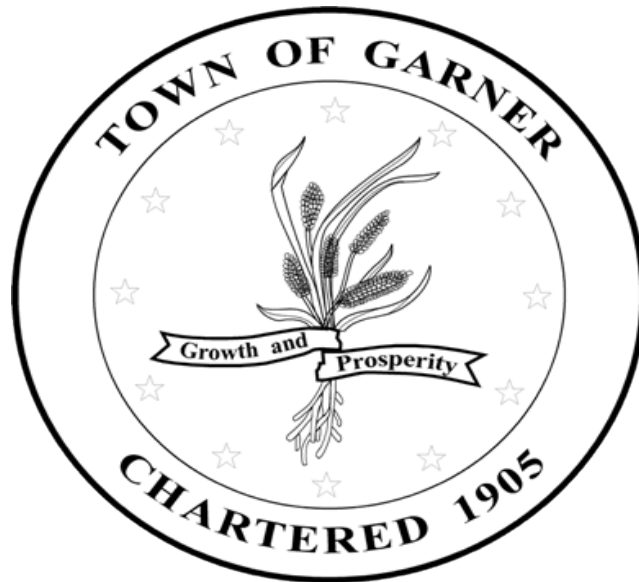


# TOWN OF GARNER



## TOWN COUNCIL MEETING

MAY 1, 2017  
7:00 P.M.

Garner Police Department  
Training Room  
912 7th Avenue, Garner

**Town of Garner  
Town Council Agenda  
May 1, 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 7<sup>th</sup> 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: Boy Scout Troop 10

- C. INVOCATION: Council Member Jackie Johns

- 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

- 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. Town of Garner Strategic Communications Plan ..... Page 4  
Presenter: Rick Mercier, Communications Manager

The Strategic Communications Plan puts forth goals, objectives and initiatives meant to span the next several years. It partially supersedes the existing Strategic and Crisis Communications Plan, although the policies in that earlier plan will be retained and remain in effect.

Action: Approval of final draft text for publication

H. PUBLIC HEARINGS

1. Public Hearing on FY 2017-18 Recommended Budget ..... Page 17  
Presenter: Michael Gammon, Budget & Special Projects Manager

Town Council and the general public will be provided an opportunity for discussion and input related to the FY 2017-18 recommended budget. The recommended budget is currently available for review on the Town's website, at Town Hall, and will also be made available at the Southeast Regional Library.

Action: Receive comments; provide further guidance

2. Annexation Petition ANX-17-01, Withers Road ..... Page 18  
Presenter: David Bamford, Senior Planner

Request for voluntary annexation of a 3.94 tract located at 915 Withers Road.

Action: Adopt Ordinance (2017) 3855

I. NEW/OLD BUSINESS

1. Zoning Map Amendment Z-17-01, Expanded ETJ Areas ..... Page 23  
Presenter: Jeff Triezenberg, Planning Director

It is the intended purpose of this case to establish zoning as opposed to significantly changing the zoning as in a typical re-zoning case. This means that the Town is attempting to keep the zoning status as similar as is possible to the status properties are presently enjoying under the County at the time of this zoning transfer. The existing zones for the expanded ETJ areas are administered by Wake County for a period of 60 days following the acceptance of ETJ or until the Town of Garner establishes new zoning, whichever occurs first.

Action: Adopt Ordinance (2017) 3856

2. Purchase of Property on Main Street ..... Page 60  
Presenter: William E. Anderson, Town Attorney

The Town has negotiated a proposed contract to purchase the parking lot behind the buildings on Main Street between Purvis Street and Rand Mill Road. This will allow the opportunity for some needed drainage improvements.

Action: Authorize Purchase of Property for \$57,083

J. COMMITTEE REPORTS

K. MANAGER REPORTS

1. garner info
2. Town Hall Updates

L. ATTORNEY REPORTS

M. COUNCIL REPORTS

N. ADJOURNMENT

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: May 1, 2017		
Subject: Town of Garner Strategic Communications Plan		
Location on Agenda: Consent		
Department: Administration		
Contact: Rick Mercier, Communications Manager		
Presenter: Rick Mercier, Communications Manager		
<p><b>Brief Summary:</b></p> <p>The Strategic Communications Plan puts forth goals, objectives and initiatives meant to span the next several years. It partially supersedes the existing Strategic and Crisis Communications Plan, although the policies in that earlier plan will be retained and remain in effect.</p>		
<p><b>Recommended Motion and/or Requested Action:</b></p> <p>Approval of final draft text for publication</p>		
<p><b>Detailed Notes:</b></p> <p>This plan is partially modeled after the Town Strategic Plan, which was adopted by the Town Council in October 2016. It contains multi-year goals, goal statements, objectives and initiatives. It also includes a S.W.O.T. analysis for Town communications (strengths, weaknesses, opportunities and threats). This plan is a follow-up to a presentation at the 2016 Town Council retreat about Town communications and marketing.</p>		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
<p><b>Manager's Comments and Recommendations:</b></p> <p>An overview of the Strategic Communications Plan was presented at the April Work Session and received favorable feedback.</p>		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	RM	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

# INTRODUCTION

The Town of Garner has made remarkable advances in its communications capacities and efforts since it hired its first full-time communications professional in October 2010. Over the last six and a half years, the Town has 1) gained the ability to reach tens of thousands of people per month through a growing variety of means; 2) raised Garner's profile significantly in the region while markedly improving its image; 3) dramatically increased the effectiveness of marketing and promotion of Town events and programming; 4) enhanced the Town's ability to engage residents; 5) become recognized as a leader for its communications initiatives; 6) and won numerous statewide and national communications-related awards, including the All-America City Award.

This Strategic Communications Plan is intended to build on that progress and to provide a roadmap for the Town's communications to continue helping to move Garner forward over the next several years. This new plan establishes multiyear goals, objectives and initiatives that support the Town-wide Strategic Plan (adopted by the Town Council in October 2016).

The plan assumes that, for the foreseeable future, Town communications will face the dual challenges of a rapidly growing and evolving community and a tumultuous media landscape marked by disruptions but also significant opportunities.

Given this dynamic environment and the fluidity of certain initiatives in this plan, staff has refrained from codifying specific key messages, brand statements or brand promises in this document. All of the Town's communications efforts, however, should relate back to the four goals of the Town-wide Strategic Plan (adopted by the Town Council in October 2016): fiscal responsibility (FR), efficient and timely service delivery (SD), orderly growth (OG) and quality of life (QL). As a result, there is referencing of the Town's Strategic Plan throughout this document's section on goals, objectives and initiatives.

## HOW THIS PLAN RELATES TO PRECEDING PLAN

The Town Council adopted the Town of Garner's first Strategic and Crisis Communication Plan in September 2010 and adopted an update in November

2012. That document enshrined numerous important communications policies, including a formal crisis communication policy, and these have guided the Town since the document's original approval.

This new plan does not incorporate those existing policies. The existing Council-approved policies—which remain in effect—will be combined with other Town policies in a project being led by the Town Clerk's Office. (One of the initiatives in this plan, however, is to revisit Town communications policies with an eye toward making appropriate updates and revisions.)

# S.W.O.T ANALYSIS OF TOWN COMMUNICATIONS

## Current Strengths of Town Communications

- Established public information program headed by accomplished professional
- Advanced communications infrastructure and capacities now in place
- Town communications have broad reach thanks to array of platforms and capacities.
- Town consistently produces award-winning work
- Highly effective ability to craft appropriate messaging for successful initiatives
- Strong, highly productive relationship with PEG Media Partners
- Good in-house talent and communications initiatives in various departments with overall coordination through communications manager
- Growing understanding and appreciation within Town government of the importance of effective communications and marketing

## Current Weaknesses of Town Communications

- Lack of adequate staff to meet communications needs and to further ability of communications manager to focus on bigger-picture strategic work
- Inconsistency in the look and feel of some Town publications and other communications materials
- Lack of a brand strategy and brand identity rooted in meaningful research and evidence-based understanding of audiences and perceptions of Garner
- Limited ability to reach non-English-speaking residents
- Occasional misunderstanding in community and sometimes within the Town government of the distinction between the mission of a government communications unit and the mission of the privately owned media



## Opportunities for Town Communications

- Organize Town communications capacities and devise appropriate strategies to mold Town communications into a more cohesive whole
- Use Town's/PEG Media's strengths in video production to reach audiences across multiple platforms
- Support communications division with understanding that it is a way of helping all Town departments to achieve their goals and initiatives
- Use market research to create comprehensive brand strategy and brand identity with suitable messaging to achieve marketing goals
- Capitalize on partnerships in region to more effectively market Garner
- Enhance partnerships in community to become better at reaching all segments of the community
- Improve outreach to underrepresented parts of the community, including non-English-speaking residents

## Known and Anticipated Threats to Town Communications

- Diminished capacity of community newspaper (Garner-Cleveland Record) to cover the community
- Pressure on Town staff to perform communications and marketing duties not appropriate to mission of Town government
- Residents getting information from sources that are not credible and accurate
- Marketing and branding efforts not rooted in accurate assumptions and lacking in adequate information and evidence to support successful initiatives
- Community growth overwhelms ability to provide adequate service

# GOALS, OBJECTIVES AND INITIATIVES

## COMMUNICATIONS CAPACITIES

*GOAL STATEMENT: Continue to build the Town's communications channels and overall reach (QL 2.3)*

OBJECTIVE 1: Grow Town's social media followings, engagement and reach

- INITIATIVE 1: Continue using analytics to make decisions about what to post and when and to better understand our followings
- INITIATIVE 2: Better coordinate posts across all Town social media properties using content calendar and other strategies
- INITIATIVE 3: Continue strategic use of advertising to promote or "boost" posts

OBJECTIVE 2: Create new communications products and update existing ones

- INITIATIVE 1: Refine and enhance website content
- INITIATIVE 2: Examine possibility of using blogs to reach both general and some targeted audiences
- INITIATIVE 3: Evaluate print and electronic publications and determine how well they meet our existing and emerging communications needs

OBJECTIVE 3: Explore new ways to maximize use of award-winning video capabilities

- INITIATIVE 1: Produce short videos with Town departments to meet specific needs and reach specific audiences
- INITIATIVE 2: Continue and build up new series of videos on Garner schools to enhance their image
- INITIATIVE 3: Create videos that are more journalistic in nature (e.g. videos about public safety issues in community)

OBJECTIVE 4: Use data-driven approaches to communication when possible

- INITIATIVE 1: Continue using Google Analytics to discern trends and key information about how visitors are using website
- INITIATIVE 2: Take advantage of GPAC ticket sales data to learn more about how we reach audiences
- INITIATIVE 3: Obtain research to develop brand strategy and brand identity

OBJECTIVE 5: Build and maintain strong relationships with regional and community partners (SD Objective 1)

- INITIATIVE 1: Continue working with Greater Raleigh Convention and Visitors Bureau on visitors guide advertorial and other promotional opportunities for Garner
- INITIATIVE 2: Make additional use of League of Municipalities Here We Grow website to promote bond program and other initiatives
- INITIATIVE 3: Continue partnering with Chamber of Commerce and other stakeholders in Garner to promote events, educate residents and market Garner
- INITIATIVE 4: Continue working to get media coverage of positive stories in Garner

# COMMUNITY ENGAGEMENT

*GOAL STATEMENT: Inform and educate residents and promote ways for residents of all backgrounds to become involved in Town decision-making processes (QL Objectives 2 and 3)*

OBJECTIVE 1: Keep residents informed about bond program (FR 1.2)

- INITIATIVE 1: Maintain bonds pages on website, including embedded Google map that offers overview of bond projects
- INITIATIVE 2: Use video and social media to keep residents abreast of latest bond program developments
- INITIATIVE 3: Hold events that celebrate major milestones in bond program

OBJECTIVE 2: Support and encourage an active and engaged citizenry (QL Objective 2)

- INITIATIVE 1: Offer opportunities for residents to be better educated about and participate in local government (QL 2.1)
- INITIATIVE 2: Promote opportunities to participate on boards and commissions (QL 2.2)

OBJECTIVE 3: Embrace diversity and be responsive to the changing demographics of the community (QL Objective 3)

- INITIATIVE 1: Engage underrepresented communities and entrepreneurs (QL 3.1)
- INITIATIVE 2: Encourage broad-based participation in educational, civic and leadership opportunities (QL 3.3)
- INITIATIVE 3: Support Town departments—in particular the Police Department and Parks, Recreation and Cultural Resources Department—in outreach efforts to all segments of the community (QL 1.1)

## INNOVATION AND EFFICIENCY

*GOAL STATEMENT: Identify and implement new technologies and communications platforms that are appropriate to Town needs (SD 2.3)*

OBJECTIVE 1: Explore more extensive use of online/cloud-based tools to efficiently produce graphics, publications and other communications products

- INITIATIVE 1: Expand use of online apps (free or low-cost) to do graphics and design
- INITIATIVE 2: Learn more about advanced capabilities of website's content management system, especially as they might relate to e-notifications and blogging
- INITIATIVE 3: Use latest apps and other technologies to produce quick videos "on the fly"
- INITIATIVE 4: Explore viability of live streaming of news and events

OBJECTIVE 2: Use emerging technologies and faster internet service to enhance access to government information (SD 4.2)

- INITIATIVE 1: Once internet service allows, find way to live stream and/or live broadcast Town Council meetings
- INITIATIVE 2: Explore possibility of creating "open-data" system that would allow residents to obtain raw data from Town
- INITIATIVE 3: Stay abreast of latest trends and developments that enable better engagement with residents

## MARKETING AND BRANDING

*GOAL STATEMENT: Create outstanding communications products and messaging that enhance Garner's image and achieve greater consistency (OG 3.2, 3.3; QL 2.3)*

OBJECTIVE 1: Continue and enhance marketing and promotion of Garner in the Triangle region and beyond (OG 3.2, QL 2.3)

- INITIATIVE 1: Explore ways in which a research-based approach could improve Garner's branding and marketing efforts
- INITIATIVE 2: Refine and revise key messages for both the community and the Town government
- INITIATIVE 3: Look for new opportunities (paid and free) to promote Garner
- INITIATIVE 4: Extend Town's track record of producing award-winning products that enhance Garner's image and profile
- INITIATIVE 5: Determine staffing level and skill sets needed to meet the quantitative and qualitative challenges in effectively branding and marketing Garner
- INITIATIVE 6: Assist employees and residents in becoming Garner's brand ambassadors.

OBJECTIVE 2: Achieve more consistency in Town's communications materials and messaging

- INITIATIVE 1: Attain greater cohesiveness in print and electronic materials
- INITIATIVE 2: Continue to pursue training opportunities for staff in various departments who communicate with public
- INITIATIVE 3: Revisit existing communications policies and make any necessary revisions or updates

OBJECTIVE 3: Support Economic Development in bolstering the Town's competitiveness for regional economic activity and marketing product inventory (OG 3.2, 3.3)

- INITIATIVE 1: Produce videos to meet department's marketing needs
- INITIATIVE 2: Produce print and electronic publications to continue promoting Garner as a great place to live, work and play
- INITIATIVE 3: Assist in creating presentation materials and other materials Economic Development may need for specific purposes
- INITIATIVE 4: Collaborate with Garner Revitalization Association and downtown development manager to promote their initiatives and events

OBJECTIVE 4: Support PRCR (including GPAC) in marketing and promotion of events, programming and facilities (QL Objective 4)

- INITIATIVE 1: Work with GPAC staff to hone strategies for promoting shows (QL 4.3)
- INITIATIVE 2: Partner with PRCR staff to educate residents about Garner Recreation Center programming
- INITIATIVE 3: Finish creating facilities and parks videos and update as needed
- INITIATIVE 4: Continue working with PRCR staff to assist in marketing and promotions as needed
- INITIATIVE 5: Work with PRCR to create, produce and distribute videos and other marketing materials for the Town's signature special events

# APPENDIX A

## The Town's Potential Audiences

- Town residents
- Traditional broadcast and print media
- Non-traditional media (such as bloggers)
- Town elected officials
- Town employees
- Local business community (including Chamber members)
- Residents of the region
- Visitors
- People who might attend a Town event or participate in Town programming
- Community organizations
- Businesses potentially relocating to Garner
- Residents potentially moving to Garner
- Town's regional partners in economic development, planning, lobbying and providing services (e.g. Wake County Economic Development, CAMPO, N.C. League of Municipalities, City of Raleigh Public Utilities)
- Regional and statewide marketing and promotional organizations (e.g. Greater Raleigh Convention and Visitors Bureau)
- Audiences accessible through social media



# APPENDIX B

## The Town's Communications Tools and Assets

- Meetings
- Social media
- Emails/email blasts
- Town of Garner website
- Videos (online)
- PEG channel
- Town of Garner Intranet site (for employees only)
- Newspaper articles and ads
- Presentations
- News releases
- Letters
- Publications (reports, guides, brochures, booklets, etc.)
- Handouts at meetings
- Banners
- Blogs
- Door hangers
- Town employees and residents
- Elected officials
- Television PSAs /news/commercials
- Radio ads, PSAs
- Garner 101, Citizens Police Academy and Citizens Leadership Academy
- Neighborhood Watch and other neighborhood-based groups
- NextDoor.com
- Town of Garner citizen newsletter
- Posters, signs and fliers
- Mass mailings/direct mail
- Reverse 911 call with recorded message
- Promotional items (pens, magnets, etc.)
- Regional/national/international media
- Special events (informational booths, announcements, etc.)
- Utility bill inserts

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: May 1, 2017		
Subject: Public Hearing on FY 2017-18 Recommended Budget		
Location on Agenda: Public Hearings		
Department: Town Manager		
Contact: Michael Gammon, Budget and Special Projects Manager		
Presenter: Town of Garner Budget Team		
<b>Brief Summary:</b>  Town Council and the general public will be provided an opportunity for discussion and input related to the FY 2017-18 recommended budget. The recommended budget is currently available for review on the Town's website, at Town Hall, and will also be made available at the Southeast Regional Library.		
<b>Recommended Motion and/or Requested Action:</b> Receive comments, provide further guidance		
<b>Detailed Notes:</b>  Receive comment from the public to prepare the budget for final approval prior to July 1, 2017		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
<b>Manager's Comments and Recommendations:</b> I am honored to present the Recommended Budget after my first year as Town Manager.		
Attachments Yes:      No: <input checked="" type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	RD	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: May 1, 2017		
Subject: Annexation ANX-17-01, Withers Road		
Location on Agenda: Public Hearings		
Department: Planning		
Contact: David Bamford, Senior Planner		
Presenter: David Bamford, Senior Planner		
Brief Summary:  This is a request for annexation of 915 Withers Road (existing business wants to make a connection to public water and sewer)		
Recommended Motion and/or Requested Action: Adopt Ordinance (2017) 3855		
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  
May 1, 2017

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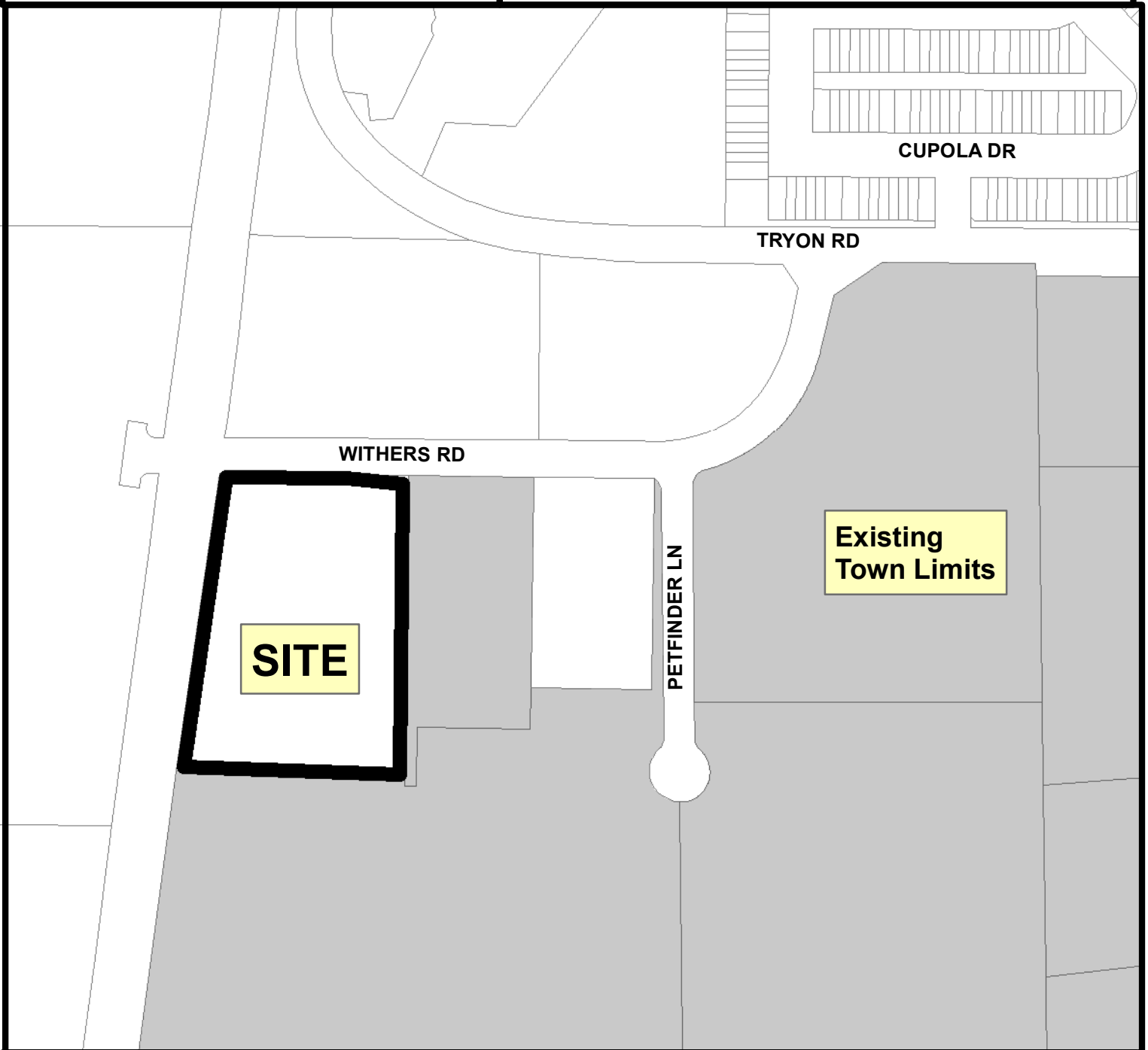
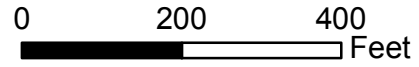
<b>ANNEXATION APPLICATION:</b>	ANX 17-01
<b>OWNER:</b>	ND Properties LLC
<b>CONTIGUOUS / SATELLITE:</b>	Contiguous
<b>LOCATION OF PROPERTY:</b>	915 Withers Road
<b>WAKE COUNTY PIN #:</b>	0792909615
<b>REAL ESTATE ID #:</b>	0086965
<b>AREA:</b>	3.99 acres
<b>ZONING:</b>	SB
<b>ASSOCIATED DEVELOPMENT PLAN:</b>	None
<b>EXISTING USE:</b>	Existing business (Nordic Cold Storage) to connect to Town water and sewer
<b>RECOMMENDATION:</b>	Adopt annexation ordinance

## **KEY DATES:**

<b>RESOLUTION TO INVESTIGATE:</b>	March 6, 2017
<b>PUBLIC HEARING:</b>	May 1, 2017
<b>ANNEXATION EFFECTIVE:</b>	May 1, 2017

**Town of Garner  
Planning Department**

**Annexation  
ANX 17-01**



Property Location: 915 Withers Road  
Property Owner: ND Properties LLC  
PIN: 0792909615  
Acreage: 3.94

**GARNER POLICE ZONE: 8413**

Return to:  
Stella Gibson  
Town of Garner  
900 7<sup>th</sup> Avenue  
Garner, NC 27529

**ORDINANCE NO. (2017) 3855**

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF GARNER, NORTH CAROLINA**

WHEREAS, the Town Council has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and

WHEREAS, the Town Council has by resolution directed the Town Clerk to investigate the sufficiency of said petition; and

WHEREAS, the Town Clerk has certified the sufficiency of said petition, and a public hearing on the question of this annexation was held at the Town Hall at 7:00 p.m. on May 1, 2017, after due notice by publication in the *Garner-Cleveland Record* on April 19, 2017; and

WHEREAS, the Town Council does hereby find as a fact that said petition meets the requirements of G.S. 160A-31, as amended;

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

Section 1. By virtue of the authority granted by G.S. 160A-31, as amended, the following described territory, is hereby annexed and made part of the Town of Garner as of the 1<sup>st</sup> day of May, 2017.

