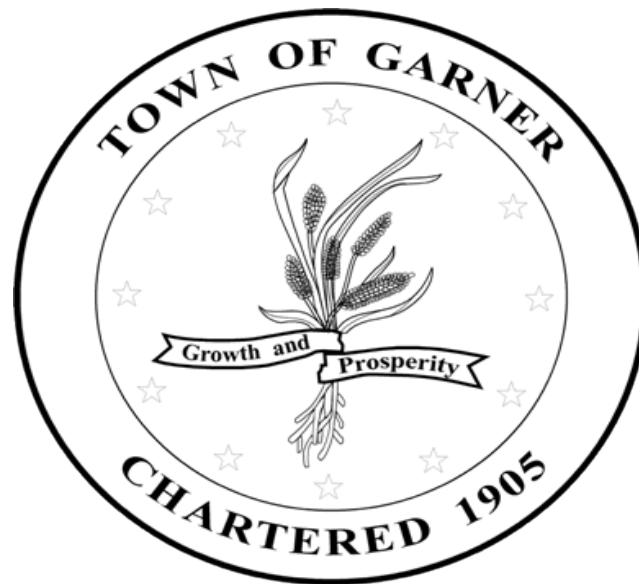


TOWN OF GARNER



TOWN COUNCIL MEETING

July 19, 2016
7:00 P.M.

Garner Police Department
Training Room

**Town of Garner
Town Council Agenda
July 19, 2016**

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

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

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

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

B. PLEDGE OF ALLEGIANCE: Council Member Jackie Johns

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. MinutesPage 4

Action: Adopt Minutes from April 26, 2016 Work Session and June 6, 2016 Council Meeting.

2. Resolution to Establish 2017 Employee Holiday SchedulePage 15
Presenter: Stella Gibson, Town Clerk

The attached Resolution sets forth the Town of Garner employee holidays for 2017.

Action: Adopt Resolution (2016) 2295

3. Resolution Declaring Surplus PropertyPage 17
Presenter: Tony Chalk, Town Engineer

This Resolution authorizes surplus of the old generator from Town Hall.

Action: Adopt Resolution No. (2016) 2296

4. Exemption from Procurement ProceduresPage 19
Presenter: Tony Chalk, Town Engineer

As discussed at the June Work Session, the Engineering Department is requesting an exemption to procurement procedures in order to engage S&ME for materials inspections and geotechnical work on the new Recreation Center. The attached resolution will give the Town Manager authority to exempt the Town from qualification-based selection requirements per N.C.G.S. 143-64.32

Action: Approval of Resolution of Exemption

H. PUBLIC HEARINGS

1. Rezoning Application CUD-Z-16-08 and Conditional use Permit CUP-SB-16-04,
Clifford Road Page 21
Presenter: Brad Bass, Planning Director

Request to rezone a 46.8 acre tract located on Clifford Road from R-40 to R-9 C188 and request for conditional use permit approval of a 115 lot single family subdivision.

Action: Adopt Ordinance (2016) 3821; Approve CUP-SB-16-04

I. NEW/OLD BUSINESS

1. Authorization to Amend Fire Prevention and Protection Ordinance Page 39
Presenter: Tony Beasley, Inspections Director

Amend Chapter 4- Fire Prevention and Protection Ordinance to add a section concerning Third Party Fire Protection and Control, Inspection, Testing and Maintenance Reporting and to clarify those authorized to bring enforcement action.

Action: Adopt Ordinance (2016) 3824

2. Request to Extend Garner's Extra Territorial Jurisdiction Page 46
Presenter: Jeff Triezenberg, Assistant Planning Director

This final report outlines staff's recommendation to the Wake County Board of Commissioners for permission to extend Garner's ETJ (zoning and subdivision authority) to a net additional 6,699 acres of land in the Town's current County-designated short-range and long-range urban services area. The report represents the Town's justification for said request according to the County-established review criteria for granting permission to extend a municipality's ETJ.

Action: Adopt Resolution (2016) 2297

J. COMMITTEE REPORTS

K. MANAGER REPORTS

1. garner info
2. Finance Report
3. Budget Adjustments
4. Building Permit & Activity Report

L. ATTORNEY REPORTS

M. COUNCIL REPORTS

N. CLOSED SESSION

Pursuant to N.C.G.S. 143-318.11(a)(5) "to discuss possible real estate acquisition and the Town's negotiating position regarding such real estate."

O. ADJOURNMENT

**Town of Garner
Work Session Minutes
April 26, 2016**

The Council met in a Work Session at 6:00 p.m. on Tuesday, April 26, 2016 in the Garner Police Department Training Room located at 912 7th Avenue.

CALL MEETING TO ORDER/ROLL CALL

Present: Mayor Ronnie Williams, Council Member Jackie Johns, Council Member Marshburn, and Council Member Singleton. Council Member Buck Kennedy arrived at 7:22 p.m. Mayor Pro Tem Kathy Behringer had an excused absence.

ADOPTION OF AGENDA

Motion: Singleton
Second: Johns
Vote: Unanimous

DISCUSSION

Utility Bill Assistance Program

Presenter: Robert Massengill and Ed Buchan, City of Raleigh

The City of Raleigh is asking utility merger municipalities if there is interest in being part of a proposed utility billing assistance program. The program would provide monetary assistance to customers that are struggling to maintain water service. Eligibility screening would be performed by Wake County Human Services staff in conjunction with existing social assistance programs and based on the established eligibility criteria for these programs. The total amount of assistance provided in a given fiscal year to an eligible customer would be limited to \$240/year/customer. Funds would need to be appropriated from the General Fund.

Council Member Johns asked if the funds could be designated for use in Garner and Mr. Massengill said the Council could choose that option or they can choose to add to the general fund.

Mr. Massengill also explained that households participating in the program would be required to practice water conservation measures as well as making lifestyle changes that would include low-flow toilets and water audits.

Action: Presentation only; no action taken

Multi-Vista Construction Management Tool

Presenter: Tony Chalk, Town Engineer

John Lee from MultiVista presented examples of the digital documentation software which allows customers to document the construction process with photographs that are taken on a scheduled basis and added to an online database. Photographs are linked to plans, allowing customers to select specific areas to view. Customers also have the ability to upload their own photographs to the database. In coming months, the

software will be upgraded to allow scaling of photographs , 3-D modeling, and work order modeling. As part of their service, Multivista also documents existing conditions; curbs, sidewalks, streets and adjacent buildings. Mr. Chalk advised that staff would like to utilize this product during the construction of Town Hall and possibly the new Indoor Recreation Center.

Action: Place on May 2 Consent Agenda

For Profit Use of Parks

Presenter: Sonya Shaw, PRCR Director

Ms. Shaw stated the PRCR Department was asked to research for-profit use of parks throughout the Wake County area, in response to recent requests from commercial fitness groups. These groups are a growing trend in the fitness arena and oftentimes request use of public parks and recreation spaces to conduct outdoor fitness activities. The Parks and Recreation Advisory committee formed a subcommittee of Town staff and advisory committee members to research rules and regulations of commercial fitness rentals from surrounding communities, and determined it was feasible to accommodate these requests on a trial basis. Staff will work with the Town Attorney to modify appropriate Ordinances.

Action: Place on May 2 Consent Agenda

Health Care Renewal

Presenter: Rodney Dickerson, Town Manager and BD Sechler, Human Resources Director

Mr. Dickerson reported the Town's initial renewal rate for health care insurance with Blue Cross/Blue Shield (BCBS) for FY 16/17 was 49%. The Town's Independent Insurance Broker, the rate was negotiated down to 37%. In earlier years, the Town had experienced renewal rates in the single digits, so other options were considered. Of these options, Aetna was the most similar to the current policy, with the least impact to both the employees and the Town budget. This option would also eliminate the need for the Town's Health Reimbursement Account.

Mr. Sechler and Mr. Paul Sydor provided a comparison of BCBS with separate HRA, Aetna with separate HRA plan, and Aetna with no HRA plan and the costs involved with each.

Action: Change providers to Aetna; Increase Town's Contribution to 33.7%; Place on May 2 Agenda for discussion

Body Worn Camera Overview

Presenter: Chief Brandon Zuidema, Captain Joe Binns, Captain Chris Hagwood, Lt. Mike McIver

Chief Zuidema advised Council that the Police Department had performed limited testing of body worn cameras in 2015. A grant application requesting funds for 15 additional cameras was submitted to the NC Governor's Crime Commission and additional funding is requested in the FY16-17 budget. However, at this time, the Town does not have a policy regarding camera use.

Chief Zuidema advised Council that at this time, the Police Department was not ready to implement a policy, as there are still many areas of concern that needed to be addressed.

Presentation only; no action taken

Appointments to the Comprehensive Plan & Transportation Steering Committee

Presenter: Brad Bass, Planning Director

Mr. Bass reminded Council that a steering committee needs to be appointed to assist the Town with the development of a new Comprehensive Plan and the update to the 2010 Transportation Plan. A revised list of candidates for appointment consideration was provided.

Action: Authorize Committee Appointments

Motion: Marshburn
Second: Singleton
Vote: Unanimous

Extraterritorial Jurisdiction (ETJ) Extension Request

Presenter: Jeff Triezenberg, Assistant Planning Director

This report outlines staff's recommendation concerning a request to the Wake County Board of Commissioners for permission to extend Garner's ETJ (zoning and subdivision authority) to a net additional 6,711 acres of land in the Town's current County-designated short-range and long-range urban services area. The report represents the Town's justification for said request according to the County-established review criteria for granting permission to extend a municipality's ETJ. Town staff are also prepared to describe the overall process to the Town Council and provide insights based on previous experience.

Action: This item was removed from the agenda for consideration at a future meeting

Town Council Retreat Follow-Up

Presenter: Rodney Dickerson, Town Manager

Mr. Dickerson presented Council with the Draft Minutes from the Planning Retreat along with suggestions from Peg Carlson for future board retreats. A more in-depth discussion will be scheduled to review the information at a future meeting.

Action: No action taken

COUNCIL REPORTS

No Council reports provided.

MANAGER REPORTS

- Reminded Council of the Employee Pancake Breakfast scheduled for May 5th.

- Reminded Council of the groundbreaking ceremony for Bryan Road Elementary school scheduled for April 28th at 10:00 a.m.
- Reminded Council of Town Hall Day scheduled for June 8th.
- Advised Council information would be forthcoming from the Police Chief regarding identification badges for immigrants.
- Asked Council if they had any items for the legislative agenda (short session).
- Presented Council with a list of projects for consideration made possible as a result of fuel savings.

ADJOURNMENT: 10:29 p.m.

Respectfully Submitted,
Stella Gibson

**Town of Garner
Town Council Meeting Minutes
June 6, 2016**

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

CALL MEETING TO ORDER/ROLL CALL: Mayor Ronnie Williams

PLEDGE OF ALLEGIANCE: Council Member Gra Singleton

INVOCATION: Council Member Gra Singleton

PETITIONS AND COMMENTS

Jim Kelly and Rick Harris, representing the Garner Magnet High School Trojan Club, asked for Council support regarding planned interior renovations to the gym. They would like Garner Magnet High School to be of the same quality as the new school being built, South Garner High School. They feel that interior renovations will not address the problems with the gym.

ADOPTION OF AGENDA

Motion: Kennedy
Second: Marshburn
Vote: Unanimous

PRESENTATIONS

Recognition of Retirement of Audrey Harty

Presenter: Pam Wortham, Finance Director

Council recognized the retirement of Audrey Harty for 32 years of dedicated service to the Town.

Garner Education Foundation

Presenter: Cathy Williams, Chair

Ms. Williams presented the Garner Education Foundation's program of work, the 2015-2016 accomplishments and plans for future additional programs. She also thanked the Town for its support.

CONSENT

Minutes from October 20, 2015 Council Meeting, February 10-11, 2016 Council Retreat and March 29, 2016 Work Session.

Action: Adopt Minutes

Camping World Annexation ANX-16-01 – Resolution to Investigate

Presenter: Brad Bass, Planning Director

A satellite annexation petition was submitted by Camping World in association with their conditional use rezoning and site plan request regarding property located at 2300 US 70, East. The property is currently located outside of the Town's ETJ and will require annexation in order for the Town to act on the rezoning and site plan applications.

Action: Adopt Resolution (2016) 2290

Resolution Declaring Unpaid Nuisance Abatements as Tax Liens

Presenter: Pam Wortham, Finance Director

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

Action: Adopt Resolution (2016) 2291

Montague Street Right-of-Way Dedication

Presenter, Bill Anderson, Town Attorney

As discussed briefly at the May 31, 2016 Work Session, the Town purchased a strip of land outside the existing Montague Street right of way in 1984. This Resolution dedicates this strip as public right of way.

Action: Adopt Resolution (2016) 2292

Regulation of Launch and/or Recovery of Unmanned Aircraft on Town Property

Presenter: Rick Mercier, Communications Manager

This Ordinance amends Section 11-18 of the Town Code to allow launch and/or recovery of unmanned aircraft on Town property with written permission from the Town.

Action: Adopt Ordinance (2016) 3816

Motion: Singleton
Second: Johns
Vote: Unanimous

PUBLIC HEARINGS

General Use Rezoning Z-16-02, 160 Mechanical Blvd.

Presenter: David Bamford, Senior Planner

Mayor Williams opened the Public Hearing and asked David Bamford to provide the staff report.

Amerco Real Estate Company to rezone a .328 acre tract of land located at 1650 Mechanical Boulevard from Community Retail (CR) to Service Business (SB). The Commercial Retail zoning classification allows commercial, office, retail sales and indoor operations. The proposed Service Business zoning classification allows commercial, office, retail sales, light industrial, vehicle sales and service, and indoor and outdoor operations. The property is currently vacant and undeveloped and no site plans have been submitted.

Mr. Steve Janowski, engineer on the project, stated U-Haul owns two tracts of property. One site is used as a mini-storage facility and the other is vacant. They would like to have both tracts zoned the same. This would also allow for secondary access for conditioned storage.

Hearing no further comments, Mayor Williams closed the public hearing.

Action: Close Public Hearing; Refer to Planning Commission

Mayor Williams announced the next two public hearings were quasi-judicial hearings and asked Town Attorney William Anderson to explain the procedures to be followed in these hearings. The Clerk administered an Affirmation of Oath to: Brad Bass, Matt Klem, Tony Chalk, Jenny Saldi, Chris Benson, Eric Rifkin, and Laura Holloman.

Mayor Williams asked Council to disclose any ex parte communications. Hearing none, Mayor Williams opened the public hearing and asked Matt Klem to provide the staff report.

Conditional Use Permit CUP-SP-16-11, Brice’s Brewing

Presenter: Matt Klem, Planner

This request is to establish a brewery (retail sales) and tap room (bar) at 1822 Garner Station Boulevard in a 2,100 square foot tenant space. Parking requirements are met by an existing on-site shared parking agreement. The proposed hours of operation extend beyond 5:00 p.m. resulting in a reduced demand for shared parking spaces. Storm water, street access/sidewalks, and landscaping were all approved with the original building. The application is consistent with Town plans/policies. The Planning Commission reviewed this permit at their meeting on April 11, 2016 and unanimously voted to recommend approval of CUP-SP-16-11 with one site specific condition as listed on the permit.

Hearing no further comments, Mayor Williams closed the public hearing and called for a motion.

Action: Find application complete and in compliance; approve CUP-SP-16-11 subject to one site specific condition, 1) Prior to issuance of a Certificate of Occupancy, documentation of an approved ABC license shall be submitted to the Planning Department.

Motion: Marshburn
Second: Singleton
Vote Unanimous

Special Use Permit SUP-SP-16-02, McCullers Walk Apartments

Presenter: Jenny Saldi, Senior Planner

Mayor Williams opened the public hearing and asked Jenny Saldi to provide the staff report.

This application proposes a multi-family development on a 44.13 acre site on Ten Ten Road and Fayetteville Road adjacent to McCuller’s Crossing Shopping Center. Twenty-one 3-story buildings are proposed consisting of 412 dwelling units. The six building types will be constructed of a combination of brick and hardi-plank. The project will include a clubhouse, two pools, two playgrounds, a volleyball court, a tennis court, greenway trail and three dog parks.

The plan as proposed meets the requirements of the Landscape Ordinance and tree cover requirements are met with existing vegetation. Buffers required include a 15’ perimeter buffer adjacent to the shopping center to the

west, the undeveloped residential to the north, and a 20' street buffer along Ten Ten. The Neuse River buffer is shown on the north and west side of the project and will remain undisturbed.

Parking requirements are based on the number of bedrooms per unit and the total number of units. This project is required to have 842 spaces but are proposing a 9% reduction of that amount to 768 spaces.

This project is subject to nitrogen and water quantity requirements along with watershed water supply protection requirements (85% TSS removal) and water quantity requirements. The developer is proposing utilizing a combination of wet detention ponds along with dry detention ponds to reduce nitrogen and reduce the peak runoff. The post development runoff quantities will be reduced to predevelopment levels. Payment to a private mitigation bank will be required to comply with nitrogen removal requirements in the Neuse Rules.

The Fire Inspector reviewed the plans and is requiring a new fire flow test prior to issuance of a building permit.

The project is proposing to extend public water and sewer to serve the development as a whole (apartments, single-family homes, and townhomes). All water and sewer internal to the apartment complex will be private. The City of Raleigh has emphasized the requirement for the downstream sewer pump station upgrades to be approved before the construction drawings, needed for the public and private water and sewer extensions, are approved.

Street access and sidewalk requirements are met with a new public street off Ten Ten Road allowing three points of access. The existing street off Fayetteville Road will be dedicated to insure public access to the apartments and the landscape median will be maintained by the owner of the apartment development. Fayetteville Road will be modified to allow a left turn into the shopping center; right in, right out only. The median on Fayetteville at Caddy Road will be modified to allow left only off Fayetteville and right in, right out for Caddy Road.

The project is required to have 4.4 acres of parks and open space, however, 17.68 acres will be provided. The Parks, Recreation and Cultural Resources Department has determined a fee-in-lieu of parkland dedication will also be required.

The Planning Commission reviewed the plans at their May 9, 2016 meeting and unanimously recommended approval of SUP-Sp-16-02 with seven site specific conditions. However, following the Planning Commission meeting, the applicant has satisfied one of the site specific conditions.

Council Member Kennedy asked what the average rental rates will be and Mr. Rifkin advised a range of \$800 to \$1,550 monthly.

Mike Tilco, 49845 Trotter Drive, expressed his frustration regarding the traffic delays at Ten Ten Road and US 401.

Laura Holloman, applicant representative, stated the apartments were the first phase of their master plan, the single family homes is the second phase, and the last phase is the town homes. She believes the plan is cohesive and provides connectivity through the site.

Larry Richardson, Manager of 24 homes in the Lakeside Estates Homeowner's Association, asked Council for their assistance regarding the community's failing water system. The above ground storage tank failed and NCDENR has provided an extension to get the tank repaired. Mr. Hodges advised this area was not in the Town's limits and due to the cost of installing water lines, the neighborhood can't bear the cost of annexation. However, Mr. Hodges has been in discussions with Wake County on how best to address this issue. He also recently attended a grant workshop and learned of a grant that might be able to help the community.

Hearing no further comments, Mayor Williams closed the public hearing and called for a motion.

Action: Find the application complete; approve SUP-SP-16-02 with six site specific conditions, 1) A 9% reduction in parking requirements is granted by the Town Council as recommended by the Planning Commission and staff, 2) Prior to review to building permit issuance, a new fire flow test shall be submitted to the Fire Inspector which takes into account the proposed utility plan, 3) Prior to construction drawing approval, the downstream sewer pump station upgrades shall be approved by the City of Raleigh, 4) The developer shall be responsible for any additional road improvements required by NCDOT, 5) The Developer is required to dedicate the street between Fayetteville Road (401) and the proposed apartments to the Town of Garner; as such, the Developer shall be responsible for improvements as required by the Engineering Department to accept it as a public street, and 6) The owner of the apartment complex shall be responsible for the maintenance of the landscape median within the public street off Fayetteville Road (401) leading to the apartments.

Motion: Kennedy
Second: Marshburn
Vote: Unanimous

Street Closing SC-16-02

Presenter: Brad Bass, Planning Director

Mayor Williams opened the public hearing and asked Brad Bass to provide the staff report.

A street closing petition has been filed by the Town of Garner to close the unimproved portion of a public street right-of-way located on the Garner Recreation Center site east of Montague Street. This area is located on Town property and has no utilities.

Hearing no further comments, Mayor Williams closed the public hearing and called for a motion.

Action: Adopt Order to Close a Portion of Unimproved Public Street Right-of-Way

Motion: Kennedy
Second: Singleton
Vote: Unanimous

FY 2016-17 Economic Development Budget Hearing

Presenter: John Hodges, Asst. Town Manager-Development Services

Mayor Williams opened the public hearing and asked John Hodges to provide the staff report.

This Public Hearing is being held for the purpose of complying with the requirements of North Carolina General Statute 158-7.1 which requires a public hearing for all economic development expenditures.

