in Fire Lane	\$ 50.00
Parking in Front of Fire Hydrant	\$ 50.00
Obstructing Traffic	\$ 50.00
Parking in a Handicapped Zone	\$ 100.00
All Other Parking Violations Not Noted Above	\$ 30.00

* Parking fines must be paid within 30 days from issuance to avoid additional penalty. Fines not paid within 30 days will be subject to the violator to double the amount of the original fine.

Animal Control Charges***Licensing** (one-time fee)

Not Spayed or Neutered	\$ 25.00
Spayed or Neutered	\$ 10.00

* Animal control charges are applied to dogs and cats.

Animals at Large and Animals Creating a Nuisance

First Violation	\$ 50.00
Second Violation	\$ 100.00
Third or Subsequent Violation	\$ 150.00
Number of Dogs Above Limit	\$ 100.00 per dog

Dangerous Animal Toward Human Being

First Violation	\$ 500.00
Second or Subsequent Violation	\$ 1,500.00

Dangerous Animal Toward Domestic Pet

First Violation	\$ 250.00
Second or Subsequent Violation	\$ 500.00

Other General Penalties Not Specified Above

	\$ 100.00
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Fines and penalties listed above do not include shelter reclaim fees, which also must be paid by owner.

False Alarm Penalties

First Three False Alarms	No Charge
Fourth and Fifth False Alarms	\$ 50.00 per alarm
Sixth, Seventh, and Eighth False Alarms	\$ 100.00 per alarm
Ninth and Tenth False Alarms	\$ 150.00 per alarm
All False Alarms in Excess of 10	\$ 250.00 per alarm

Taxicab Permit

Application Fee	\$ 10.00
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Section 7. Penalty Fee

Penalty Fee: The fee or penalty to be paid to the Town for any one violation of an ordinance as above set out is hereby fixed as noted. Offenses denominated a misdemeanor pursuant to NCGS 14-4 shall be punishable as infractions; offenses not denominated as misdemeanors under the State's penal laws are not punishable as misdemeanors under administering ordinances within the Town.

TO: Mayor & Town Council

FROM: Jeff Triezenberg, Interim Planning Director

DATE: February 22, 2017

SUBJECT: Extraterritorial Jurisdiction (ETJ) Modification Update

The final revised request to the Wake County Board of Commissioners was to add approximately 6,285 acres to the Town of Garner's ETJ while relinquishing 454 acres to Wake County. A map depicting the final boundaries is attached to this memo.

PROGRESS TO DATE:

- July 19, 2016: Garner Town Council adopts Resolution No. (2016) 2297, requesting the extension of the Town's ETJ from the Wake County Board of Commissioners.
- September 28, 2016: First-Class Letters advertising upcoming Public Information Drop-In Sessions mailed to all affected property owners.
- October 19, 2016: Public Information Drop-In Session held at the Garner Senior Center.
- October 20, 2016: Public Information Drop-In Session held at St. Andrews United Methodist Church.
- October 26, 2016: Public Information Drop-In Session held at Highland Baptist Church.
- November 2, 2016: Wake County Planning Board's Land Use Committee meets to discuss the Town of Garner's request.
- November 16, 2016: Wake County Planning Board's Land Use Committee meets again to discuss the Town of Garner's request.
- December 7, 2016: Wake County Planning Board unanimously recommends approval of the Town of Garner's request.

- January 17, 2017: Wake County Board of Commissioner’s Public Hearing – unanimous approval via Resolution #2297-16 of the Town of Garner’s request with an effective date of March 16, 2017.
- February 3, 2017: First-Class Letters providing notice of the Town’s Public Hearing to accept the revised ETJ boundaries approved by the Wake County Board of Commissioners mailed to all affected property owners.