**(ANX 17-01) ND Properties LLC**

A 3.99-acre tract located at 915 Withers Road; the site can be identified as Wake County PIN 0792909615; the property is recorded in Deed Book 016099 Page 01787

Section 2. Upon and after the 1st day of May, 2017, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Garner and shall be entitled to the same privileges and benefits as other parts of the Town of Garner. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the Town of Garner shall cause to be recorded in the office of the Register of Deeds of Wake County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 hereof, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1

Adopted this 1<sup>st</sup> day of May, 2017.

\_\_\_\_\_  
Ronnie S. Williams, Mayor

ATTEST: \_\_\_\_\_  
Stella L. Gibson, Town Clerk

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: May 1, 2017		
Subject: Z-17-01, Expanded ETJ Areas, General Zoning Map Amendment		
Location on Agenda: Old/New Business		
Department: Planning		
Contact: Jeff Triezenberg, Planning Director		
Presenter: Jeff Triezenberg, Planning Director		
<p><b>Brief Summary:</b></p> <p>It is the intended purpose of this case to establish zoning as opposed to significantly changing the zoning as in a typical re-zoning case. This means that the Town is attempting to keep the zoning status as similar as is possible to the status properties are presently enjoying under the County at the time of this zoning transfer. The existing zones for the expanded ETJ areas are administered by Wake County for a period of 60 days following the acceptance of ETJ or until the Town of Garner establishes new zoning, whichever occurs first.</p>		
<p><b>Recommended Motion and/or Requested Action:</b></p> <p>Adopt Ordinance (2017) 3856</p>		
<p><b>Detailed Notes:</b></p> <p>See attached Planning Department Staff Report, Motion Worksheet and Ordinance.</p>		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
<p><b>Manager's Comments and Recommendations:</b></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:		



**FOR:** Mayor & Town Council

**DATE:** May 1, 2017

**CASE:** *Z-17-01, Expanded ETJ Areas*

**CASE TYPE:** General Zoning Map Amendment

**PREPARED BY:** Jeff Triezenberg, Planning Director

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### APPLICATION INFORMATION

**Applicant:** Town of Garner Planning Department

**Owner:** Multiple

**Location:** Multiple, Approved and Accepted Expanded ETJ Areas

**PIN's:** Multiple

**Area:** 6,269 +/- acres

**Town Limits:** No

**Current Zoning:** Multiple Wake County Base Districts and Overlays

**Proposed Zoning:** Multiple Town of Garner Base Districts and Overlays

### EXISTING ZONING

The existing zones for the expanded ETJ areas are administered by Wake County for a period of 60 days following the acceptance of ETJ or until the Town of Garner establishes new zoning, whichever occurs first.

The list of existing zones and their descriptions follows.

**GB – General Business:** This district is established to provide for a wide variety of (primarily indoor) neighborhood- and community-oriented commercial activities. Allowable uses within the General Business district include, but are not limited to,

educational, cultural, daycare, religious, animal care, restaurant, financial, lodging, office, general retail, vehicular sales and service uses.

**HC - Heavy Commercial:** This district is established to provide for a wide variety of (indoor and outdoor) commercial activities of varying scales that are designed to be served by major thoroughfares. It is the intent of this district to provide sufficient size and depth of property to meet business needs, yet maintain safe traffic flows. Allowable uses within the HC district include, but are not limited to, educational, cultural, daycare, religious, animal care, restaurant, financial, lodging, office, general and specialized retail, vehicular sales and service, limited/light manufacturing, wholesale, warehouse uses.

**HD – Highway District:** This district is primarily intended to accommodate residential development, although it also allows several types of nonresidential development if the Board of Adjustment first reviews and approves a site plan and special use permit for the use.

**I-1 – Industrial-1 District:** This district is established to provide for a wide range of manufacturing, warehousing, and wholesaling activities as well as offices and some commercial support services. Standards of this district are designed to minimize impacts on the environment and to help ensure visual compatibility with the surrounding area. The district is intended to accommodate uses whose operations, exposure, location and traffic have minimal impacts on adjacent properties. These uses include, but are not limited to, day care, correctional, animal care, restaurant, office, vehicle sales and service, all levels of manufacturing, mining, warehouse, wholesale, freight handling, and waste related uses. Use related outdoor storage is allowed only if it is screened by a solid fence, or by an opaque vegetative screen, of at least 6 feet in height.

**I-2 – Industrial-2 District:** This district is established in order to provide sites for manufacturing, warehousing, and wholesaling activities (including outdoor storage of material) that have a greater impact on the surrounding area than uses found in the I-1 district. It is the intent of this district to protect high-intensity manufacturing uses from nearby residential development and vice-versa. It is also the intent to provide a zoning classification for uses with high potential for adverse visual impacts. These uses include, but are not limited to, day care, correctional, animal care, restaurant, office, vehicle sales and service, all levels of manufacturing, mining, warehouse, wholesale, freight handling, and waste related uses.

**R-30 and R-40 Residential Districts:** These districts are known as non-watershed residential districts. These districts allow a range of very-low to moderate-density residential development and various building forms, depending on the specific district. A limited number of nonresidential uses are also allowed. Some nonresidential uses are permitted by-right; others are allowed only within designated activity centers and then only if the Board of Adjustment first reviews and approves a site plan and special use permit for such use.

**R-40W and R-80W Residential Districts:** These zoning districts are known as residential watershed districts. These districts allow very-low-density residential development in the form of single-family detached dwellings and duplexes. A limited number of nonresidential uses are also allowed, but generally only if the Board of Adjustment first reviews and approves a site plan and special use permit for such use.

**CU – Conditional Use Districts:** Each conditional use district bears a —CU prefix and corresponds to a general use district. General use districts include all residential, commercial, and industrial districts without a —CU prefix. All zoning regulations that apply in the general use district are minimum requirements within the corresponding conditional use district. Conditional use zoning will be considered only upon request of the applicant.

**SHOD – Special Highway Overlay District:** This overlay district is intended to ensure that lands adjacent to Special Highways are developed in a manner that maintains or enhances the natural scenic beauty and wooded character viewed by travelers on the Special Highway. Further, it is intended to mitigate potential adverse impacts of the Special Highway on adjacent land uses. It is intended to be applied to areas identified as Special Transportation Corridors in the Wake County Land Use Plan.

**RCOD-2 – Resource Conservation Overlay District 2:** This overlay district is intended to protect and preserve the water quality of special watersheds while allowing the orderly development of land in the watersheds of these sensitive areas. The purpose of these regulations is consistent with the Wake County Land Use Plan and otherwise advance the public health, safety, and general welfare. It is the intent of these regulations to protect the water quality in these watersheds by requiring vegetated buffer areas along perennial streams and stormwater runoff controls.

**WSO-3NC – Water Supply Watershed III (Non-Critical Area):** This district is intended to ensure that the quality of public water supplies is protected while allowing limited orderly development. The regulations of the WSO overlay district protect water quality by requiring vegetated watershed buffers around surface water bodies and streams and by limiting the area of impervious coverage. The sub-districts and their accompanying development standards are consistent with the classifications used by North Carolina Department of Environment and Natural Resources and recognize the varying function and sensitivity of different watershed areas. The WSO-3NC overlay district is intended to be applied to the area outside of the designated critical area of all WS-III watersheds, as classified by the North Carolina Department of Environment and Natural Resources.

## **ORIGINAL 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 has employed 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. This matrix is provided here for reference.

**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

2. The second step has been to examine the existing land use parcel by parcel in order to determine the potential for nonconforming uses. The proposed zoning from step 1 has been adjusted as needed to minimize this potential. This adjusted proposal is presented as part of this staff report in the table and maps following the section below on Overlay Districts.

**OVERLAY DISTRICTS:**

Several of the Town’s current overlay districts are also 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.

PIN_NUM	OWNER OR SUBDIVISION NAME	EXISTING WAKE COUNTY ZONING	EXISTING OVERLAY	PROPOSED GARNER ZONING	PROPOSED OVERLAY	PROPOSED OVERLAY (2)
MULTIPLE	ANTELOPE POINT SUBDIVISION	R-30		RMH	GROD*	
MULTIPLE	APRIL COURT SUBDIVISION	R-30		RMH		
MULTIPLE	COLONIAL HEIGHTS SUBDIVISION	R-40W		R-20	US 70/401*	
MULTIPLE	DANIELS LANDING SUBDIVISION	R-30		R-20		
MULTIPLE	EAGLE MOUNTAIN SUBDIVISION	R-40W		R-20		
MULTIPLE	LAKESIDE ESTATES SUBDIVISION	R-40W		R-15		
MULTIPLE	LEGEND HILLS SUBDIVISION (EXCEPT THOSE LISTED BELOW)	R-30		R-20		
LH-1639390255	DONALDSON, ROBERT G DONALDSON, SUE J	R-30		R-40		
LH-1639392469	HAGA, JUSTIN K HAGA, WENDY M	R-30		R-40		
LH-1639395434	FLINT, DOUGLAS DEAN	R-30		R-40		
LH-1639397219	FLINT, DOUGLAS DEAN	R-30		R-40		
LH-1639398255	BOWERS, DANIEL J BOWERS, AMY CATHERINE	R-30		R-40		
LH-1639481467	JACKSON, WILLIAM R JACKSON, KIMBERLY	R-30		R-40		
LH-1639482725	JACKSON, WILLIAM R JACKSON, KIMBERLY	R-30		R-40		
LH-1639490055	GARRETT, RAY L FLOYD, SUSAN R	R-30		R-40		
LH-1639491306	STANCIL, MELVIN D STANCIL, MIRANDA B	R-30		R-40		
LH-1639493037	HADDOCK, DONALD DAVID	R-30		R-40		
MULTIPLE	PENWYCK ESTATES SUBDIVISION	R-30		R-20		
MULTIPLE	RIDGEVIEW SUBDIVISION	R-30	SHOD	R-20	I-40	SCCD
MULTIPLE	SOUTH MOUNTAIN SUBDIVISION	R-40W		R-40		
MULTIPLE	SUNNYSIDE VILLAGE SUBDIVISION	R-30	RCOD-2	R-12		
MULTIPLE	WHITECROFT MANOR SUBDIVISION (EXCEPT THOSE LISTED BELOW)	R-40W		R-20		
WM-0699859430	AQUA NORTH CAROLINA INC	R-40W		R-40		

WM-0699954235	WILLIAMS, GEORGE W WILLIAMS, JAN W	R-40W		R-40	
WM-0699955759	WILLIAMS, GEORGE W WILLIAMS, JAN W	R-40W		R-40	
WM-0699968070	WILLIAMS, GEORGE W WILLIAMS, JAN W	R-40W		R-40	
MULTIPLE	WYNFORD PLACE SUBDIVISION	R-40W		R-40	
0689893092	AREPS LLC	R-40W		R-40	
0689985890	SORRELL, BEVERLY ANN SORRELL, C RAY	R-40W		R-40	US 70/401
0689987253	RAND, JOSEPH L	R-40W		R-40	US 70/401
0689988964	SORRELL, JAMES HAROLD	R-40W		R-40	US 70/401
0689997247	FOSTER, JOHN LOUIS FOSTER, WILLIAM BARRY	R-40W		R-40	
0699057385	SEAGROVES, THOMAS V SEAGROVES, MILDRED B	R-40W		R-40	
0699059282	LILES, EDWARD DOUGLAS JR	R-40W		R-40	
0699081685	SORRELL, BEVERLY ANN SORRELL, C RAY	R-40W		R-40	US 70/401
0699086923	SORRELL, JAMES HAROLD	R-40W		R-40	US 70/401
0699089568	SORRELL, CHARLES RAY SORRELL, JO ANN N	R-40W		R-40	US 70/401
0699090134	FOSTER, JOHN LOUIS FOSTER, WILLIAM BARRY	R-40W		R-40	US 70/401
0699095339	STEPHENSON, PAUL K JR	R-40W		R-40	US 70/401
0699097803	THE BETTY T MATTHEWS REVOCABLE TRUST	R-40W		R-40	US 70/401
0699098241	FOSTER, JOHN L	R-40W		R-40	US 70/401
0699145840	TALTON, SHERON C TALTON, JUDY B	R-40W		R-40	
0699145976	TALTON, SHERON C TALTON, JUDY B	R-40W		R-40	
0699151144	WAIDE, LYNN DUPREE MICH	R-40W		R-40	
0699153127	WAIDE, D DONALD HEIRS VISSER, CYNTHIA A	R-40W		R-40	
0699154186	HANNEN, AMY M. HANNEN, STANLEY EDWARDS	R-40W		R-40	
0699185547	CARLISLE, JACK J CARLISLE, JEANETTE H	R-40W		R-40	US 70/401
0699190009	FOSTER, JOHN LOUIS FOSTER, WILLIAM BARRY	R-40W		R-40	US 70/401
0699190284	STEPHENSON, SHIRLEY B	R-40W		R-40	US 70/401
0699193653	MATTHEWS, VIOLET B	R-40W		R-40	US 70/401
0699195899	THE BETTY T MATTHEWS REVOCABLE TRUST	R-40W		R-40	US 70/401
0699263740	VIRK, DAVINDER	R-40W		R-40	
0699279916	BRITT, BRENDA STEPHENSON	R-40W		R-40	
0699283995	BUFFALOE, JULIAN LAWRENCE BUFFALOE, BRENDA MARION	R-40W		R-40	US 70/401
0699298457	STEPHENSON, PAUL KENT SR STEPHENSON, SHIRLEY B	R-40W		R-40	US 70/401
0699363393	HUTCHINS, EDWIN H HUTCHINS, EDWIN H TRUSTEE	R-40W		R-40	
0699492198	BUFFALOE, JAMES ATLAS SR	R-40W		R-40	
0699530859	TRUSTEE OF THE MARGARET P BUFFALOE RVCBLE TRUST	R-40W		R-40	
0699547895	BUFFALOE, MICKEY J BUFFALOE, CYNTHIA B	R-40W		R-40	
0699647391	MATTHEWS, ELIZABETH J	R-40W		R-40	
0699649237	HOCUTT, MELVIN E HOCUTT, MARY ANN	R-40W		R-40	
0699650373	LEE, NAOMI S	R-40W		R-40	
0699654299	LEE, NAOMI S	R-40W		R-40	
0699659341	HOCUTT, MELVIN E GAY, MARY ANN	R-40W		R-40	
0699743315	BUTTERS, KENT B BUTTERS, KELLY H	R-40W		R-40	
0699746455	HOCUTT, JESSIE W HEIRS	R-40W		R-40	
0699746924	COMPTON, B	R-40W		R-40	
0699749268	HAYNES, EUNICE HOCUTT	R-40W		R-40	
0699752306	HOCUTT, DELMA F HOCUTT, JUDITH B	R-40W		R-40	
0699755508	HOCUTT, JESSIE W HEIRS	R-40W		R-40	
0699758451	HOCUTT, JAMES L	R-40W		R-40	
0699841584	PERRY, THOMAS RANSOM	R-40W		R-40	
0699844217	JOHNSON, WILLIAM H	R-40W		R-40	
0699844513	DELGADO, DARIO ARROYO HERNANDEZ, NARCEDALIA G	R-40W		R-40	
0699844720	AGUILAR, ARTURO AGUILAR, ADDIE	R-40W		R-40	
0699844904	ELLETT, LANCE ELLETT, BETH	R-40W		R-40	
0699846128	ADAMS, MICHAEL JAMES	R-40W		R-40	
0699846327	ADAMS, MICHAEL JAMES	R-40W		R-40	
0699846653	ADAMS, MICHAEL JAMES	R-40W		R-40	
0699846977	ADAMS, MICHAEL JAMES ADAMS, ROBIN G	R-40W		R-40	
0699848483	COBERLY CORP	R-40W		R-40	
0699941003	COBERLY CORP	R-40W		R-40	
0699941373	PEPPER, JOHN WALSTON PEPPER, LOUISA JO	R-40W		R-40	
0699942416	LESHER, JACQUELYN TRUSTEE PEPPER, LOUISA JO TRUSTEE	R-40W		R-40	
0699942622	LESHER, JACQUELYN OVERBY	R-40W		R-40	
0780802364	SENDER, MAXINE S HEIRS	R-40W		R-40	
0780806916	MATTHEWS, DAN ANDREW	R-40W		R-40	
0780922686	TYSINGER, ROBERT F TYSINGER, DOROTHY M	R-40W		R-40	
0780925857	WHITENACK, MARY WATSON	R-40W		R-40	
0790012715	JDS FARMS LLC	R-40W		R-40	
0790105290	THE BETTY T MATTHEWS REVOCABLE TRUST	HD		SB	US 70/401
0790118607	STEPHENSON, CATHERINE J STEPHENSON, MELVYN RAY	R-40W		R-40	US 70/401
0790138299	MIDWAY BAPTIST CHURCH OF	CU-R40	WSO-3NC	R-40	
0790224596	MIDWAY BAPTIST CHURCH INC OF RAL	R-40	WSO-3NC	R-40	US 70/401

0790226824	MIDWAY BAPTIST CHURCH	R-40W		R-40	US 70/401
0790226959	MID WAY BAPTIST CHURCH OF RALEIGH	R-40W		R-40	US 70/401
0790234560	MID-WAY BAPTIST CH OF RALEIGH	CU-R40	WSO-3NC	R-40	US 70/401
0790301714	HOCH, SCOTT M	R-40W		R-40	US 70/401
0790314821	GREEN, JEANNIE E ROBINSON, SHARON	R-40W		R-40	US 70/401
0790317817	BRITT FAMILY INCOME TRUST /BY TR	R-40W		R-40	US 70/401
0790338909	COTTON PROPERTIES INC	HD		CR	US 70/401
0790352160	MID WAY BAPTIST CHURCH INC OF RAL	R-40W		R-40	US 70/401
0790366702	RALEIGH CITY OF	R-80W		R-40	US 70/401
0790403331	CHRISTIAN, JEWEL B	R-40W		R-40	
0790410437	STANLEY, JUSTIN DANIEL HARRIS, AMBER MEGHAN	R-40W		R-40	
0790417331	CHRISTIAN, JEWEL BUFFALOE	R-40W		R-40	
0790440329	PABOYS LLC	HD		CR	US 70/401
0790444656	PRICE, JEAN C	R-40W		R-40	US 70/401
0790447892	RIGGAN, PEARSON A JR RIGGAN, VIRGINIA E	R-80W		R-40	US 70/401
0790455052	FUQUAY VARINA TOWN OF	R-80W		R-40	US 70/401
0790491371	SHAIKH, ISSA SHAIKH, MAHA	R-40W		R-40	
0790497258	SHAIKH, ISSA F SHAIKH, MAHA	R-40W		R-40	
0790505263	PARROTT, JOY B	R-40W		R-40	
0790518243	PARROTT, JOY BUFFALOE	R-40W		R-40	
0790583066	PHILLIPS, GEORGIA H	R-40W		R-40	US 70/401
0790589985	MCGHEE, CARL T III MCGHEE, SHARON W	HD		SB	
0790664029	FOUR O ONE PTNR LLC	HD		SB	US 70/401
0790664934	BANNISTER PROPERTIES LLC	HD		SB	US 70/401
0790665577	GRIFFIN, DAVID HUGHES SR FOUR O ONE PARTNERS LLC	HD		SB	US 70/401
0790676267	MATEO, WILSON TRUSTEE BRITO, NAIROBI SANTANA TRUSTEE	R-40W		R-40	US 70/401
0790677652	HAYES, L BOYD	R-40W		R-40	US 70/401
0790680703	MILLS, GAIL S	HD		SB	
0790682740	MILLS, GAIL S	HD		SB	
0790683795	TURNER, THOMAS E TURNER, LINDA C	HD		SB	
0790684339	TALTON, RAYMOND C TRUSTEE TALTON, HARRIETT C TRUSTEE	GB		CR	US 70/401
0790685774	HOME COURT PROPERTIES LLC	HD		SB	US 70/401
0790688433	TALTON, RAYMOND C TRUSTEE TALTON, HARRIETT C TRUSTEE	GB		CR	US 70/401
0790689754	FAYETTEVILLE ROAD PROPERTIES LLC	HC		SB	US 70/401
0790690089	TURNER, THOMAS E	HD		SB	
0790694120	HOME COURT PROPERTIES LLC	R-40W		SB	
0790696493	BRAY, BRIAN STEPHEN	R-40W		R-40	
0790697218	ADAMS, MICHAEL GLENN	R-40W		R-40	
0790698086	HOME COURT PROPERTIES LLC	HD		SB	US 70/401
0790698274	ADAMS, MICHAEL GLENN	R-40W		R-40	US 70/401
0790699403	HATCHER, MAVIS A	R-40W		R-40	US 70/401
0790790252	PLAZA EL TORO LLC	HD		SB	US 70/401
0790790471	PLAZA EL TORO LLC	R-40W		R-40	US 70/401
0790791066	ARVIN, JAMES LEE	HD		SB	US 70/401
0790792348	PLAZA EL TORO LLC	R-40W		R-40	US 70/401
0791918861	COC PROPERTIES INC	HD		I-1	US 70/401
0791925616	POPE INDUSTRIAL PARK LIMITED PARTNERSHIP	HC		I-1	
0791927310	BANNISTER PROPERTIES LLC	I-1		I-1	US 70/401
0791928625	POPE INDUSTRIAL PARK	HC		I-1	
0791932831	LEE & HUDGINS ENTERPRISES LLC	R-40W		R-40	
0791935009	POPE INDUSTRIAL PARK II	HC		I-1	
1608882111	BRITT, BARNEY WAYNE PLATT, JUANITA GAIL	R-30	RCOD-2	RMH	
1608882414	BRITT, BARNEY WAYNE PLATT, GAIL	R-30	RCOD-2	RMH	
1608883274	BRITT, DALLAS VANCE BRITT, KIMBERLY B	R-30	RCOD-2	R-20	
1608885025	HILL, JEREMY CHRISTOPHER	R-30	RCOD-2	R-20	
1608885289	HILL, JEREMY CHRISTOPHER	R-30	RCOD-2	R-20	
1608980785	SANDERFORD, SAMMY V SANDERFORD, ANNIE LOU	R-30	RCOD-2	R-20	
1608986779	CANNON, MICHAEL T CANNON, CONSTANCE GWENN	R-30	RCOD-2	R-20	
1608990273	CANNON, JUSTIN M	R-30	RCOD-2	R-20	
1608997411	CANNON, MICHAEL T CANNON, CONSTANCE GWENN	R-30	RCOD-2	R-20	
1609087228	WEDDINGS, HARRY F WEDDINGS, VIRGINIA WADE	R-40W		R-40	
1609089797	EURY, MATTHEW J EURY, JANICE Z	R-40W		R-40	
1609097092	BOYETTE, CAROL THOMPSON BOYETTE, JAMES C	R-40W		R-40	
1609182976	UPCHURCH, JOY M	R-40W		R-40	
1618093740	THOMASON, ETHAN C	R-30	RCOD-2	R-20	
1618099605	PRICE, HAROLD B SR TRUSTEE PRICE, DORIS L TRUSTEE	R-30	RCOD-2	R-20	
1618463894	MCNALLY, KATIE B	HD		CR	
1618560592	SOUTHERN BELL TELEPHONE	GB	RCOD-2	CR	
1618561816	MCNALLY, KATIE B	GB	RCOD-2	CR	
1619130287	FRANKS, ROCKY LANE SR	R-30	RCOD-2	RMH	
1619130643	WARREN, JERRY FLOYD	R-30	RCOD-2	R-20	
1619132793	SCHMIDT, KELLIE MIDDLETON SCHMIDT, MATTHEW COLLIN	R-30	RCOD-2	R-20	