Hearing no further comments, Mayor Williams closed the public.

Action: Receive Public Comment

FY 2016-17 Recommended Budget Hearing

Presenter: Michael Gammon, Budget & Special Projects Manager

Mayor Williams opened the public hearing and asked Michael Gammon to provide the staff report.

As a follow-up from the Council's Work Session on May 31, 2016, the FY 2016-17 recommended budget has been adjusted to include:

- A 1.5 cent property tax increase to fund the Fire and Police positions
- The addition of six months of funding for nine Garner Volunteer Fire-Rescue, Inc. Firefighters
- The addition of six months of funding for two Garner Police Officers
- The addition of funding for the City of Raleigh's Utility Bill Assistance Program
- The removal of funding for the Town's Capital City Club Membership

These net changes brings the total recommended budget to \$30,709,289. This recommended budget will be placed on the June 21 Council Meeting for approval.

Hearing no further comments, Mayor Williams closed the public hearing.

Action: Receive Public Comment

NEW/OLD BUSINESS

COMMITTEE REPORTS

Council Member Marshburn reported he and Council Member Johns as the Human Resources Committee members are in the process of interviewing candidates to fill Committee/Board vacancies and should have a recommendation by the June 21 Council Meeting.

MANAGER REPORTS

- garner info
- Building Permit & Activity Report
- Mr. Dickerson reminded Council that Town Hall Day is on Wednesday, June 8th. The Legislative Briefing is at 10:00 a.m. and lunch is scheduled with the Town's legislative delegation.
- Mr. Hodges reported that he and Mayor Williams had attended the Wake County Commissioners meeting where the Wake County Transit Plan was adopted. A ½ cent sales tax referendum will be on the fall election ballot.
- Mr. Hodges also advised Council that Golden State Foods has a new CEO.

ATTORNEY REPORTS

Requested to add an additional Closed Sessions per N.C.G.S. 143-318.11(a)(5) "to discuss possible real estate acquisition and the Town's negotiating position regarding such real estate" and N.C.G.S. 143-318.11(a)(3) "to consult with the Town Attorney regarding litigation".

COUNCIL REPORTS

Singleton

- Enjoyed attending the Downtown Sounds event yesterday. The event drew a large crowd, who enjoyed good food and music. Complimented staff for organizing event.

Johns

- Asked the Police Department to monitor speeding on Bayleigh Court.

Behringer

- Reported vandalism and theft activities on Penny Street and Main Street and asked for a plan to try and prevent these activities.
- Asked if the speed limit could be lowered on Mechanical Blvd.
- Stated she was disappointed that NCDOT looks at an intersection such as 401 South and Ten Ten Road and is not concerned with the amount of traffic additional residential homes add to the road.
- Asked for an update on when the work in front of the Fire Station on Hwy. 50 would be complete. Mr. Chalk advised the contractors should be back to work the middle of June and only have about two weeks of work left.

Marshburn

- Expressed surprise at how fast the old Town Hall facility is being demolished and how exciting it was to be part of the Town's history.
- Asked for an update on the Buffaloe Road Sidewalk Project. Mr. Chalk advised there was some difficulty getting the storm drain installed due to the original contractor leaving. A meeting is scheduled with the new contractor tomorrow and updated information will be provided.

Kennedy

- Asked if the low bidder of the Indoor Recreation Project had provided a breakdown of costs and Mr. Chalk stated that they had and all seem to be under budget.
- Expressed appreciation for the clear and easy to understand presentation of the recommended budget.

CLOSED SESSIONS

Per N.C.G.S. 143-318.11(a)(5) "to discuss possible real estate acquisition and the Town's negotiating position regarding such real estate."

Per N.C.G.S. 143-318.11(a)(3) "to consult with the Town Attorney regarding litigation".

Motion: Marshburn

Second: Johns

Vote: Unanimous

RETURN TO REGULAR SESSION AND ADJOURNMENT: 10:39 p.m.

Motion: Singleton

Second: Marshburn

Vote: Unanimous

Respectfully Submitted,
Stella Gibson

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: July 19, 2016		
Subject: 2017 Holiday Schedule		
Location on Agenda: Consent		
Department: Administration		
Contact: Stella Gibson, Town Clerk		
Presenter: Stella Gibson, Town Clerk		
Brief Summary: Resolution setting the 2017 Town of Garner Holiday Schedule		
Recommended Motion and/or Requested Action: Adopt Resolution (2016) 2295		
Detailed Notes: The Town operates on the same holiday schedule adopted by the State of North Carolina		
Funding Source: N/A		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations: None		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	SG	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

RESOLUTION NO. (2016)
 A RESOLUTION OF THE TOWN OF GARNER TOWN COUNCIL
 ADOPTING THE 2017 HOLIDAY SCHEDULE

WHEREAS, the Town of Garner offers employee holidays on the same schedule as the State of North Carolina; and

WHEREAS, the North Carolina State Employee Holiday Schedule is as follows:

HOLIDAY	OBSERVANCE DATE	DAY OF WEEK
New Year's Day	January 2, 2017	Monday
Martin Luther King Jr.'s Birthday	January 16, 2017	Monday
Good Friday	April 14, 2017	Friday
Memorial Day	May 29, 2017	Monday
Independence Day	July 4, 2017	Tuesday
Labor Day	September 4, 2017	Monday
Veteran's Day	November 10, 2017	Friday
Thanksgiving	November 23 & 24, 2017	Thursday & Friday
Christmas	December 25, 26 & 27, 2017	Monday, Tuesday, Wednesday

BE IT FURTHER RESOLVED that the Town of Garner Town Council adopts the above referenced holiday schedule for 2017.

THIS RESOLUTION passed and adopted this 19th day of July 2016.

 Ronnie S. Williams, Mayor

ATTEST: _____
 Stella Gibson, Town Clerk

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: July 19, 2016		
Subject: Resolution declaring generator removed from Town Hall surplus property		
Location on Agenda: Consent		
Department: Engineering		
Contact: Tony Chalk, Town Engineer		
Presenter: Tony Chalk, Town Engineer		
Brief Summary: With the inclusion of a new generator in the Town Hall project construction budget, the old generator can be declared surplus property.		
Recommended Motion and/or Requested Action: Adopt Resolution (2016) 2296		
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: No other practical use has been identified.		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	TC	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

RESOLUTION NO. (2016) 2296

RESOLUTION AUTHORIZING DISPOSITION OF SURPLUS PERSONAL PROPERTY

WHEREAS, pursuant to N.C.G.S. 160A-265 et seq., municipalities are authorized to dispose of surplus personal property;

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

That the Town Manager is hereby authorized to sell the following item by private sale as provided by G.S. 160A-277:

ID#	Year	Make/Model	Vin/Serial #
6003	2005	250 KW Katolight/D250F*J4 Generator	Serial # 109015

AND BE IT FURTHER RESOLVED by the Garner Town Council that the Town Manager is hereby authorized to sell these items by private sale at a negotiated price as provided for by G.S. 160A-266 and 160A-267.

Duly adopted by the Town Council of the Town of Garner, this the 19th day of July, 2016.

Ronnie S. Williams
Mayor

ATTEST:

Stella Gibson, Town Clerk

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: July 19, 2016		
Subject: Exemption from procurement procedures		
Location on Agenda: Consent		
Department: Engineering		
Contact: Tony Chalk, Town Engineer		
Presenter: Tony Chalk, Town Engineer		
Brief Summary: As discussed at the June work session, the Engineering Department is requesting an exemption to procurement procedures in order to engage S&ME for materials inspections and geotechnical work on the new Recreation Center. To address this situation and future situations, the Town Attorney has prepared a resolution that authorizes the Town Manager to exempt the Town from qualification-based selection requirements for design contracts less than \$50,000 per N.C.G.S. 143-64.32		
Recommended Motion and/or Requested Action: Approval of exemption		
Detailed Notes: 		
Funding Source: Bond funding		
Cost: 25,000	One Time: <input checked="" type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations: This exemption will allow us to expedite small contracts in a timely manner.		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	TC	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

RESOLUTION NO. (2016) 2298

A RESOLUTION AUTHORIZING THE TOWN MANAGER TO EXEMPT THE TOWN
FROM NCGS § 143-64.31 WHEN REASONABLE AND PRUDENT

WHEREAS, NCGS § 143-64.31 requires the initial solicitation and evaluation of firms to perform architectural, engineering, surveying and certain other services as set forth in the statute to be based on qualifications and without regard to fees; and

WHEREAS, NCGS § 143-64.32 authorizes local units of government to exempt contracts for design services from the qualifications-based selection requirements if the estimated fee is less than \$50,000, and provides that the exemption itself may be done by a memo to the project executed by an official or employee authorized to do so;

NOW, THEREFORE, BE IT RESOLVED as follows:

Section 1: That the Town Manager of the Town of Garner is hereby authorized to exempt the Town from NCGS § 143-64.31 in those circumstances allowed by the statute where doing so is deemed prudent by the Town Manager and the Town Engineer.

Section 2: This resolution shall be effective upon adoption.

Ronnie S. Williams, Mayor

ATTEST:

Stella Gibson, Town Clerk

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: July 19, 2016		
Subject: Rezoning Application CUD-Z-16-08 and Conditional Use Permit CUP-SB-16-04		
Location on Agenda: Public Hearings		
Department: Planning		
Contact: Brad Bass, Planning Director		
Presenter: Brad Bass		
Brief Summary: Request to rezone a 46.8 acre tract located on Clifford Road from R-40 to R-9 C188 and request for conditional use permit approval of a 115 lot single family subdivision.		
Recommended Motion and/or Requested Action: Approve Ordinance (2016) 3821 rezoning the property and by separate motion grant approval of CUP-SB-16-04.		
Detailed Notes: See attached staff report and associated documents.		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations: Continuation of previous public hearing.		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	MBB	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

**Town of Garner
Conditional Use Rezoning & Conditional Use Permit
Staff Report (revised 7-12-2016)**

**Town Council
July 19, 2016**

APPLICATIONS: CUD-Z-16-08 (Conditional Use Rezoning)
CUP-SB-16-04 (Conditional Use Subdivision Plan)

APPLICANT: Hopper Communities

OWNER: Martha Bagley

LOCATION OF PROPERTY: Clifford Road

WAKE COUNTY PIN #: 1629152660

AREA: 46.8 acres

TOWN LIMITS: No (petition to annex will need to be filed)

PRESENT ZONING: R-40

REQUESTED ZONING: R-9 Conditional Use (R-9 C188)

OVERLAY DISTRICTS: Swift Creek Overlay District

KEY MEETING DATES:

Planning Commission: **June 13, 2016**

Town Council Public Hearing & Action: **July 5, 2016**
July 19, 2016 (continued public hearing)

REZONING REPORT

EXISTING ZONING (R-40)

The existing zoning of the 46-acre site is **Residential 40 (R-40)**. This district allows single-family lots of at least 40,000 square feet (0.91 acres). Under this zoning, the 46-acre rezoning site could accommodate approximately 150-160 single-family lots.

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

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

PROPOSED ZONING (R-9 C188)

The proposed zoning district is **Residential 9 Conditional Use District 188 (R-9 C188)**. The R-9 district is primarily a residential district allowing single-family lots of at least 9,000 square feet (0.21 acres).

The following is a list of permitted uses in the R-9 C188 district.

1. Single-family site built and modular homes
2. Residential cluster
3. Family Care Home
4. Group Care Home
5. Intermediate Care Home

6. Community Center
7. In-home Child Day care (up to 3 children)
8. Family Day care (up to 8 in home)
9. School
10. Public safety: fire, police, rescue squad, ambulance
11. Cemetery
12. Public Parks, swimming pool, tennis courts, golf course
13. Churches, religious institutions
14. Minor utility, elevated water storage tank
15. Private golf course or country club
16. Bed and Breakfast

The following conditions are proposed for R-9 C188.

- 1) Each house must have at a minimum of 1800 sft. of heated floor space
- 2) Each house must have a deck or concrete patio (120 sft. min)
- 3) Each house must be constructed of hardiplank, masonry (brick or stone) or vinyl siding (minimum gauge 0.45) on at least 80% of each side
- 4) Each house must have a masonry foundation with crawl space (not including the garage) or stem wall slab foundation with a minimum height of 12 inches with brick/stone veneer on front and sides. If builder elects to only use brick/stone on front stem wall only, then builder will provide landscaping along the sides approved by the Town of Garner. All foundation sides without brick/stone will be parched concrete.
- 5) Each house will have a two-car garage
- 6) All permitted uses for R-9 Zoning are allowable
- 7) ~~A 15' undisturbed buffer will be provided along the rear property lines lots 7-14 and lots 97-99 as shown on the Clifford Road Preliminary Subdivision Plan.~~
- 7) ~~15-foot undisturbed buffer along Sutton Springs common property line. Requires a deed restriction be put in place that will allow homeowners to clear such areas only with hand tools (effectively limited clearing to underbrush and removal of dead vegetation/trees), disallowing grading, and removal of trees 6" caliper and larger. Disturbance can be made to allow for fence installation."~~
- 7) **Require a deed restriction be put in place reserving a 20-foot undisturbed buffer along the entire Sutton Springs Common property line. Homeowners are allowed to clear the understory vegetation within the buffer on their lots with hand tools (effectively limited clearing to underbrush and removal of dead vegetation/trees), disallowing grading, and removal of trees 6" caliper and larger. Minimal disturbance may be allowed within the buffer area as required for fence installation. No large trees (6" caliper and larger) shall be removed for fence installation. (Revised 7-12-2016)**

SUMMARY OF ZONING REQUEST

This 46-acre site is currently zoned R-40 on Clifford Road. The applicant proposes to develop the site into a residential subdivision with public water & sewer.

Conditional use rezoning application CUD Z 16-08 has been filed to rezone the site to R-9 Conditional Use District 188 (R-9 C188). The applicant is proposing development conditions that would apply to each residential structure built on the site.

Conditional use subdivision application CUP SB 16-04 has been filed to develop the site into a 115-lot single-family subdivision.

SURROUNDING ZONING & LAND USE

North:	R-40 (Town of Garner), Farming, low density residential
South:	R-30 (Wake County), Farming, low density residential
East:	R-40 (Town of Garner), Farming, low density residential
West:	R-15 (Town of Garner), Sutton Springs Subdivision

NEIGHBORHOOD CHARACTER

This area of the community along New Bethel Church Road and Clifford Road contains a mixture of vacant tracts, agricultural uses, and single-family homes. Overall residential density is low. However, three (3) new schools are proposed in this vicinity on Bryan Road, and this will change the character of this area in the future as new development occurs. Residential density in this area is expected to increase over time and as the schools come on-line.

ZONING HISTORY

Our records show the following zoning cases in this vicinity.

Case	Applicant	Location	Zoning Change
CUD Z-87-04	Curtis Dail and Harold Bagwell	Centennial Park site	NB* to SB C7
CUD Z-91-05	Wade & Dora Bryan	Bryan Road and Clifford Rd	R-40 to SB C36 and NB
CUD Z-93-04	Henry A. Thompson	New Bethel Church Road	R-40 to R-5 C44
CUD Z-03-02	Henry A. Thompson	New Bethel Church Road	R-40 to R-5 C119
CUD Z-04-02	Horace Tart	Glens at Bethel	R-40 to R-9 C124
CUD Z-04-03	Town of Garner	Centennial Park	SB C7 to R-12 C125
CUD Z-06-01	Glennjan, LLC	Ackerman Rd	R-40 to R-12 C135
CUD Z-06-10	Matthew Sutton	Sutton Springs	R-40 to R-15 C144
CUD Z 10-01	Capital Bank	Sutton Springs	R-15 C144 to R-15 C159 (DENIED)
CUD Z-12-02	Sheetz, Inc.	NC 50 & New Bethel Church Road	R-40 to CR C163 (DENIED)
CUD Z-13-06	Wake County Board of Education	H8 South Garner High School	Wake County R-30 to Town of Garner R-9 C170
CUD Z-15-06	Phyllis King	Oak Park Subdivision	R-40 to R-9 C180

*NB was Neighborhood Business under the previous *Land Use Ordinance*. It is comparable to Neighborhood Commercial (NC) under the current *Unified development Ordinance*.

INFRASTRUCTURE

Public water & sewer service is nearby. Water is available along Clifford Road. The developer will extend sewer service to the proposed development. Connection will be subject to the Town's utility policy. More information is described in the proposed subdivision plan (CUP-SB-16-04).

TRANSPORTATION

The site has approximately 1,591 feet of frontage along Clifford Road (SR 2706). Clifford Road is a 2-lane facility with a 60' right-of-way. It is maintained by NC DOT and is classified as a future **Minor Thoroughfare** by the *Garner Transportation Plan*. The Average Daily Traffic (ADT) volume is approximately 1,100 vehicles per day (according to 2013 NCDOT counts).

The proposed subdivision site plan (CUP-SB-16-04) shows 115 single-family lots. When fully built out which would probably be over a period of several years, the project could generate approximately 1,101 trips per day to and from the site (Source: Trip Generation by Microtrans).

ENVIRONMENT

The property is outside of any FEMA flood zone. There may be several riparian buffers on site. This will be shown on the proposed plan (CUP-SB-16-04).

STAFF COMMENTARY

Conformity to Adopted Town Plans

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

The **Secondary Residential Area** for this Neighborhood Center is designed to accommodate medium to low density residential. The recommended zoning districts include: R-12, R-15, R-20, R-40, and RMH (Manufactured Home Parks). The recommended residential density range is 1 to 3 dwelling units per acre.

The requested zoning change from R-40 to Town of Garner R-9 Conditional Use District 188 (R-9 C188) is consistent with the recommendations of the *Comprehensive Growth Plan* for this area of the community. The development plan (CUP-SB-16-04) submitted along with this rezoning request shows 115 single-family lots on approximately 46 acres (net density of 2.5 dwelling units per acre).

Conditional Use Permit Report

PROJECT DATA:

Acreage:	46.83 acres
Number of Lots:	115
Minimum Lot Size:	9,000 square feet
Parks and Open Space:	Open space requirements have been met. This open space will be owned and maintained by the homeowner's association for the subdivision.

The Parks, Recreation and Cultural Resources Department is recommending a fee-in-lieu of parkland dedication, which is currently \$1,147.00 per dwelling unit.

Landscape and Buffer Requirements:

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

Tree cover requirements are met with existing vegetation.

Buffers are not required along the north and east property lines where single family development is adjacent to single family development. The applicant has added a 15 foot undisturbed buffer along the western property adjoining Sutton Springs Subdivision.

A 20 foot street buffer has been provided along Clifford Road.

A protected stream runs through the property and is shown with the required Neuse River buffer.

Floodplain:	This site does not contain a FEMA designated floodplain.
Stormwater Management:	Please refer to General Comments.
Fire Protection:	The Fire Inspector has reviewed the subdivision plan and has approved it for meeting fire protection requirements.
Water/ Sewer:	<p>Public water and sewer mains will be extended through the site to provide service for the individual lots. Public water and sewer will be extended to the north, south and east property lines.</p> <p>Construction drawing approval from the City of Raleigh shall be required prior to final plat recordation.</p>
Street Access/ Sidewalks:	<p>Three public street entrances are proposed off Clifford Road to serve the development. Street stub outs are provided to the north, south and east.</p> <p>Road widening with curb/gutter and sidewalk improvements along frontage on Clifford is provided; however staff is recommending such improvements be extended on Clifford Road between Street A and F.</p> <p>Left turn lanes are recommended on Clifford Road at Street B and Street F.</p> <p>Preliminary comments from NCDOT for the proposed road improvements are needed prior to Town Council review (plans under review at this time).</p> <p>Sidewalks have been provided as required within the subdivision as required.</p>

General Comments:

Storm-water management – The project is subject to nitrogen and water quantity requirements. The developer is proposing to install a dry detention basin to comply with peak flow requirements. This device will be configured to detain the 1, 10 and 25 year events. The nitrogen export from the developed site is below 10 pounds/acre/year required, but payment to a private mitigation bank will be required to comply with nitrogen removal requirements in the Neuse Rules.

Mail kiosks – New residential subdivisions are no longer provided door to door mail delivery. The post office is requiring subdivisions to provide centralized kiosks for mail delivery and pick up. The design and locations proposed on this plan must be approved by the Garner Post Master. A condition is proposed to address this.

Consistency with Adopted Town Plans and Policies:

2006 Comprehensive Growth Plan: This project is consistent with the Comprehensive Growth Plan.

2010 Garner Transportation Plan: This project is consistent with the Transportation Plan (subject to final review by NCDOT).

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

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

RECOMMENDATION

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

The Planning Commission reviewed these applications at their June 13, 2016 meeting.

Rezoning Action

The Planning Commission and staff find that Rezoning Application CUDZ-16-08 is consistent with the recommendations of the ***Comprehensive Growth Plan*** for this area of the community. Therefore, staff recommends approval of Rezoning Application CUDZ-16-08 as submitted.