NEXT STEPS:

- March 6, 2017: Town of Garner holds public hearing concerning the acceptance of the revised ETJ boundaries approved by the Wake County Board of Commissioners. **Proposed Action:** Adopt by ordinance – Relinquishment area effective immediately; Expansion areas effective March 16, 2017.
- March 7, 2017: First-Class Letters providing notice of the Town’s public hearing and proposed zoning mailed to all affected and adjoining property owners.
- March 21, 2017: Town of Garner opens public hearing concerning the adoption of zoning for the revised ETJ boundary areas. **Proposed Action:** Continue public hearing.
- April 3, 2017: Town of Garner continues public hearing concerning the adoption of zoning for the revised ETJ boundary areas. **Proposed Action:** Refer to the Town of Garner Planning Commission
- April 10, 2017: Town of Garner Planning Commission considers zoning for the revised ETJ boundary areas. **Proposed Action:** Recommend approval of proposed zoning to the Garner Town Council.
- May 1, 2017: Garner Town Council receives zoning recommendation from the Planning Commission and considers matter for final decision. **Proposed Action:** Adopt by ordinance.

PROPOSED ZONING:

BASE DISTRICTS:

Due to the scheduled upcoming completion of the Town’s comprehensive planning effort, it is the Planning staff’s recommendation to assign zoning to the new ETJ areas that most closely aligns with current zoning in place with Wake County. To proactively zone these areas based on the existing comprehensive plan would be a potentially fruitless effort in the event that the recommendations of the new comprehensive plan differ significantly from the current plan. Such an effort would also likely lead to the creation of more nonconforming uses – uses that do not conform to the regulations of the Town’s Unified Development Ordinance (UDO).

To accomplish the task of assigning proposed zoning districts to the expanded ETJ areas, Planning staff are employing a two-pronged approach:

1. The first step has been to examine the definitions and permitted use tables of the Wake County UDO and compare them to those of the Garner UDO and establish a zoning district conversion matrix. A draft zoning map will be presented during the work session reflecting this work. This matrix is provided here for reference.
2. The second step will be to examine the existing land use parcel by parcel in order to determine the potential for nonconforming uses. The proposed zoning will then be adjusted as needed to minimize this potential. This second draft of the zoning map will be included in the notices to be mailed on March 7, 2017.

Zoning Matrix

County Zone	Description	Acres	Town Zone	Description
GB	General Business (Indoor Retail & Service)	17.1	CR	Community Retail
CU-GB	General Business – Conditional	1.3	CR	Community Retail
HC	Heavy Commercial (Indoor & Outdoor)	37.4	SB	Service Business
CU-HC	Heavy Commercial – Conditional	2.4	SB	Service Business
HD	Highway District (Large Lot Residential with Commercial Uses Approvable via Special Use)	545.1	R-40*	Single-Family Residential (*Note: Parcel by Parcel analysis critical for this zone)
CU-HD	Highway District – Conditional	10.1	R-40*	Single-Family Residential (*Note: Parcel by Parcel analysis critical for this zone)
I-I	Industrial 1 (No Outdoor Storage)	37.5	I-1	Light Industrial
CU-I-I	Industrial 1 – Conditional	8.7	I-1	Light Industrial
I-II	Industrial 2 (Indoor & Outdoor Storage)	11.4	I-2	Heavy Industrial
R-30	Residential (30,000 s.f. lot min.)	3,570.5	R-40*	Single-Family Residential (Note: If predominate lot size is between 30,000 and 40,000 s.f., R-20 is an alternative)
R-40	Residential (40,000 s.f. lot min.)	16.3	R-40	Single-Family Residential
CU-R-40	Residential – Conditional	21.0	R-40	Single-Family Residential
R-40W	Residential Watershed	1,900.6	R-40	Single-Family Residential

	(40,000 s.f. lot min.)			
R-80W	Residential Watershed (80,000 s.f. lot min.)	93.5	R-40	Single-Family Residential

OVERLAY DISTRICTS:

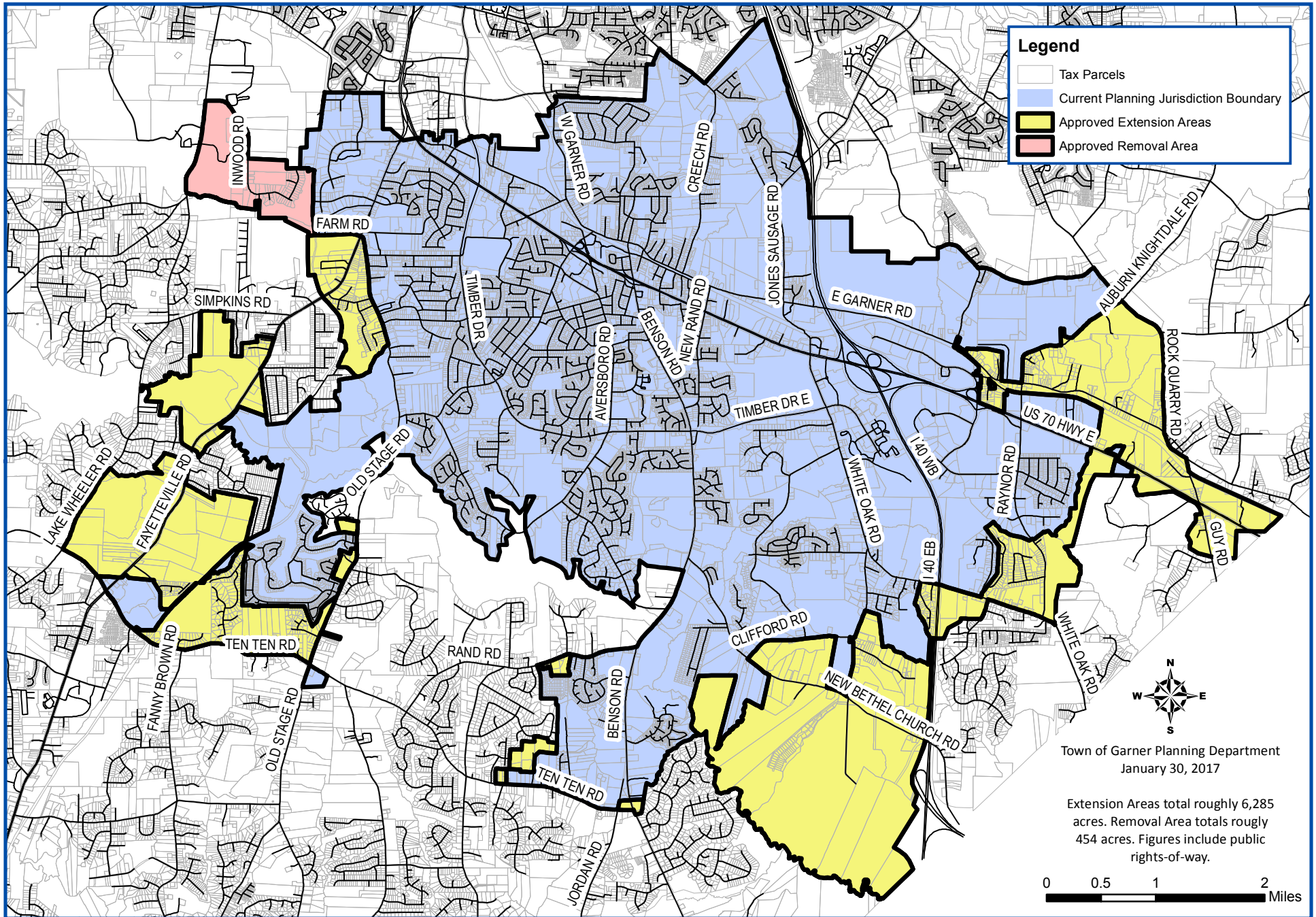
Several of the Town’s current overlay districts will also be applicable in the expanded ETJ areas. These include:

- The **Swift Creek Conservation District** for most areas south and west of White Oak and Garner roads, and east of New Rand and Benson roads;
- The **I-40 Overlay District** for parcels within 1,250 feet of the right-of-way of Interstate 40;
- The **U.S. 70/401 Thoroughfare Overlay District** for parcels within 450 feet of the centerline of the right-of-way of U.S. Highway 70 and U.S. Highway 401; and
- The **Garner Road Overlay District** extending out 400 feet from the northern right-of-way line of Garner Road; and extending out 400 feet or to the right-of-way for the North Carolina Railroad from the southern right-of-way line of Garner Road, whichever is less.