1619133972	MIDDLETON, BETTY E	R-30	RCOD-2	R-20		
1619135525	MIDDLETON, BETTY E	R-30	RCOD-2	R-20		
1619147025	PRIOR, GARY R PRIOR, GWEN H	R-30	RCOD-2	R-20		
1619815817	RAYNOR, BOBBY C	R-30	RCOD-2	R-20		SCCD
1628078711	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628184679	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628185810	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628185961	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628187599	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628188638	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628188767	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628189806	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628189935	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628196002	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628196153	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628196294	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628197364	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628198451	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628199092	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628199192	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628199449	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628259668	RALEIGH CITY OF	R-30	RCOD-2	R-40		SCCD
1628290187	ROBUCK HOMES TRIANGLE LLC	R-30	RCOD-2	R-20		SCCD
1628290537	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628291253	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628291625	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628292239	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628292713	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628293306	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628293472	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628293801	ROBUCK HOMES TRIANGLE LLC	R-30	RCOD-2	R-20		SCCD
1628294448	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628294809	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628294997	ROBUCK HOMES TRIANGLE LLC	R-30	RCOD-2	R-20		SCCD
1628295525	ROBUCK HOMES TRIANGLE LLC	R-30	RCOD-2	R-20		SCCD
1628295683	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628297703	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628298678	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628298936	ROBUCK HOMES TRIANGLE LLC	R-30	RCOD-2	R-20		SCCD
1628578153	BRYAN, JEAN BALL	R-30	RCOD-2	R-40		SCCD
1628732458	B T & BETSY HENDERSON FAMILY LLC CH YOUNG PROPERTIES LLC	R-30	RCOD-2	R-20	I-40	SCCD
1628761326	B T & BETSY HENDERSON FAMILY LLC MORRIS, ASHLEY CARLYLE JR	R-30	RCOD-2	R-20	I-40	SCCD
1628873176	NC DEPARTMENT OF TRANSPORTATION	R-30	SHOD	R-20	I-40	SCCD
1628891742	PEARSALL, RAY NELL	R-30	SHOD	R-20	I-40	SCCD
1628895913	BAILEY, KEVIN G	R-30	SHOD	R-20	I-40	SCCD
1628896600	PEARSALL, RAY NELL	R-30	SHOD	R-20	I-40	SCCD
1629003386	FERGUSON, SHERRY BUFFALOE WINTON, DEAN BUFFALOE	R-30	RCOD-2	R-20		SCCD
1629038995	TINGEN, DANIEL H TINGEN, PEGGY B	R-30	RCOD-2	R-20		SCCD
1629114632	BRYAN, JAMES R	R-30	RCOD-2	R-20		SCCD
1629123672	BRYAN, DOAN S	R-30	RCOD-2	R-20		SCCD
1629127485	BRYAN, DOAN S	R-30	RCOD-2	R-20		SCCD
1629138501	BRYAN, WILLIAM W JR BRYAN, AMANDA H	R-30	RCOD-2	R-20		SCCD
1629143550	BRYAN, LORRAINE	R-30	RCOD-2	R-20		SCCD
1629203686	COCKS, JENNIFER ANNE COCKS, THOMAS HENRY	R-30	RCOD-2	R-20		SCCD
1629205096	ROBUCK HOMES TRIANGLE LLC	R-30	RCOD-2	R-20		SCCD
1629207269	ROBUCK HOMES TRIANGLE LLC	R-30	RCOD-2	R-20		SCCD
1629223414	BRYAN, DOAN S	R-30	RCOD-2	R-20		SCCD
1629231442	BRYAN, WILLIAM W JR BRYAN, AMANDA H	R-30	RCOD-2	R-20		SCCD
1629233112	BRYAN, PAUL L III BRYAN, JENNIFER JILL	R-30	RCOD-2	R-20		SCCD
1629236028	BRYAN, TIMOTHY S	R-30	RCOD-2	R-20		SCCD
1629237803	BRYAN, TIMOTHY S	R-30	RCOD-2	R-20		SCCD
1629242358	BANK OF AMERICA NA TRUSTEE FBO WRENN, CREIGHTON JR	R-30	RCOD-2	R-20		SCCD
1629244774	DAWSON, CLIFFORD TODD DAWSON, DAWN DENTON	R-30	RCOD-2	R-20		SCCD
1629300149	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1629300570	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1629300602	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1629302352	ROBUCK HOMES TRIANGLE LLC	R-30	RCOD-2	R-20		SCCD
1629302627	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1629303499	ROBUCK HOMES TRIANGLE LLC	R-30	RCOD-2	R-20		SCCD
1629303891	ROBUCK HOMES TRIANGLE LLC	R-30	RCOD-2	R-20		SCCD
1629305755	ROBUCK HOMES TRIANGLE LLC	R-30	RCOD-2	R-20		SCCD
1629316059	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD



1629318007	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1629320994	BRYAN, TIMOTHY S	R-30	RCOD-2	R-20		SCCD
1629329873	TAYLOR, BRETT C TAYLOR, DEBORAH M	R-30	RCOD-2	R-20		SCCD
1629331794	BRYAN, TIMOTHY SAMUEL JR BRYAN, ROBERT L	R-30	RCOD-2	R-20		SCCD
1629410216	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1629413520	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1629419715	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1629419919	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1629423149	COCKS, CHARLES T	R-30	RCOD-2	R-20		SCCD
1629430832	FERGUSON, SHERRY BUFFALOE WINTON, DEAN BUFFALOE	R-30	RCOD-2	R-20		SCCD
1629518996	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1629535461	LEE, PAUL ALEXANDER JR LEE, MARY S	R-30	RCOD-2	R-20		SCCD
1629536738	LEE, PATTIE B TAYLOR, DOTTIE L	R-30	RCOD-2	R-20		SCCD
1629543862	WILLIAMS, VIRGINIA B	R-30	RCOD-2	R-40		SCCD
1629545589	SMITH, SHERWOOD T SMITH, LAURA L	R-30	RCOD-2	RMH		SCCD
1629546226	TAYLOR, DOTTIE L	R-30	RCOD-2	R-20		SCCD
1629546732	GALLOGLY, CHAD EVERETT GALLOGLY, MELISSA M	R-30	RCOD-2	RMH		SCCD
1629546854	HILL, LINWOOD K	R-30	RCOD-2	RMH		SCCD
1629547522	REAVES, MARGARET ANN REAVES, RONALD WAYNE HEIRS	R-30	RCOD-2	RMH		SCCD
1629548497	REAVES, MARGARET	R-30	RCOD-2	RMH		SCCD
1629548740	REAVES, MARGARET A	R-30	RCOD-2	RMH		SCCD
1629549153	LEE, PATTIE B LEE, P ALEXANDER JR	R-30	RCOD-2	R-20		SCCD
1629549678	REAVES, MARGARET A	R-30	RCOD-2	RMH		SCCD
1629604691	WHITE, MARY POWELL WARD WARD, ISABEL L	R-30	RCOD-2	R-20		SCCD
1629621544	LEE, PAUL ALEXANDER JR LEE, MARY S	R-30	RCOD-2	R-20		SCCD
1629623909	LEE, PATTIE B LEE, PAUL ALEXANDER JR	R-30	RCOD-2	R-20	I-40	SCCD
1629630959	LEE, PATTIE B LEE, P ALEXANDER JR	R-30	RCOD-2	R-20		SCCD
1629631945	LEE, PATTIE B LEE, P ALEXANDER JR	R-30	RCOD-2	R-20		SCCD
1629632940	LEE, PATTIE B LEE, P ALEXANDER JR	R-30	RCOD-2	R-20		SCCD
1629633836	LEE, PATTIE B LEE, P ALEXANDER JR	R-30	RCOD-2	R-20		SCCD
1629634830	LEE, PATTIE B LEE, P ALEXANDER JR	R-30	RCOD-2	R-20		SCCD
1629635714	LEE, PATTIE B LEE, P ALEXANDER JR	R-30	RCOD-2	R-20		SCCD
1629637194	LEE, PATTIE B TAYLOR, DOTTIE L	R-30	RCOD-2	R-20		SCCD
1629640551	PIERCE, PRIESTLY EARL JR THOMPSON, SCOTT JOHN	R-30	RCOD-2	RMH		SCCD
1629641423	EDWARDS, JESSICA D	R-30	RCOD-2	RMH		SCCD
1629642420	SANCHEZ, ARMANDO T	R-30	RCOD-2	RMH		SCCD
1629643469	MEADOWS, BRIAN DALE	R-30	RCOD-2	RMH		SCCD
1629643858	STARKS, VIRGINIA R	R-30	RCOD-2	R-20		SCCD
1629645365	MEADOWS, BRIAN DALE	R-30	RCOD-2	R-20		SCCD
1629648250	BAILEY, MILTON EARL I	R-30	RCOD-2	R-40		SCCD
1629652446	STARKS, VIRGINIA R	R-30	RCOD-2	R-20		SCCD
1629653937	TOWN OF GARNER	R-30	RCOD-2	R-40		SCCD
1629715058	WHITE, MARY POWELL WARD WARD, ISABEL L	R-30	RCOD-2	R-20	I-40	SCCD
1629728767	COOK, JOSEPH P COOK, ELLEN M	R-30	RCOD-2	R-20	I-40	SCCD
1629730495	GASCA, JOSE J GASCA, BEATRIZ Z	R-30	RCOD-2	R-20		SCCD
1629735190	COOK, JOSEPH P COOK, ELLEN M	R-30	RCOD-2	R-20		SCCD
1629735853	POTTER, JOAN S	R-30	RCOD-2	R-20		SCCD
1629737682	SMITH, DAVID ALDON JR SMITH, TRUDY E	R-30	RCOD-2	R-20	I-40	SCCD
1629738185	SMITH, DAVID A SMITH, TRUDY W	R-30	RCOD-2	RMH	I-40	SCCD
1629739326	SMITH, DAVID A SMITH, TRUDY W	R-30	RCOD-2	RMH	I-40	SCCD
1629739790	SMITH, DAVID A SMITH, TRUDY W	R-30	RCOD-2	RMH	I-40	SCCD
1629741072	BARRETT, JAMES EARL	R-30	RCOD-2	R-20		SCCD
1629801039	PEARSALL, RAY NELL	R-30	SHOD	R-20	I-40	SCCD
1629803590	PENNY, DAVID EARL	R-30	SHOD	R-20	I-40	SCCD
1629804007	PEARSALL, RAY NELL	R-30	SHOD	R-20	I-40	SCCD
1629805447	PENNY, JOHNNY LEE HEIRS	R-30	SHOD	R-20	I-40	SCCD
1629806354	NORRIS, REBECCA A	R-30	SHOD	R-20	I-40	SCCD
1629807999	PENNY, THOMAS H HEIRS	R-30	SHOD	R-20	I-40	SCCD
1629821364	COOK, JOSEPH P COOK, ELLEN M	R-30	SHOD	R-20	I-40	SCCD
1629828615	WALTERS, KENNETH REID WALTERS, VICTORIA B	R-30	SHOD	R-20	I-40	SCCD
1629831149	MUNIE, STEVEN C MUNIE, SHERRIE L	R-30	RCOD-2	RMH	I-40	SCCD
1629831569	CAVERLY, GAIL EVELYN	R-30	RCOD-2	RMH	I-40	SCCD
1629833451	ARANT, NORMAN F JR ARANT, REBECCA Y	R-30	SHOD	R-20	I-40	SCCD
1629941274	NC DEPT OF TRANSPORTATION	R-30	SHOD	R-20	I-40	SCCD
1629962556	ROGERS, DAVID B ROGERS, MARIE M	R-30	SHOD	RMH	I-40	SCCD
1629963559	PITTMAN, WILLIAM JR	R-30	SHOD	RMH	I-40	SCCD
1629963729	RICH, ANGELA M	R-30	SHOD	RMH	I-40	SCCD
1629963925	NORTH CAROLINA FORECLOSURE RELIEF LLC	R-30	SHOD	RMH	I-40	SCCD
1629970385	UKRAINIAN CATHOLIC DIOCESE OF ST JASAPHAT IN PARMA	R-30	SHOD	R-20	I-40	SCCD
1629973136	BRIGHT, ELIZABETH YEARGAN	R-30	SHOD	RMH	I-40	SCCD
1629973342	MASSENGILL, JOHN BRENT MASSENGILL, SHANNON M	R-30	SHOD	RMH	I-40	SCCD
1639051739	BANKS, CORA HEIRS SANDERS, ANNIE B	R-30	SHOD	R-20	I-40	SCCD

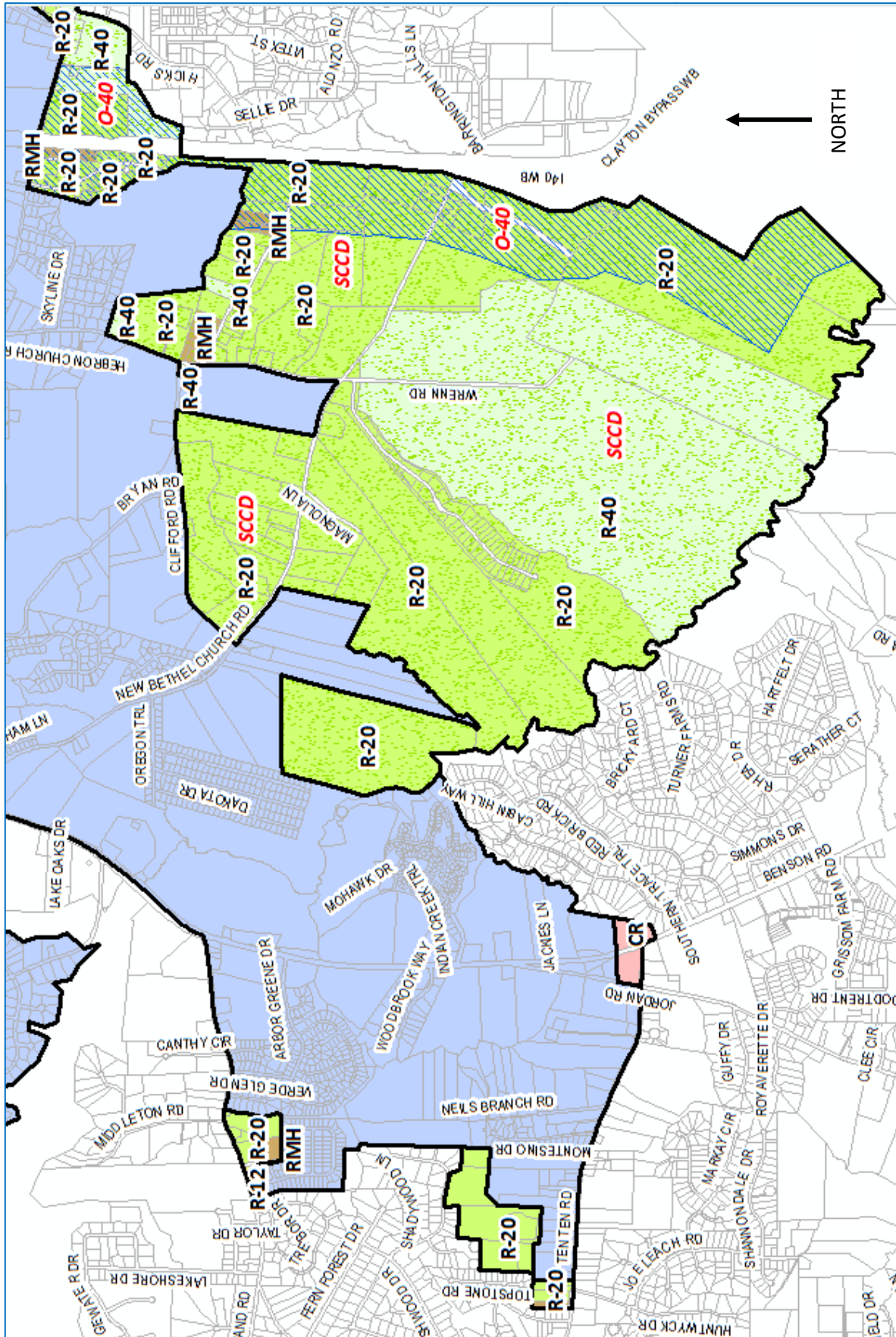
1639068854	HANKINS, WADE VALENTINO SANDERS, ANNIE B HEIRS	R-30	SHOD	R-40	I-40	SCCD
1639083803	SAULS, VALLIE L HEIRS	R-30		R-20	I-40	SCCD
1639162896	ATKINSON, ALAN DALE	R-30	RCOD-2	R-40		SCCD
1639163348	RAYNOR, B C RAYNOR, MARGARET	R-30	RCOD-2	R-40	I-40	SCCD
1639165801	ATKINSON, MICHAEL L	R-30	RCOD-2	R-40		SCCD
1639166775	ATKINSON, DAVID L ATKINSON, JAN L	R-30	RCOD-2	R-40		SCCD
1639177186	ATKINSON, JAMES C ATKINSON, BETSY J	R-30		R-20		
1639179029	CEMETERY	R-30		R-20		
1639261916	ROOKS, THOMAS ELMONT	R-30		R-40		
1639266945	CLEMENTS, KENNETH E CLEMENTS, SUSANNE M	R-30		R-40		
1639268674	MANGUM, ROYELLE ONEAL MANGUM, JEWEL P	R-30		RMH		
1639273125	JOHNSON, HARLEY VAN JOHNSON, JUDY R	R-30		R-40		
1639274043	MANGUM, JAMES BRET	R-30		R-40		
1639277426	ORTEGA, CANDICE H	R-30		R-20		
1639278358	GLAIZE, SAMUEL GREER	R-30		R-20		
1639278720	TALAMANTES, URIEL TALAMANTES, EUNICE	R-30		R-20		
1639279094	MANGUM, ROYELLE O MANGUM, JEWEL P	R-30		R-40		
1639360641	MANGUM, THOMAS ROYELLE	R-30		RMH		
1639361598	MANGUM, JAMES BRET MANGUM, FELICIA P	R-30		RMH		
1639362540	MANGUM, JAMES BRET MANGUM, FELICIA PARRISH	R-30		RMH		
1639365636	COBOS, OSCAR B COBOS, ROSALBA S	R-30		R-20		
1639368300	PARRISH, ELLA GRACE PARRISH, PHILLIP WEST	R-30		RMH		
1639369295	PARRISH, ELLA GRACE PARRISH, PHILLIP WEST	R-30		RMH		
1639369909	CLEMENTS, RUBY ATKINSON TRUSTEE CLEMENTS, TALMAGE B TRUSTEE	R-30		R-20		
1639370434	STONE, DONNIE	R-30		R-20		
1639463517	MT HERMAN CHRISTIAN CHURCH	R-30		R-20		
1639465860	RHODES, LINWOOD W RHODES, BARBARA S	R-30		R-20		
1639475283	ELMO T WILLIAMS TRUST WILLIAMS, ALICE H	R-30		R-20		
1639475478	COLE, BLAKE A	R-30		R-20		
1639583019	ELMO T WILLIAMS TRUST WILLIAMS, ALICE H	R-30		R-20		
1649292424	NORTH CAROLINA NATURAL GAS CORP	R-30		R-40		
1649392442	SMITH, KENNETH J JR BRANNAN, FREDERICK J	R-30		R-40		
1700100322	TUCKER, ELIZABETH FLORENCE CASHELL, HELEN DOROTHY	R-40W		R-40		
1700182874	BOLING, LOUISE C	R-40W		R-20		
1700187652	RAGLAND, CHARLES J HEIRS	R-40W		R-20		
1700284806	KELLY, CLARENCE ALLEN KELLY, JOAN E	R-40W		R-20		
1700292163	KELLY, CLARENCE A KELLY, JOAN E	R-40W		R-20		
1700292591	NEWPORT KELLY INC	R-40W		R-20		
1700292714	THE SUSAN OXFORD KESLING LIVING TRUST	R-40W		R-20		
1700293371	KELLY, CLARENCE A KELLY, JOAN E	R-40W		R-20		
1700294556	KELLY, CLARENCE ALLEN	R-40W		R-20		
1700295695	KELLY, JOAN E	R-40W		R-20		
1700295977	FURLOUGH, CHARLES E FURLOUGH, SANDRA G	R-40W		R-20		
1700296374	PURYEAR, L C	R-40W		R-20		
1700296466	VIZCAYA, RAMON JUAREZ, AMELIA VARELA	R-40W		R-20		
1700297037	GUZMAN, ALBERTO VAZQUEZ	R-40W		R-20		
1700297203	KELLY, JOAN E KELLY, CLARENCE A	R-40W		R-20		
1700297509	NEWPORT-KELLY INC	R-40W		R-20		
1701014570	FAYETTEVILLE ROAD #5429 LP	HD		SB		US 70/401
1701017618	PAGE, DOROTHY W	R-40W		SB		US 70/401
1701018836	SIMMONS, PATRICIA F SIMMONS, CLYDE E	HD		SB		US 70/401
1701021393	BANNISTER PROPERTIES LLC	HD		SB		US 70/401
1701022679	POPE INDUSTRIAL PARK LIMITED PARTNERSHIP	HC		I-1		US 70/401
1701023110	BANNISTER PROPERTIES	HD		I-1		US 70/401
1701024291	BANNISTER PROPERTIES	HD		I-1		US 70/401
1701025269	BANNISTER PROPERTIES	HD		SB		US 70/401
1701026628	POPE INDUSTRIAL PARK IV LLC	HD		I-1		US 70/401
1701033217	POPE INDUSTRIAL PARK III	HC		I-1		US 70/401
1701037002	POPE INDUSTRIAL PARK LIMITED	HD		I-1		US 70/401
1701037527	V & C COMMERCIAL PROPERTIES LLC	HC		SB		US 70/401
1701038383	POPE INDUSTRIAL PARK II	HD		SB		US 70/401
1701046088	LEE & HUDGINS ENTERPRISES LLC	I-1		I-1		US 70/401
1701110998	BANNISTER PROPERTIES LLC	CU-HD	WSO-3NC	NO		US 70/401
1701116610	HORTON, DOMMIE LEE HEIRS	R-40W		R-20		
1701116979	FUMYXS, LLC	R-40W		R-20		
1701121122	MILLER, GAIL M MANN, DONALD F	CU-HD	WSO-3NC	NO		US 70/401
1701121388	FAYETTEVILLE ROAD 5317 LLC	CU-HD	WSO-3NC	SB		US 70/401
1701121697	DWB PROPERTIES LLC	R-40W		R-20		US 70/401
1701123708	BANNISTER, DAVID W	R-40W		R-20		US 70/401
1701123806	BANNISTER, DAVID W	R-40W		R-20		US 70/401
1701123936	DWB PROPERTIES LLC	R-40W		R-20		US 70/401