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

Conditional Use Permit Action

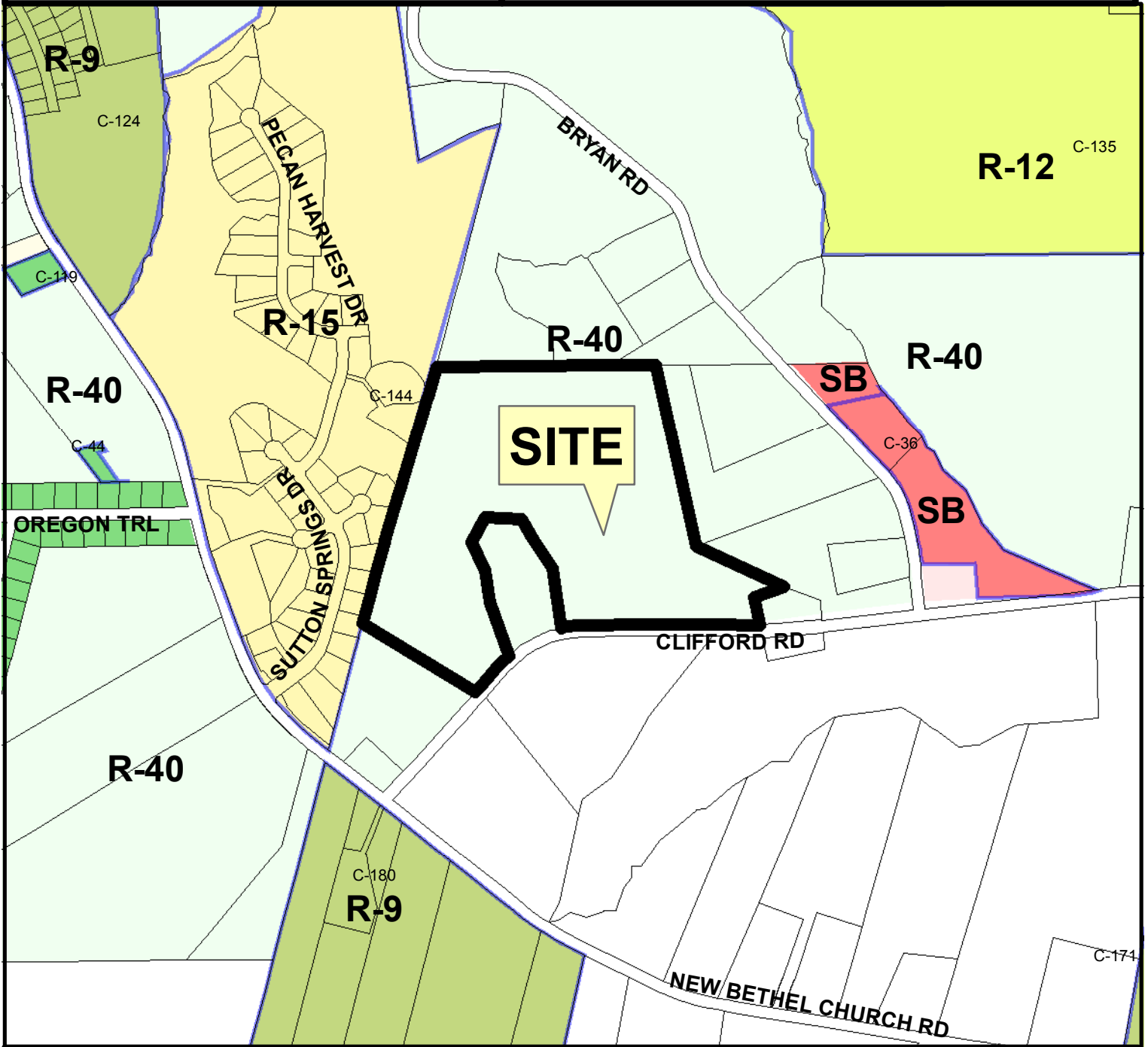
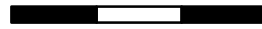
The Planning Commission and staff have reviewed the application and find it to be complete and in compliance with the UDO, therefore we recommend approval of Application CUP-SB-16-04; Clifford Road Subdivision, with five (5) conditions specific to the project as listed on the attached permit.

**Town of Garner
Planning Department**

**Conditional Use Applications
CUD-Z-16-08 & CUP-SB-16-04**



0 500 1,000 Feet



Project: Clifford Road Subdivision
Location: 1709 Clifford Road
Owner: Martha Bagley
Applicant: Hopper Communities
PIN: 1629152660

Case: CUD-Z-16-08
Current Zoning: Residential 40 (R-40)
Proposed Zoning: Residential 9 Conditional Use (R-9 C188)
Project Acreage: 46.8
Overlay: Swift Creek

Case: CUP-SB 16-04
Proposed: Subdivision (115 lots)

ORDINANCE NO. (2016) _____

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

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

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

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

Section 1. That the Official Zoning Map of the Town of Garner and Extraterritorial Jurisdiction be amended by changing the zoning classification of the property described below from its present zoning to that requested by Hopper Communities in Rezoning Application No. **CUD-Z-16-08 (R-9 C188)**.

Section 2. There is hereby created a new conditional use zoning district, to be known as the Residential 9 Conditional Use District 188 (**R-9 C188**) within this district, all of the regulations that apply to property within the Residential 9 Conditional Use District 188 (**R-9 C188**) zoning district shall be applicable and that all other uses are prohibited except those that are listed as permissible shall require a conditional use permit:

The following is a list of permitted uses in the R-9 C188 district.

1. Single-family site built and modular homes
2. Residential cluster
3. Family Care Home
4. Group Care Home

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

The following conditions are proposed for R-9 C188.

- 1) Each house must have at a minimum of 1800 sft. of heated floor space
- 2) Each house must have a deck or concrete patio (120 sft. min)
- 3) Each house must be constructed of hardiplank, masonry (brick or stone) or vinyl siding (minimum gauge 0.45) on at least 80% of each side
- 4) Each house must have a masonry foundation with crawl space (not including the garage) or stem wall slab foundation with a minimum height of 12 inches with brick/stone veneer on front and sides. If builder elects to only use brick/stone on front stem wall only, then builder will provide landscaping along the sides approved by the Town of Garner. All foundation sides without brick/stone will be parched concrete.
- 5) Each house will have a two-car garage.
- 6) All permitted uses for R-9 Zoning are allowable.
- 7) Require a deed restriction be put in place reserving a 20-foot undisturbed buffer along the entire Sutton Springs Common property line. Homeowners are allowed to clear the understory vegetation within the buffer on their lots with hand tools (effectively limited clearing to underbrush and removal of dead vegetation/trees), disallowing grading, and removal of trees 6" caliper and larger. Minimal disturbance may be allowed within the buffer area as required for fence installation. No large trees (6" caliper and larger) shall be removed for fence installation. (Revised 7-12-2016)

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

Owner(s)	Tract No.	Existing Zoning	New Zoning
Martha Bagley	1629152660	Residential 40 (R-40)	Residential 9 (R-9- C188)

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

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

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

Section 7. This ordinance shall become effective upon adoption.

Duly adopted this 19th day of July 2016.

MAYOR

ATTEST: _____
TOWN CLERK

I, Stella Gibson, Town Clerk of the Town of Garner hereby certify that this is a true copy of Ordinance No. (2016) _____ adopted by the Town Council of the Town of Garner in regular meeting assembled on and as recorded in Minute Book No. _____ () in the office of the Town Clerk, Garner Town Hall, North Carolina.

In WITNESS WHEREOF, I have hereunto affixed my hand and the seal of the Town of Garner, this 19th day of July 2016.

TOWN CLERK

REZONING ACTION MOTION WORKSHEET

Application #: CUD-Z-16-08 from R-40 to R-9 C188

Applicant: Hopper Communities

MOTION TO APPROVE REZONING REQUEST:

I move that the Council find the following regarding rezoning application CUD-Z-16-08

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

does not comply with the Comprehensive Growth Plan;

(AND) that the zoning application CUD-Z-16-08 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 CUD-Z-16-08.

(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-16-08; OR

deny rezoning request number Z-_____;

(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,

**TOWN OF GARNER
CUP-SB-16-04
CONDITIONAL USE PERMIT**

APPLICANT	Hopper Communities 173 Paraggi Court Clayton, NC 27520
LOCATION	1709 Clifford Road
USE	Residential Subdivision (115 lots)
DATE ISSUED	July 19, 2016

I. COMPLETENESS OF APPLICATION

The application is complete.

II. COMPLIANCE WITH ORDINANCE REQUIREMENTS

The application complies with all applicable requirements of the Unified Development Ordinance including Section 3.14 E. Special use review criteria.

III. GRANTING THE APPLICATION

The application is granted, subject to the following conditions:

- 1) The applicant shall complete the development strictly in accordance with the plans submitted to and approved by this Town Council, a copy of which is filed in the Town Hall. Any deviations from or changes in these plans must be pointed out specifically to the administrator in writing and specific written approval obtained as provided in the Unified Development Ordinance.
- 2) If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this permit shall be void and of no effect.
- 3) All applicable permit approvals shall be obtained by the applicant.

IV. SPECIFIC TO THE PROJECT

1. Road widening with curb/gutter sidewalk improvements shall be extended on Clifford Road between Streets A and F.
2. Left turn lanes shall be provided on Clifford Road at Street B and at Street F.
3. A fee-in-lieu of parkland dedication shall be paid to the Town of Garner prior to issuance of each building permit.
4. The applicant shall be responsible for roadway improvements as required by the NC Department of Transportation.

5. Homeowner Association documents must be filed with the first final plat submittal.

Cc: CE Group, Inc.
Attn: Joe Faulkner
301 Glenwood Road
Suite 220
Raleigh, NC 27603

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: July 19, 2016		
Subject: Amend Fire Prevention and Protection Ordinance		
Location on Agenda: Old/New Business		
Department: Inspections		
Contact: Tony Beasley, Inspections Director		
Presenter: Tony Beasley, Inspections Director		
Brief Summary: Amend Chapter 4- Fire Prevention and Protection Ordinance to add a section concerning Third Party Fire Protection and Control, Inspection, Testing and Maintenance Reporting and to clarify those authorized to bring enforcement action.		
Recommended Motion and/or Requested Action: Call for a Public Hearing for August 1, 2016 to amend Chapter 4 - Fire Prevention and Protection as noted.		
Detailed Notes: Law and Finance Recommends the attached changes to the ordinance to allow for 3rd party reporting and clarify those authorized to bring enforcement action.		
Funding Source: No cost to the town.		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations: 		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	TEB	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

Request for Public Hearing to Amend Chapter 4 of the Town of Garner Code of Ordinances related to Fire Prevention and Protection

July 11, 2016

To: Garner Town Council

From: Tony Beasley, Director of Inspections
Jeff Fogle, Chief Fire Inspector

Re: Ordinance and Agreement to use a third party vendor to fire protection reporting data

Background:

The Town of Garner Inspection Department relies on third party monthly, quarterly, semi-annual, and annual inspection reporting from third party agencies to ensure all fire suppression, fire detection and other life safety systems installed in commercial establishments are up to date and functioning correctly.

The reliability of all systems proves essential for proper life safety needs and property conservation requirements, which in essence assists with maintaining and preserving our tax base. The proper operation of all fire related systems also helps cut down on false alarms and the need for a costly “fire watch” conditions in businesses.

Unfortunately, due to the state mandated inspection frequencies, the Fire Inspection division may only visit a facility once every three years (or at most, annually) to review and confirm requirements are being met. History proves that many businesses fail to comply with third party inspection mandates and only comply after a fire inspection notes the deficiency. When this happens, it then requires multiple inspections to gain compliance and in most cases results in re-inspection fees.

Review:

Brycer, LLC and their proprietary “Compliance Engine” software desires to provide a service to all commercial occupancies in the Town of Garner and to collect, organize and store all code-required third party inspection and testing records. Their automated service would give both the Town of Garner Inspections Department and the Garner Volunteer Fire and Rescue Department the ability to receive

automatic notification when requirements are delinquent and need attention. This item and the attached amendment to the Town's Ordinance are being proposed to authorize the use of a third party proprietary software in this process.

The system was evaluated as follows:

Pros:

- The Compliance Engine automates the delivery of third party inspection and testing reports for fire and life safety systems.
- The Town can access the database anytime to review and respond to inspection requirements and needs especially in an emergency situation.
- It provides the both the Town and GGVFR a more comprehensive and accurate reporting system for the Firehouse software system.
- This is a proprietary solution, similar to using the Knox Company for our premise key control system, provided at no cost to the city.
- The inspected premise will not be billed nor are they responsible for submitting the reports via the Compliance Engine; their inspecting contractors will submit documents and pay the fees to the vendor.
- Other municipalities in North Carolina are using the same system including the City of Raleigh.
- There is no negative budget impact to the Town.

Cons:

- There will be a charge from the vendor to the affected inspection service of \$10.00 annually per each fire system reported on; however, monthly, quarterly and semi-annual reporting within the same service year will not incur additional fees.

This item was presented to the Law and Finance Committee on July 27th and received a favorable recommendation to bring the item to Council for action.

Recommendation:

The Town Council calls for a public hearing for the August 1st, 2016 meeting for consideration of an ordinance which authorizes the Town Inspection department to utilize third party proprietary software to track and manage commercial fire system inspection, maintenance and testing requirements.

We further ask that Town Council adopt clarifying language to Section 4-37 (c) to include the Director of Inspections and/or Chief Fire Inspector to those authorized to take enforcement action.

Attachments: TCE Agreement and Ordinance

ORDINANCE NO. (2016) 3824

ORDINANCE AMENDING CHAPTER 4 -FIRE PREVENTION AND PROTECTION-OF THE CODE OF ORDINANCES OF THE TOWN OF GARNER TO ADD A SECTION CONCERNING THIRD PARTY FIRE PROTECTION AND CONTROL, INSPECTION, TESTING AND MAINTENANCE REPORTING AND TO CLARIFY THOSE AUTHORIZED TO BRING ENFORCEMENT ACTION.

WHEREAS, in order to preserve and protect the public health and safety, and to satisfy the requirements of N.C.G.S. §160A-424, the Town of Garner assumes inspection duties as provided in N.C.G.S. §160A-411, the Town is required to have periodic inspection schedules for the purpose of identifying activities and conditions in buildings and structures that pose dangers of fire, explosion or related hazards; and

WHEREAS, pursuant to Section 104.1 of the North Carolina Fire Prevention Code, the fire code official is authorized to enforce the provisions of said code; and

WHEREAS, pursuant to Section 106.2 of the North Carolina Fire Prevention Code, the fire code official is authorized to conduct such inspections as are deemed necessary to determine the extent of compliance with the provision of said code and to approve reports of inspection by approved agencies or individuals and the fire code official is authorized to engage such expert opinion as deemed necessary to report upon unusual, detailed, or complex technical issues and

WHEREAS, pursuant to Section 107.2.1 of the North Carolina Fire Prevention Code, the fire code official is authorized make all required tests and inspection records available at all times, and

WHEREAS, the Town of Garner has adopted the provisions of the North Carolina Fire Prevention Code, current edition, adopted by the North Carolina Building Code Council and made the same applicable as the Fire Prevention Ordinance of the Town in Section 4-15 of the Code of Ordinances and has made certain amendments to the Fire Prevention Ordinance in Section 4 of the Code of Ordinances; and

WHEREAS, pursuant to the Town’s authority under N.C.G.S. §§160A-4, 160A-20.1, 160A-174, 160A-175, and 160A-177, the Town Council of the Town of Garner desires to amend the Fire Prevention Ordinance to require all inspection reports to be provided through a third party inspection reporting system, Brycer LLC.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Garner, Wake County, North Carolina, as follows:

SECTION 1:

A) Revise Section 4-37 (c) of Chapter 4, Fire Prevention and Protection, this hereby created to read as follows:

(c) Enforcement actions may be initiated by the Wake County Fire Marshal, the Wake County Emergency Management Director, the chief of the Garner Fire Department, **Director of Inspections and or Chief Fire Inspector** .

B) A new Section 4-16 of Chapter 4, Fire Prevention and Protection, is hereby created to read as follows:

Sec. 4-16 Third Party Inspection Reporting System.

Records of all required monthly, quarterly, and annual system inspections, tests, and maintenance, as required by section 604.6, 901.6, 904.11, 909.20 and their respective referenced National Fire Protection Association standards shall be provided to the Town of Garner through an approved third party inspection reporting system and reporting parties shall pay any fees associated with that service to the Town’s third party service provider.

Section 2. That if any section, subsection, sentence, clause, or phrase of this ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

The Town Council hereby declared that it would have passed this ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

Section 3. That all ordinances and clauses of ordinances in conflict herewith be and are hereby repealed, to the extent of such conflict.

Section 4. That this ordinance shall be enforced as provided in City Code Sec. 1.8.

Section 5. That this ordinance and rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect on its final passage and adoption by the Garner Town Council.

Duly adopted this 19th day of July, 2016.

Ronnie S. Williams, Mayor

ATTEST:

Stella Gibson, Town Clerk

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: July 19, 2016		
Subject: Extraterritorial Jurisdiction (ETJ) Extension Request		
Location on Agenda: Old/New Business		
Department: Planning		
Contact: Jeff Triezenberg, Assistant Planning Director		
Presenter: Jeff Triezenberg, Assistant Planning Director		
Brief Summary: This final report outlines staff's recommendation concerning a request to the Wake County Board of Commissioners for permission to extend Garner's ETJ (zoning and subdivision authority) to a net additional 6,699 acres of land in the Town's current County-designated short-range and long-range urban services area. The report represents the Town's justification for said request according to the County-established review criteria for granting permission to extend a municipality's ETJ. A draft resolution of request and cover letter to the County Board of Commissioner's is included.		
Recommended Motion and/or Requested Action: Adopt Resolution No. (2016) 2297		
Detailed Notes: See attached final extension request report, resolution and cover letter.		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	BB/jst	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

July 20, 2016

Dr. James West, Chair
Wake County Board of Commissioners
Post Office Box 550
Raleigh, North Carolina 27602

Dear Dr. West:

The Town of Garner requests approval from the Wake County Board of Commissioners for an extension of the Town's extraterritorial planning jurisdiction (ETJ). The Town of Garner has not requested an extension of its ETJ since 1988, shortly before Wake County adopted its first extension criteria. Since that time, Garner has undergone a considerable amount of growth, nearly doubling its 1990 population of 14,967. Today, the Town has seen its publicly managed water and sewer infrastructure gradually expand beyond the core area roughly bounded by Timber Drive and the City of Raleigh corporate limits, and within the next 10 years, highway 540 will push from Holly Springs through the southern fringe of Garner to Interstate 40. With these critical infrastructure improvements coming on the near horizon, we believe that these targeted future growth areas need to be within our ETJ so that we can administer the Town's land use regulations as well as adequately plan infrastructure improvements to accommodate the anticipated urban growth in this area.

Attached for your use are a Resolution, adopted by the Town Council on July 19, 2016, formally requesting an extension of our ETJ, and a report documenting and illustrating compliance with Wake County's criteria for reviewing requests for ETJ extensions and including a general location map identifying the requested ETJ extension areas. Should the Board of Commissioners or the county staff have questions concerning our request, please contact Jeff Triezenberg, Assistant Planning Director for the Town of Garner at 919-773-4445.

We look forward to working with Wake County on this important planning endeavor. Thank you for your consideration and cooperation.

Sincerely,

Ronnie S. Williams
Mayor

Enclosure

RESOLUTION NO. (2016) 2297

**RESOLUTION OF THE GARNER TOWN COUNCIL REQUESTING
EXTENSION OF THE TOWN'S EXTRATERRITORIAL JURISDICTION**

WHEREAS, the area requested for extraterritorial jurisdiction (ETJ) extension is designated by the Wake County Land Use Plan as lying in both the Town of Garner's short-range urban service area and long-range urban service area;

WHEREAS, the Town of Garner has annexation agreements in effect with the neighboring municipalities of Fuquay-Varina and Raleigh;

WHEREAS, the Town of Garner has demonstrated a commitment to comprehensive planning through its past planning efforts and present process to re-write the Garner Comprehensive Growth Plan and update to the 2010 Garner Transportation Plan; and

WHEREAS, the Town of Garner through the City of Raleigh Public Utilities Department is developing plans to serve this area with public water and sewer; and

WHEREAS, future development within this area will be at urban and suburban densities and voluntarily annexed into the Town of Garner's corporate limits; and

WHEREAS, the Town of Garner has continued to make steady progress over the last five years in annexing and supplying municipal services throughout its existing ETJ; and

WHEREAS, the area designated for ETJ extension is within three (3) miles of Garner's corporate limits; and

WHEREAS, the Town's official certified population estimate from the North Carolina Office of State Budget and Management stands at 27,289 for July 1, 2014; and

WHEREAS, the Town of Garner anticipates holding a public hearing on the question of adopting an ordinance extending its ETJ and the setting of zoning districts in the area upon County approval of this request;

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

Section 1. That the Garner Town Council requests that Wake County designate as Garner ETJ the area shown in the attached "Figure 7" from the Town of Garner ETJ Expansion proposal dated July 19, 2016 and that is part of Garner's short-range urban service area and long-range urban service area so designated in the Wake County Land Use Plan; and

Section 2. That the Garner Town Council requests that the Wake County Board of Commissioners consider imposing a moratorium on any new subdivisions utilizing well and septic systems in the proposed ETJ expansion area while the Town of Garner is in the process of receiving ETJ expansion approval from Wake County.