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: February 28, 2017		
Subject: Extraterritorial Jurisdiction (ETJ) Update		
Location on Agenda: Reports		
Department: Planning		
Contact: Jeff Triezenberg, Interim Planning Director		
Presenter: Jeff Triezenberg, Interim Planning Director		
Brief Summary: The time clock for the final steps of the ETJ modification process have been determined. A public hearing to accept the County's approval of the modifications to the Town's ETJ must occur on March 6, 2017 to ensure adoption prior to a County effective date of March 16, 2017. Additionally, the Town will have 60 days from March 16th to implement zoning for the affected areas. Staff will report on the process thus far in addition to next steps, and discuss draft zoning maps.		
Recommended Motion and/or Requested Action: Receive as information.		
Detailed Notes: See attached memo.		
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:		

2016/17 ETJ Revision Map



Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: February 28, 2017		
Subject: Legislative Agenda		
Location on Agenda: Discussion		
Department: Administration		
Contact: Rodney Dickerson, Town Manager		
Presenter: Rodney Dickerson, Town Manager		
Brief Summary: Each year the Town develops a list of initiatives that it puts forth to its Legislative Delegation for consideration during the legislative session. The list, although not a comprehensive list of all concerns and interests, provides a basis for discussion with our Local Delegation and others. Several of the agenda items seek to preserve or increase revenue options or to preserve local authority as it relates to various proposed bills.		
Recommended Motion and/or Requested Action: Endorse Legislative Agenda for Distribution and Discussion		
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: The Legislative Agenda compiles the Town's interest in various legislative items and provides some framework for the Town Lobbyist to work from.		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	RD	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

Town of Garner

2017 Legislative Agenda

Economic Growth

- Remove the cap on the Job Development Investment Grant Program (JDIG). This self-funding program is one of the state's most effective business recruitment tools and should be fully utilized.
- Enhance the One NC Fund's competitiveness and effectiveness by considering, for example, modifying the local match and wage requirement or revamping it into a deal-closing fund similar to those in competing states.

Fiscal Health

- Seek legislation to provide municipalities with additional locally-controlled revenue options. NCLM
- Seek legislation to alter the current statutes governing distribution of local sales taxes by requiring a one-year delay in implementation when a county or the legislature changes its method of distributing sales tax revenue. NCLM
- Support legislation that will provide sufficient funding at the state level for incentive programs such as state historic preservation tax credits and the Main Street Solutions fund. NCLM

Public Safety

- Oppose legislation that requires local law enforcement to expend additional resources dealing with immigration, which the Town of Garner believes is a federal issue.
- Oppose legislation that creates additional fines and financial penalties if municipalities violate immigration rules. The existing penalties are sufficient to ensure compliance.
- Oppose legislation that limits the ability of local law enforcement to effectively interact with our immigrant population.

Municipal Authority

- Support legislation that provides for municipal elections to be determined by local municipal authority. NCLM
 - Oppose H64 – Municipal Elections in Even-Numbered Years

Public Infrastructure

- Seek legislative and administrative changes to the State Transportation Improvement Program (STIP) process that give local priorities increased weight in the allocation of transportation funds. NCLM
 - Support H81 – STI Regional & Division Weighting
 - Support H92 – Blue Ribbon Committee/Transportation Funding
- Seek legislation to increase state-level funding for municipal infrastructure needs. NCLM

Municipal Services

- Support legislation that protects the ability of building inspectors to enforce the intent of the building code and ensure code compliance.
- Oppose legislation that imposes vague operational standards for inspection departments.
- Support legislation that improves the ability of municipalities to recruit and retain qualified code enforcement officers.

NCLM – Indicates that this item is one of the North Carolina League of Municipalities' Municipal Advocacy Goals.

Garner's Legislative Delegation

House

Representative Nelson Dollar

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Representative Rosa Gill

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Representative Darren Jackson

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Senate

Senator Chad Barefoot

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Senator Dan Blue

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