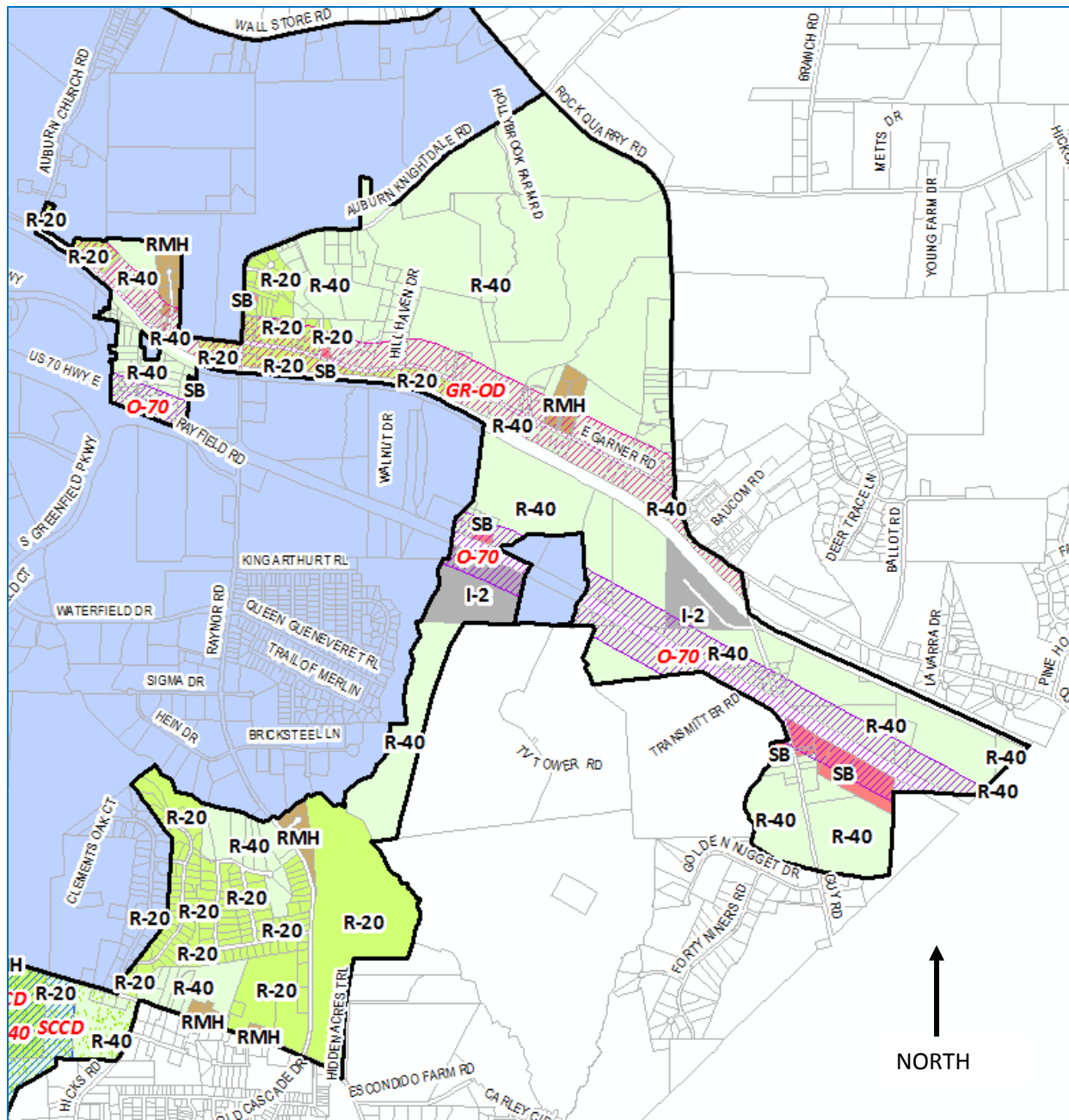
1701126195	COOPER, ROBERT R COOPER, KATHRYN M	R-40W	R-20		
1701126266	KYLE WHITE ENTERPRISES LLC	R-40W	R-20		
1701126366	KYLE WHITE ENTERPRISES LLC	R-40W	R-20		
1701126476	KYLE WHITE ENTERPRISES LLC	R-40W	R-20		
1701127505	KYLE WHITE ENTERPRISES LLC	R-40W	R-20		
1701127648	MACK, LARRY D	R-40W	R-20		
1701127853	BANNISTER, DAVID W	R-40W	R-20	US 70/401	
1701127915	GUPTA, BHOLA NATH GUPTA, RADHA L	R-40W	R-20	US 70/401	
1701133064	BANNISTER, DAVID W	R-40W	R-20	US 70/401	
1701133191	HONEYCUTT, RALPH STEVENS TRUSTEE	R-40W	R-20	US 70/401	
1701134210	MARKEY, ROBERT THOMAS	R-40W	R-20	US 70/401	
1701134326	CHATHAM, B CLARK	R-40W	R-20	US 70/401	
1701134581	NAIMEE, SHAHAB	R-40W	R-20	US 70/401	
1701135610	NAIMEE, SHAHAB	R-40W	R-20	US 70/401	
1701135851	RABBANI, CHERYL A SPENCER	R-40W	R-20	US 70/401	
1701135972	RABBANI, CHERYL A SPENCER	R-40W	R-20	US 70/401	
1701136418	NAIMEE, SHAHAB	R-40W	R-20	US 70/401	
1701136628	KYLE WHITE ENTERPRISES LLC	R-40W	WSO-3NC	R-20	US 70/401
1701136949	PARTOZES, ERMA W HEIRS SPENCER, INEZ W	R-40W	R-20	US 70/401	
1701136971	PARTOZES, ERMA W HEIRS SPENCER, INEZ W	R-40W	R-20	US 70/401	
1701137013	GUPTA, BHOLA NATH GUPTA, RADHA L	R-40W	R-20	US 70/401	
1701137113	GUPTA, BHOLA N	R-40W	R-20	US 70/401	
1701137200	BUMGARNER, JAMES EDWARD BUMGARNER, LINDA	R-40W	R-20	US 70/401	
1701137310	BUMGARNER, JAMES EDWARD BUMGARNER, LINDA W	R-40W	R-20	US 70/401	
1701137410	MERCER, WALTER KENNETH II	R-40W	R-20	US 70/401	
1701137523	PELL, DEBRA ANN	R-40W	R-20	US 70/401	
1701137801	PARTOZES, ERMA WHITAKER HEIRS	R-40W	R-20	US 70/401	
1701146161	PARTOZES, ERMA W HEIRS RABBANI, CHERYL A SPENCER	R-40W	R-20	US 70/401	
1701201653	LAZARO-HERNANDEZ, MAURA CATEMAXCA, PEDRO	R-40W	R-20		
1701201701	ENDWELL PROPERTIES LLC	R-40W	R-20		
1701202108	BURNETTE, WALTER JUDSON	R-40W	R-20		
1701202405	JOHNSON, JARVIS L JOHNSON, DIANE L	R-40W	R-20		
1701204048	GARRISON, WILLIAM E III	R-40W	R-20		
1730094147	BAGWELL, DANIEL	R-30	R-20	GROD	
1730095325	HARTSFIELD, ALICIA M	R-30	R-20	GROD	
1730166579	JONES, JULIAN HEIRS	HD	R-40	US 70/401	
1730167472	JILES, CHARLES M JILES, LILLIE M	HD	R-40	US 70/401	
1730167562	HINTON, WILLIE C HEIRS HINTON, STEPHEN HEIRS	HD	R-40	US 70/401	
1730167637	LEACH, ANDRE E HEIRS	HD	R-40	US 70/401	
1730167734	SPRULL, MONICA	HD	R-40	US 70/401	
1730167809	HABITAT FOR HUMANITY OF WAKE COUNTY INC	HD	R-40	US 70/401	
1730168529	WRIGHT, JAMES RALPH WRIGHT, CAROLYN C	HD	R-40	US 70/401	
1730168676	MARSHALL, NORA	HD	R-40	US 70/401	
1730168787	JUPITER INVESTMENTS LLC	HD	R-40		
1730168982	JENKINS, CEBRITTIA C H JENKINS, HOWARD	HD	R-40		
1730169311	WILLIAMS, JOEL L	HD	R-40	US 70/401	
1730173770	BLANGO, TERRENCE	HD	R-40		
1730174649	MIMS, JAMES MIMS, CAROLYN	HD	R-40		
1730174746	CURTIS, FOSTON CURTIS, ETHEL S	HD	R-40		
1730175657	COLLEY, KAY WILLIAMS HINTON, BOBBIE J WILLIAMS	HD	R-40		
1730175754	COLLEY, KAY WILLIAMS HINTON, BOBBIE J WILLIAMS	HD	R-40		
1730176375	HABITAT FOR HUMANITY OF WAKE CNTY INC	HD	R-40		
1730176649	MAZZA, ANTHONY F JR HELGUERA-JIMENEZ, MARIA DEJESUS	HD	R-40		
1730177085	WOODS, LARRY CARLTON	HD	R-40		
1730177184	WOODS, JOHN HENRY JR WOODS, LARRY CARLTON	HD	R-40		
1730177385	NEWKIRK, CHARLENE B	HD	R-40		
1730177672	MCCLAMB, HAZEL	HD	R-40		
1730178393	NEWKIRK, ROGENE E JR NEWKIRK, SANDRA K	HD	R-40		
1730180811	SANTANA, AGUSTIN	R-30	R-20	GROD	
1730181773	MCLAWHORN, BENNY R	R-30	R-20	GROD	
1730184563	EDWARDS, PATRICIA ANN EDWARDS, FRANK EUGENE	R-30	R-20	GROD	
1730184698	PHILLIPS, WILLIAM DAILEY HEIRS	R-30	R-20	GROD	
1730184702	BROKEN WING FELLOWSHIP ORIGINAL FREEWILL BAPTIST C	R-30	R-20	GROD	
1730185360	JONES, HAROLD L JR	R-30	R-40	GROD	
1730186186	JPWR PROPERTIES LLC	R-30	R-40	GROD	
1730186541	LYMAN, GEORGE WALTER	R-30	R-40	GROD	
1730189000	BABB, KEVIN PATRICK BABB, CONSUELO LUGO	R-30	R-40	GROD	
1730189502	JPWR PROPERTIES LLC	R-30	R-40	GROD	
1730260499	WILLIAMS, JOEL L	HD	R-40	US 70/401	
1730260529	PAIR, ELLA MAE	HD	R-40	US 70/401	
1730260637	MCDONALD, LANNIE	HD	R-40		
1730260769	HINTON, EWARJA DASBREY HINTON, JOHGRE J L	HD	R-40		

1730260962	HINTON, EWARJA DASBREY HINTON, JOHGRE J L	HD	R-40	
1730261237	WILLIAMS, JOEL L	HD	R-40	US 70/401
1730261309	WILLIAMS, JOEL L	HD	R-40	US 70/401
1730261697	SNELLINGS, JASON MAZZA, ANTHONY JR	HD	R-40	
1730262960	WRIGHT, CAROLYN CHRISTMAS WRIGHT, JAMES RALPH	HD	R-40	
1730264325	WILLIAMS, JOEL LAWSON	HD	R-40	US 70/401
1730264642	NARRON, ANTHONY VAN NARRON, DEBORAH L	HD	R-40	
1730264773	IVEY, WILLIAM CRAIG HENDERSON, ELIZABETH IVEY	HD	R-40	
1730264949	HOWELL, MINDY ANNE	HD	R-40	
1730265827	IVEY, WILLIAM CRAIG IVEY, TERESA ANN	HD	R-40	
1730266169	POOLE, LELAND WAYNE POOLE, NANCY HYNE	HD	R-40	US 70/401
1730266589	NARRON, ANTHONY VAN NARRON, DEBORAH LYNN	HD	R-40	
1730267832	NARRON, ANTHONY VAN NARRON, DEBORAH LYNN	HD	R-40	
1730270759	JOHNS, JASON WILLIAM	R-30	R-40	GROD
1730270794	JPWR PROPERTIES LLC	R-30	R-40	GROD
1730270815	BABB, KEVIN PATRICK BABB, CONSUELO LUGO	R-30	R-40	GROD
1730271676	JPWR PROPERTIES LLC	R-30	R-40	GROD
1730272650	WILLIAMS, TERRI KING, HUBERT	R-30	R-40	GROD
1730273527	WILLIAMS, TERRI KING, HUBERT	R-30	R-40	GROD
1730277241	WATTS, LAURA LYNN GAUL, BARBARA WATTS	R-30	R-40	GROD
1730364915	STALLINGS, WALTER H	R-30	R-20	GROD
1730367917	POOLE, JAMES W TRUSTEE POOLE, LELAND W TRUSTEE	R-30	R-20	GROD
1730370123	WATTS, LAURA LYNN GAUL, BARBARA WATTS	R-30	R-20	GROD
1730372058	STALLINGS, WALTER H	R-30	R-20	GROD
1730374162	STALLINGS, WALTER H	R-30	R-20	GROD
1730376174	POOLE, JAMES W TRUSTEE POOLE, LELAND W TRUSTEE	R-30	R-20	GROD
1730376391	POOLE, JAMES W POOLE, LELAND W	R-30	R-20	GROD
1730377392	ATWOOD, JAMES DOUGLAS HILL, BRENDA ATWOOD	R-30	R-20	GROD
1730377432	POOLE, JAMES W POOLE, LELAND W	R-30	R-20	GROD
1730377522	ATWOOD, JAMES DOUGLAS HILL, BRENDA ATWOOD	R-30	R-20	GROD
1730377632	ASHLEY, ROBERT UTLEY ASHLEY, MARY E	R-30	R-20	GROD
1730377734	SHEARIN, WALTER JOHN	R-30	R-20	
1730377845	BROOKS, JOHN CHARLES BROOKS, NANCY JANE CARROLL	R-30	R-20	
1730377945	ATWOOD, STEVEN DOUGLAS	HC	SB	
1730378475	ASHLEY, ROBERT UTLEY SR ASHLEY, ELIZABETH WOOD	R-30	R-20	GROD
1730378872	JONES, THURMAN JR JONES, MARY JANE	R-30	R-20	
1730379019	LOWERY, TIMOTHY LOWERY, SIMMIE	R-30	R-20	GROD
1730379851	TAYLOR, DEON MARIA POTTER, SANDREA MCLEAN	R-30	R-20	
1730387014	ATWOOD, STEVEN DOUGLAS	HC	SB	
1730389013	CONNOR, ROBERT J JR	R-30	R-20	
1730464914	POOLE, JAMES W TRUSTEE POOLE, LELAND W TRUSTEE	R-30	R-20	GROD
1730470414	BUEHLER, STEVEN JAMES BUEHLER, CRYSTAL A	R-30	R-20	GROD
1730470739	TAYLOR, DEON T	R-30	R-20	
1730472464	ASHLEY, ELIZABETH W ASHLEY, ROBERT U	R-30	R-20	GROD
1730472841	ASHLEY, ROBERT U SR ASHLEY, ELIZABETH W	R-30	R-20	
1730474341	CLARK, JOHNNY LAYTON CLARK, PAMELA W	R-30	R-20	GROD
1730475515	CLARK, LEONADUS J	R-30	R-20	GROD
1730475732	ASHLEY, ROBERT UTLEY JR	R-30	R-40	
1730476225	CLARK, LEONADUS J	R-30	R-20	GROD
1730476479	CLARK, LEONADUS J	R-30	R-20	GROD
1730477187	MYERS, ANNIE DORIS C WARD	R-30	R-20	GROD
1730477340	WARD, WILLIAM CHRISTOPHER	R-30	R-20	GROD
1730477734	WALL, JONATHAN C WALL, KAREN ANNE	R-30	R-40	
1730479039	TANNERY, JERRY	HC	SB	GROD
1730479342	WALL, LOTTIE A	R-30	R-20	GROD
1730479542	WALL, ALTON RAYFIELD HEIRS	R-30	R-20	GROD
1730481794	POWELL, RAYMOND EDWARD	R-30	R-40	
1730482788	POWELL, RAYMOND EDWARD POWELL, PATRICIA PARTIN	R-30	R-40	
1730483666	COATS, EDWARD ANTHONY	R-30	R-40	
1730483892	POWELL, RAYMOND EDWARD	R-30	R-40	
1730484477	COATS, RUTH MERLE COATS, GLEN ROBERT	R-30	R-40	
1730485251	HENNESSY, RYAN K	R-30	R-40	
1730488259	COATS, RUTH M COATS, RICKY L	R-30	R-40	
1730565967	CLARK, J H CLARK, ELIZABETH G	R-30	R-40	GROD
1730572386	CLARK, JOSEPH HAROLD	R-30	R-40	GROD
1730574911	COATS, RUTH M COATS, RICKY L	R-30	R-40	
1730576156	CLARK, JOSEPH H CLARK, ELIZABETH G	R-30	R-40	GROD
1730576473	CLARK, JOSEPH	R-30	R-40	GROD
1730578731	CRAMER, H LAVERNE	R-30	R-40	
1730578996	TALTON, MAGDALENE F	R-30	R-40	
1730579571	SMITH, SHIRLEY	R-30	R-40	
1730580628	COATS, RICKY LYNN	R-30	R-40	

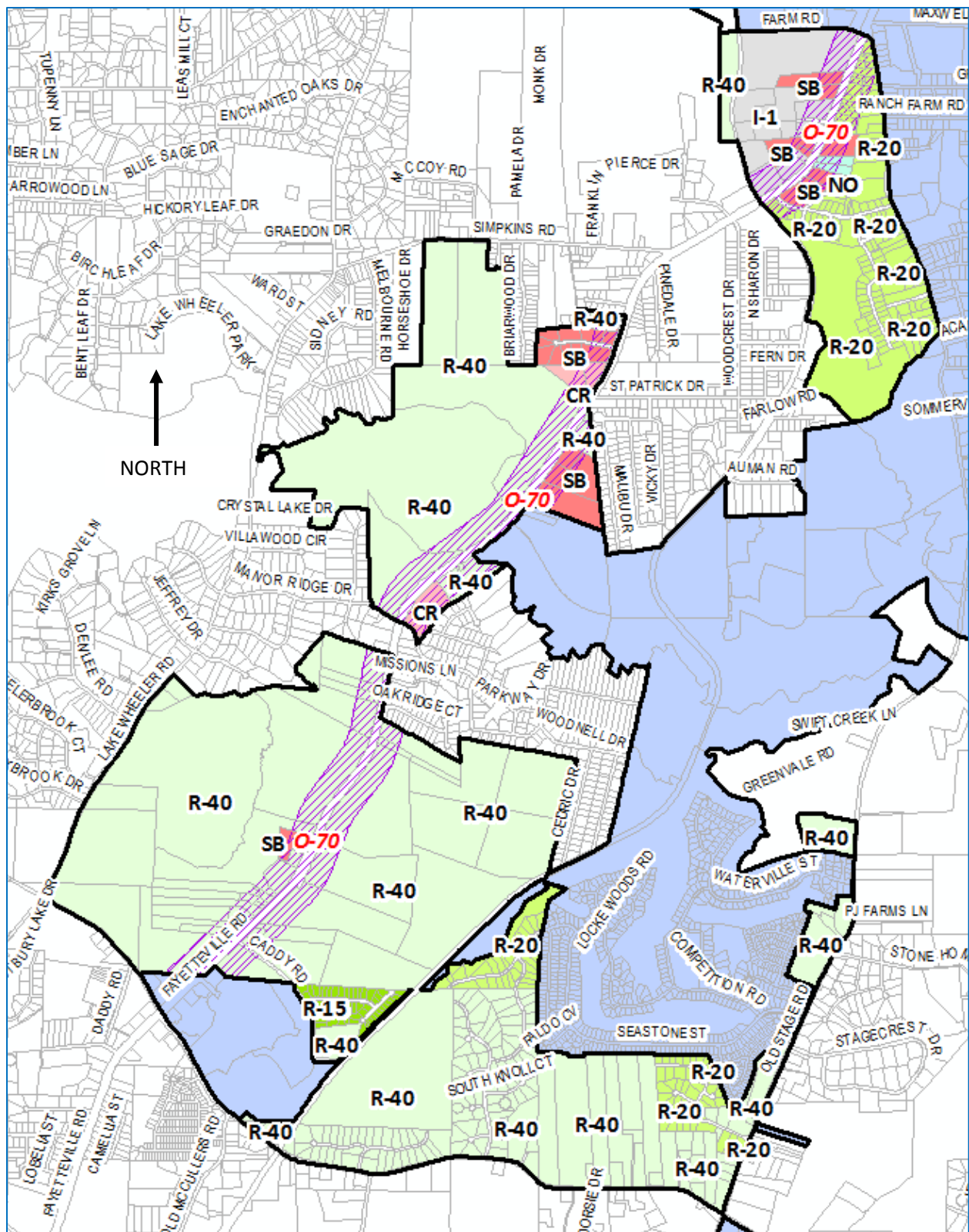
1730580961	COATS, RICKY LYNN	R-30	R-40	
1730582637	MIMMS, FRANK	R-30	R-40	
1730582932	SANTIAGO, ROXANNE	R-30	R-40	
1730584627	BOYERS, BLY	R-30	R-40	
1730586749	MARIN, JORGE MARIN, MARISOL	R-30	R-40	
1730587269	JONES, NICHOLAS STEVEN	R-30	R-40	
1730614877	NC DEPARTMENT OF TRANSPORTATION	R-30	R-40	
1730660705	BADGER, HERMAN AURTHA BADGER, GENEVA S	R-30	R-20	GROD
1730665627	STORMS, JANET P STORMS, BOBBY GERALD	R-30	R-20	GROD
1730668593	LINDSEY, EDWARD L JR LINDSEY, LAVINA B	R-30	R-20	GROD
1730670115	WAKE COUNTY	R-30	R-40	GROD
1730670710	TALTON, PEGGY S	R-30	R-40	
1730670970	TALTON, PEGGY S	R-30	R-40	
1730671469	GRADY, DONALD LEWIS II	R-30	R-40	
1730672625	GRADY, DONALD LEWIS II	R-30	R-40	
1730672875	GRADY, DONALD LEWIS II	R-30	R-40	
1730677632	STORMS, JANET POWELL POWELL, LINDA SUE	R-30	R-40	GROD
1730678097	HINTON, JANET P	R-30	R-40	GROD
1730680327	JONES, NICHOLAS STEVEN	R-30	R-40	
1730681120	DOUGLAS, KEVIN MATTHEW DOUGLAS, LISA MARIE	R-30	R-40	
1730683035	POWELL, LINDA SUE	R-30	R-40	
1730685773	SPRINGFIELD BAPTIST CHURCH	R-30	R-40	
1730699449	HICKS, CHARLES E	R-30	R-40	
1730732237	ROGERS, RICHARD TRUSTEE ROGERS, ANN R TRUSTEE	HD	I-2	US 70/401
1730740344	BROWN, EDITH HOPE JOHNSON MASSEY, BELINDA A JOHNSON	HD	R-40	US 70/401
1730741330	ALEXANDER, RANDY	HD	R-40	US 70/401
1730741512	ALEXANDER, RANDY	HD	R-40	US 70/401
1730742226	COATS, ELAINE E	HD	R-40	US 70/401
1730742500	ALEXANDER, RANDY	HD	R-40	US 70/401
1730742678	ALEXANDER, RANDY	HD	R-40	
1730743406	COATS, J J COATS, ELAINE E	HD	R-40	US 70/401
1730744118	LEE, EUNICE R	HC	SB	US 70/401
1730744480	LEE, EUNICE R	HC	R-40	US 70/401
1730756837	NC RAILROAD COMPANY	HD	R-40	GROD
1730759928	GOWER, LISA DIANE	R-30	R-40	GROD
1730761396	LINDSEY, EDWARD L JR LINDSEY, LAVINA B	R-30	R-40	GROD
1730767110	CATES, JEFFREY PAUL CATES, NANCY STEWART	R-30	R-40	GROD
1730771002	GRADY, BOBBY BRIAN	R-30	R-40	GROD
1730786737	PEACOCK, JON M	R-30	R-40	
1730842632	L & L COMPANY LLC	HD	R-40	US 70/401
1730850953	RHODES, WILLIAM THOMAS RHODES, LINWOOD WADE	R-30	R-40	GROD
1730851856	ZAPATA, WALFIDO	R-30	R-40	GROD
1730852861	HATCHER, DURWOOD LEE HATCHER, ANNE S	R-30	R-40	GROD
1730854714	CUNNINGHAM, BRENDA J CUNNINGHAM, MARK R	R-30	R-40	GROD
1730855646	JESSUP, MEREDITH JESSUP, BERNADETTE ELAINE	R-30	R-40	GROD
1730856632	WILLIAMS, PATRICIA	R-30	R-40	GROD
1730857548	PRICE, JOE LOUIS JR PRICE, JOEATTA PATRICIA	R-30	R-40	GROD
1730857997	WATTS, LAURA LYNN GAUL, BARBARA WATTS	R-30	RMH	GROD
1730860236	HARTMAN, ANNETTE KAY	R-30	R-40	GROD
1730861125	BULLOCK, RUSSELL GENE SR BULLOCK, ANNETTE KAY HARTMAN	R-30	R-40	GROD
1730861326	BULLOCK, RUSSELL GENE SR BULLOCK, ANNETTE KAY HARTMAN	R-30	R-40	GROD
1730863148	MCLEMORE, ANTHONY JOSEPH MCLEMORE, JULIE	R-30	R-40	GROD
1730863667	STALLINGS, LARRY ROGER	R-30	R-40	GROD
1730865055	GREM, JAMES ERNEST GREM, OLETA HANNER	R-30	RMH	GROD
1730865663	HOWELL, BRENDA J HOWELL, DAVID L	R-30	R-40	GROD
1730866217	LYMAN, MICHAEL SR LYMAN, HILDA	R-30	RMH	GROD
1730867408	YARBROUGH, DENNIS RALPH	R-30	RMH	GROD
1730868298	WATTS, LAURA LYNN GAUL, BARBARA WATTS	R-30	RMH	GROD
1730868733	LOCKAMON, DONALD R JR LOCKAMON, SANDRA C	R-30	RMH	GROD
1730869573	MCINTYRE, JOHN BAPTIST	R-30	RMH	GROD
1730882081	ADAMS, JEANNETTE R HEIRS	R-30	R-40	
1730891521	MURPHY, ROY V MURPHY, REBECCA L	R-30	R-40	
1730920869	MURPHY, MAE ELLEN G HEIRS	HD	R-40	US 70/401
1730922883	MURPHY, MAE ELLEN GREGORY HEIRS	HD	R-40	US 70/401
1730924287	SMITH, KENNETH J JR BRANNAN, FREDRICK J	HD	R-40	US 70/401
1730933243	HENDERSON, BROOKIE RENEE STRICKLAND, SAMMY RONALD	HD	R-40	US 70/401
1730934166	HENDERSON, BROOKIE RENEE S STRICKLAND, SAMMY RONALD	HD	R-40	US 70/401
1730937749	BENNER, IRMA SMITH WILLARD, JUANITA SMITH	HD	R-40	US 70/401
1730942075	PIERCE HARDY LP	HD	R-40	US 70/401
1730954199	MARTINEZ, JOSE NIETO CALDERON, RAFAELA JAMIES	R-30	R-40	GROD
1730954922	WATTS, LAURA LYNN GAUL, BARBARA WATTS	R-30	R-40	GROD
1730956124	SHERRON, DONALD RAY	R-30	R-40	GROD