Duly adopted this 19th day of July, 2016.

MAYOR

ATTEST: _____
TOWN CLERK

**REPORT TO THE MAYOR AND TOWN COUNCIL
COUNCIL MEETING – July 19, 2016**



EXTRATERRITORIAL JURISDICTION (ETJ) EXTENSION REQUEST

prepared by: Jeff Triezenberg, AICP, GISP; Assistant Planning Director

REQUESTED ACTION:

Adopt attached resolution and authorize Town staff to forward attached report to the Wake County Board of Commissioners.

I. REQUEST & JUSTIFICATION

The Town of Garner is requesting permission from Wake County to amend its extraterritorial jurisdiction (ETJ) as follows:

+	7,153 acres (11.2 sq. mi.)
-	<u>454 acres (0.7 sq. mi.)</u>
NET	6,699 acres (10.5 sq. mi.)

This request in its entirety is depicted geographically in Figure 7. Throughout the Town’s request drafting process, efforts were made to avoid existing county subdivisions which have been constructed largely on private well and septic systems and are generally not in need of municipal services. However, in some cases, including such subdivisions has been necessary to maintain a cohesive jurisdictional boundary. Other “barriers to urban growth” as referred to in NCGS §160A-360(b) such as the large tracts belonging to the transmitter stations along US 70 have also been left out of this request. In all cases, the boundaries of the extension areas do not split individual parcels (except where the parcel is already split by an intervening roadway) or subdivisions (as defined by the NCGS). Furthermore, all of the extension areas are either located within the Town’s Short Range or Long Range Urban Service areas.

The largest area of request (Area A) is along the southeastern edges of Garner into most of the remaining undeveloped areas left in Wake County between the Town of Garner and the Town of Clayton. This area extends from Rock Quarry Road and the North Carolina Railroad (NCRR) corridor in the north to Swift Creek in the south and encompasses 4,008 acres (6.3 sq. mi.). The northern and central portions lie entirely within the White Oak Creek drainage basin and has seen considerable commercial, industrial and multi-family development over the past decade.

Figure 1: Area A

Meanwhile, the southern portion lies within the Swift Creek drainage basin, is adjacent to the site of the new South Garner High School and has seen considerable residential growth pressures in just the past year, including current plans for a 212-unit single family subdivision.

The second largest area of request (Area B) is centered on McCuller's Crossroads north of Ten Ten Road. It stretches from Lake Wheeler Road in the west to Old Stage Road in the east, and encompasses 1,390 acres (2.2 sq. mi.). This area is largely served by municipal utilities due to the annexation and development of nearly two (2) square miles of land in this area that lies outside of the Town's current ETJ. The Town has recently approved plans for 412 multifamily units and up to 187 single family units signaling continued growth in this area.

Figure 2: Area B

The third largest area of request

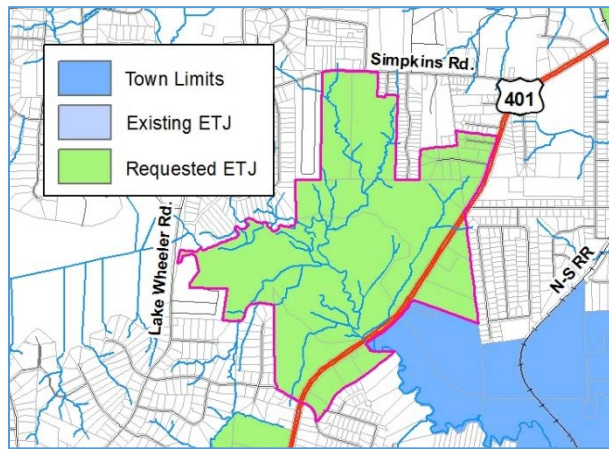


Figure 3: Area C

(Area C) is adjacent to Swift Creek along US 401/ Fayetteville Road comprising 465 acres (0.7 sq. mi.). Plans have recently been approved for the mixed use Swift Creek Station development which has already been annexed into the Town's corporate limits. Swift Creek Station has been designed to accommodate 600 single family residential units as well as 100,000 square feet of commercial space. The commercial space may alternatively be used for multifamily residential units depending on future demand studies. Development of this

approved project will extend water and sewer into this general area of request. It should be noted that 37% of this request area is floodplain and adjacent lands owned by the City of Raleigh, thus limiting the development potential of the request area to just 291 acres (0.5 sq. mi.).

The last significant area of request (Area D) is situated between Old Stage Road and the Norfolk-Southern railroad line running south to Fuquay-Varina, and it comprises 345 acres (0.5 sq. mi.). This area is likely to experience redevelopment pressures in the coming years as roads are improved, traffic volumes increase and access is consolidated. Some non-residential growth is also expected along portions of US 401/Fayetteville Road. The

railroad tracks and the paralleling course of Steep Hill Creek provide a readily identifiable boundary for this request area.

Figure 4: Area D

The remaining request areas (Area E1 – E6) are a series of small areas along the perimeter of the County’s watershed area for Lake Benson. Altogether, these areas comprise 132 acres (0.2 sq. mi.). In general, these areas are located in close proximity to past annexations and focus on bringing in those surrounding parcels large enough to accommodate future development.

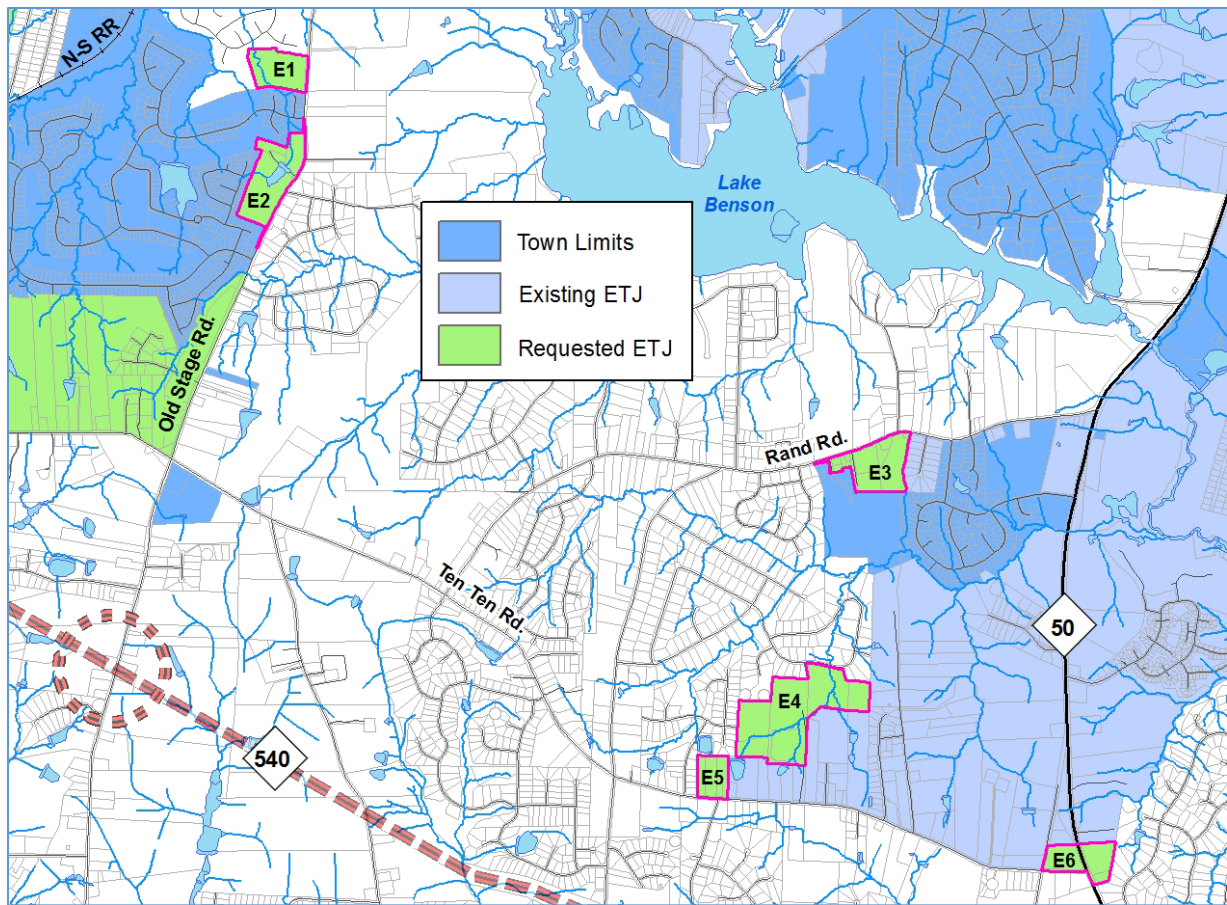


Figure 5: Areas E1-E6

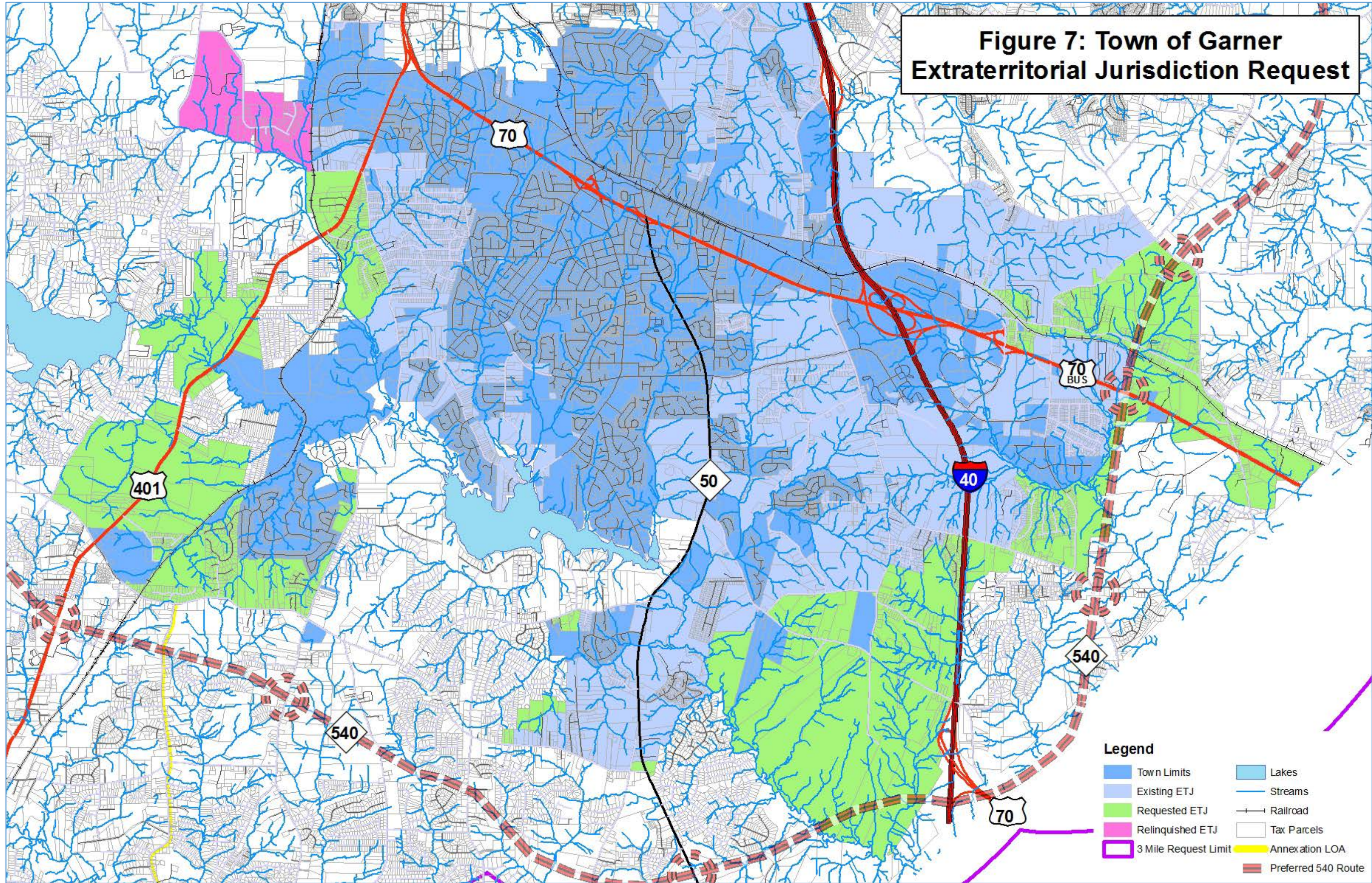
Finally, this request also includes a desire to relinquish of ETJ back to Wake County in an area along Inwood Road between Lake Wheeler Road (west) and the Norfolk-Southern Railroad line (east), comprising 454 acres (0.7 sq. mi.).

As mentioned previously, the Norfolk-Southern Railroad line forms a readily identifiable boundary. For areas north of US 401/Fayetteville Road and west of the Norfolk-Southern tracks, the tracks present a significant barrier to future water and sewer service. Furthermore, most of this land is either owned by the State of North Carolina or has

Figure 6: Area F

been developed for residential purposes with no direct road connections to the Town of Garner. The Town does not foresee this area ever being annexed and thus requests that Wake County resume planning and zoning controls over this acreage.

**Figure 7: Town of Garner
Extraterritorial Jurisdiction Request**



- Legend**
- Town Limits
 - Existing ETJ
 - Requested ETJ
 - Relinquished ETJ
 - 3 Mile Request Limit
 - Lakes
 - Streams
 - Railroad
 - Tax Parcels
 - Annexation LOA
 - Preferred 540 Route

Figure 7: All Areas

II. Conformance with Wake County ETJ Extension Review Criteria

- A. Classification as Urban Services Area:** *The area proposed for ETJ expansion should be classified as Urban Services Area associated with the municipality.*

Figures 8 and 9 show that all of the request areas (represented by the green diagonal striping) are located either in the Town of Garner's Short Range Urban Service Area (SRUSA in dark orange) or the Town of Garner's Long Range Urban Service Area (LRUSA in light orange). Gray colors represent other jurisdictions. Of the 7,153 acres requested, 1,501 acres (21%) are located in the Town's

SRUSA while the remaining 5,652 acres (79%) are located in the Town's LRUSA.

Figure 8: Garner USA Overlapped by Area A

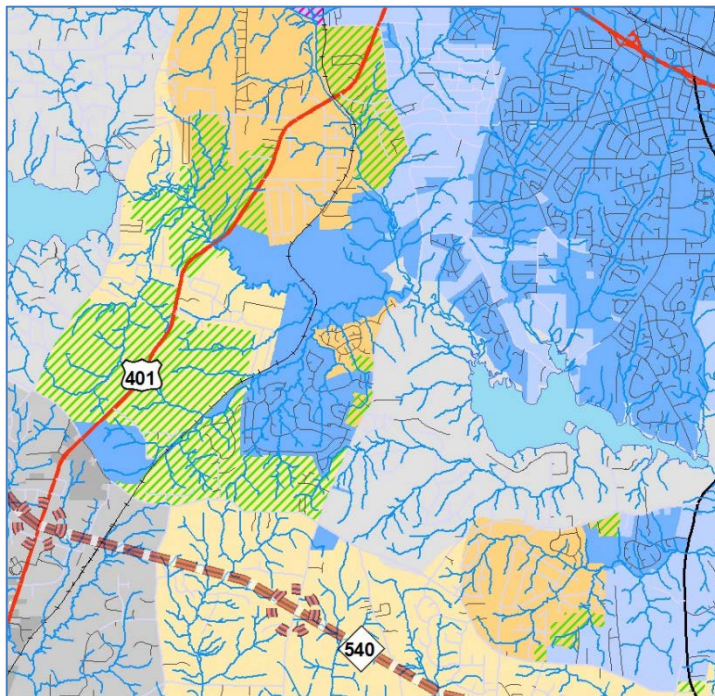


Figure 9: Garner USA Overlapped by Areas B - E

At first glance, it might seem that the percentage of the request area comprised of the Town's SRUSA should be higher; however, Garner Planning would note that currently there are only 3,639 acres in the Town's SRUSA while there is 24,900 acres in the Town's LRUSA. Therefore, the request actually accounts for 41% of the Town's existing SRUSA and just 23% of the Town's existing LRUSA.

B. Commitment to Comprehensive Planning: *The municipality should demonstrate a commitment to comprehensive planning, preferably including adopted land use, public facilities and transportation plans, engineering studies, and a capital improvements program (CIP) including funding to implement the CIP. This commitment must be demonstrated through official actions by the governing body.*

1. Land Use Planning

The Town of Garner adopted its current “*Comprehensive Growth Plan*” in September 2006. Prior to that, the Town had adopted the “*Centennial Long Range Plan – 2025*” in 1989. The Town is continuing in its commitment to comprehensive land use planning by undertaking the drafting of a new plan between April 2016 and the summer of 2017. A contract with the consulting team was approved by the Garner Town Council on April 19, 2016. www.garnerforward.com

2. Transportation Planning

The Town of Garner adopted its current “*Garner Transportation Plan – 2010*” in October 2010. Prior to that, the Town had adopted the “*Garner Transportation Plan – A Blueprint for Future Travel*” in November 1999. The Town is continuing in its commitment to transportation planning by undertaking the drafting of an updated plan between April 2016 and the summer of 2017. A contract with the consulting team was approved by the Garner Town Council on April 19, 2016. It should be noted that all roads in the Town’s existing ETJ and proposed ETJ extension areas are either state maintained or privately maintained. Upon annexation, some roads may become Town roads and are then maintained with funds from the Town of Garner Public Works Department’s annual operating budget.

3. Capital Improvements Program

In FY ’90, the Town of Garner produced its first attempt at a unified Capital Improvements Program (CIP) by including in the adopted annual budget document a 4-year projection of capital needs both within the Town’s General Fund and its Utility Fund. These 4-year projections would continue on in subsequent years as an appendix to the adopted annual budget document. In FY ’91, the Town would set up a separate Capital Projects Fund, an Enterprise Capital Projects Fund and an Enterprise Capital Reserve Fund. The two project funds would identify capital projects for the current fiscal year associated with General Fund Revenues and Enterprise Fund Revenues respectively. Meanwhile, the reserve fund was initiated to set aside money for future water and wastewater upgrades.

In FY ’94, the Town had developed written policies related to budgetary and fiscal matters. Related to capital improvements, the first policy was to “Develop CIP”. Specifically, the policy stated that “The Town of Garner will plan for capital improvements over a multi-year period of time. The Capital Improvements

Program will directly relate to the long-range plans and policies of the Town of Garner”.

By FY '02, the various enterprise funds had been closed as the Town’s water and wastewater systems were transferred to the City of Raleigh. A Capital Project Fund continues to be operated for capital projects financed out of General Fund revenues. In the appendix of each annual budget document, a four to six-year projection of capital needs (the Capital Improvement Program) is included. The annual budget document also identifies the funding source for each authorized project, whether it be General Fund revenues, bond proceeds, grants or others.

The following table shows the Town’s overall financial picture with the Capital Project Fund balance included. Due to the variability of funding sources, including the sale of bonds, the balance within the Capital Project Fund can vary widely from year to year.

Fiscal Year	General Fund	Capital Project Fund	Overall Fund Balance
FY '11	\$20,631,168	\$6,857,936	\$27,489,104
FY '12	\$23,418,824	\$2,156,493	\$25,575,317
FY '13	\$23,764,906	\$823,760	\$24,588,666
FY '14	\$21,219,874	\$13,919,259	\$35,139,133
FY '15	\$23,732,949	\$23,964,606	\$47,697,555
FY '16			

A copy of the Town’s current adopted Capital Improvements Program is appended to this report as “Appendix A”, and a copy of the Town’s current adopted Capital Project Fund is appended to this report as “Attachment B”.

C. Adoption of Special Regulations: *NOTE - For evaluating an ETJ expansion request, the municipality's application of such special regulations to its existing ETJ should be considered as evidence of its willingness to apply these special regulations.*

1. Transportation Corridors: *Where the municipality proposed ETJ expansions along major transportation corridors designated by the County as Special Transportation Corridors, the municipality should have adopted and be willing to apply regulations comparable to those for Special Transportation Corridors.*

Wake County has designated Interstate 40 (I-40) in Garner's Urban Service Area as a special transportation corridor that is regulated by the county's Special Highway Overlay District (SHOD). The Town of Garner has long maintained a similar overlay district for I-40, officially titled the "I-40 Overlay District". This overlay district is applied to both sides of the interstate out to a distance of 1,250 feet from the right-of-way. If any portion of a building or parking area falls within this boundary, the overlay regulations are applied to the entire building or parking area. It is furthermore "the intent of this section that as great a part of the tracts within the corridor as possible be left in an undisturbed or enhanced state of vegetation, and that sufficient areas of natural transitional buffer between uses remain so that the proposed use will be visually in harmony with the natural wooded character of the area". The overlay regulations may be found in their entirety within [Section 4.12](#) of the Town of Garner UDO.