1730958541	BONILLA, PAMELA ROSE BONILLA, CARLOS A	R-30	R-40	GROD
1730959424	MELTON, JACQUELINE COATS MELTON, BILLY WAYNE	R-30	R-40	GROD
1730975189	AUBURN ASSOCIATES	R-30	R-40	
1731706353	BURNETTE FARMS LLC	R-30	R-40	
1740026908	R & D PROPERTIES, LLC	HD	I-2	US 70/401
1740028808	R & D PROPERTIES, LLC	HD	I-2	US 70/401
1740034258	HAHN, RONNIE J	HD	I-2	
1740034694	TIFFANY PROPERTIES LLC	HD	I-2	
1740035106	R & D PROPERTIES, LLC	HD	I-2	US 70/401
1740037543	TIFFANY PROPERTIES LLC	HD	I-2	
1740039309	FEORE, JOHN J FEORE, JOANNE M	HD	I-2	
1740041966	MOUNT MORIAH BAPTIST CHURCH	R-30	R-40	GROD
1740050450	RADFORD, STEPHEN BRIAN	R-30	R-40	GROD
1740050940	WEBB, DEIDRE DUPREE	R-30	R-40	
1740053261	TRUSTEE OF 7732 ROCK QUARRY TRUST	R-30	R-40	GROD
1740053363	FIELDS, AIMEE L	R-30	R-40	GROD
1740053536	ROBERTS, PATRICK G ROBERTS, ODETTE G	R-30	R-40	GROD
1740053957	ROBERTS, W MARSHALL ROBERTS, FLORA B	R-30	R-40	
1740061120	BAILEY, DONALD LEE SR BAILEY, DEBORAH R	R-30	R-40	
1740061287	BAILEY, DEBORAH R ROBERTS, MACK L II	R-30	R-40	
1740061570	STALLINGS, LESTER R	R-30	R-40	
1740061690	STALLINGS, LESTER R	R-30	R-40	
1740062296	BAILEY, DONALD LEE BAILEY, DEBORAH R	R-30	R-40	
1740062700	WATKINS, JOSEPH	R-30	R-40	
1740062800	JERNIGAN, TRACY	R-30	R-40	
1740116945	PARMAR, AMRUTLAL	HD	R-40	US 70/401
1740118968	HOUSE, TALMADGE W JR HOUSE, JAN P	HD	R-40	US 70/401
1740119758	POWHATAN PROPERTIES LLC	HD	R-40	US 70/401
1740119930	PARMAR, AMRUT N	HD	R-40	US 70/401
1740120749	R & D PROPERTIES, LLC	HD	I-2	US 70/401
1740122349	FEORE, JOHN J FEORE, JOANN M	HD	R-40	US 70/401
1740123916	DIXON, STEVE L	HD	I-2	
1740125804	CREECH, JOHNNY FBO THE JOHNNY CREECH TRUST CREECH, PANSY B FBO THE PANSY B CREECH TRUST	HD	I-2	
1740128037	J & M SMITH ENTERPRISES LLC	HD	R-40	US 70/401
1740130244	HAHN, RONNIE J HAHN, SHAY HAHN	HD	I-2	
1740131180	HAHN, RONNIE JAMES	HD	I-2	
1740133507	DOMBALIS, FLOYE L	R-30	R-40	GROD
1740166236	BAILEY, DEBORAH R ROBERTS, MACK L II	R-30	R-40	GROD
1740174496	EDGE OF AUBURN LLC	R-30	R-40	
1740201576	CARTER, CARRIE P CARTER, JERRY G	R-30	R-40	
1740201766	A PEACOCK HOLDING GROUP	CU-HC	SB	US 70/401
1740202455	MARCOM, CAREY BURNICE	R-30	R-40	
1740203258	THORNTON, BEVERLY B	R-30	R-40	
1740204987	WILCOHESS LLC	HD	SB	US 70/401
1740205682	FAITH TABERNAACLE MINISTRY	HD	R-40	US 70/401
1740205773	BERKAU, VICKI N BERKAU, THOMAS S	HD	SB	US 70/401
1740205840	BERKAU, VICKI N BERKAU, THOMAS	HD	SB	US 70/401
1740206340	SMITH, KENNETH J JR BRANNAN, FREDERICK J	R-30	R-40	
1740206502	PUBLIC SERVICE COMPANY OF NC	R-30	R-40	
1740208847	BERKAU, VICKI N BERKAU, THOMAS S	HD	SB	US 70/401
1740209101	SMITH, KENNETH J JR BRANNAN, FREDERICK J	R-30	R-40	
1740210618	POWHATAN PROPERTIES LLC	HD	R-40	US 70/401
1740211760	POWHATAN PROPERTIES LLC	HD	R-40	US 70/401
1740211862	RHODES, RAEFORD G RHODES, ELGIE T	HD	R-40	US 70/401
1740211973	RCJ AXE LLC	HD	R-40	US 70/401
1740219814	RCJ AXE LLC	HD	R-40	US 70/401
1740220083	NIERATKO, MARK	HD	R-40	US 70/401
1740220151	CARROLL, LARRY WAYNE CARROLL, LINDA LOUISE	HD	R-40	
1740220397	SMITH, KENNETH J JR	HD	R-40	
1740221135	B-10 SOLUTIONS LLC	HD	R-40	
1740222039	MARCOM, BURNICE TODD	HD	R-40	US 70/401
1740280715	EDGE OF AUBURN LLC	R-30	R-40	GROD
1740300552	THOMPSON, DIANNE C	HD	SB	US 70/401
1740305253	THOMPSON, DIANNE C TRUSTEE THOMPSON, DIANNE C	I-2	SB	US 70/401
1740315197	BEAMAN, LLEWELLYN WARREN	HD	R-40	US 70/401
1740401919	SORRELL, GLENN L	HD	R-40	US 70/401
1740407897	SORRELL, GLENN L SORRELL, RALPH L	HD	R-40	US 70/401
1740506426		HD	R-40	
1740507763		HD	R-40	





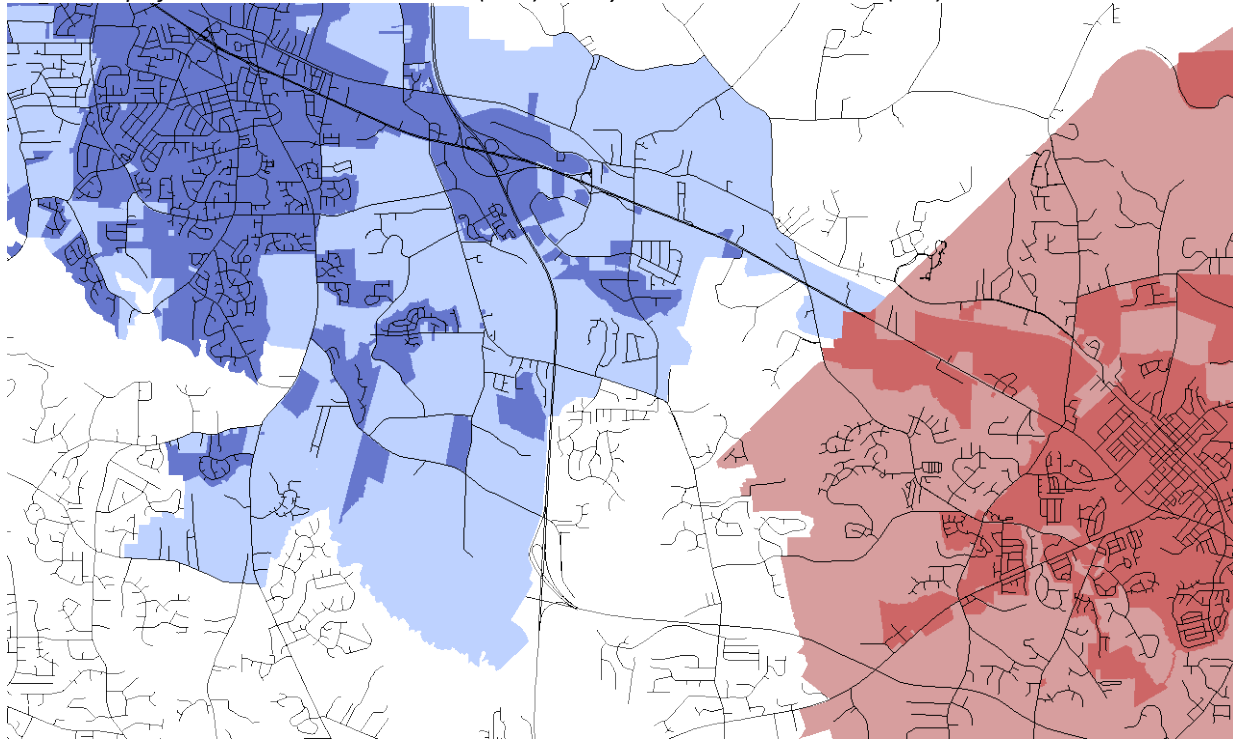




## **STAFF COMMENTARY & AMENDMENTS TO PROPOSED ZONING**

Planning staff would remind the Town Council that it is the intended purpose of this case to simply establish zoning as opposed to significantly changing the zoning as in a typical re-zoning case. This means that the Town is attempting to keep the zoning status as similar as is possible to the status properties are presently enjoying under the County at the time of this zoning transfer. The Town's Comprehensive Plan will be employed to guide future changes and development approvals. Given the compressed time frame in which the Town has to accomplish this task, it is possible that specific cases may have been inadvertently overlooked during the two-step review process or that a recent plan approval by Wake County has not been acknowledged. It would be the Planning staff's recommendation that any such cases be amended prior to final approval by the Town Council in May.

*Relationship of Garner Town Limits and ETJ (Blue) to Clayton Town Limits and ETJ (Red)*

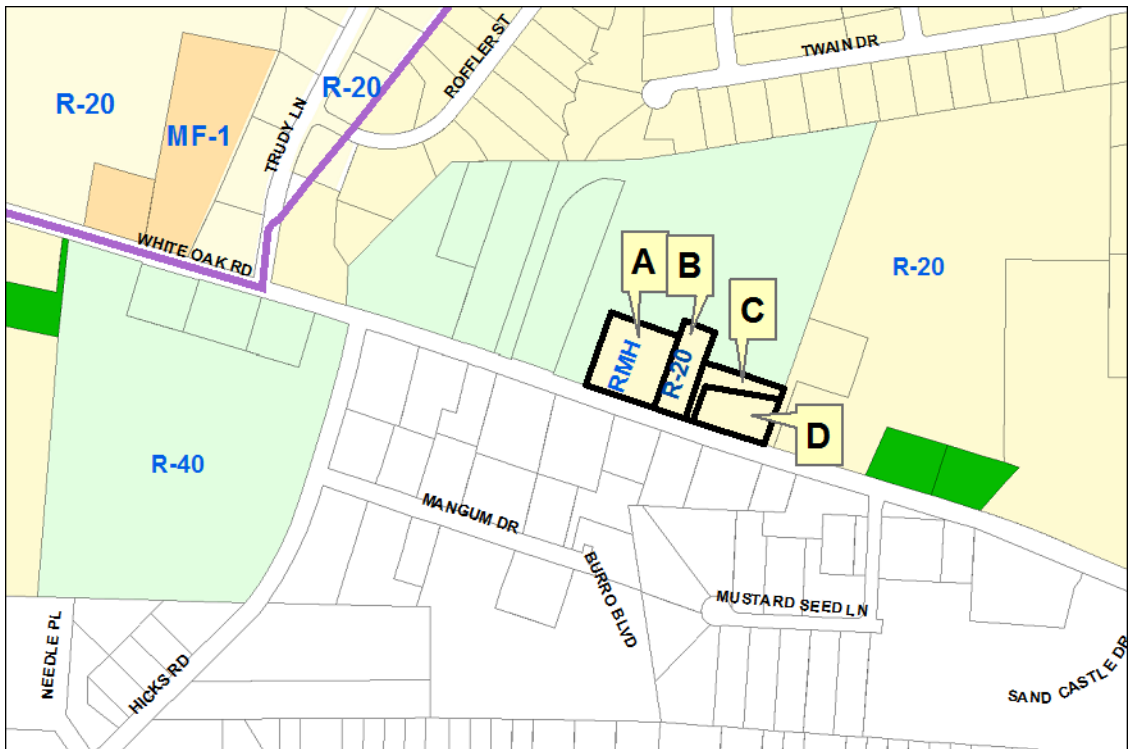


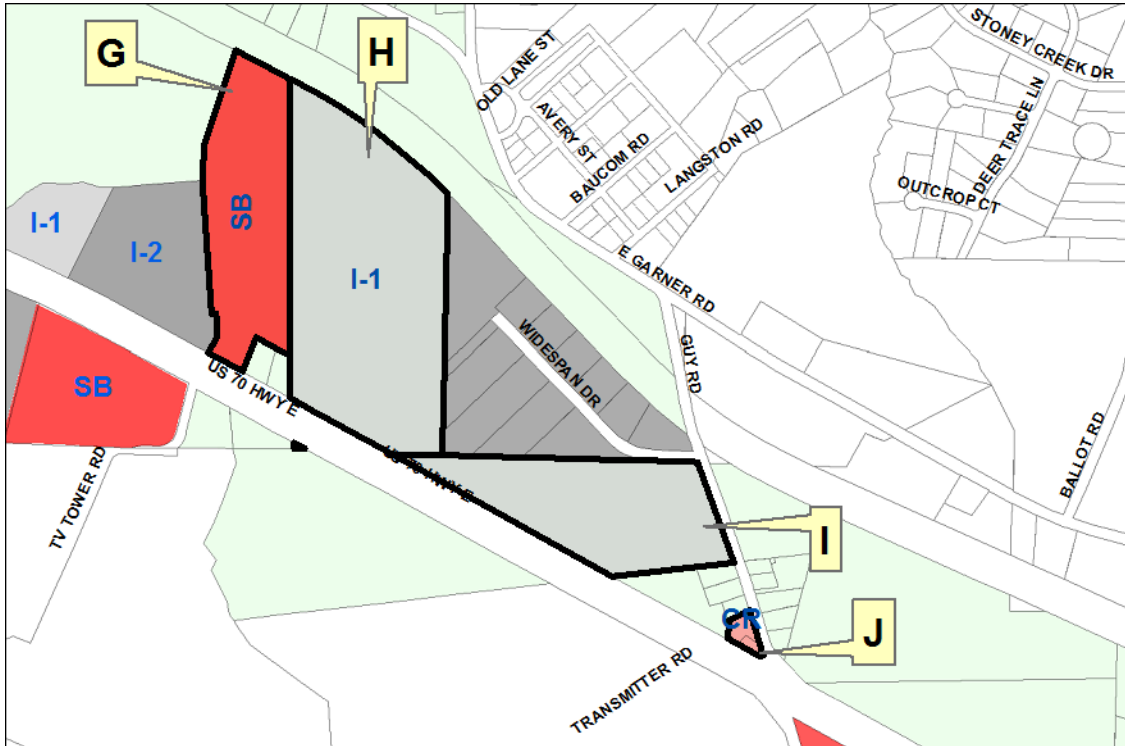
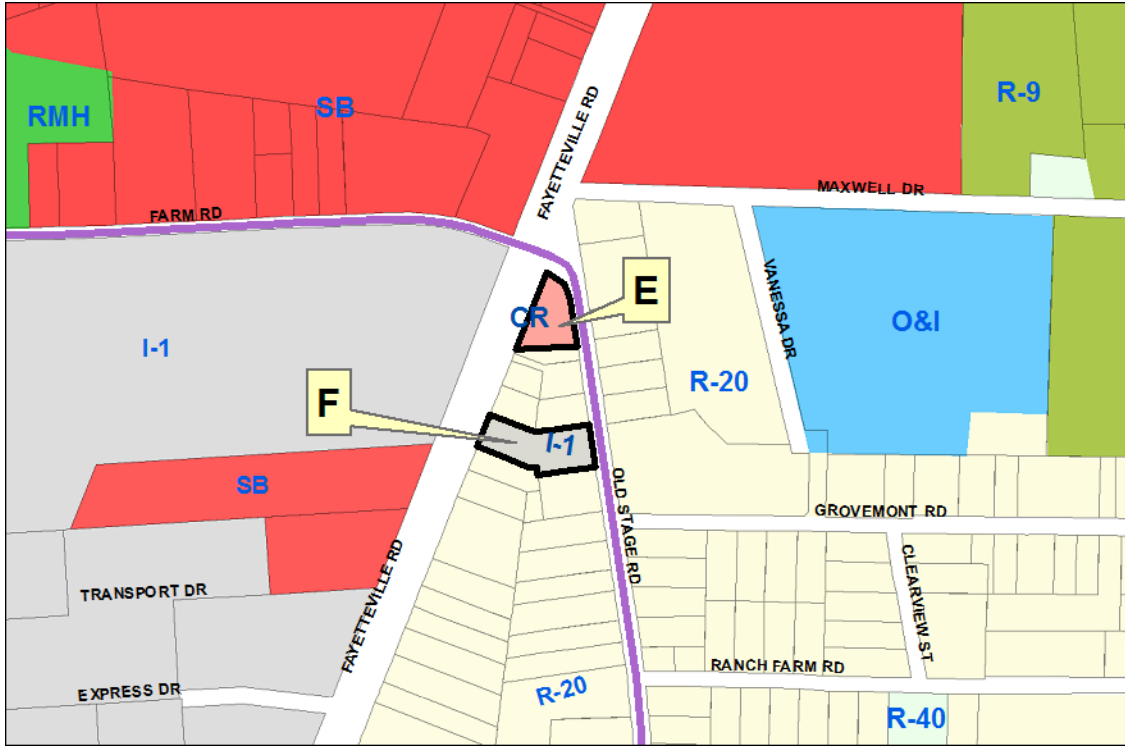
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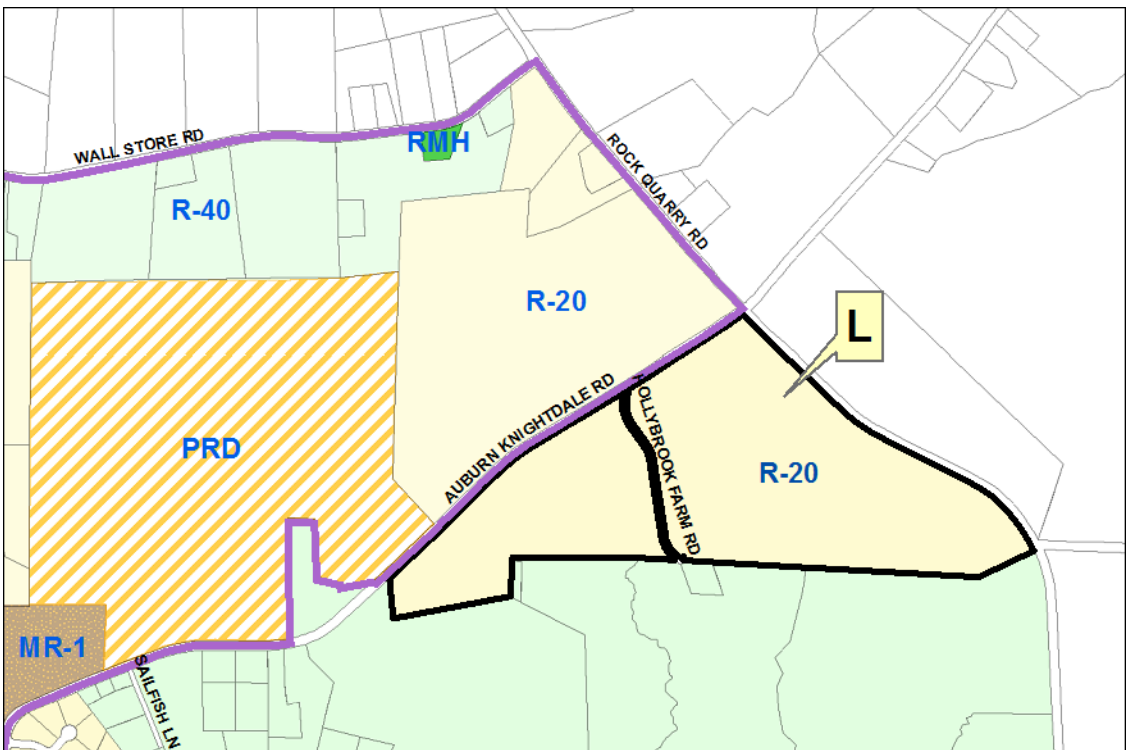
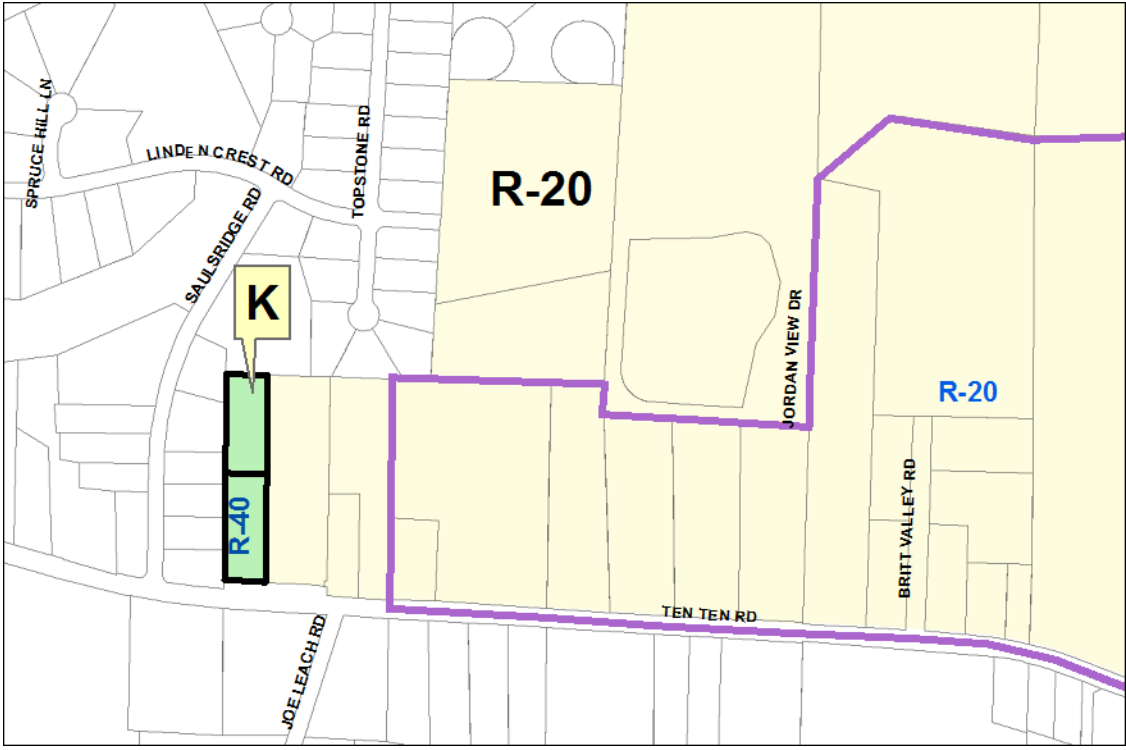
Concerning the Wake County Highway District (HD), staff has contacted the Wake County Department of Revenue who has confirmed that parcels under HD zoning are taxed at a residential rate until developed otherwise. Should the Town Council decide to rezone any currently vacant HD parcels to something other than R-40, staff would advise that the property owners should understand that their current property tax value will change significantly. These proposals are marked with a \*.

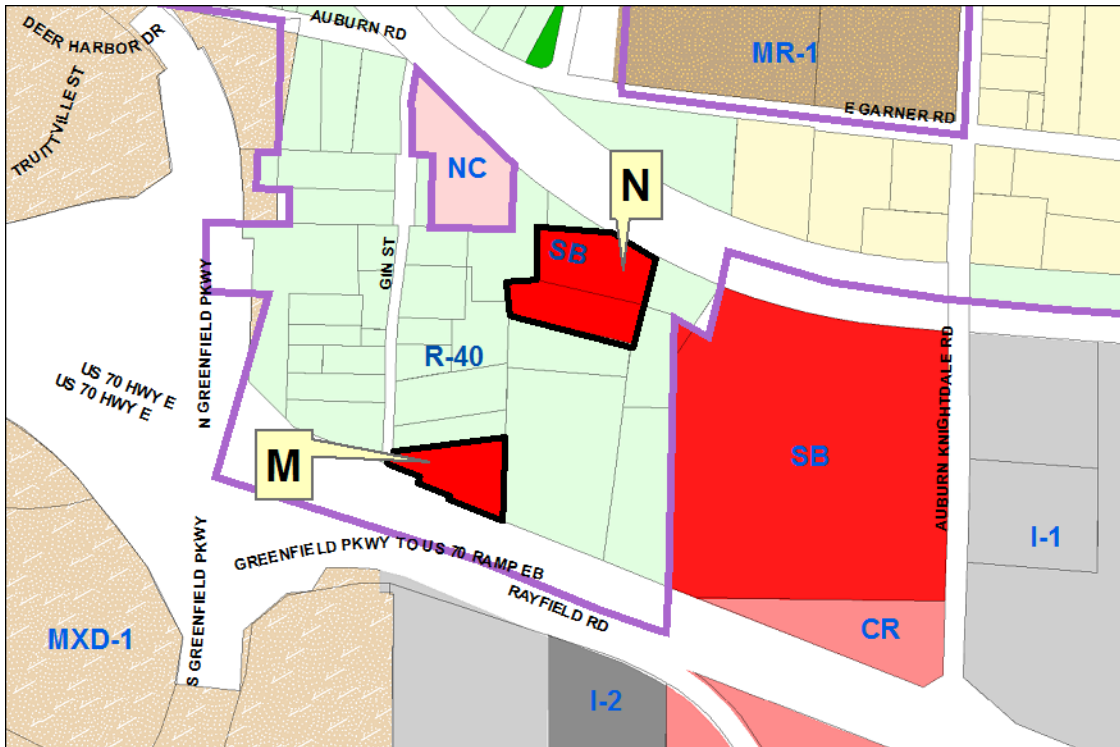
Staff has looked into several requests for changes to the proposed zoning and would offer the following amendments for consideration:

PIN	Map Site	County Zone	Staff Proposal	Request	Amended Proposal
1639268674	A	R-30	RMH	R-20	R-20
1639360641	B	R-30	RMH	R-20	R-20
1639361598	C	R-30	RMH	R-20	R-20
1639362540	D	R-30	RMH	R-20	R-20
1701146161	E	R-40W	R-20	-	CR
1701136628	F	HD-CU	R-20	SB	I-1
1730942075	G	HC-CU	R-40	SB	SB
1730937749	H	HD	R-40	Not R-40	I-1*
1740122349	I	HD	R-40	Not R-40	I-1*
1740119758	J	HD	R-40	-	CR
1740210618	J	HD	R-40	-	CR
1608882111	K	R-30	RMH	R-40	R-40
1608882414	K	R-30	RMH	R-40	R-40
1731706353	L	R-30	R-40	R-20	R-20
1730261237	M	HD	R-40	-	SB
1730265827	N	HD	R-40	-	SB
1730264773	N	HD	R-40	-	SB









***April 3<sup>rd</sup> Continuation of Public Hearing***

No further comments were received from the public during the April 3<sup>rd</sup> continuation of the public hearing.

***April 10<sup>th</sup> Planning Commission Meeting***

Mr. Bryan, representing the property at 8912 Wrenn Road requested that his property be designated R-20 as opposed to R-40. There was no objection. The Planning Commission unanimously recommended approval of Z-17-01 to the Town Council as presented and revised, including Mr. Bryan’s request.

***Consistency with the Comprehensive Growth Plan***

As noted previously, “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).”

Staff would note that the primary purpose of this case is to transfer zoning authority rather than to promote changes in current land use patterns. On the other hand, staff also feels that the recommendations do not promote land use patterns or future decisions that would be contrary to the Comprehensive Growth Plan as there is little development pressure for improving property under R-20 or R-40 zoning which has been assigned to the majority of the new ETJ area.

**STAFF RECOMMENDATION**

Staff recommends approval of Z-17-01 as submitted and revised.

*Note: The Council will need to include a statement regarding the consistency of the rezoning application with the Town's Comprehensive Growth Plan as part of the motion – see attached Rezoning Motion Form for assistance.*

# REZONING ACTION MOTION WORKSHEET

Application #: **Z 17-01** from multiple Wake County zones to multiple Town of Garner zones

Applicant: **Town of Garner**

## MOTION TO APPROVE REZONING REQUEST:

I move that the Council find the following regarding rezoning application Z-16-02

complies with the Town's Comprehensive Growth Plan (OR)

does not strictly comply with the Comprehensive Growth Plan; however, the application only slightly changes the range of permitted uses from those uses currently allowed under the existing zoning.

(AND) that the zoning application Z-17-01 is reasonable and in the public interest because it will likely (use as many of the following as are appropriate):

allow the development of an appropriate density of housing in the area in which it is located;

allow appropriate types of business at the described location which will provide opportunities for access to goods and/or services useful to the surrounding area;

allow appropriate types of business at the described location which will provide employment opportunities for citizens;

allow the types of businesses at the described location which will enhance the Town's economic development,

allow the types of businesses at the described location which will likely enhance the Town's tax base,

\_\_\_\_\_

\_\_\_\_\_

(AND) I therefore move that the Council

accept the recommendation of the Planning Commission and adopt Ordinance No. \_\_\_\_\_ approving rezoning request number Z-17-01.

(OR)

adopt Ordinance No. \_\_\_\_\_ approving rezoning request number Z \_\_\_\_.



**MOTION TO DENY REZONING REQUEST:**

I move that the Council

deny rezoning request number CUD-Z- ; OR

deny rezoning request number Z-17-01;

(AND) reasons for denying the Application include that it is not reasonable and is not in the public interest, because (use as many of the following as are appropriate):

it does not comply with the comprehensive long range plan,

would allow the development of an excessive density of housing for the area in which it is located;

it would likely lead to an unacceptable additional level of traffic in the area in which it is located;

it would allow types of business at the described location which will not be appropriate for the area in which it is located,

\_\_\_\_\_

\_\_\_\_\_

Return to:  
 Stella Gibson  
 Town of Garner  
 900 7<sup>th</sup> Avenue  
 Garner, NC 27529

**ORDINANCE NO. (2017) 3856**

**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 properties described below from current Wake County zoning to Town of Garner general use districts as requested in Rezoning Application No. **Z-17-01** by the Town of Garner Planning Director.

Approximately 6,269 +/- acres identified as follows:

PIN_NUM	OWNER OR SUBDIVISION NAME	EXISTING WAKE COUNTY ZONING	EXISTING OVERLAY	PROPOSED GARNER ZONING	PROPOSED OVERLAY	PROPOSED OVERLAY (2)
MULTIPLE	ANTELOPE POINT SUBDIVISION	R-30		RMH		GROD*
MULTIPLE	APRIL COURT SUBDIVISION	R-30		RMH		
MULTIPLE	COLONIAL HEIGHTS SUBDIVISION	R-40W		R-20		US 70/401*
MULTIPLE	DANIELS LANDING SUBDIVISION	R-30		R-20		
MULTIPLE	EAGLE MOUNTAIN SUBDIVISION	R-40W		R-20		
MULTIPLE	LAKESIDE ESTATES SUBDIVISION	R-40W		R-15		
MULTIPLE	LEGEND HILLS SUBDIVISION (EXCEPT THOSE LISTED BELOW)	R-30		R-20		
LH-1639390255	DONALDSON, ROBERT G DONALDSON, SUE J	R-30		R-40		
LH-1639392469	HAGA, JUSTIN K HAGA, WENDY M	R-30		R-40		
LH-1639395434	FLINT, DOUGLAS DEAN	R-30		R-40		
LH-1639397219	FLINT, DOUGLAS DEAN	R-30		R-40		
LH-1639398255	BOWERS, DANIEL J BOWERS, AMY CATHERINE	R-30		R-40		
LH-1639481467	JACKSON, WILLIAM R JACKSON, KIMBERLY	R-30		R-40		
LH-1639482725	JACKSON, WILLIAM R JACKSON, KIMBERLY	R-30		R-40		
LH-1639490055	GARRETT, RAY L FLOYD, SUSAN R	R-30		R-40		
LH-1639491306	STANCIL, MELVIN D STANCIL, MIRANDA B	R-30		R-40		
LH-1639493037	HADDOCK, DONALD DAVID	R-30		R-40		
MULTIPLE	PENWYCK ESTATES SUBDIVISION	R-30		R-20		
MULTIPLE	RIDGEVIEW SUBDIVISION	R-30	SHOD	R-20	I-40	SCCD
MULTIPLE	SOUTH MOUNTAIN SUBDIVISION	R-40W		R-40		
MULTIPLE	SUNNYSIDE VILLAGE SUBDIVISION	R-30	RCOD-2	R-12		
MULTIPLE	WHITECROFT MANOR SUBDIVISION (EXCEPT THOSE LISTED BELOW)	R-40W		R-20		

WM-0699859430	AQUA NORTH CAROLINA INC	R-40W		R-40	
WM-0699954235	WILLIAMS, GEORGE W WILLIAMS, JAN W	R-40W		R-40	
WM-0699955759	WILLIAMS, GEORGE W WILLIAMS, JAN W	R-40W		R-40	
WM-0699968070	WILLIAMS, GEORGE W WILLIAMS, JAN W	R-40W		R-40	
MULTIPLE	WYNFORD PLACE SUBDIVISION	R-40W		R-40	
0689893092	AREPS LLC	R-40W		R-40	
0689985890	SORRELL, BEVERLY ANN SORRELL, C RAY	R-40W		R-40	US 70/401
0689987253	RAND, JOSEPH L	R-40W		R-40	US 70/401
0689988964	SORRELL, JAMES HAROLD	R-40W		R-40	US 70/401
0689997247	FOSTER, JOHN LOUIS FOSTER, WILLIAM BARRY	R-40W		R-40	
0699057385	SEAGROVES, THOMAS V SEAGROVES, MILDRED B	R-40W		R-40	
0699059282	LILES, EDWARD DOUGLAS JR	R-40W		R-40	
0699081685	SORRELL, BEVERLY ANN SORRELL, C RAY	R-40W		R-40	US 70/401
0699086923	SORRELL, JAMES HAROLD	R-40W		R-40	US 70/401
0699089568	SORRELL, CHARLES RAY SORRELL, JO ANN N	R-40W		R-40	US 70/401
0699090134	FOSTER, JOHN LOUIS FOSTER, WILLIAM BARRY	R-40W		R-40	US 70/401
0699095339	STEPHENSON, PAUL K JR	R-40W		R-40	US 70/401
0699097803	THE BETTY T MATTHEWS REVOCABLE TRUST	R-40W		R-40	US 70/401
0699098241	FOSTER, JOHN L	R-40W		R-40	US 70/401
0699145840	TALTON, SHERON C TALTON, JUDY B	R-40W		R-40	
0699145976	TALTON, SHERON C TALTON, JUDY B	R-40W		R-40	
0699151144	WAIDE, LYNN DUPREE MICH	R-40W		R-40	
0699153127	WAIDE, D DONALD HEIRS VISSER, CYNTHIA A	R-40W		R-40	
0699154186	HANNEN, AMY M. HANNEN, STANLEY EDWARDS	R-40W		R-40	
0699185547	CARLISLE, JACK J CARLISLE, JEANETTE H	R-40W		R-40	US 70/401
0699190009	FOSTER, JOHN LOUIS FOSTER, WILLIAM BARRY	R-40W		R-40	US 70/401
0699190284	STEPHENSON, SHIRLEY B	R-40W		R-40	US 70/401
0699193653	MATTHEWS, VIOLET B	R-40W		R-40	US 70/401
0699195899	THE BETTY T MATTHEWS REVOCABLE TRUST	R-40W		R-40	US 70/401
0699263740	VIRK, DAVINDER	R-40W		R-40	
0699279916	BRITT, BRENDA STEPHENSON	R-40W		R-40	
0699283995	BUFFALOE, JULIAN LAWRENCE BUFFALOE, BRENDA MARION	R-40W		R-40	US 70/401
0699298457	STEPHENSON, PAUL KENT SR STEPHENSON, SHIRLEY B	R-40W		R-40	US 70/401
0699363393	HUTCHINS, EDWIN H HUTCHINS, EDWIN H TRUSTEE	R-40W		R-40	
0699492198	BUFFALOE, JAMES ATLAS SR	R-40W		R-40	
0699530859	TRUSTEE OF THE MARGARET P BUFFALOE RVCBLE TRUST	R-40W		R-40	
0699547895	BUFFALOE, MICKEY J BUFFALOE, CYNTHIA B	R-40W		R-40	
0699647391	MATTHEWS, ELIZABETH J	R-40W		R-40	
0699649237	HOCUTT, MELVIN E HOCUTT, MARY ANN	R-40W		R-40	
0699650373	LEE, NAOMI S	R-40W		R-40	
0699654299	LEE, NAOMI S	R-40W		R-40	
0699659341	HOCUTT, MELVIN E GAY, MARY ANN	R-40W		R-40	
0699743315	BUTTERS, KENT B BUTTERS, KELLY H	R-40W		R-40	
0699746455	HOCUTT, JESSIE W HEIRS	R-40W		R-40	
0699746924	COMPTON, B	R-40W		R-40	
0699749268	HAYNES, EUNICE HOCUTT	R-40W		R-40	
0699752306	HOCUTT, DELMA F HOCUTT, JUDITH B	R-40W		R-40	
0699755508	HOCUTT, JESSIE W HEIRS	R-40W		R-40	
0699758451	HOCUTT, JAMES L	R-40W		R-40	
0699841584	PERRY, THOMAS RANSOM	R-40W		R-40	
0699844217	JOHNSON, WILLIAM H	R-40W		R-40	
0699844513	DELGADO, DARIO ARROYO HERNANDEZ, NARCEDALIA G	R-40W		R-40	
0699844720	AGUILAR, ARTURO AGUILAR, ADDIE	R-40W		R-40	
0699844904	ELLETT, LANCE ELLETT, BETH	R-40W		R-40	
0699846128	ADAMS, MICHAEL JAMES	R-40W		R-40	
0699846327	ADAMS, MICHAEL JAMES	R-40W		R-40	
0699846653	ADAMS, MICHAEL JAMES	R-40W		R-40	
0699846977	ADAMS, MICHAEL JAMES ADAMS, ROBIN G	R-40W		R-40	
0699848483	COBERLY CORP	R-40W		R-40	
0699941003	COBERLY CORP	R-40W		R-40	
0699941373	PEPPER, JOHN WALSTON PEPPER, LOUISA JO	R-40W		R-40	
0699942416	LESHER, JACQUELYN TRUSTEE PEPPER, LOUISA JO TRUSTEE	R-40W		R-40	
0699942622	LESHER, JACQUELYN OVERBY	R-40W		R-40	
0780802364	SENTER, MAXINE S HEIRS	R-40W		R-40	
0780806916	MATTHEWS, DAN ANDREW	R-40W		R-40	
0780922686	TYSINGER, ROBERT F TYSINGER, DOROTHY M	R-40W		R-40	
0780925857	WHITENACK, MARY WATSON	R-40W		R-40	
0790012715	JDS FARMS LLC	R-40W		R-40	
0790105290	THE BETTY T MATTHEWS REVOCABLE TRUST	HD		SB	US 70/401
0790118607	STEPHENSON, CATHERINE J STEPHENSON, MELVYN RAY	R-40W		R-40	US 70/401
0790138299	MIDWAY BAPTIST CHURCH OF	CU-R40	WSO-3NC	R-40	
0790224596	MIDWAY BAPTIST CHURCH INC OF RAL	R-40	WSO-3NC	R-40	US 70/401
0790226824	MIDWAY BAPTIST CHURCH	R-40W		R-40	US 70/401
0790226959	MID WAY BAPTIST CHURCH OF RALEIGH	R-40W		R-40	US 70/401
0790234560	MID-WAY BAPTIST CH OF RALEIGH	CU-R40	WSO-3NC	R-40	US 70/401

0790301714	HOCH, SCOTT M	R-40W	R-40	US 70/401
0790314821	GREEN, JEANNIE E ROBINSON, SHARON	R-40W	R-40	US 70/401
0790317817	BRITT FAMILY INCOME TRUST /BY TR	R-40W	R-40	US 70/401
0790338909	COTTON PROPERTIES INC	HD	CR	US 70/401
0790352160	MID WAY BAPTIST CHURCH INC OF RAL	R-40W	R-40	US 70/401
0790366702	RALEIGH CITY OF	R-80W	R-40	US 70/401
0790403331	CHRISTIAN, JEWEL B	R-40W	R-40	
0790410437	STANLEY, JUSTIN DANIEL HARRIS, AMBER MEGHAN	R-40W	R-40	
0790417331	CHRISTIAN, JEWEL BUFFALOE	R-40W	R-40	
0790440329	PABOYS LLC	HD	CR	US 70/401
0790444656	PRICE, JEAN C	R-40W	R-40	US 70/401
0790447892	RIGGAN, PEARSON A JR RIGGAN, VIRGINIA E	R-80W	R-40	US 70/401
0790455052	FUQUAY VARINA TOWN OF	R-80W	R-40	US 70/401
0790491371	SHAIKH, ISSA SHAIKH, MAHA	R-40W	R-40	
0790497258	SHAIKH, ISSA F SHAIKH, MAHA	R-40W	R-40	
0790505263	PARROTT, JOY B	R-40W	R-40	
0790518243	PARROTT, JOY BUFFALOE	R-40W	R-40	
0790583066	PHILLIPS, GEORGIA H	R-40W	R-40	US 70/401
0790589985	MCGHEE, CARL T III MCGHEE, SHARON W	HD	SB	
0790664029	FOUR O ONE PTNR LLC	HD	SB	US 70/401
0790664934	BANNISTER PROPERTIES LLC	HD	SB	US 70/401
0790665577	GRIFFIN, DAVID HUGHES SR FOUR O ONE PARTNERS LLC	HD	SB	US 70/401
0790676267	MATEO, WILSON TRUSTEE BRITO, NAIROBI SANTANA TRUSTEE	R-40W	R-40	US 70/401
0790677652	HAYES, L BOYD	R-40W	R-40	US 70/401
0790680703	MILLS, GAIL S	HD	SB	
0790682740	MILLS, GAIL S	HD	SB	
0790683795	TURNER, THOMAS E TURNER, LINDA C	HD	SB	
0790684339	TALTON, RAYMOND C TRUSTEE TALTON, HARRIETT C TRUSTEE	GB	CR	US 70/401
0790685774	HOME COURT PROPERTIES LLC	HD	SB	US 70/401
0790688433	TALTON, RAYMOND C TRUSTEE TALTON, HARRIETT C TRUSTEE	GB	CR	US 70/401
0790689754	FAYETTEVILLE ROAD PROPERTIES LLC	HC	SB	US 70/401
0790690089	TURNER, THOMAS E	HD	SB	
0790694120	HOME COURT PROPERTIES LLC	R-40W	SB	
0790696493	BRAY, BRIAN STEPHEN	R-40W	R-40	
0790697218	ADAMS, MICHAEL GLENN	R-40W	R-40	
0790698086	HOME COURT PROPERTIES LLC	HD	SB	US 70/401
0790698274	ADAMS, MICHAEL GLENN	R-40W	R-40	US 70/401
0790699403	HATCHER, MAVIS A	R-40W	R-40	US 70/401
0790790252	PLAZA EL TORO LLC	HD	SB	US 70/401
0790790471	PLAZA EL TORO LLC	R-40W	R-40	US 70/401
0790791066	ARVIN, JAMES LEE	HD	SB	US 70/401
0790792348	PLAZA EL TORO LLC	R-40W	R-40	US 70/401
0791918861	COC PROPERTIES INC	HD	I-1	US 70/401
0791925616	POPE INDUSTRIAL PARK LIMITED PARTNERSHIP	HC	I-1	
0791927310	BANNISTER PROPERTIES LLC	I-1	I-1	US 70/401
0791928625	POPE INDUSTRIAL PARK	HC	I-1	
0791932831	LEE & HUDGINS ENTERPRISES LLC	R-40W	R-40	
0791935009	POPE INDUSTRIAL PARK II	HC	I-1	
1608882111	BRITT, BARNEY WAYNE PLATT, JUANITA GAIL	R-30	RCOD-2	R-40
1608882414	BRITT, BARNEY WAYNE PLATT, GAIL	R-30	RCOD-2	R-40
1608883274	BRITT, DALLAS VANCE BRITT, KIMBERLY B	R-30	RCOD-2	R-20
1608885025	HILL, JEREMY CHRISTOPHER	R-30	RCOD-2	R-20
1608885289	HILL, JEREMY CHRISTOPHER	R-30	RCOD-2	R-20
1608980785	SANDERFORD, SAMMY V SANDERFORD, ANNIE LOU	R-30	RCOD-2	R-20
1608986779	CANNON, MICHAEL T CANNON, CONSTANCE GWENN	R-30	RCOD-2	R-20
1608990273	CANNON, JUSTIN M	R-30	RCOD-2	R-20
1608997411	CANNON, MICHAEL T CANNON, CONSTANCE GWENN	R-30	RCOD-2	R-20
1609087228	WEDDINGS, HARRY F WEDDINGS, VIRGINIA WADE	R-40W	R-40	
1609089797	EURY, MATTHEW J EURY, JANICE Z	R-40W	R-40	
1609097092	BOYETTE, CAROL THOMPSON BOYETTE, JAMES C	R-40W	R-40	
1609182976	UPCHURCH, JOY M	R-40W	R-40	
1618093740	THOMASON, ETHAN C	R-30	RCOD-2	R-20
1618099605	PRICE, HAROLD B SR TRUSTEE PRICE, DORIS L TRUSTEE	R-30	RCOD-2	R-20
1618463894	MCNALLY, KATIE B	HD	RCOD-2	CR
1618560592	SOUTHERN BELL TELEPHONE	GB	RCOD-2	CR
1618561816	MCNALLY, KATIE B	GB	RCOD-2	CR
1619130287	FRANKS, ROCKY LANE SR	R-30	RCOD-2	RMH
1619130643	WARREN, JERRY FLOYD	R-30	RCOD-2	R-20
1619132793	SCHMIDT, KELLIE MIDDLETON SCHMIDT, MATTHEW COLLIN	R-30	RCOD-2	R-20
1619133972	MIDDLETON, BETTY E	R-30	RCOD-2	R-20
1619135525	MIDDLETON, BETTY E	R-30	RCOD-2	R-20
1619147025	PRIOR, GARY R PRIOR, GWEN H	R-30	RCOD-2	R-20
1619815817	RAYNOR, BOBBY C	R-30	RCOD-2	R-20
1628078711	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20
1628184679	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20
1628185810	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20