With the extension of NC 540 from Holly Springs, it is anticipated that the I-40 Overlay District would serve as a model for an overlay district for that controlled access freeway corridor. Certainly, the Town of Garner has exhibited a commitment to addressing similar planning concerns as evidenced by the adoption of several overlay districts along other prominent corridors such as US 70/401 Thoroughfare Overlay District, the Timber Drive Overlay District, the Timber Drive East Overlay District and the Garner Road Overlay District.

2. Water Supply Protections: *Where the municipality proposed ETJ expansions within a water supply watershed, the municipality should have adopted, and be willing to apply, water supply protection policies and provisions that meet or exceed the applicable State water supply watershed regulations or an adopted Plan for the water supply watershed.*

Lands downstream of the Dempsey Benton Water Treatment Plant and Lake Benson along Swift Creek are currently regulated by the Swift Creek Conservation District rules found within [Section 4.13](#) of the Town of Garner UDO. The stated purpose of these regulations is to "protect and preserve the water quality of the Swift Creek Watershed below Lake Benson while allowing the orderly development of land in this environmentally sensitive area" because both federal and state agencies have determined "that this watershed area provides significant wildlife, aquatic, or plant life habitats that possess characteristics unique to the Town of Garner".

Although none of the extension areas are located within the Lake Benson water supply watershed, the Town continues to apply and maintain the regulations for existing ETJ areas via the Lake Benson Conservation District. The regulations of this district may be found in their entirety within [Section 4.9](#) of the Town of Garner UDO and further exemplify the Town's commitment to meeting this criterion.

D. Municipal Water and Sewer Service. *The municipality should show how the area proposed For ETJ expansion will be served by water and sewer service within five (5) years of the effective date of ETJ extension. The systems should be designed with adequate treatment capacity and adequately sized major trunk line extensions to service the area proposed for ETJ expansion. The municipality should include needed improvements in its capital improvements program (CIP).*

1. Water Treatment

The Town of Garner’s water is supplied by the City of Raleigh through its two (2) treatment facilities at Falls Lake and Lake Benson - the E.M. Johnson Water Treatment Plant (EMJWTP) and Dempsey E. Benton Water Treatment Plant (DEBWTP) respectively. The EMJWTP can supply up to 86 million gallons of potable water per day (MGD), and the DEBWTP can currently supply up to 20 MGD – for a combined total of 116 MGD. On average, these two plants combined are producing 50 MGD to meet current consumption levels, leaving an excess in current capacity averaging 66 MGD.

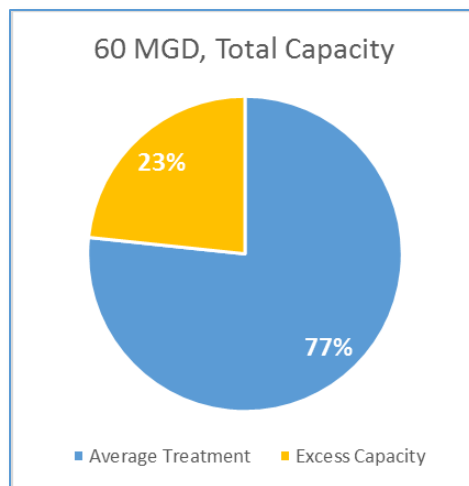
In 2015, the Town of Garner was allocated 6.3 MGD of the total 116 MGD, and this allocation increases by 3% each year through 2025 according to current agreements. Of those 6.3 MGD, the Town only used 2.1 MGD or 33% of its allocated capacity. This percentage of capacity used has decreased from a high of 48% in 2010, thereby indicating that for the past five (5) years, capacity has outpaced consumption in the Town of Garner. Therefore, it is reasonable to state that Garner has considerable room to take on more growth in terms of potable water capacity.

Capacity Upgrade Projects: The City of Raleigh is currently waiting on a decision from the United States Army Corps of Engineers (USACE) concerning a pending request for a reallocation of the storage in Falls Lake. This request could

potentially increase the available water supply to Raleigh utility customers. A decision is expected on or before June 2017.

2. **Wastewater Treatment**

The Town of Garner’s wastewater is treated by the City of Raleigh at its Neuse River Resource Recovery Facility (N3RF). The N3RF has the capacity to treat a maximum of 60 million gallons of wastewater per day, and in 2015, it treated an overall average of 46 MGD (77% capacity). It should be note that the City of Raleigh operates two other treatment plants that handle much of the wastewater from the communities of Wake Forest and Zebulon, as well as portions of Rolesville.



In 2015, the Town of Garner was allocated 5.6 MGD of the total 60 MGD of treatment capacity, and this allocation increases by 3% each year through 2025 according to current agreements. Of those 5.6 MGD, the Town only used 1.9 MGD or 34% of its allocated capacity. This percentage of capacity used has decreased from a high of 51% in 2010, thereby indicating that for the past five (5) years, capacity has outpaced treatment need in the Town of Garner. Therefore, it is reasonable to state that Garner has considerable room to take on more growth in terms of wastewater treatment capacity.

Capacity Upgrade Projects: The City of Raleigh is currently engaged in a project to upgrade the N3RF to an overall treatment capacity of 75 MGD – a gross percentage total treatment capacity increase of 25%. Originally set out in four (4) phases of work, phases 1 and 2 are already completed. Phase 3 is about 85% complete as of March 2016, and phase 4 will take approximately 2.5 years to complete after that. By January 2020, assuming 3% annual growth in MGD treated, the excess treatment capacity of the N3RF will stand at approximately 23 MGD or 31%, a net gain of 8% or an additional 9 MGD over today’s figures.

3. Water Transmission Mains

Northeast Area: A major water line along US 70 already services the northern parts of Area A; however, the completion of a 16-inch section further west along Garner Road will improve the circulation in the vicinity of the future 540. Similarly, a new above ground storage tank in the White Oak vicinity will improve water pressure, and a major upgrade of existing mains along Jones Sausage Road will boost overall capacities as well.

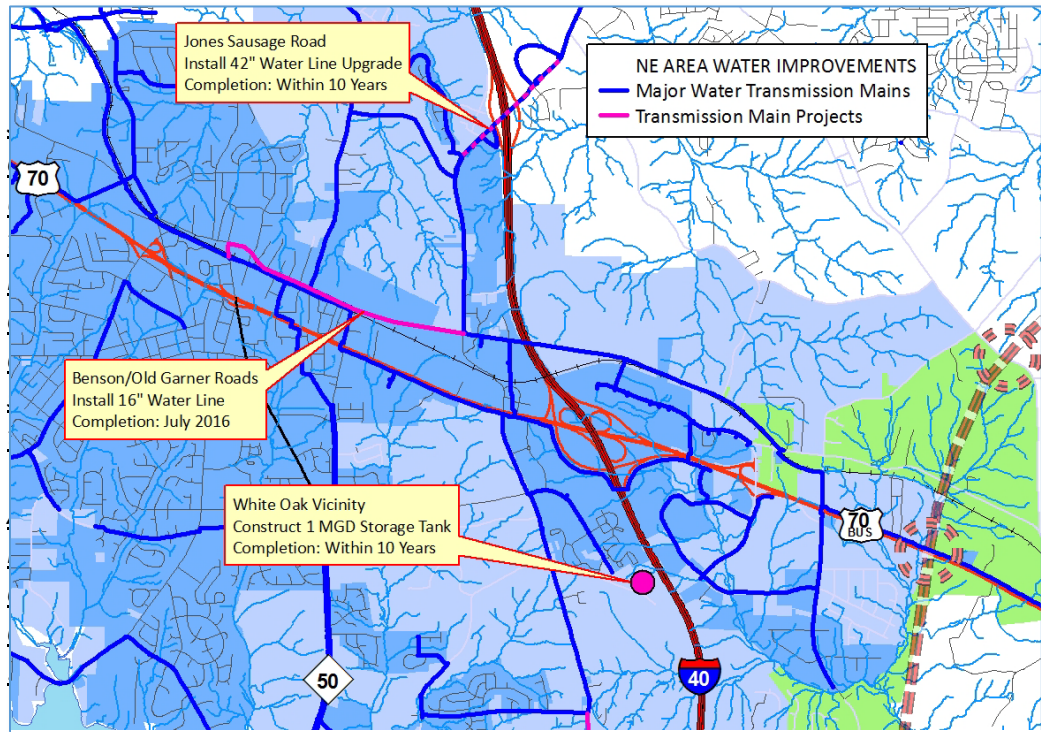


Figure 10: City of Raleigh 10-Year CIP Utility Projects in Northeast Garner

Meanwhile, several looping projects will expand water service in the southern portions of Area A. The installation of a 24-inch line from the Dempsey Benton Water Treatment Plant to the east along Oregon Trail will improve water capacities around the new South Garner High School. Additional projects along New Bethel Church Road and Hebron Church Road will ensure good circulation connecting to White Oak Road and Clifford Road.

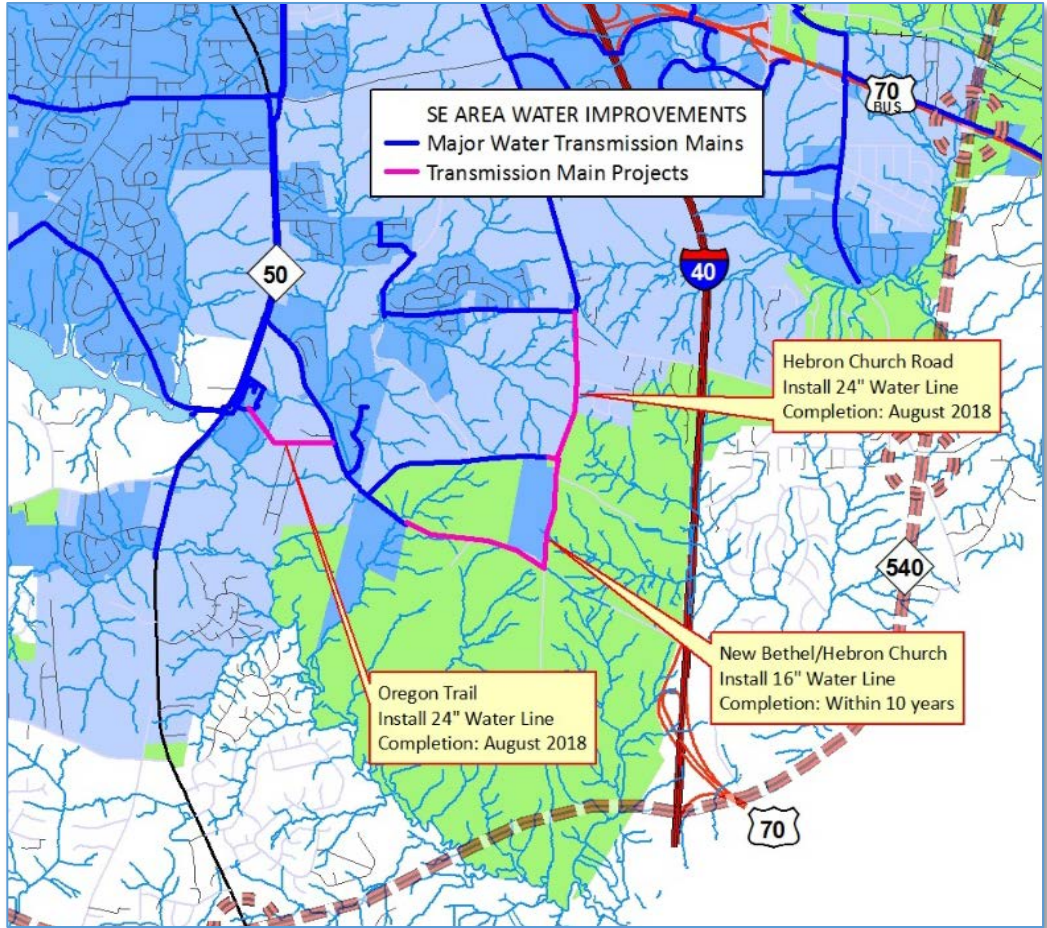


Figure 11: City of Raleigh 10-Year CIP Utility Projects in Southeast Garner

4. Sewer Outfalls and Pump Stations

Aversboro Road: As of the writing of this report, work is underway on significant improvements serving the western portions of the Town of Garner's Urban Service Area. The pumping capacity of the Aversboro Pump Station just north of Lake Benson is being upgraded from 1.7 MGD to 4.7 MGD – an increase of 176%. At the same time, a parallel force main is being constructed to the east of the station along Buffalo Road to empty into the outfall running to the NC 50 Pump Station. The existing line is 14 inches in diameter, while the new parallel line will be 24 inches in diameter. According to the current 10-year plan, upgrades will also be made to the White Deer Outfall in the near future, replacing the existing 18-inch outfall with a 30-inch outfall. All of these projects (shown below) primarily aim to improve service in central Garner and the McCullers Crossroads area. Secondly, they enable the Town to expand gravity service in to additional sub-basins further up Swift and Steep Hill creeks.

Figure 12: Aversboro Road Pump Station Area Wastewater Improvements

Big Branch: Work will soon be underway on a significant improvement serving the northern portions of the Town of Garner. The pumping capacity of the Big Branch South Pump Station near the corner of Rock Quarry and South New Hope roads in Raleigh will be upgraded from 5.7 MGD to 9.5 MGD – an increase of 67%. This project (shown below) will have an immediate benefit to North Garner west of Interstate 40 via the existing Mill Branch Outfall. With a few minor

extensions of gravity outfalls further south along Big Branch, this project will also benefit areas north of the North Carolina Railroad line and east of Interstate 40, including parts of the historic Auburn community.

Figure 13: Big Branch South Pump Station Area Wastewater Improvements

E. Evidence of Feasibility for Urban Density Development. *Areas proposed for ETJ extension by a municipality should be capable of being developed to an average density feasible for municipal annexation. This criterion is closely related to the ability of a municipality to serve the area with water and sewer service in accordance with its plan for development.*

The Town of Garner is uniquely situated at this time to prepare itself for urban growth due to the following important factors:

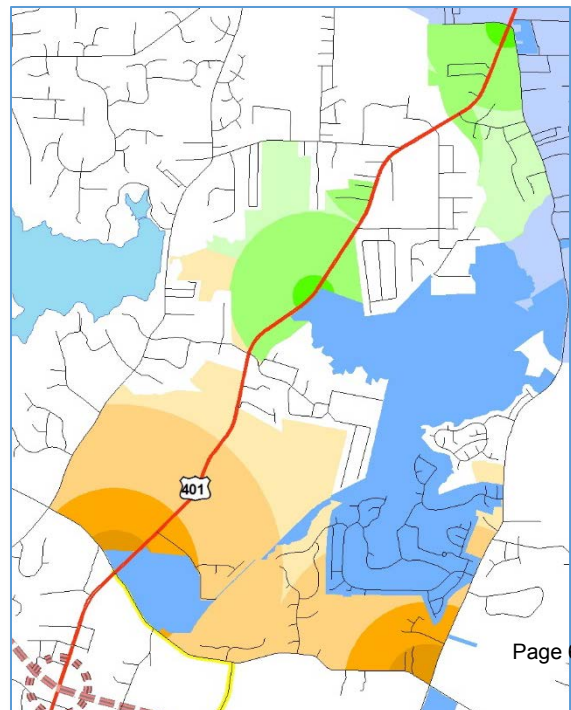
- Completion of NC 540 from Holly Springs first to US 401 (by 2020, STIP# R-2721) and to I-40 (by 2024, STIP# R-2828);
- Continued county-wide population growth;
- Completion by 2020 of \$35,000,000 in local public projects financed by voter-approved bonds;
- Availability of larger undeveloped parcels between the current Town of Garner corporate limits and the NC 540 corridor; and
- Planned upgrade of US 401 to a superstreet cross-section beginning in 2020 (STIP# U-5302).

According to state statutes, the urban density threshold necessary for annexation is set at 2.3 persons per acre. According to the Town of Garner’s Comprehensive Growth Plan, only three (3) of the 11 land use designations may fall under this threshold:

Land Use	Residential Density
Neighborhood Secondary Residential	1-3 dwelling units/acre
Community Secondary Residential	1-2.5 dwelling units/acre
Conservation Area	Up to 1 dwelling unit/acre

It should also be noted that even development as low as 0.9 dwelling units per acre will yield a population of 2.3 persons per acre since the average household size in Garner is 2.59 people per dwelling unit. Nonetheless, a more detailed analysis of future development according to the Garner Comprehensive Growth Plan follows.

Setting the “special land use designations” aside (Conservation Area, Special Transportation Corridor, Employment Center and Regional Center), and focusing on the seven (7) node-based land use designations, we find that the request areas would be mapped as seen in the figures to the right and below.



Legend











-  Community Core
-  Community Mixed-Use
-  Community Primary Residential
-  Community Secondary Residential
-  Neighborhood Core
-  Neighborhood Primary Residential
-  Neighborhood Secondary Residential
-  Town Limits
-  Existing ETJ
-  Annexation LOA

Figure 14: Areas B – E2 by Comprehensive Growth Plan

Figure 15: Area A and Areas E3 - E6 by Comprehensive Growth Plan

Areas of each land use designation were then calculated and the lowest number of units per acre applied. The total number of dwelling units for each land use designation was then multiplied by the Town of Garner’s average household size to determine an expected number of total residents. Where two or more designations overlapped, the higher numbered designation as reflected in the table below was used. In the end, the grand total number of residents was divided by the total number of acres in the request area to determine the expected density of people per acre once the entire area is developed.

Land Use	Acres	Units/ Acre	Dwelling Units	Average HH Size	Total Residents
1) Community Core	179	10.0	1,790	2.59	4,636
2) Neighborhood Core	62	3.0	186	2.59	481
3) Community Mixed-Use	481	6.0	2,886	2.59	7,474
4) Community Primary Residential	1,654	2.5	4,135	2.59	10,709
5) Neighborhood Primary Residential	887	3.0	2,661	2.59	6,891
6) Community Secondary Residential	2,368	1.0	2,368	2.59	6,133
7) Neighborhood Secondary Residential	314	1.0	314	2.59	813
Undesignated Areas	1,210				
GRAND TOTALS	7,156				37,137
OVERALL PEOPLE/ACRE	5.19 (exceeds 2.3)				

- F. Annexation within Ten (10) Years.** *ETJ extensions should only be granted for areas anticipated to be substantially developed and annexed within ten (10) years. The ten year period projection should be used as a guideline, and is adopted with the understanding that actual progress in development and annexation of a given ETJ area may vary from that originally projected at the time of ETJ extension. To determine the potential for annexation with ten (10) years the following should be considered: relevant County and Municipal plans and policies, past development experiences and previous projections.*

Local Policy: The Town of Garner’s annexation policy has long been to require voluntary annexation as a condition of the provision of municipal water and/or sewer service. This policy has been waived four (4) times due to extenuating circumstances – in the cases of the Gatewood Subdivision, the Gipson Pond Subdivision, the Indian Creek Overlook Subdivision and the Green Spring Valley Mobile Estates.



Figure 16: Sewer Lines (green) in Green Spring Valley Mobile Estates (ETJ) and adjacent Eagle Ridge (Town)

State Statutes: Changes to state law in 2011 concerning annexations initiated by municipalities have all but ensured that large investments in water and sewer infrastructure will no longer be made to service existing subdivisions and parcels with functioning well and septic service due to the high costs of installation and extension, and the reduced means of recouping even the costs of individual service lines. Furthermore, there are unanswered legal questions regarding the ability of municipalities to construct improvements on private property. Consequently, the Town of Garner is unlikely to change its local policy of conducting a voluntary annexation program only.

Within the Town’s existing ETJ, approximately 1,321 acres of land (2.06 sq. mi.) are in existing subdivisions; and another 730 acres of land (1.14 sq. mi.) within request areas are in existing subdivisions. These figures highlight the fact that some subdivided areas of both the Town of Garner’s existing ETJ and some of the request area will likely never be annexed into the Town of Garner’s corporate limits. These areas are shown in yellow in Figure 14.

Figure 17: Subdivisions Unsuitable for Annexation

Since annexation of these pockets of pre-existing development is unlikely, it further highlights the need for ETJ as a tool that can help accomplish the purpose of “carrying out plans in a coordinated and efficient manner” (NCGS 160A-361.a.4). Without it, Wake County would be divided haphazardly into areas with different zoning and development rules.

Population Growth: After a period of slow population growth in the 1990’s of approximately 1.8% per year, Garner’s growth surged to approximately 4.5% per year between 2000 and 2010. Since then, the Town estimates its population growth to be back between 1% and 2%, although several approved apartment projects, townhomes and single-family subdivisions in calendar years 2015 and 2016 are likely to push that figure closer to between 3% and 4% in the near future.

Year	Census Bureau Population	Increase	% Increase
1980	10,073	-	-
1990	14,967	4,894	48.6%
2000	17,757	2,790	18.6%
2010	25,745	7,988	45.0%
2014	27,814 (<i>estimate</i>)	2,069	8.0%

Building Permit Data: Building permit data for new residential buildings (4 dwelling units or less) and new non-residential buildings also exhibits Garner’s growth and urbanization over the past 10 years. It is doubtful that these figures would ever return to the pre-recession levels of 2006 and 2007; however, it is encouraging to note that current overall new permit values are on average twice what they were during the recession.

Year	Residential #	Residential \$	Non-Residential #	Non-Residential \$
2006	469	\$80,361,988	28	\$36,714,073
2007	272	\$49,484,475	49	\$135,331,334
2008	76	\$17,628,415	20	\$19,645,471
2009	46	\$7,836,990	21	\$18,056,559
2010	56	\$8,929,843	7	\$4,268,773
2011	50	\$9,860,697	12	\$10,805,700
2012	86	\$14,977,488	6	\$10,599,594
2013	55	\$11,511,669	28	\$24,927,436
2014	94	\$16,313,720	12	\$27,295,593
2015	58	\$8,503,147	23	\$30,317,025

Annexation Outside ETJ: It should also be noted here, as in Section G, that the Town of Garner has already annexed approximately 1,431 acres (2.24 sq. mi.) beyond the Town’s current ETJ boundary. This signifies that there is substantial pressure for development nearby.

Although the Town notes it is unrealistic to expect **all** ETJ areas to be annexed within 10 years due to the presence of existing subdivisions and quarries, as well as fluctuations in the economy, Town staff believe the preceding evidence indicates that a significant portion will be developed and annexed while providing consistent land development regulations across the requested geographic area.

G. Existing ETJ. *An ETJ expansion may be granted to a municipality only when it demonstrates substantial progress in meeting this criterion.*

1. Analysis of Entire ETJ Area. *When a municipality requests additional ETJ, the municipality must demonstrate its progress in annexing and supplying municipal services, especially water and sewer, through the entirety of its existing ETJ.*

On May 2, 1988, Wake County approved the criteria found in this report for the review of ETJ expansion proposals. At this time, the Town of Garner contained approximately 4,202 acres (6.57 sq. mi.) of land within its corporate limits. In the 28 years since then, the Town has added approximately 5,705 acres (8.91 sq. mi.) of land to its corporate limits as shown in the map below. A minor land transfer also occurred during this time in which approximately 2.34 acres of Garner's corporate limits near Mechanical Boulevard and Hammond Road was transferred to the City of Raleigh.

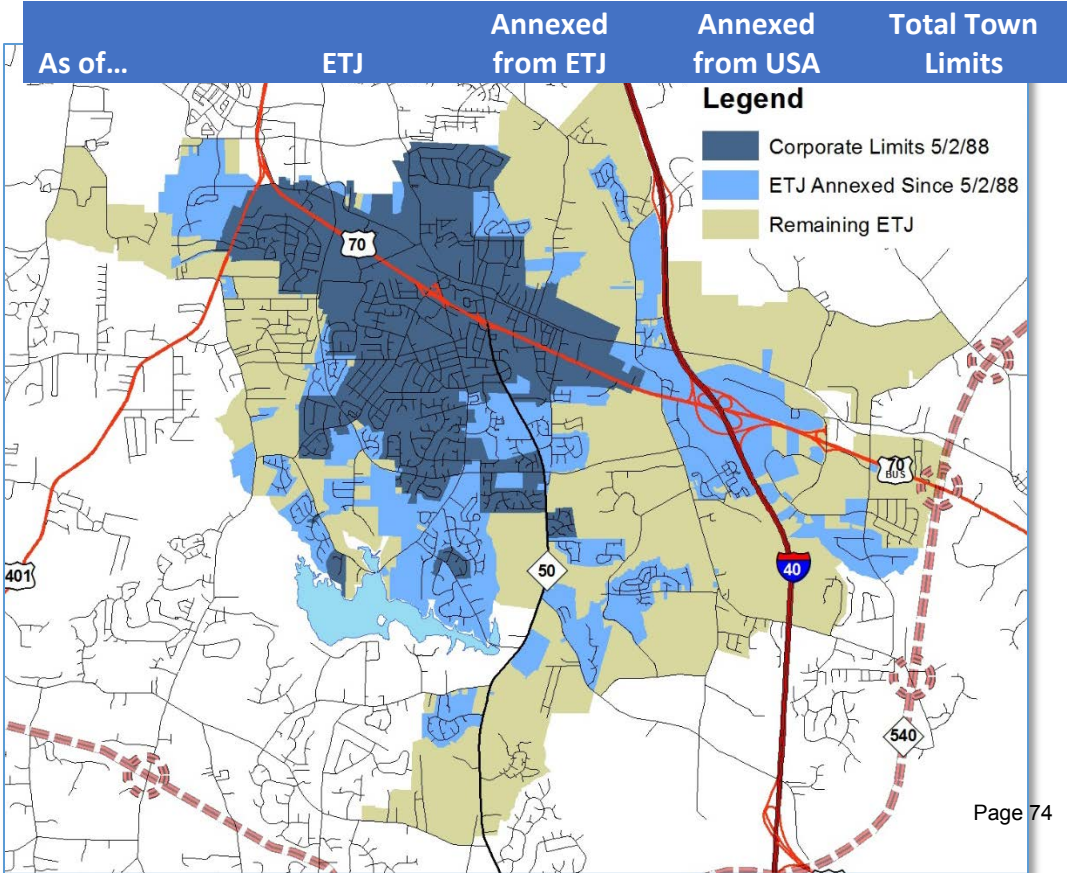
Figure 18: All Annexation Since May 2, 1988

Of that annexed area, approximately 1,431 acres (2.24 sq. mi.) or 25 percent (25%) was located beyond the Town’s ETJ boundary. These areas are shown in blue in the figure below.

Figure 19: Areas Annexed Outside Existing ETJ Boundary

On May 2, 1988, the size of Garner’s ETJ – exclusive of the existing corporate limits – was approximately 13,405 acres (20.95 sq. mi.). Given the previous figures, it means that the Town of Garner has annexed approximately 4,274 acres (6.68 sq. mi.) or 32 percent (32%) of that ETJ since May 2, 1988.

The Town of Garner’s annexation progress may also be summarized in the following table. All figures are in square miles.



May 2, 1988	20.95	6.57	0.00	~6.57
July 5, 2016	14.29	13.25	2.24	~15.49

When factoring in “un-annexable” portions of the existing ETJ, the preceding

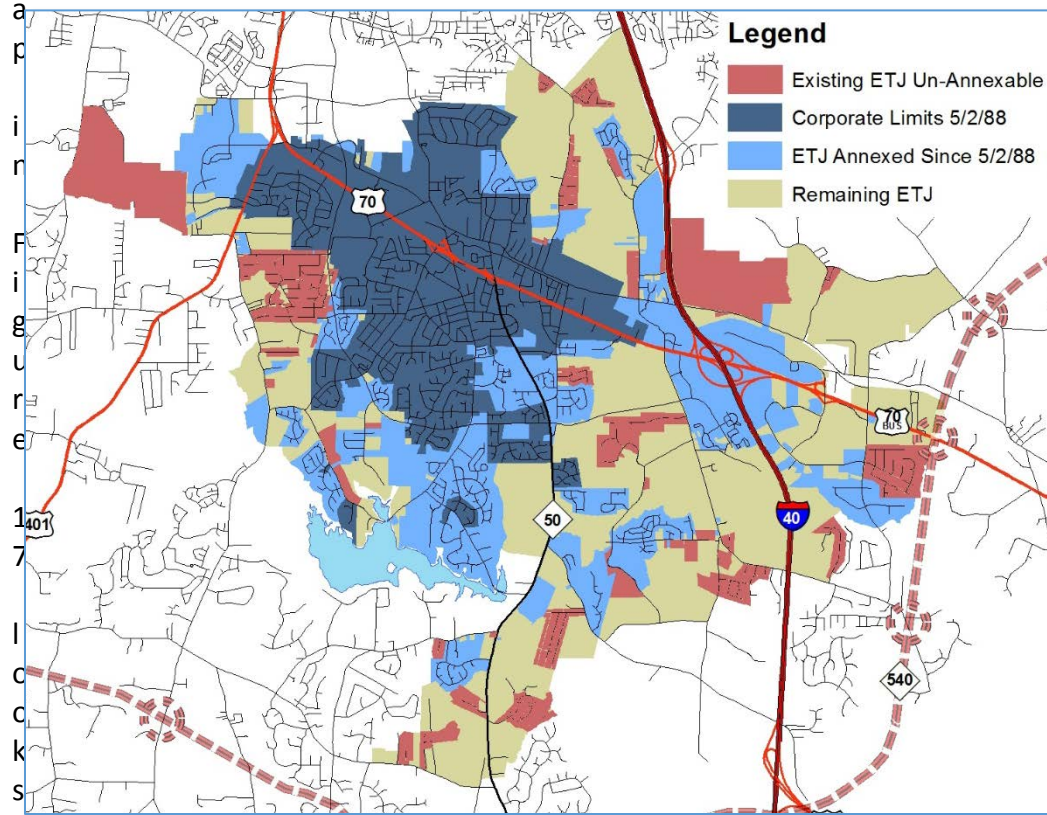


Figure 21: Annexed Since May 2, 1988 with Un-Annexable Areas

s follows:

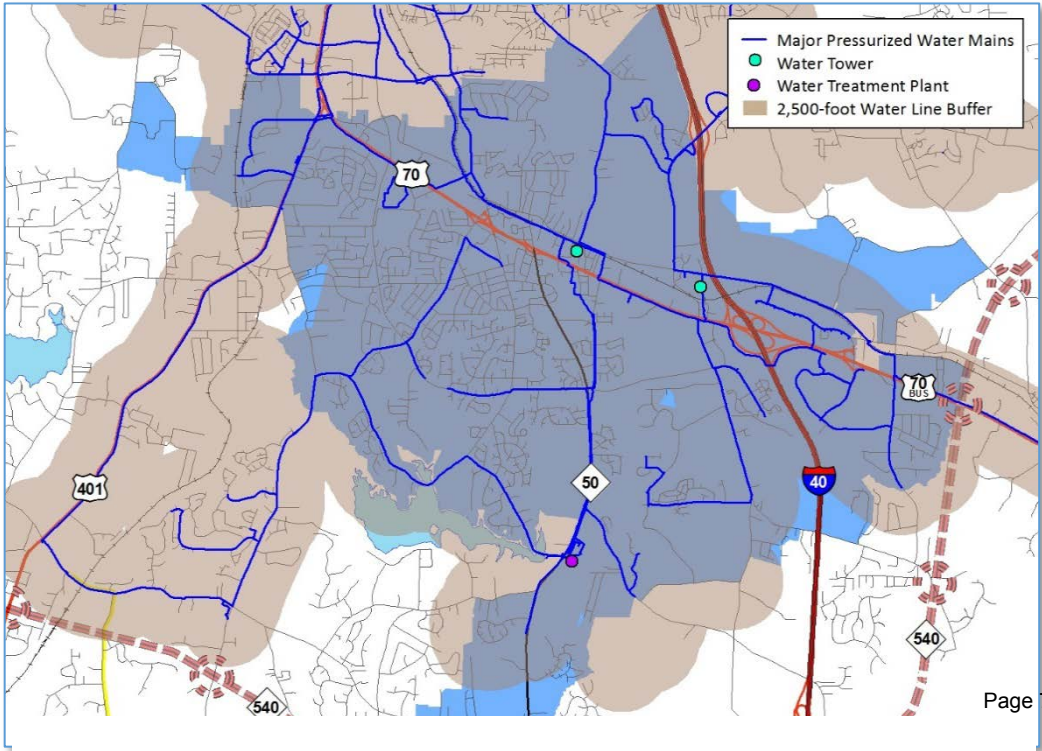
If the Town’s ETJ was approximately 13,405 acres (20.95 sq. mi.) on May 2, 1988, and the Town of Garner has annexed approximately 4,274 acres (6.68 sq. mi.) or 32 percent (32%) of that ETJ since then, and another 2,132 acres (3.33 sq. mi.) will likely never be annexed; then approximately 10.94 square miles is a more realistic figure of ETJ remaining.

The following figures also demonstrate the water and sewer coverage in relation to the existing ETJ. A 2,500-foot buffer of existing lines is shown due to that being the Wake County requirement for connection to municipal services. It should be noted that there are many areas already outside the existing ETJ with access to both water and sewer services. The largest area lacking coverage is the area between Auburn-Knightdale Road and Wall Store Road. However, it should

be noted that sewer service is gradually being extended from the north due to continued development in Southeast Raleigh while water is approaching from both the south (US 70) and the north. Furthermore, the pending upgrades in 2017 at the Big Branch Pump Station shows the City of Raleigh's commitment to serve that basin.

Figure 22: Existing Sewer Coverage

Figure 23: Existing Water Coverage



- 2. Analysis of ETJ Areas Granted Post 5/2/88.** *For all areas of ETJ granted after May 2, 1988, the municipality must specifically address its progress in complying with the criteria under which that ETJ was originally granted.*

The Town of Garner has not requested, nor has it received, any additional ETJ areas since May 2, 1988; therefore this part of the criterion is not applicable.

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: July 19, 2016		
Subject: Notification to the Council of budget transfers		
Location on Agenda: Reports		
Department: Finance		
Contact: Pam wortham		
Presenter: Rodney Dickerson		
Brief Summary: In accordance with our Budget Development Policy regarding transfers between personnel services category to or from another, those transfers are to be reported to the Town Council.		
Recommended Motion and/or Requested Action: No action, report only		
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: Notification only, no council action required.		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:		
Finance Director:	PW	
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

Budget Transfers

Item 7 of the Town's Budget Development Policies reads as follows:

"Budget amendments will be brought to Town Council for consideration as needed. The Town Manager is authorized to transfer amounts between line items within a department, provided that *transfers to or from the personnel services category of expense to or from another category of expense shall be reported to the Council* at the first regularly scheduled meeting of each month. Transfers between departments and revisions of the revenue or expenditure totals, or utilization of any fund balance, shall require Council approval by ordinance. Funds from capital project budgets to be closed shall be transferred into the General Fund, unless an external restriction or previously-imposed Council ordinance dictates otherwise."

For the fiscal year ended June 30, 2016, we made the following transfers that met these criteria.

<u>Department</u>	<u>Moved From</u>	<u>Moved To</u>	<u>Amount</u>
Town Council	Dues & Subscription	Group Insurance	\$ 600.00
Engineering	Contract Services	Group Insurance	755.00
Fleet Management	Dept Supplies	Overtime Salaries	2,950.00
Police Operations	Salaries – Temp	Uniforms	12,403.00
Police Operations	Salaries – Temp	Psych Exams	5,463.00

Permits Issued From 06/01/2016 To 06/30/2016

Commercial	Total Permits 22	Total Cost \$2,415,403.00
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Permit #:	2160211	Inside Town Limits	Yes
Issue date:	6/13/2016	Census tract:	PIN#: 1720-38-1944
Lot#:	Subdivision: N/A	Total cost:	\$1,390,790.00
PropAddress:	50 EAGLE WING WAY		
Owner's	RICH BARTA	Owner's Phone:	704-342-0410
Contractor	WIMCO CORP	Contractor's Phone:	252-946-5175
Type of Improvement:	New Building	Proposed Use	MERCANTILE/RETAIL

Permit #:	2160430	Inside Town Limits	Yes
Issue date:	6/1/2016	Census tract:	PIN#: 1701-19-0232
Lot#:	Subdivision: N/A	Total cost:	\$58,462.00
PropAddress:	1822 GARNER STATION BLVD		
Owner's	BPG MANAGEMENT	Owner's Phone:	919-872-9000
Contractor	BPG MANAGEMENT CO. - NC	Contractor's Phone:	919-872-9000
Type of Improvement:	Alteration	Proposed Use	STORAGE/WAREHOUSE

Permit #:	2160465	Inside Town Limits	No
Issue date:	6/6/2016	Census tract:	PIN#: 1700-85-8364
Lot#:	Subdivision: N/A	Total cost:	\$25,000.00
PropAddress:	828 THOMPSON ROAD		
Owner's	VERIZON WIRELESS	Owner's Phone:	704-510-8684
Contractor	SKYWARD TELECOM LLC	Contractor's Phone:	919-556-5562
Type of Improvement:	Alteration	Proposed Use	COLLOCATION TOWER

Permit #:	2160492	Inside Town Limits	Yes
Issue date:	6/23/2016	Census tract:	PIN#: 1710-44-0477
Lot#:	Subdivision: N/A	Total cost:	\$175,576.00
PropAddress:	1885 AVERSBORO ROAD		
Owner's	WIDEWATERS GARNER COMPANY LLC	Owner's Phone:	315-445-8538
Contractor	WIDEWATERS CONSTRUCTION, INC.	Contractor's Phone:	315-445-8540
Type of Improvement:	Addition	Proposed Use	ASSEMBLY/AMUSEMENT

Permit #:	2160512	Inside Town Limits	Yes
Issue date:	6/6/2016	Census tract:	PIN#: 1701-38-1706
Lot#:	Subdivision: N/A	Total cost:	\$19,662.00
PropAddress:	1405 GARNER STATION BLVD		
Owner's	BATTLEGROUND REST. GROUP	Owner's Phone:	336-272-9335
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permits Issued From 06/01/2016 To 06/30/2016

Permit #:	2160525	Inside Town Limits	Yes
Issue date:	6/2/2016	Census tract:	PIN#:
Lot#:		Subdivision:	N/A
PropAddress:	500 WEST MAIN STREET		
Owner's	TOWN OF GARNER	Owner's Phone:	919-772-4688
Contractor		Contractor's Phone:	
Type of Improvement:	Electrical	Proposed Use	OTHER

Permit #:	2160526	Inside Town Limits	Yes
Issue date:	6/7/2016	Census tract:	PIN#:
Lot#:		Subdivision:	N/A
PropAddress:	100 VANDORA SPRINGS ROAD		
Owner's	BODDIE NOELL ENTERPRISES	Owner's Phone:	612-242-9233
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2160527	Inside Town Limits	Yes
Issue date:	6/7/2016	Census tract:	PIN#:
Lot#:		Subdivision:	N/A
PropAddress:	800 NORTH GREENFIELD PKWY		
Owner's	WURTH REVCAR FASTENERS	Owner's Phone:	919-772-9930
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2160540	Inside Town Limits	Yes
Issue date:	6/8/2016	Census tract:	PIN#: 1701-19-0232
Lot#:		Subdivision:	N/A
PropAddress:	1822 GARNER STATION BLVD		
Owner's	KRIS BENGSTON	Owner's Phone:	919-585-3446
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	Alteration	Proposed Use	BUSINESS/OFFICE

Permit #:	2160547	Inside Town Limits	Yes
Issue date:	6/28/2016	Census tract:	PIN#: 1702-11-3068
Lot#:		Subdivision:	N/A
PropAddress:	3600 JUNCTION BLVD		
Owner's	PLAZA EL TORO # 2	Owner's Phone:	919-807-9575
Contractor	C. K. JOHNSON LLC	Contractor's Phone:	919-488-9569
Type of Improvement:	New Building	Proposed Use	RESTAURANT

Permits Issued From 06/01/2016 To 06/30/2016

Permit #:	2160558	Inside Town Limits	Yes
Issue date:	6/10/2016	Census tract:	PIN#: 1711-90-1142
Lot#:		Subdivision: N/A	Total cost: \$3,500.00
PropAddress:	308 US HWY 70 EAST		
Owner's	LAILA FARZANA	Owner's Phone:	919-332-3556
Contractor	C-STORE SERVICES	Contractor's Phone:	919-669-3557
Type of Improvement:	Removal	Proposed Use	OTHER

Permit #:	2160573	Inside Town Limits	Yes
Issue date:	6/15/2016	Census tract:	PIN#:
Lot#:		Subdivision: N/A	Total cost: \$100.00
PropAddress:	2027 WEST GARNER ROAD		
Owner's	DAVID CHAMBLE	Owner's Phone:	919-779-7474
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	New Building	Proposed Use	OTHER