1628185961	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628187599	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628188638	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628188767	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628189806	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628189935	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628196002	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628196153	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628196294	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628197364	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628198451	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628199092	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628199192	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628199449	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628259668	RALEIGH CITY OF	R-30	RCOD-2	R-40		SCCD
1628290187	ROBUCK HOMES TRIANGLE LLC	R-30	RCOD-2	R-20		SCCD
1628290537	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628291253	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628291625	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628292239	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628292713	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628293306	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628293472	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628293801	ROBUCK HOMES TRIANGLE LLC	R-30	RCOD-2	R-20		SCCD
1628294448	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628294809	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628294997	ROBUCK HOMES TRIANGLE LLC	R-30	RCOD-2	R-20		SCCD
1628295525	ROBUCK HOMES TRIANGLE LLC	R-30	RCOD-2	R-20		SCCD
1628295683	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628297703	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628298678	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1628298936	ROBUCK HOMES TRIANGLE LLC	R-30	RCOD-2	R-20		SCCD
1628578153	BRYAN, JEAN BALL	R-30	RCOD-2	R-20		SCCD
1628732458	B T & BETSY HENDERSON FAMILY LLC CH YOUNG PROPERTIES LLC	R-30	RCOD-2	R-20	I-40	SCCD
1628761326	B T & BETSY HENDERSON FAMILY LLC MORRIS, ASHLEY CARLYLE JR	R-30	RCOD-2	R-20	I-40	SCCD
1628873176	NC DEPARTMENT OF TRANSPORTATION	R-30	SHOD	R-20	I-40	SCCD
1628891742	PEARSALL, RAY NELL	R-30	SHOD	R-20	I-40	SCCD
1628895913	BAILEY, KEVIN G	R-30	SHOD	R-20	I-40	SCCD
1628896600	PEARSALL, RAY NELL	R-30	SHOD	R-20	I-40	SCCD
1629003386	FERGUSON, SHERRY BUFFALOE WINTON, DEAN BUFFALOE	R-30	RCOD-2	R-20		SCCD
1629038995	TINGEN, DANIEL H TINGEN, PEGGY B	R-30	RCOD-2	R-20		SCCD
1629114632	BRYAN, JAMES R	R-30	RCOD-2	R-20		SCCD
1629123672	BRYAN, DOAN S	R-30	RCOD-2	R-20		SCCD
1629127485	BRYAN, DOAN S	R-30	RCOD-2	R-20		SCCD
1629138501	BRYAN, WILLIAM W JR BRYAN, AMANDA H	R-30	RCOD-2	R-20		SCCD
1629143550	BRYAN, LORRAINE	R-30	RCOD-2	R-20		SCCD
1629203686	COCKS, JENNIFER ANNE COCKS, THOMAS HENRY	R-30	RCOD-2	R-20		SCCD
1629205096	ROBUCK HOMES TRIANGLE LLC	R-30	RCOD-2	R-20		SCCD
1629207269	ROBUCK HOMES TRIANGLE LLC	R-30	RCOD-2	R-20		SCCD
1629223414	BRYAN, DOAN S	R-30	RCOD-2	R-20		SCCD
1629231442	BRYAN, WILLIAM W JR BRYAN, AMANDA H	R-30	RCOD-2	R-20		SCCD
1629233112	BRYAN, PAUL L III BRYAN, JENNIFER JILL	R-30	RCOD-2	R-20		SCCD
1629236028	BRYAN, TIMOTHY S	R-30	RCOD-2	R-20		SCCD
1629237803	BRYAN, TIMOTHY S	R-30	RCOD-2	R-20		SCCD
1629242358	BANK OF AMERICA NA TRUSTEE FBO WRENN, CREIGHTON JR	R-30	RCOD-2	R-20		SCCD
1629244774	DAWSON, CLIFFORD TODD DAWSON, DAWN DENTON	R-30	RCOD-2	R-20		SCCD
1629300149	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1629300570	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1629300602	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1629302352	ROBUCK HOMES TRIANGLE LLC	R-30	RCOD-2	R-20		SCCD
1629302627	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1629303499	ROBUCK HOMES TRIANGLE LLC	R-30	RCOD-2	R-20		SCCD
1629303891	ROBUCK HOMES TRIANGLE LLC	R-30	RCOD-2	R-20		SCCD
1629305755	ROBUCK HOMES TRIANGLE LLC	R-30	RCOD-2	R-20		SCCD
1629316059	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1629318007	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1629320994	BRYAN, TIMOTHY S	R-30	RCOD-2	R-20		SCCD
1629329873	TAYLOR, BRETT C TAYLOR, DEBORAH M	R-30	RCOD-2	R-20		SCCD
1629331794	BRYAN, TIMOTHY SAMUEL JR BRYAN, ROBERT L	R-30	RCOD-2	R-20		SCCD
1629410216	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1629413520	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1629419715	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1629419919	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1629423149	COCKS, CHARLES T	R-30	RCOD-2	R-20		SCCD
1629430832	FERGUSON, SHERRY BUFFALOE WINTON, DEAN BUFFALOE	R-30	RCOD-2	R-20		SCCD
1629518996	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD

1629535461	LEE, PAUL ALEXANDER JR LEE, MARY S	R-30	RCOD-2	R-20		SCCD
1629536738	LEE, PATTIE B TAYLOR, DOTTIE L	R-30	RCOD-2	R-20		SCCD
1629543862	WILLIAMS, VIRGINIA B	R-30	RCOD-2	R-40		SCCD
1629545589	SMITH, SHERWOOD T SMITH, LAURA L	R-30	RCOD-2	RMH		SCCD
1629546226	TAYLOR, DOTTIE L	R-30	RCOD-2	R-20		SCCD
1629546732	GALLOGLY, CHAD EVERETT GALLOGLY, MELISSA M	R-30	RCOD-2	RMH		SCCD
1629546854	HILL, LINWOOD K	R-30	RCOD-2	RMH		SCCD
1629547522	REAVES, MARGARET ANN REAVES, RONALD WAYNE HEIRS	R-30	RCOD-2	RMH		SCCD
1629548497	REAVES, MARGARET	R-30	RCOD-2	RMH		SCCD
1629548740	REAVES, MARGARET A	R-30	RCOD-2	RMH		SCCD
1629549153	LEE, PATTIE B LEE, P ALEXANDER JR	R-30	RCOD-2	R-20		SCCD
1629549678	REAVES, MARGARET A	R-30	RCOD-2	RMH		SCCD
1629604691	WHITE, MARY POWELL WARD WARD, ISABEL L	R-30	RCOD-2	R-20		SCCD
1629621544	LEE, PAUL ALEXANDER JR LEE, MARY S	R-30	RCOD-2	R-20		SCCD
1629623909	LEE, PATTIE B LEE, PAUL ALEXANDER JR	R-30	RCOD-2	R-20	I-40	SCCD
1629630959	LEE, PATTIE B LEE, P ALEXANDER JR	R-30	RCOD-2	R-20		SCCD
1629631945	LEE, PATTIE B LEE, P ALEXANDER JR	R-30	RCOD-2	R-20		SCCD
1629632940	LEE, PATTIE B LEE, P ALEXANDER JR	R-30	RCOD-2	R-20		SCCD
1629633836	LEE, PATTIE B LEE, P ALEXANDER JR	R-30	RCOD-2	R-20		SCCD
1629634830	LEE, PATTIE B LEE, P ALEXANDER JR	R-30	RCOD-2	R-20		SCCD
1629635714	LEE, PATTIE B LEE, P ALEXANDER JR	R-30	RCOD-2	R-20		SCCD
1629637194	LEE, PATTIE B TAYLOR, DOTTIE L	R-30	RCOD-2	R-20		SCCD
1629640551	PIERCE, PRIESTLY EARL JR THOMPSON, SCOTT JOHN	R-30	RCOD-2	RMH		SCCD
1629641423	EDWARDS, JESSICA D	R-30	RCOD-2	RMH		SCCD
1629642420	SANCHEZ, ARMANDO T	R-30	RCOD-2	RMH		SCCD
1629643469	MEADOWS, BRIAN DALE	R-30	RCOD-2	RMH		SCCD
1629643858	STARKS, VIRGINIA R	R-30	RCOD-2	R-20		SCCD
1629645365	MEADOWS, BRIAN DALE	R-30	RCOD-2	R-20		SCCD
1629648250	BAILEY, MILTON EARL I	R-30	RCOD-2	R-40		SCCD
1629652446	STARKS, VIRGINIA R	R-30	RCOD-2	R-20		SCCD
1629653937	TOWN OF GARNER	R-30	RCOD-2	R-40		SCCD
1629715058	WHITE, MARY POWELL WARD WARD, ISABEL L	R-30	RCOD-2	R-20	I-40	SCCD
1629728767	COOK, JOSEPH P COOK, ELLEN M	R-30	RCOD-2	R-20	I-40	SCCD
1629730495	GASCA, JOSE J GASCA, BEATRIZ Z	R-30	RCOD-2	R-20		SCCD
1629735190	COOK, JOSEPH P COOK, ELLEN M	R-30	RCOD-2	R-20		SCCD
1629735853	POTTER, JOAN S	R-30	RCOD-2	R-20		SCCD
1629737682	SMITH, DAVID ALDON JR SMITH, TRUDY E	R-30	RCOD-2	R-20	I-40	SCCD
1629738185	SMITH, DAVID A SMITH, TRUDY W	R-30	RCOD-2	RMH	I-40	SCCD
1629739326	SMITH, DAVID A SMITH, TRUDY W	R-30	RCOD-2	RMH	I-40	SCCD
1629739790	SMITH, DAVID A SMITH, TRUDY W	R-30	RCOD-2	RMH	I-40	SCCD
1629741072	BARRETT, JAMES EARL	R-30	RCOD-2	R-20		SCCD
1629801039	PEARSALL, RAY NELL	R-30	SHOD	R-20	I-40	SCCD
1629803590	PENNY, DAVID EARL	R-30	SHOD	R-20	I-40	SCCD
1629804007	PEARSALL, RAY NELL	R-30	SHOD	R-20	I-40	SCCD
1629805447	PENNY, JOHNNY LEE HEIRS	R-30	SHOD	R-20	I-40	SCCD
1629806354	NORRIS, REBECCA A	R-30	SHOD	R-20	I-40	SCCD
1629807999	PENNY, THOMAS H HEIRS	R-30	SHOD	R-20	I-40	SCCD
1629821364	COOK, JOSEPH P COOK, ELLEN M	R-30	SHOD	R-20	I-40	SCCD
1629828615	WALTERS, KENNETH REID WALTERS, VICTORIA B	R-30	SHOD	R-20	I-40	SCCD
1629831149	MUNIE, STEVEN C MUNIE, SHERRIE L	R-30	RCOD-2	RMH	I-40	SCCD
1629831569	CAVERLY, GAIL EVELYN	R-30	RCOD-2	RMH	I-40	SCCD
1629833451	ARANT, NORMAN F JR ARANT, REBECCA Y	R-30	SHOD	R-20	I-40	SCCD
1629941274	NC DEPT OF TRANSPORTATION	R-30	SHOD	R-20	I-40	SCCD
1629962556	ROGERS, DAVID B ROGERS, MARIE M	R-30	SHOD	RMH	I-40	SCCD
1629963559	PITTMAN, WILLIAM JR	R-30	SHOD	RMH	I-40	SCCD
1629963729	RICH, ANGELA M	R-30	SHOD	RMH	I-40	SCCD
1629963925	NORTH CAROLINA FORECLOSURE RELIEF LLC	R-30	SHOD	RMH	I-40	SCCD
1629970385	UKRAINIAN CATHOLIC DIOCESE OF ST JASAPHAT IN PARMA	R-30	SHOD	R-20	I-40	SCCD
1629973136	BRIGHT, ELIZABETH YEARGAN	R-30	SHOD	RMH	I-40	SCCD
1629973342	MASSENGILL, JOHN BRENT MASSENGILL, SHANNON M	R-30	SHOD	RMH	I-40	SCCD
1639051739	BANKS, CORA HEIRS SANDERS, ANNIE B	R-30	SHOD	R-20	I-40	SCCD
1639068854	HANKINS, WADE VALENTINO SANDERS, ANNIE B HEIRS	R-30	SHOD	R-40	I-40	SCCD
1639083803	SAULS, VALLIE L HEIRS	R-30		R-20	I-40	SCCD
1639162896	ATKINSON, ALAN DALE	R-30	RCOD-2	R-40		SCCD
1639163348	RAYNOR, B C RAYNOR, MARGARET	R-30	RCOD-2	R-40	I-40	SCCD
1639165801	ATKINSON, MICHAEL L	R-30	RCOD-2	R-40		SCCD
1639166775	ATKINSON, DAVID L ATKINSON, JAN L	R-30	RCOD-2	R-40		SCCD
1639177186	ATKINSON, JAMES C ATKINSON, BETSY J	R-30		R-20		
1639179029	CEMETERY	R-30		R-20		
1639261916	ROOKS, THOMAS ELMONT	R-30		R-40		
1639266945	CLEMENTS, KENNETH E CLEMENTS, SUSANNE M	R-30		R-40		
1639268674	MANGUM, ROYELLE ONEAL MANGUM, JEWEL P	R-30		R-20		
1639273125	JOHNSON, HARLEY VAN JOHNSON, JUDY R	R-30		R-40		
1639274043	MANGUM, JAMES BRET	R-30		R-40		
1639277426	ORTEGA, CANDICE H	R-30		R-20		
1639278358	GLAIZE, SAMUEL GREER	R-30		R-20		

1639278720	TALAMANTES, URIEL TALAMANTES, EUNICE	R-30		R-20	
1639279094	MANGUM, ROYELLE O MANGUM, JEWEL P	R-30		R-40	
1639360641	MANGUM, THOMAS ROYELLE	R-30		R-20	
1639361598	MANGUM, JAMES BRET MANGUM, FELICIA P	R-30		R-20	
1639362540	MANGUM, JAMES BRET MANGUM, FELICIA PARRISH	R-30		R-20	
1639365636	COBOS, OSCAR B COBOS, ROSALBA S	R-30		R-20	
1639368300	PARRISH, ELLA GRACE PARRISH, PHILLIP WEST	R-30		RMH	
1639369295	PARRISH, ELLA GRACE PARRISH, PHILLIP WEST	R-30		RMH	
1639369909	CLEMENTS, RUBY ATKINSON TRUSTEE CLEMENTS, TALMAGE B TRUSTEE	R-30		R-20	
1639370434	STONE, DONNIE	R-30		R-20	
1639463517	MT HERMAN CHRISTIAN CHURCH	R-30		R-20	
1639465860	RHODES, LINWOOD W RHODES, BARBARA S	R-30		R-20	
1639475283	ELMO T WILLIAMS TRUST WILLIAMS, ALICE H	R-30		R-20	
1639475478	COLE, BLAKE A	R-30		R-20	
1639583019	ELMO T WILLIAMS TRUST WILLIAMS, ALICE H	R-30		R-20	
1649292424	NORTH CAROLINA NATURAL GAS CORP	R-30		R-40	
1649392442	SMITH, KENNETH J JR BRANNAN, FREDERICK J	R-30		R-40	
1700100322	TUCKER, ELIZABETH FLORENCE CASHELL, HELEN DOROTHY	R-40W		R-40	
1700182874	BOLING, LOUISE C	R-40W		R-20	
1700187652	RAGLAND, CHARLES J HEIRS	R-40W		R-20	
1700284806	KELLY, CLARENCE ALLEN KELLY, JOAN E	R-40W		R-20	
1700292163	KELLY, CLARENCE A KELLY, JOAN E	R-40W		R-20	
1700292591	NEWPORT KELLY INC	R-40W		R-20	
1700292714	THE SUSAN OXFORD KESLING LIVING TRUST	R-40W		R-20	
1700293371	KELLY, CLARENCE A KELLY, JOAN E	R-40W		R-20	
1700294556	KELLY, CLARENCE ALLEN	R-40W		R-20	
1700295695	KELLY, JOAN E	R-40W		R-20	
1700295977	FURLOUGH, CHARLES E FURLOUGH, SANDRA G	R-40W		R-20	
1700296374	PURYEAR, L C	R-40W		R-20	
1700296466	VIZCAYA, RAMON JUAREZ, AMELIA VARELA	R-40W		R-20	
1700297037	GUZMAN, ALBERTO VAZQUEZ	R-40W		R-20	
1700297203	KELLY, JOAN E KELLY, CLARENCE A	R-40W		R-20	
1700297509	NEWPORT-KELLY INC	R-40W		R-20	
1701014570	FAYETTEVILLE ROAD #5429 LP	HD		SB	US 70/401
1701017618	PAGE, DOROTHY W	R-40W		SB	US 70/401
1701018836	SIMMONS, PATRICIA F SIMMONS, CLYDE E	HD		SB	US 70/401
1701021393	BANNISTER PROPERTIES LLC	HD		SB	US 70/401
1701022679	POPE INDUSTRIAL PARK LIMITED PARTNERSHIP	HC		I-1	US 70/401
1701023110	BANNISTER PROPERTIES	HD		I-1	US 70/401
1701024291	BANNISTER PROPERTIES	HD		I-1	US 70/401
1701025269	BANNISTER PROPERTIES	HD		SB	US 70/401
1701026628	POPE INDUSTRIAL PARK IV LLC	HD		I-1	US 70/401
1701033217	POPE INDUSTRIAL PARK III	HC		I-1	US 70/401
1701037002	POPE INDUSTRIAL PARK LIMITED	HD		I-1	US 70/401
1701037527	V & C COMMERCIAL PROPERTIES LLC	HC		SB	US 70/401
1701038383	POPE INDUSTRIAL PARK II	HD		SB	US 70/401
1701046088	LEE & HUDGINS ENTERPRISES LLC	I-1		I-1	US 70/401
1701110998	BANNISTER PROPERTIES LLC	CU-HD	WSO-3NC	NO	US 70/401
1701116610	HORTON, DOMMIE LEE HEIRS	R-40W		R-20	
1701116979	FUMYXS, LLC	R-40W		R-20	
1701121122	MILLER, GAIL M MANN, DONALD F	CU-HD	WSO-3NC	NO	US 70/401
1701121388	FAYETTEVILLE ROAD 5317 LLC	CU-HD	WSO-3NC	SB	US 70/401
1701121697	DWB PROPERTIES LLC	R-40W		R-20	US 70/401
1701123708	BANNISTER, DAVID W	R-40W		R-20	US 70/401
1701123806	BANNISTER, DAVID W	R-40W		R-20	US 70/401
1701123936	DWB PROPERTIES LLC	R-40W		R-20	US 70/401
1701126195	COOPER, ROBERT R COOPER, KATHRYN M	R-40W		R-20	
1701126266	KYLE WHITE ENTERPRISES LLC	R-40W		R-20	
1701126366	KYLE WHITE ENTERPRISES LLC	R-40W		R-20	
1701126476	KYLE WHITE ENTERPRISES LLC	R-40W		R-20	
1701127505	KYLE WHITE ENTERPRISES LLC	R-40W		R-20	
1701127648	MACK, LARRY D	R-40W		R-20	
1701127853	BANNISTER, DAVID W	R-40W		R-20	US 70/401
1701127915	GUPTA, BHOLA NATH GUPTA, RADHA L	R-40W		R-20	US 70/401
1701133064	BANNISTER, DAVID W	R-40W		R-20	US 70/401
1701133191	HONEYCUTT, RALPH STEVENS TRUSTEE	R-40W		R-20	US 70/401
1701134210	MARKEY, ROBERT THOMAS	R-40W		R-20	US 70/401
1701134326	CHATHAM, B CLARK	R-40W		R-20	US 70/401
1701134581	NAIMEE, SHAHAB	R-40W		R-20	US 70/401
1701135610	NAIMEE, SHAHAB	R-40W		R-20	US 70/401
1701135851	RABBANI, CHERYL A SPENCER	R-40W		R-20	US 70/401
1701135972	RABBANI, CHERYL A SPENCER	R-40W		R-20	US 70/401
1701136418	NAIMEE, SHAHAB	R-40W		R-20	US 70/401
1701136628	KYLE WHITE ENTERPRISES LLC	HD-CU	WSO-3NC	I-1	US 70/401
1701136949	PARTOZES, ERMA W HEIRS SPENCER, INEZ W	R-40W		R-20	US 70/401

1701136971	PARTOZES, ERMA W HEIRS SPENCER, INEZ W	R-40W	R-20	US 70/401
1701137013	GUPTA, BHOLA NATH GUPTA, RADHA L	R-40W	R-20	US 70/401
1701137113	GUPTA, BHOLA N	R-40W	R-20	US 70/401
1701137200	BUMGARNER, JAMES EDWARD BUMGARNER, LINDA	R-40W	R-20	US 70/401
1701137310	BUMGARNER, JAMES EDWARD BUMGARNER, LINDA W	R-40W	R-20	US 70/401
1701137410	MERCER, WALTER KENNETH II	R-40W	R-20	US 70/401
1701137523	PELL, DEBRA ANN	R-40W	R-20	US 70/401
1701137801	PARTOZES, ERMA WHITAKER HEIRS	R-40W	R-20	US 70/401
1701146161	PARTOZES, ERMA W HEIRS RABBANI, CHERYL A SPENCER	R-40W	CR	US 70/401
1701201653	LAZARO-HERNANDEZ, MAURA CATEMAXCA, PEDRO	R-40W	R-20	
1701201701	ENDWELL PROPERTIES LLC	R-40W	R-20	
1701202108	BURNETTE, WALTER JUDSON	R-40W	R-20	
1701202405	JOHNSON, JARVIS L JOHNSON, DIANE L	R-40W	R-20	
1701204048	GARRISON, WILLIAM E III	R-40W	R-20	
1730094147	BAGWELL, DANIEL	R-30	R-20	GROD
1730095325	HARTSFIELD, ALICIA M	R-30	R-20	GROD
1730166579	JONES, JULIAN HEIRS	HD	R-40	US 70/401
1730167472	JILES, CHARLES M JILES, LILLIE M	HD	R-40	US 70/401
1730167562	HINTON, WILLIE C HEIRS HINTON, STEPHEN HEIRS	HD	R-40	US 70/401
1730167637	LEACH, ANDRE E HEIRS	HD	R-40	US 70/401
1730167734	SPRUILL, MONICA	HD	R-40	US 70/401
1730167809	HABITAT FOR HUMANITY OF WAKE COUNTY INC	HD	R-40	US 70/401
1730168529	WRIGHT, JAMES RALPH WRIGHT, CAROLYN C	HD	R-40	US 70/401
1730168676	MARSHALL, NORA	HD	R-40	US 70/401
1730168787	JUPITER INVESTMENTS LLC	HD	R-40	
1730168982	JENKINS, CEBRITTTIA C H JENKINS, HOWARD	HD	R-40	
1730169311	WILLIAMS, JOEL L	HD	R-40	US 70/401
1730173770	BLANGO, TERENCE	HD	R-40	
1730174649	MIMS, JAMES MIMS, CAROLYN	HD	R-40	
1730174746	CURTIS, FOSTON CURTIS, ETHEL S	HD	R-40	
1730175657	COLLEY, KAY WILLIAMS HINTON, BOBBIE J WILLIAMS	HD	R-40	
1730175754	COLLEY, KAY WILLIAMS HINTON, BOBBIE J WILLIAMS	HD	R-40	
1730176375	HABITAT FOR HUMANITY OF WAKE CNTY INC	HD	R-40	
1730176649	MAZZA, ANTHONY F JR HELGUERA-JIMENEZ, MARIA DEJESUS	HD	R-40	
1730177085	WOODS, LARRY CARLTON	HD	R-40	
1730177184	WOODS, JOHN HENRY JR WOODS, LARRY CARLTON	HD	R-40	
1730177385	NEWKIRK, CHARLENE B	HD	R-40	
1730177672	MCCLAMB, HAZEL	HD	R-40	
1730178393	NEWKIRK, ROGENE E JR NEWKIRK, SANDRA K	HD	R-40	
1730180811	SANTANA, AGUSTIN	R-30	R-20	GROD
1730181773	MCLAWHORN, BENNY R	R-30	R-20	GROD
1730184563	EDWARDS, PATRICIA ANN EDWARDS, FRANK EUGENE	R-30	R-20	GROD
1730184698	PHILLIPS, WILLIAM DAILEY HEIRS	R-30	R-20	GROD
1730184702	BROKEN WING FELLOWSHIP ORIGINAL FREEWILL BAPTIST C	R-30	R-20	GROD
1730185360	JONES, HAROLD L JR	R-30	R-40	GROD
1730186186	JPWR PROPERTIES LLC	R-30	R-40	GROD
1730186541	LYMAN, GEORGE WALTER	R-30	R-40	GROD
1730189000	BABB, KEVIN PATRICK BABB, CONSUELO LUGO	R-30	R-40	GROD
1730189502	JPWR PROPERTIES LLC	R-30	R-40	GROD
1730260499	WILLIAMS, JOEL L	HD	R-40	US 70/401
1730260529	PAIR, ELLA MAE	HD	R-40	US 70/401
1730260637	MCDONALD, LANNIE	HD	R-40	
1730260769	HINTON, EWARJA DASBREY HINTON, JOHGRE J L	HD	R-40	
1730260962	HINTON, EWARJA DASBREY HINTON, JOHGRE J L	HD	R-40	
1730261237	WILLIAMS, JOEL L	HD	SB	US 70/401
1730261309	WILLIAMS, JOEL L	HD	R-40	US 70/401
1730261697	SNELLINGS, JASON MAZZA, ANTHONY JR	HD	R-40	
1730262960	WRIGHT, CAROLYN CHRISTMAS WRIGHT, JAMES RALPH	HD	R-40	
1730264325	WILLIAMS, JOEL LAWSON	HD	R-40	US 70/401
1730264642	NARRON, ANTHONY VAN NARRON, DEBORAH L	HD	R-40	
1730264773	IVEY, WILLIAM CRAIG HENDERSON, ELIZABETH IVEY	HD	SB	
1730264949	HOWELL, MINDY ANNE	HD	R-40	
1730265827	IVEY, WILLIAM CRAIG IVEY, TERESA ANN	HD	SB	
1730266169	POOLE, LELAND WAYNE POOLE, NANCY HYNNE	HD	R-40	US 70/401
1730266589	NARRON, ANTHONY VAN NARRON, DEBORAH LYNN	HD	R-40	
1730267832	NARRON, ANTHONY VAN NARRON, DEBORAH LYNN	HD	R-40	
1730270759	JOHNS, JASON WILLIAM	R-30	R-40	GROD
1730270794	JPWR PROPERTIES LLC	R-30	R-40	GROD
1730270815	BABB, KEVIN PATRICK BABB, CONSUELO LUGO	R-30	R-40	GROD
1730271676	JPWR PROPERTIES LLC	R-30	R-40	GROD
1730272650	WILLIAMS, TERRI KING, HUBERT	R-30	R-40	GROD
1730273527	WILLIAMS, TERRI KING, HUBERT	R-30	R-40	GROD
1730277241	WATTS, LAURA LYNN GAUL, BARBARA WATTS	R-30	R-40	GROD
1730364915	STALLINGS, WALTER H	R-30	R-20	GROD
1730367917	POOLE, JAMES W TRUSTEE POOLE, LELAND W TRUSTEE	R-30	R-20	GROD
1730370123	WATTS, LAURA LYNN GAUL, BARBARA WATTS	R-30	R-20	GROD



1730372058	STALLINGS, WALTER H	R-30	R-20	GROD
1730374162	STALLINGS, WALTER H	R-30	R-20	GROD
1730376174	POOLE, JAMES W TRUSTEE POOLE, LELAND W TRUSTEE	R-30	R-20	GROD
1730376391	POOLE, JAMES W POOLE, LELAND W	R-30	R-20	GROD
1730377392	ATWOOD, JAMES DOUGLAS HILL, BRENDA ATWOOD	R-30	R-20	GROD
1730377432	POOLE, JAMES W POOLE, LELAND W	R-30	R-20	GROD
1730377522	ATWOOD, JAMES DOUGLAS HILL, BRENDA ATWOOD	R-30	R-20	GROD
1730377632	ASHLEY, ROBERT UTLEY ASHLEY, MARY E	R-30	R-20	GROD
1730377734	SHEARIN, WALTER JOHN	R-30	R-20	
1730377845	BROOKS, JOHN CHARLES BROOKS, NANCY JANE CARROLL	R-30	R-20	
1730377945	ATWOOD, STEVEN DOUGLAS	HC	SB	
1730378475	ASHLEY, ROBERT UTLEY SR ASHLEY, ELIZABETH WOOD	R-30	R-20	GROD
1730378872	JONES, THURMAN JR JONES, MARY JANE	R-30	R-20	
1730379019	LOWERY, TIMOTHY LOWERY, SIMMIE	R-30	R-20	GROD
1730379851	TAYLOR, DEON MARIA POTTER, SANDREA MCLEAN	R-30	R-20	
1730387014	ATWOOD, STEVEN DOUGLAS	HC	SB	
1730389013	CONNER, ROBERT J JR	R-30	R-20	
1730464914	POOLE, JAMES W TRUSTEE POOLE, LELAND W TRUSTEE	R-30	R-20	GROD
1730470414	BUEHLER, STEVEN JAMES BUEHLER, CRYSTAL A	R-30	R-20	GROD
1730470739	TAYLOR, DEON T	R-30	R-20	
1730472464	ASHLEY, ELIZABETH W ASHLEY, ROBERT U	R-30	R-20	GROD
1730472841	ASHLEY, ROBERT U SR ASHLEY, ELIZABETH W	R-30	R-20	
1730474341	CLARK, JOHNNY LAYTON CLARK, PAMELA W	R-30	R-20	GROD
1730475515	CLARK, LEONADUS J	R-30	R-20	GROD
1730475732	ASHLEY, ROBERT UTLEY JR	R-30	R-40	
1730476225	CLARK, LEONADUS J	R-30	R-20	GROD
1730476479	CLARK, LEONADUS J	R-30	R-20	GROD
1730477187	MYERS, ANNIE DORIS C WARD	R-30	R-20	GROD
1730477340	WARD, WILLIAM CHRISTOPHER	R-30	R-20	GROD
1730477734	WALL, JONATHAN C WALL, KAREN ANNE	R-30	R-40	
1730479039	TANNERY, JERRY	HC	SB	GROD
1730479342	WALL, LOTTIE A	R-30	R-20	GROD
1730479542	WALL, ALTON RAYFIELD HEIRS	R-30	R-20	GROD
1730481794	POWELL, RAYMOND EDWARD	R-30	R-40	
1730482788	POWELL, RAYMOND EDWARD POWELL, PATRICIA PARTIN	R-30	R-40	
1730483666	COATS, EDWARD ANTHONY	R-30	R-40	
1730483892	POWELL, RAYMOND EDWARD	R-30	R-40	
1730484477	COATS, RUTH MERLE COATS, GLEN ROBERT	R-30	R-40	
1730485251	HENNESSY, RYAN K	R-30	R-40	
1730488259	COATS, RUTH M COATS, RICKY L	R-30	R-40	
1730565967	CLARK, J H CLARK, ELIZABETH G	R-30	R-40	GROD
1730572386	CLARK, JOSEPH HAROLD	R-30	R-40	GROD
1730574911	COATS, RUTH M COATS, RICKY L	R-30	R-40	
1730576156	CLARK, JOSEPH H CLARK, ELIZABETH G	R-30	R-40	GROD
1730576473	CLARK, JOSEPH	R-30	R-40	GROD
1730578731	CRAMER, H LAVERNE	R-30	R-40	
1730578996	TALTON, MAGDALENE F	R-30	R-40	
1730579571	SMITH, SHIRLEY	R-30	R-40	
1730580628	COATS, RICKY LYNN	R-30	R-40	
1730580961	COATS, RICKY LYNN	R-30	R-40	
1730582637	MIMMS, FRANK	R-30	R-40	
1730582932	SANTIAGO, ROXANNE	R-30	R-40	
1730584627	BOYERS, BLY	R-30	R-40	
1730586749	MARIN, JORGE MARIN, MARISOL	R-30	R-40	
1730587269	JONES, NICHOLAS STEVEN	R-30	R-40	
1730614877	NC DEPARTMENT OF TRANSPORTATION	R-30	R-40	
1730660705	BADGER, HERMAN AURTHA BADGER, GENEVA S	R-30	R-20	GROD
1730665627	STORMS, JANET P STORMS, BOBBY GERALD	R-30	R-20	GROD
1730668593	LINDSEY, EDWARD L JR LINDSEY, LAVINA B	R-30	R-20	GROD
1730670115	WAKE COUNTY	R-30	R-40	GROD
1730670710	TALTON, PEGGY S	R-30	R-40	
1730670970	TALTON, PEGGY S	R-30	R-40	
1730671469	GRADY, DONALD LEWIS II	R-30	R-40	
1730672625	GRADY, DONALD LEWIS II	R-30	R-40	
1730672875	GRADY, DONALD LEWIS II	R-30	R-40	
1730677632	STORMS, JANET POWELL POWELL, LINDA SUE	R-30	R-40	GROD
1730678097	HINTON, JANET P	R-30	R-40	GROD
1730680327	JONES, NICHOLAS STEVEN	R-30	R-40	
1730681120	DOUGLAS, KEVIN MATTHEW DOUGLAS, LISA MARIE	R-30	R-40	
1730683035	POWELL, LINDA SUE	R-30	R-40	
1730685773	SPRINGFIELD BAPTIST CHURCH	R-30	R-40	
1730699449	HICKS, CHARLES E	R-30	R-40	
1730732237	ROGERS, RICHARD TRUSTEE ROGERS, ANN R TRUSTEE	HD	I-2	US 70/401
1730740344	BROWN, EDITH HOPE JOHNSON MASSEY, BELINDA A JOHNSON	HD	R-40	US 70/401
1730741330	ALEXANDER, RANDY	HD	R-40	US 70/401
1730741512	ALEXANDER, RANDY	HD	R-40	US 70/401

1730742226	COATS, ELAINE E	HD	R-40	US 70/401
1730742500	ALEXANDER, RANDY	HD	R-40	US 70/401
1730742678	ALEXANDER, RANDY	HD	R-40	
1730743406	COATS, J J COATS, ELAINE E	HD	R-40	US 70/401
1730744118	LEE, EUNICE R	HC	SB	US 70/401
1730744480	LEE, EUNICE R	HC	R-40	US 70/401
1730756837	NC RAILROAD COMPANY	HD	R-40	GROD
1730759928	GOWER, LISA DIANE	R-30	R-40	GROD
1730761396	LINDSEY, EDWARD L JR LINDSEY, LAVINA B	R-30	R-40	GROD
1730767110	CATES, JEFFREY PAUL CATES, NANCY STEWART	R-30	R-40	GROD
1730771002	GRADY, BOBBY BRIAN	R-30	R-40	GROD
1730786737	PEACOCK, JON M	R-30	R-40	
1730842632	L & L COMPANY LLC	HD	R-40	US 70/401
1730850953	RHODES, WILLIAM THOMAS RHODES, LINWOOD WADE	R-30	R-40	GROD
1730851856	ZAPATA, WALFIDO	R-30	R-40	GROD
1730852861	HATCHER, DURWOOD LEE HATCHER, ANNE S	R-30	R-40	GROD
1730854714	CUNNINGHAM, BRENDA J CUNNINGHAM, MARK R	R-30	R-40	GROD
1730855646	JESSUP, MEREDITH JESSUP, BERNADETTE ELAINE	R-30	R-40	GROD
1730856632	WILLIAMS, PATRICIA	R-30	R-40	GROD
1730857548	PRICE, JOE LOUIS JR PRICE, JOEATTA PATRICIA	R-30	R-40	GROD
1730857997	WATTS, LAURA LYNN GAUL, BARBARA WATTS	R-30	RMH	GROD
1730860236	HARTMAN, ANNETTE KAY	R-30	R-40	GROD
1730861125	BULLOCK, RUSSELL GENE SR BULLOCK, ANNETTE KAY HARTMAN	R-30	R-40	GROD
1730861326	BULLOCK, RUSSELL GENE SR BULLOCK, ANNETTE KAY HARTMAN	R-30	R-40	GROD
1730863148	MCLEMORE, ANTHONY JOSEPH MCLEMORE, JULIE	R-30	R-40	GROD
1730863667	STALLINGS, LARRY ROGER	R-30	R-40	GROD
1730865055	GREM, JAMES ERNEST GREM, OLETA HANNER	R-30	RMH	GROD
1730865663	HOWELL, BRENDA J HOWELL, DAVID L	R-30	R-40	GROD
1730866217	LYMAN, MICHAEL SR LYMAN, HILDA	R-30	RMH	GROD
1730867408	YARBROUGH, DENNIS RALPH	R-30	RMH	GROD
1730868298	WATTS, LAURA LYNN GAUL, BARBARA WATTS	R-30	RMH	GROD
1730868733	LOCKAMON, DONALD R JR LOCKAMON, SANDRA C	R-30	RMH	GROD
1730869573	MCINTYRE, JOHN BAPTIST	R-30	RMH	GROD
1730882081	ADAMS, JEANNETTE R HEIRS	R-30	R-40	
1730891521	MURPHY, ROY V MURPHY, REBECCA L	R-30	R-40	
1730920869	MURPHY, MAE ELLEN G HEIRS	HD	R-40	US 70/401
1730922883	MURPHY, MAE ELLEN GREGORY HEIRS	HD	R-40	US 70/401
1730924287	SMITH, KENNETH J JR BRANNAN, FREDRICK J	HD	R-40	US 70/401
1730933243	HENDERSON, BROOKIE RENEE STRICKLAND, SAMMY RONALD	HD	R-40	US 70/401
1730934166	HENDERSON, BROOKIE RENEE S STRICKLAND, SAMMY RONALD	HD	R-40	US 70/401
1730937749	BENNER, IRMA SMITH WILLARD, JUANITA SMITH	HD	I-1	US 70/401
1730942075	PIERCE HARDY LP	HC-CU	SB	US 70/401
1730954199	MARTINEZ, JOSE NIETO CALDERON, RAFAELA JAMIES	R-30	R-40	GROD
1730954922	WATTS, LAURA LYNN GAUL, BARBARA WATTS	R-30	R-40	GROD
1730956124	SHERRON, DONALD RAY	R-30	R-40	GROD
1730958541	BONILLA, PAMELA ROSE BONILLA, CARLOS A	R-30	R-40	GROD
1730959424	MELTON, JACQUELINE COATS MELTON, BILLY WAYNE	R-30	R-40	GROD
1730975189	AUBURN ASSOCIATES	R-30	R-40	
1731706353	BURNETTE FARMS LLC	R-30	R-20	
1740026908	R & D PROPERTIES, LLC	HD	I-2	US 70/401
1740028808	R & D PROPERTIES, LLC	HD	I-2	US 70/401
1740034258	HAHN, RONNIE J	HD	I-2	
1740034694	TIFFANY PROPERTIES LLC	HD	I-2	
1740035106	R & D PROPERTIES, LLC	HD	I-2	US 70/401
1740037543	TIFFANY PROPERTIES LLC	HD	I-2	
1740039309	FEORE, JOHN J FEORE, JOANNE M	HD	I-2	
1740041966	MOUNT MORIAH BAPTIST CHURCH	R-30	R-40	GROD
1740050450	RADFORD, STEPHEN BRIAN	R-30	R-40	GROD
1740050940	WEBB, DEIDRE DUPREE	R-30	R-40	
1740053261	TRUSTEE OF 7732 ROCK QUARRY TRUST	R-30	R-40	GROD
1740053363	FIELDS, AIMEE L	R-30	R-40	GROD
1740053536	ROBERTS, PATRICK G ROBERTS, ODETTE G	R-30	R-40	GROD
1740053957	ROBERTS, W MARSHALL ROBERTS, FLORA B	R-30	R-40	
1740061120	BAILEY, DONALD LEE SR BAILEY, DEBORAH R	R-30	R-40	
1740061287	BAILEY, DEBORAH R ROBERTS, MACK L II	R-30	R-40	
1740061570	STALLINGS, LESTER R	R-30	R-40	
1740061690	STALLINGS, LESTER R	R-30	R-40	
1740062296	BAILEY, DONALD LEE BAILEY, DEBORAH R	R-30	R-40	
1740062700	WATKINS, JOSEPH	R-30	R-40	
1740062800	JERNIGAN, TRACY	R-30	R-40	
1740116945	PARMAR, AMRUTAL	HD	R-40	US 70/401
1740118968	HOUSE, TALMADGE W JR HOUSE, JAN P	HD	R-40	US 70/401
1740119758	POWHATAN PROPERTIES LLC	HD	CR	US 70/401
1740119930	PARMAR, AMRUT N	HD	R-40	US 70/401
1740120749	R & D PROPERTIES, LLC	HD	I-2	US 70/401
1740122349	FEORE, JOHN J FEORE, JOANN M	HD	I-1	US 70/401

1740123916	DIXON, STEVE L	HD	I-2	
1740125804	CREECH, JOHNNY FBO THE JOHNNY CREECH TRUST CREECH, PANSY B FBO THE PANSY B CREECH TRUST	HD	I-2	
1740128037	J & M SMITH ENTERPRISES LLC	HD	R-40	US 70/401
1740130244	HAHN, RONNIE J HAHN, SHAY HAHN	HD	I-2	
1740131180	HAHN, RONNIE JAMES	HD	I-2	
1740133507	DOMBALIS, FLOYE L	R-30	R-40	GROD
1740166236	BAILEY, DEBORAH R ROBERTS, MACK L II	R-30	R-40	GROD
1740174496	EDGE OF AUBURN LLC	R-30	R-40	
1740201576	CARTER, CARRIE P CARTER, JERRY G	R-30	R-40	
1740201766	A PEACOCK HOLDING GROUP	CU-HC	SB	US 70/401
1740202455	MARCOM, CAREY BURNICE	R-30	R-40	
1740203258	THORNTON, BEVERLY B	R-30	R-40	
1740204987	WILCOHESS LLC	HD	SB	US 70/401
1740205682	FAITH TABERNACLE MINISTRY	HD	R-40	US 70/401
1740205773	BERKAU, VICKI N BERKAU, THOMAS S	HD	SB	US 70/401
1740205840	BERKAU, VICKI N BERKAU, THOMAS	HD	SB	US 70/401
1740206340	SMITH, KENNETH J JR BRANNAN, FREDERICK J	R-30	R-40	
1740206502	PUBLIC SERVICE COMPANY OF NC	R-30	R-40	
1740208847	BERKAU, VICKI N BERKAU, THOMAS S	HD	SB	US 70/401
1740209101	SMITH, KENNETH J JR BRANNAN, FREDERICK J	R-30	R-40	
1740210618	POWHATAN PROPERTIES LLC	HD	CR	US 70/401
1740211760	POWHATAN PROPERTIES LLC	HD	R-40	US 70/401
1740211862	RHODES, RAEFORD G RHODES, ELGIE T	HD	R-40	US 70/401
1740211973	RCJ AXE LLC	HD	R-40	US 70/401
1740219814	RCJ AXE LLC	HD	R-40	US 70/401
1740220083	NIERATKO, MARK	HD	R-40	US 70/401
1740220151	CARROLL, LARRY WAYNE CARROLL, LINDA LOUISE	HD	R-40	
1740220397	SMITH, KENNETH J JR	HD	R-40	
1740221135	B-10 SOLUTIONS LLC	HD	R-40	
1740222039	MARCOM, BURNICE TODD	HD	R-40	US 70/401
1740280715	EDGE OF AUBURN LLC	R-30	R-40	GROD
1740300552	THOMPSON, DIANNE C	HD	SB	US 70/401
1740305253	THOMPSON, DIANNE C TRUSTEE THOMPSON, DIANNE C	I-2	SB	US 70/401
1740315197	BEAMAN, LLEWELLYN WARREN	HD	R-40	US 70/401
1740401919	SORRELL, GLENN L	HD	R-40	US 70/401
1740407897	SORRELL, GLENN L SORRELL, RALPH L	HD	R-40	US 70/401
1740506426		HD	R-40	
1740507763		HD	R-40	

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 1<sup>st</sup> day of May, 2017.

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Ronnie S. Williams, Mayor

ATTEST: \_\_\_\_\_  
Stella L. Gibson, Town Clerk

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: May 1, 2017		
Subject: Purchase of Property on Main Street		
Location on Agenda: Old/New Business		
Department: Administration		
Contact: William E. Anderson, Town Attorney		
Presenter: William E. Anderson, Town Attorney		
<b>Brief Summary:</b>  The Town has negotiated a proposed contract to purchase the parking lot behind the buildings on Main Street between Purvis Street and Rand Mill Road. This will allow the opportunity for some needed drainage improvements.		
<b>Recommended Motion and/or Requested Action:</b> Authorize Purchase of Property for \$57,083		
Detailed Notes:		
<b>Funding Source:</b> Development Bonds		
Cost: \$57,083	One Time: <input checked="" type="radio"/>	Annual: <input type="radio"/> No Cost: <input type="radio"/>
<b>Manager's Comments and Recommendations:</b> Lot will provide expanded parking in the downtown and provide a means for the Town to work with GRA to alleviate some storm water issues.		
Attachments Yes: <input type="radio"/> No: <input checked="" type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	WEA	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		