Permit #:	2160581	Inside Town Limits	Yes
Issue date:	6/16/2016	Census tract:	PIN#:
Lot#:		Subdivision: N/A	Total cost: \$9,300.00
PropAddress:	1521 VANDORA SPRINGS RD		
Owner's	VANADORA SPRINGS CHURCH	Owner's Phone:	919-779-1304
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2160585	Inside Town Limits	Yes
Issue date:	6/17/2016	Census tract:	PIN#:
Lot#:		Subdivision: N/A	Total cost: \$7,150.00
PropAddress:	1319 FIFTH AVE		
Owner's	SUNBELT GARNER LLC	Owner's Phone:	919-662-7848
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2160590	Inside Town Limits	Yes
Issue date:	6/21/2016	Census tract:	PIN#:
Lot#:		Subdivision: N/A	Total cost: \$2,500.00
PropAddress:	1340 WEST GARNER ROAD		
Owner's	ANGIE MIKUS	Owner's Phone:	919-661-6767
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	HOOD EXHAUST SYSTEM

Permits Issued From 06/01/2016 To 06/30/2016

Permit #:	2160591	Inside Town Limits	Yes
Issue date:	6/21/2016	Census tract:	PIN#:
Lot#:		Subdivision:	N/A
PropAddress:	1600 AVERSBORO ROAD		
Owner's	AVERSBORO ROAD BAPTIST CHURCH	Owner's Phone:	
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	CHURCH/RELIGIOUS

Permit #:	2160597	Inside Town Limits	Yes
Issue date:	6/27/2016	Census tract:	PIN#:
Lot#:		Subdivision:	N/A
PropAddress:	1501 US HIGHWAY 70 EAST		
Owner's	AUTOBELL CARWASH	Owner's Phone:	
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2160601	Inside Town Limits	Yes
Issue date:	6/24/2016	Census tract:	PIN#: 1720-46-3976
Lot#:		Subdivision:	N/A
PropAddress:	120 SHENSTONE BLVD		
Owner's	TNT FIREWORKS	Owner's Phone:	919-961-5102
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	New Structure	Proposed Use	TEMPORARY TENT

Permit #:	2160602	Inside Town Limits	Yes
Issue date:	6/24/2016	Census tract:	PIN#: 1701-16-3746
Lot#:		Subdivision:	N/A
PropAddress:	4500 FAYETTEVILLE ROAD		
Owner's	TNT FIREWORKS	Owner's Phone:	919-215-2107
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	New Structure	Proposed Use	TEMPORARY TENT

Permit #:	2160606	Inside Town Limits	Yes
Issue date:	6/24/2016	Census tract:	PIN#: 1711-13-7366
Lot#:		Subdivision:	N/A
PropAddress:	301 VANDORA SPRINGS ROAD		
Owner's	BRANCH BANKING & TRUST CO.	Owner's Phone:	919-779-6705
Contractor		Contractor's Phone:	
Type of Improvement:	Plumbing	Proposed Use	BUSINESS/OFFICE

Permits Issued From 06/01/2016 To 06/30/2016

Permit #:	2160608	Inside Town Limits	Yes
Issue date:	6/27/2016	Census tract:	PIN#:
Lot#:		Subdivision:	N/A
PropAddress:	1409 MECHANICAL BLVD		
Owner's	JERRY BROWN	Owner's Phone:	919-772-4302
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM
		Total cost:	\$4,000.00

Permit #:	2160609	Inside Town Limits	Yes
Issue date:	6/27/2016	Census tract:	PIN#:
Lot#:		Subdivision:	N/A
PropAddress:	503 WEST MAIN ST		
Owner's	GARNER VOLUNTEER FIRE DEPT	Owner's Phone:	919-291-6640
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM
		Total cost:	\$8,243.00

Permits Issued From 06/01/2016 To 06/30/2016

Residential	Total Permits 96	Total Cost \$2,919,077.84
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Permit #:	2160299	Inside Town Limits	Yes
Issue date:	6/2/2016	Census tract:	PIN#:
Lot#:		Subdivision:	BAINBRIDGE
PropAddress:	311 BAINBRIDGE CIRCLE	Total cost:	\$1,500.00
Owner's Contractor	DANNY & ELIZABETH BATTEN	Owner's Phone:	
Type of Improvement:	Plumbing	Proposed Use	SEWER SERVICE

Permit #:	2160403	Inside Town Limits	Yes
Issue date:	6/9/2016	Census tract:	PIN#: 1629-06-1693
Lot#:	47	Subdivision:	SUTTON SPRINGS
PropAddress:	275 PECAN HARVEST DRIVE	Total cost:	\$133,000.00
Owner's Contractor	CALATLANTIC GROUP INC	Owner's Phone:	919-465-5908
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2160404	Inside Town Limits	Yes
Issue date:	6/9/2016	Census tract:	PIN#: 1629-06-3721
Lot#:	48	Subdivision:	SUTTON SPRINGS
PropAddress:	267 PECAN HARVEST DRIVE	Total cost:	\$133,000.00
Owner's Contractor	CALATLANTIC GROUP INC	Owner's Phone:	919-465-5908
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2160408	Inside Town Limits	No
Issue date:	6/13/2016	Census tract:	PIN#:
Lot#:		Subdivision:	INWOOD FOREST
PropAddress:	112 YATES FOREST LANE	Total cost:	\$29,260.00
Owner's Contractor	JOSEPH EVANGELISTA	Owner's Phone:	804-336-8421
Type of Improvement:	Addition	Proposed Use	SCREENED PORCH

Permit #:	2160462	Inside Town Limits	Yes
Issue date:	6/2/2016	Census tract:	PIN#: 1700-95-7509
Lot#:		Subdivision:	HEATHER HILLS
PropAddress:	807 FLANDERS ST	Total cost:	\$11,000.00
Owner's Contractor	JASON PFAU	Owner's Phone:	619-729-6861
Type of Improvement:	Addition	Proposed Use	SCREENED PORCH

Permits Issued From 06/01/2016 To 06/30/2016

Permit #:	2160495	Inside Town Limits Yes	
Issue date:	6/6/2016	Census tract:	PIN#: 1619-87-7602
Lot#:	60	Subdivision: GLENS AT BETHEL	Total cost: \$152,625.00
PropAddress:	149 DEREHAM LANE		
Owner's	ADAMS HOMES	Owner's Phone:	919-233-6747
Contractor	ADAMS HOMES AEC, LLC	Contractor's Phone:	850-934-0470
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2160503	Inside Town Limits Yes	
Issue date:	6/7/2016	Census tract:	PIN#:
Lot#:		Subdivision: SOUTH CREEK	Total cost: \$4,000.00
PropAddress:	128 WHITE CAP LANE		
Owner's	DAVID BROADWELL	Owner's Phone:	919-624-6096
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2160504	Inside Town Limits Yes	
Issue date:	6/6/2016	Census tract:	PIN#: 1711-29-0817
Lot#:	21	Subdivision: CLOVERDALE	Total cost: \$5,995.00
PropAddress:	515 KENWAY STREET		
Owner's	BUDDY HALL	Owner's Phone:	704-221-6805
Contractor	CARDINAL BUILDINGS LLC	Contractor's Phone:	919-422-5670
Type of Improvement:	New Structure	Proposed Use	RESIDENTIAL STORAGE

Permit #:	2160515	Inside Town Limits Yes	
Issue date:	6/3/2016	Census tract:	PIN#: 1720-30-3191
Lot#:	42	Subdivision: TUNBRIDGE	Total cost: \$165,000.00
PropAddress:	117 NAYLOR CREEK PLACE		
Owner's	WESTAN CONSTRUCTION	Owner's Phone:	919-614-6652
Contractor	WESTAN CONSTRUCTION, LLC	Contractor's Phone:	910-229-2698
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2160516	Inside Town Limits Yes	
Issue date:	6/2/2016	Census tract:	PIN#: 1619-02-6493
Lot#:	64	Subdivision: CREEKSIDE	Total cost: \$105,541.00
PropAddress:	100 BLOSSOM CREEK DRIVE		
Owner's	WILSON PARKER HOMES	Owner's Phone:	919-678-3477
Contractor	WILSON PARKER HOMES	Contractor's Phone:	704-608-1968
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permits Issued From 06/01/2016 To 06/30/2016

Permit #:	2160517	Inside Town Limits	Yes
Issue date:	6/3/2016	Census tract:	PIN#: 1720-30-3050
Lot#:	43	Subdivision: TUNBRIDGE	Total cost: \$175,000.00
PropAddress:	109 NAYLOR CREEK PLACE		
Owner's	WESTAN CONSTRUCTION	Owner's Phone:	919-614-6652
Contractor	WESTAN CONSTRUCTION, LLC	Contractor's Phone:	910-229-2698
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2160518	Inside Town Limits	Yes
Issue date:	6/3/2016	Census tract:	PIN#: 1629-39-4721
Lot#:	46	Subdivision: TUNBRIDGE	Total cost: \$157,200.00
PropAddress:	508 COALYARD DRIVE		
Owner's	WESTAN CONSTRUCTION	Owner's Phone:	919-614-6652
Contractor	WESTAN CONSTRUCTION, LLC	Contractor's Phone:	910-229-2698
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2160519	Inside Town Limits	Yes
Issue date:	6/2/2016	Census tract:	PIN#: 1619-02-4450
Lot#:	15	Subdivision: CREEKSIDE	Total cost: \$134,968.00
PropAddress:	190 ROARING CREEK DRIVE		
Owner's	WILSON PARKER HOMES	Owner's Phone:	919-678-3477
Contractor	WILSON PARKER HOMES	Contractor's Phone:	704-608-1968
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2160520	Inside Town Limits	Yes
Issue date:	6/1/2016	Census tract:	PIN#: 0699-68-1670
Lot#:	130	Subdivision: EAGLE RIDGE	Total cost: \$6,000.00
PropAddress:	101 MICKLESON RIDGE DRIVE		
Owner's	DEBORAH JACKSON	Owner's Phone:	919-337-2485
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2160522	Inside Town Limits	Yes
Issue date:	6/1/2016	Census tract:	PIN#:
Lot#:		Subdivision: FOREST HILLS	Total cost: \$2,500.00
PropAddress:	1310 PINEVIEW DRIVE		
Owner's	JAMES WEAVER	Owner's Phone:	919-662-1058
Contractor		Contractor's Phone:	
Type of Improvement:	Electrical	Proposed Use	GENERATOR

Permits Issued From 06/01/2016 To 06/30/2016

Permit #:	2160523	Inside Town Limits	Yes
Issue date:	6/1/2016	Census tract:	PIN#:
Lot#:		Subdivision:	N/A
PropAddress:	5780 JONES SAUSAGE ROAD		
Owner's	MARK & JUDE BROOKS	Owner's Phone:	919-218-8379
Contractor		Contractor's Phone:	
Type of Improvement:	Electrical	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2160524	Inside Town Limits	No
Issue date:	6/20/2016	Census tract:	PIN#: 1720-03-4158
Lot#:	13	Subdivision:	FOX HAVEN
PropAddress:	208 FOX TRAP COURT		
Owner's	MICHAEL & BAMBI AMICK	Owner's Phone:	919-413-4845
Contractor	COOL POOLS NC LLC	Contractor's Phone:	919-367-7277
Type of Improvement:	Addition	Proposed Use	SWIMMING POOL

Permit #:	2160528	Inside Town Limits	Yes
Issue date:	6/3/2016	Census tract:	PIN#:
Lot#:		Subdivision:	N/A
PropAddress:	220 BENSON ROAD		
Owner's	BILL DUMONT	Owner's Phone:	919-625-1715
Contractor		Contractor's Phone:	
Type of Improvement:	Plumbing	Proposed Use	PLUMBING

Permit #:	2160529	Inside Town Limits	Yes
Issue date:	6/7/2016	Census tract:	PIN#:
Lot#:		Subdivision:	FOLEY STATION
PropAddress:	1316 STAPLETON DRIVE		
Owner's	JOEL SINCLAIR	Owner's Phone:	919-417-6140
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2160530	Inside Town Limits	Yes
Issue date:	6/6/2016	Census tract:	PIN#: 0699-97-6505
Lot#:	229	Subdivision:	EAGLE RIDGE
PropAddress:	220 COMPETITION ROAD		
Owner's	JERRY HOLLEMAN	Owner's Phone:	919-724-6465
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permits Issued From 06/01/2016 To 06/30/2016

Permit #:	2160531	Inside Town Limits	Yes
Issue date:	6/6/2016	Census tract:	PIN#: 1711-29-0817
Lot#:	21	Subdivision: CLOVERDALE	Total cost: \$7,265.00
PropAddress:	515 KENWAY STREET		
Owner's	BUDDY HALL	Owner's Phone:	704-221-6805
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2160532	Inside Town Limits	Yes
Issue date:	6/6/2016	Census tract:	PIN#: 1711-49-3430
Lot#:	79	Subdivision: CLOVERDALE	Total cost: \$12,000.00
PropAddress:	3900 CORWIN ROAD		
Owner's	CYNTHIA SPENCER	Owner's Phone:	919-779-6764
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2160534	Inside Town Limits	Yes
Issue date:	6/6/2016	Census tract:	PIN#: 1701-56-1648
Lot#:	160	Subdivision: GREENBRIER	Total cost: \$900.00
PropAddress:	416 ROXANNE DRIVE		
Owner's	CHARLES POWELL	Owner's Phone:	919-810-9390
Contractor		Contractor's Phone:	
Type of Improvement:	Electrical	Proposed Use	ELECTRICAL SERVICE REC

Permit #:	2160535	Inside Town Limits	Yes
Issue date:	6/8/2016	Census tract:	PIN#: 0699-86-3563
Lot#:	34	Subdivision: EAGLE RIDGE	Total cost: \$5,000.00
PropAddress:	455 SEASTONE STREET		
Owner's	ROBERT YURGAL	Owner's Phone:	919-779-5045
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2160536	Inside Town Limits	Yes
Issue date:	6/7/2016	Census tract:	PIN#:
Lot#:		Subdivision: N/A	Total cost: \$6,204.00
PropAddress:	109 PINEWAY STREET		
Owner's	BRIAN & SHEILA JACOBSON	Owner's Phone:	623-261-6986
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permits Issued From 06/01/2016 To 06/30/2016

Permit #:	2160537	Inside Town Limits	Yes
Issue date:	6/15/2016	Census tract:	PIN#: 1710-06-6109
Lot#:		Subdivision: SOUTHVIEW	Total cost: \$1,818.00
PropAddress:	104 BLACKTHORNE PLACE		
Owner's	STEWART & AMY GREGORY	Owner's Phone:	
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	New Structure	Proposed Use	RESIDENTIAL STORAGE

Permit #:	2160538	Inside Town Limits	Yes
Issue date:	6/7/2016	Census tract:	PIN#:
Lot#:		Subdivision: EDGEBROOK	Total cost: \$8,725.00
PropAddress:	107 TIARA COURT		
Owner's	DAMON DAVENPORT	Owner's Phone:	919-523-3523
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2160541	Inside Town Limits	Yes
Issue date:	6/9/2016	Census tract:	PIN#: 1711-27-4182
Lot#:	207	Subdivision: WESTON RIDGE	Total cost: \$2,200.00
PropAddress:	104 HAVENVIEW COURT		
Owner's	BOBBY BOST	Owner's Phone:	984-234-8940
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2160542	Inside Town Limits	Yes
Issue date:	6/8/2016	Census tract:	PIN#: 1711-31-8386
Lot#:	10	Subdivision: FOREST HILLS	Total cost: \$25,000.00
PropAddress:	603 BUTLER DRIVE		
Owner's	MICHAEL GRIFFITH	Owner's Phone:	919-327-0553
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	Alteration	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2160543	Inside Town Limits	Yes
Issue date:	6/17/2016	Census tract:	PIN#: 1710-47-9804
Lot#:	18	Subdivision: LAWNSDALE TOWNES	Total cost: \$210,500.00
PropAddress:	110 HEATHER PARK DRIVE		
Owner's	SUMMERS WALK DEVELOPMENT	Owner's Phone:	
Contractor	BRUCE NICHOLS	Contractor's Phone:	779-2252
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permits Issued From 06/01/2016 To 06/30/2016

Permit #:	2160544	Inside Town Limits	Yes
Issue date:	6/17/2016	Census tract:	PIN#: 1710-47-9800
Lot#:	17	Subdivision: LAWNSDALE TOWNES	Total cost: \$210,500.00
PropAddress:	118 HEATHER PARK DRIVE		
Owner's	SUMMERS WALK DEVELOPMENT	Owner's Phone:	919-772-6620
Contractor	BRUCE NICHOLS	Contractor's Phone:	779-2252
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2160545	Inside Town Limits	Yes
Issue date:	6/17/2016	Census tract:	PIN#: 1710-47-8796
Lot#:	16	Subdivision: LAWNSDALE TOWNES	Total cost: \$210,500.00
PropAddress:	126 HEATHER PARK DRIVE		
Owner's	SUMMERS WALK DEVELOPMENT	Owner's Phone:	919-772-6620
Contractor	BRUCE NICHOLS	Contractor's Phone:	779-2252
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2160546	Inside Town Limits	Yes
Issue date:	6/17/2016	Census tract:	PIN#: 1710-47-8793
Lot#:	15	Subdivision: LAWNSDALE TOWNES	Total cost: \$210,500.00
PropAddress:	134 HEATHER PARK DRIVE		
Owner's	SUMMERS WALK DEVELOPMENT	Owner's Phone:	919-772-6620
Contractor	BRUCE NICHOLS	Contractor's Phone:	779-2252
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2160548	Inside Town Limits	Yes
Issue date:	6/8/2016	Census tract:	PIN#: 1710-54-4015
Lot#:	68	Subdivision: VAN STORY HILLS	Total cost: \$3,650.00
PropAddress:	704 ATCHISON STREET		
Owner's	CLARENCE DYSON	Owner's Phone:	919-772-7203
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2160549	Inside Town Limits	Yes
Issue date:	6/9/2016	Census tract:	PIN#: 1701-92-4481
Lot#:		Subdivision: N/A	Total cost: \$5,700.00
PropAddress:	101 GLENN MEADOW COURT		
Owner's	KEITH STRINGER	Owner's Phone:	919-801-8653
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permits Issued From 06/01/2016 To 06/30/2016

Permit #:	2160551	Inside Town Limits Yes	
Issue date:	6/13/2016	Census tract:	PIN#: 1710-36-0672
Lot#:		Subdivision: HEATHER HILLS	Total cost: \$2,500.00
PropAddress:	1006 BRUCEMONT DRIVE		
Owner's	BOBBY McLAMB	Owner's Phone:	919-830-4958
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	Addition	Proposed Use	SCREENED PORCH

Permit #:	2160553	Inside Town Limits Yes	
Issue date:	6/9/2016	Census tract:	PIN#: 1711-72-0925
Lot#:		Subdivision: N/A	Total cost: \$3,000.00
PropAddress:	106 PENNY ST		
Owner's	JO ANNE WALTERS	Owner's Phone:	919-418-0717
Contractor	RICHARD FARLAND	Contractor's Phone: 919-418-0717	
Type of Improvement:	Addition	Proposed Use	RESIDENTIAL STORAGE

Permit #:	2160554	Inside Town Limits Yes	
Issue date:	6/15/2016	Census tract:	PIN#: 1710-07-2984
Lot#:		Subdivision: EDGEBROOK	Total cost: \$17,000.00
PropAddress:	1606 SYCAMORE DRIVE		
Owner's	HEYWARD & LISA GRANGER	Owner's Phone:	
Contractor	ROY TRIPP	Contractor's Phone: 919-422-2498	
Type of Improvement:	Alteration	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2160555	Inside Town Limits Yes	
Issue date:	6/9/2016	Census tract:	PIN#:
Lot#:		Subdivision: VANDORA PINES	Total cost: \$6,700.00
PropAddress:	110 COSSACK CIRCLE		
Owner's	JAMES REYNOLDS	Owner's Phone:	919-329-0381
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2160556	Inside Town Limits Yes	
Issue date:	6/10/2016	Census tract:	PIN#: 1711-49-5275
Lot#:	108	Subdivision: CLOVERDALE	Total cost: \$800.00
PropAddress:	3903 CORWIN ROAD		
Owner's	WILLIAM RICHARDSON	Owner's Phone:	919-696-5456
Contractor		Contractor's Phone:	
Type of Improvement:	Electrical	Proposed Use	SINGLE FAMILY DWELLIN

Permits Issued From 06/01/2016 To 06/30/2016

Permit #:	2160557	Inside Town Limits	Yes
Issue date:	6/10/2016	Census tract:	PIN#: 0699-79-0300
Lot#:	490	Subdivision: EAGLE RIDGE	Total cost: \$7,525.00
PropAddress:	856 SEASTONE STREET		
Owner's	ERIC OLSON	Owner's Phone:	919-757-2453
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2160559	Inside Town Limits	No
Issue date:	6/10/2016	Census tract:	PIN#: 1701-20-8934
Lot#:		Subdivision: N/A	Total cost: \$5,750.00
PropAddress:	865 GREEN PINE DRIVE		
Owner's	YVONNE HARRINGTON	Owner's Phone:	
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2160560	Inside Town Limits	Yes
Issue date:	6/10/2016	Census tract:	PIN#: 1710-48-3303
Lot#:	33	Subdivision: RIVERBIRCH	Total cost: \$6,032.00
PropAddress:	329 BAYLEIGH COURT		
Owner's	BARBARA CREECH	Owner's Phone:	919-301-8184
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2160561	Inside Town Limits	Yes
Issue date:	6/15/2016	Census tract:	PIN#: 1701-91-8563
Lot#:	89	Subdivision: WOODLANDS	Total cost: \$7,000.00
PropAddress:	104 FOREST MANOR DRIVE		
Owner's	DANNY SAWYER	Owner's Phone:	919-618-0450
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2160562	Inside Town Limits	Yes
Issue date:	6/13/2016	Census tract:	PIN#: 1701-91-7504
Lot#:		Subdivision: N/A	Total cost: \$7,000.00
PropAddress:	105 ROLLING RIDGE CIRCLE		
Owner's	DAVID BALL	Owner's Phone:	919-796-9240
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	New Structure	Proposed Use	RESIDENTIAL STORAGE

Permits Issued From 06/01/2016 To 06/30/2016

Permit #:	2160563	Inside Town Limits	Yes
Issue date:	6/14/2016	Census tract:	PIN#:
Lot#:		Subdivision:	HEATHER WOODS
PropAddress:	606 KIMLOCH DRIVE	Total cost:	\$5,700.00
Owner's	KELLIE BYERS	Owner's Phone:	919-971-3710
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2160564	Inside Town Limits	No
Issue date:	6/13/2016	Census tract:	PIN#:
Lot#:		Subdivision:	N/A
PropAddress:	4750 AUBURN KNIGHTDALE ROAD	Total cost:	\$1,000.00
Owner's	WAYNE POOLE	Owner's Phone:	919-669-5692
Contractor		Contractor's Phone:	
Type of Improvement:	Electrical	Proposed Use	CHANGE OF SERVICE

Permit #:	2160565	Inside Town Limits	Yes
Issue date:	6/13/2016	Census tract:	PIN#:
Lot#:		Subdivision:	EAGLE RIDGE
PropAddress:	251 MEDIATE DRIVE	Total cost:	\$12,000.00
Owner's	JUDY FISCHLE	Owner's Phone:	919-772-1554
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2160566	Inside Town Limits	Yes
Issue date:	6/15/2016	Census tract:	PIN#:
Lot#:	486	Subdivision:	EAGLE RIDGE
PropAddress:	832 SEASTONE STREET	Total cost:	\$3,097.00
Owner's	MATT MCMORRAN	Owner's Phone:	910-262-8224
Contractor		Contractor's Phone:	
Type of Improvement:	Plumbing	Proposed Use	TANKLESS HOT WATER HE

Permit #:	2160567	Inside Town Limits	Yes
Issue date:	6/14/2016	Census tract:	PIN#:
Lot#:		Subdivision:	HEATHER HILLS
PropAddress:	1101 BUCKINGHAM ROAD	Total cost:	\$4,000.00
Owner's	ROBERT YOUNGBLOOD	Owner's Phone:	919-772-8118
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permits Issued From 06/01/2016 To 06/30/2016

Permit #:	2160568	Inside Town Limits	Yes
Issue date:	6/14/2016	Census tract:	PIN#:
Lot#:		Subdivision:	EAGLE RIDGE
PropAddress:	119 RYDER CUP CIRCLE		
Owner's	EDDIE CHAVIS	Owner's Phone:	919-753-8702
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM
		Total cost:	\$8,141.00

Permit #:	2160569	Inside Town Limits	Yes
Issue date:	6/20/2016	Census tract:	PIN#:
Lot#:		Subdivision:	DUNHAVEN
PropAddress:	2500 CRAVENRIDGE PLACE		
Owner's	ERIC & COURTNEY HUDSON	Owner's Phone:	919-559-9728
Contractor	ALL AROUND THE HOUSE CONSTRUCTI	Contractor's Phone:	919-201-1248
Type of Improvement:	Alteration	Proposed Use	SINGLE FAMILY DWELLIN
		Total cost:	\$3,350.00

Permit #:	2160570	Inside Town Limits	Yes
Issue date:	6/14/2016	Census tract:	PIN#:
Lot#:		Subdivision:	VAN STORY HILLS
PropAddress:	703 ATCHISON STREET		
Owner's	FREDRIC STERLING	Owner's Phone:	919-740-6490
Contractor	RAM JACK, LLC	Contractor's Phone:	919-309-9727
Type of Improvement:	Repair	Proposed Use	SINGLE FAMILY DWELLIN
		Total cost:	\$4,550.00

Permit #:	2160571	Inside Town Limits	Yes
Issue date:	6/15/2016	Census tract:	PIN#:
Lot#:	48	Subdivision:	FOLEY STATION
PropAddress:	200 ROSINTON COURT		
Owner's	DALE GLERUM	Owner's Phone:	919-218-2236
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM
		Total cost:	\$6,500.00

Permit #:	2160572	Inside Town Limits	Yes
Issue date:	6/15/2016	Census tract:	PIN#:
Lot#:		Subdivision:	ARBOR GREENE
PropAddress:	1224 ARBOR GREENE DRIVE		
Owner's	JOHN RUSS	Owner's Phone:	919-349-3007
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM
		Total cost:	\$6,509.00

Permits Issued From 06/01/2016 To 06/30/2016

Permit #:	2160574	Inside Town Limits	Yes
Issue date:	6/15/2016	Census tract:	PIN#:
Lot#:		Subdivision:	N/A
PropAddress:	914 NEW RAND ROAD		
Owner's	ALFRED ELMORE	Owner's Phone:	919-779-3273
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2160575	Inside Town Limits	Yes
Issue date:	6/17/2016	Census tract:	PIN#: 1629-06-0643
Lot#:	46	Subdivision:	SUTTON SPRINGS
PropAddress:	283 PECAN HARVEST DRIVE		
Owner's	CALATLANTIC GROUP, INC	Owner's Phone:	919-465-5904
Contractor	CALATLANTIC GROUP INC	Contractor's Phone:	704-759-6042
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2160576	Inside Town Limits	Yes
Issue date:	6/17/2016	Census tract:	PIN#: 1629-06-1802
Lot#:	43	Subdivision:	SUTTON SPRINGS
PropAddress:	278 PECAN HARVEST DRIVE		
Owner's	CALATLANTIC GROUP	Owner's Phone:	919-465-5904
Contractor	CALATLANTIC GROUP INC	Contractor's Phone:	704-759-6042
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2160577	Inside Town Limits	Yes
Issue date:	6/16/2016	Census tract:	PIN#: 1701-61-7778
Lot#:	78	Subdivision:	WOODLANDS
PropAddress:	1335 OLD BUCKHORN ROAD		
Owner's	JAMES & JOSEPHINE HOWARD JR	Owner's Phone:	919-772-8321
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2160578	Inside Town Limits	Yes
Issue date:	6/16/2016	Census tract:	PIN#: 1711-65-0009
Lot#:		Subdivision:	N/A
PropAddress:	604 POWELL DRIVE		
Owner's	CLARA & WILFORD MCCLAIN	Owner's Phone:	919-661-3494
Contractor		Contractor's Phone:	
Type of Improvement:	Plumbing	Proposed Use	SINGLE FAMILY DWELLIN

Permits Issued From 06/01/2016 To 06/30/2016

Permit #:	2160579	Inside Town Limits	Yes
Issue date:	6/16/2016	Census tract:	PIN#: 1710-31-4146
Lot#:	64	Subdivision: HEATHER WOODS	Total cost: \$6,551.00
PropAddress:	209 MCNAUGHTON COURT		
Owner's	ROD & CATHY POOLE	Owner's Phone:	919-721-9161
Contractor	Contractor's Phone:		
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2160580	Inside Town Limits	Yes
Issue date:	6/16/2016	Census tract:	PIN#: 1710-14-2305
Lot#:	5	Subdivision: HEATHER HILLS	Total cost: \$6,447.00
PropAddress:	209 COACHMAN DRIVE		
Owner's	CATHY BOHANNON	Owner's Phone:	919-802-6527
Contractor	Contractor's Phone:		
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2160582	Inside Town Limits	Yes
Issue date:	6/16/2016	Census tract:	PIN#: 1711-26-6241
Lot#:	165	Subdivision: WESTON RIDGE	Total cost: \$5,450.00
PropAddress:	113 HAVENCREST LANDING		
Owner's	KIM HUBBARD	Owner's Phone:	919-604-1871
Contractor	Contractor's Phone:		
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2160583	Inside Town Limits	No
Issue date:	6/16/2016	Census tract:	PIN#: 1700-46-2570
Lot#:		Subdivision: N/A	Total cost: \$5,000.00
PropAddress:	2316 VANDORA SPRINGS ROAD		
Owner's	LUCILLE CROWDER	Owner's Phone:	919-772-4132
Contractor	Contractor's Phone:		
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2160584	Inside Town Limits	Yes
Issue date:	6/17/2016	Census tract:	PIN#:
Lot#:		Subdivision: LAKEMOOR	Total cost: \$3,769.00
PropAddress:	2020 GOTTWALD COURT		
Owner's	LANA SAMPSON	Owner's Phone:	919-637-6867
Contractor	Contractor's Phone:		
Type of Improvement:	Mechanical	Proposed Use	DUCTWORK

Permits Issued From 06/01/2016 To 06/30/2016

Permit #:	2160586	Inside Town Limits	Yes
Issue date:	6/20/2016	Census tract:	PIN#: 1700-97-3787
Lot#:	84	Subdivision: EDGEBROOK	Total cost: \$3,650.00
PropAddress:	1208 DUBOSE STREET		
Owner's	KENNETH RIDLEY	Owner's Phone:	919-329-2944
Contractor	Contractor's Phone:		
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2160587	Inside Town Limits	Yes
Issue date:	6/21/2016	Census tract:	PIN#:
Lot#:		Subdivision: WOODLANDS	Total cost: \$5,470.00
PropAddress:	1000 BUCKHORN ROAD		
Owner's	TORRY KERR	Owner's Phone:	919-744-6475
Contractor	CAROLINA CARPORTS, INC.	Contractor's Phone:	336-367-6400
Type of Improvement:	New Structure	Proposed Use	RESIDENTIAL STORAGE

Permit #:	2160588	Inside Town Limits	No
Issue date:	6/22/2016	Census tract:	PIN#: 1619-40-1237
Lot#:		Subdivision: N/A	Total cost: \$7,400.00
PropAddress:	1144 WOODBROOK WAY		
Owner's	BILL MITCHELL	Owner's Phone:	919-772-3939
Contractor	Contractor's Phone:		
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2160589	Inside Town Limits	Yes
Issue date:	6/21/2016	Census tract:	PIN#: 1700-71-0551
Lot#:	36	Subdivision: LAKEMOOR	Total cost: \$7,795.00
PropAddress:	1805 LISBURN COURT		
Owner's	DOUGLAS JANOFF	Owner's Phone:	919-915-2450
Contractor	Contractor's Phone:		
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2160592	Inside Town Limits	Yes
Issue date:	6/21/2016	Census tract:	PIN#:
Lot#:		Subdivision: FOREST HILLS	Total cost: \$8,537.00
PropAddress:	903 WADE AVE		
Owner's	JUDY LOGAN	Owner's Phone:	919-417-6615
Contractor	Contractor's Phone:		
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permits Issued From 06/01/2016 To 06/30/2016

Permit #:	2160593	Inside Town Limits	Yes
Issue date:	6/22/2016	Census tract:	PIN#: 1700-61-5050
Lot#:		Subdivision: LAKEMOOR	Total cost: \$6,915.00
PropAddress:	2305 DREYFUS COURT		
Owner's	LAWRENCE & VICKY BEWLEY	Owner's Phone:	919-353-6258
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2160594	Inside Town Limits	Yes
Issue date:	6/23/2016	Census tract:	PIN#: 1700-87-9945
Lot#:	77	Subdivision: EDGEBROOK	Total cost: \$1,000.00
PropAddress:	1506 KENNON ROAD		
Owner's	JUAN HERNANDEZ	Owner's Phone:	919-274-4734
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	Alteration	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2160595	Inside Town Limits	Yes
Issue date:	6/22/2016	Census tract:	PIN#: 0699-96-4102
Lot#:	680	Subdivision: EAGLE RIDGE	Total cost: \$8,652.00
PropAddress:	314 INKSTER COVE		
Owner's	ROBERT & KATIE MOORE	Owner's Phone:	919-819-4211
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2160598	Inside Town Limits	Yes
Issue date:	6/23/2016	Census tract:	PIN#:
Lot#:		Subdivision: N/A	Total cost: \$1,200.00
PropAddress:	110 ST. MARY		
Owner's	ALEX BYRD	Owner's Phone:	
Contractor		Contractor's Phone:	
Type of Improvement:	Plumbing	Proposed Use	PLUMBING

Permit #:	2160599	Inside Town Limits	Yes
Issue date:	6/23/2016	Census tract:	PIN#:
Lot#:		Subdivision: N/A	Total cost: \$2,000.00
PropAddress:	1540 NEW BETHEL CHURCH RD		
Owner's	OAK PARK INVESTORS	Owner's Phone:	919-427-2592
Contractor	NEED ON FILE	Contractor's Phone:	
Type of Improvement:	Demolition	Proposed Use	SINGLE FAMILY DWELLIN

Permits Issued From 06/01/2016 To 06/30/2016

Permit #:	2160600	Inside Town Limits	Yes
Issue date:	6/23/2016	Census tract:	PIN#:
Lot#:		Subdivision:	EAGLE RIDGE
PropAddress:	200 WATERVILLE ST		
Owner's	RON GASHO	Owner's Phone:	919-771-1470
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM
Total cost:	\$4,400.00		

Permit #:	2160603	Inside Town Limits	Yes
Issue date:	6/27/2016	Census tract:	PIN#:
Lot#:	232	Subdivision:	EAGLE RIDGE
PropAddress:	238 COMPETITION ROAD		
Owner's	JEFF LASSITER	Owner's Phone:	919-773-3710
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM
Total cost:	\$6,810.00		

Permit #:	2160604	Inside Town Limits	Yes
Issue date:	6/27/2016	Census tract:	PIN#:
Lot#:		Subdivision:	N/A
PropAddress:	420 GRAND POINTE DRIVE		
Owner's	CHARLENE SOPCZAK	Owner's Phone:	919-773-3559
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM
Total cost:	\$5,500.00		

Permit #:	2160605	Inside Town Limits	No
Issue date:	6/24/2016	Census tract:	PIN#:
Lot#:		Subdivision:	N/A
PropAddress:	521 RANCH FARM ROAD		
Owner's	JOE PRETEROTI	Owner's Phone:	919-669-3739
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	Alteration	Proposed Use	SINGLE FAMILY DWELLIN
Total cost:	\$18,000.00		

Permit #:	2160607	Inside Town Limits	Yes
Issue date:	6/27/2016	Census tract:	PIN#:
Lot#:		Subdivision:	EAGLE RIDGE
PropAddress:	229 MICKLESON RIDGE DRIVE		
Owner's	MARK ALSTON	Owner's Phone:	919-610-9204
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM
Total cost:	\$2,200.00		

Permits Issued From 06/01/2016 To 06/30/2016

Permit #:	2160610	Inside Town Limits	Yes
Issue date:	6/28/2016	Census tract:	PIN#:
Lot#:		Subdivision:	EAGLE RIDGE
PropAddress:	118 JACKLIN COURT		
Owner's	CARISSA THOMAS	Owner's Phone:	651-246-6652
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	GAS HOT WATER HEATER

Permit #:	2160611	Inside Town Limits	Yes
Issue date:	6/27/2016	Census tract:	PIN#:
Lot#:		Subdivision:	ASHLYN
PropAddress:	152 ASHLYN DRIVE		
Owner's	WANDA HARRISON	Owner's Phone:	347-242-6543
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2160612	Inside Town Limits	Yes
Issue date:	6/29/2016	Census tract:	PIN#: 1629-06-5867
Lot#:	40	Subdivision:	SUTTON SPRINGS
PropAddress:	254 PECAN HARVEST DRIVE		
Owner's	CALATLANTIC GROUP	Owner's Phone:	919-465-5904
Contractor	CALATLANTIC GROUP INC	Contractor's Phone:	704-759-6042
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2160613	Inside Town Limits	Yes
Issue date:	6/30/2016	Census tract:	PIN#: 1700-96-8036
Lot#:		Subdivision:	HEATHER HILLS
PropAddress:	907 FLANDERS STREET		
Owner's	TARA ALLEY	Owner's Phone:	919-539-8611
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	Addition	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2160614	Inside Town Limits	Yes
Issue date:	6/27/2016	Census tract:	PIN#: 0699-76-0525
Lot#:	51	Subdivision:	EAGLE RIDGE
PropAddress:	100 KANASKIS ROAD		
Owner's	SHEILA BANKS	Owner's Phone:	919-332-6246
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permits Issued From 06/01/2016 To 06/30/2016

Permit #:	2160615	Inside Town Limits	Yes
Issue date:	6/27/2016	Census tract:	PIN#: 1700-53-2056
Lot#:		Subdivision: LAKEMOOR	Total cost: \$2,200.00
PropAddress:	1317 CANE CREEK DRIVE		
Owner's	GARY SMITH	Owner's Phone:	919-779-8975
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2160617	Inside Town Limits	Yes
Issue date:	6/27/2016	Census tract:	PIN#: 0699-67-5749
Lot#:	180	Subdivision: EAGLE RIDGE	Total cost: \$12,500.00
PropAddress:	712 SEASTONE STREET		
Owner's	GIL FELICIANO	Owner's Phone:	919-337-3773
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2160618	Inside Town Limits	Yes
Issue date:	6/29/2016	Census tract:	PIN#:
Lot#:		Subdivision: HUNTERS MARK	Total cost: \$10,851.00
PropAddress:	120 RENO AVE		
Owner's	MICHELE VASQUEZ	Owner's Phone:	919-413-0696
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2160619	Inside Town Limits	Yes
Issue date:	6/28/2016	Census tract:	PIN#:
Lot#:		Subdivision: N/A	Total cost: \$5,969.00
PropAddress:	602 BERKSHIRE DRIVE		
Owner's	ERIC UMSTEAD	Owner's Phone:	919-271-1250
Contractor		Contractor's Phone:	
Type of Improvement:	Plumbing	Proposed Use	PLUMBING

Permit #:	2160620	Inside Town Limits	No
Issue date:	6/28/2016	Census tract:	PIN#: 1712-71-1683
Lot#:	2	Subdivision: GIPSON POND	Total cost: \$6,600.00
PropAddress:	219 GIPSON DRIVE		
Owner's	BOOKER & CYNTHIS PULLEN	Owner's Phone:	919-880-6985
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permits Issued From 06/01/2016 To 06/30/2016

Permit #:	2160621	Inside Town Limits	Yes
Issue date:	6/28/2016	Census tract:	PIN#:
Lot#:		Subdivision:	N/A
PropAddress:	216 YEARGAN ROAD	Total cost:	\$2,900.00
Owner's	LEE CARROLL	Owner's Phone:	919-868-6722
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2160622	Inside Town Limits	Yes
Issue date:	6/29/2016	Census tract:	PIN#:
Lot#:		Subdivision:	N/A
PropAddress:	5129 RAYNOR ROAD	Total cost:	\$3,986.00
Owner's	WANDA JOHNSON	Owner's Phone:	919-800-1807
Contractor		Contractor's Phone:	
Type of Improvement:	Plumbing	Proposed Use	PLUMBING

Permit #:	2160623	Inside Town Limits	Yes
Issue date:	6/30/2016	Census tract:	PIN#:
Lot#:		Subdivision:	HEATHER WOODS
PropAddress:	104 McNAUGHTON COURT	Total cost:	\$2,500.00
Owner's	DAMON & KARI WILLIAMS	Owner's Phone:	919-801-9498
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2160624	Inside Town Limits	Yes
Issue date:	6/30/2016	Census tract:	PIN#:
Lot#:		Subdivision:	EAGLE RIDGE
PropAddress:	637 COMPETITION ROAD	Total cost:	\$3,000.00
Owner's	BRIAN & WHITNEY TRIBBLE	Owner's Phone:	919-523-1179
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	Alteration	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2160625	Inside Town Limits	Yes
Issue date:	6/30/2016	Census tract:	PIN#:
Lot#:		Subdivision:	VAN STORY HILLS
PropAddress:	202 NOVEMBER ST	Total cost:	\$8,600.00
Owner's	FRANCIS ALLEN	Owner's Phone:	919-661-2305
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permits Issued From 06/01/2016 To 06/30/2016

Permit #:	2160626	Inside Town Limits	Yes
Issue date:	6/30/2016	Census tract:	PIN#: 1710-82-5639
Lot#:		Subdivision: SOUTHVIEW	Total cost: \$1,500.00
PropAddress:	405 SOUTHERBY DRIVE		
Owner's	JACK MIXELL	Owner's Phone:	919-889-3655
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	Addition	Proposed Use	DECK

Total Number of Permits on Report 118

Total Construction Value \$5,334,480.84