

TOWN OF GARNER



TOWN COUNCIL MEETING

October 16, 2018
7:00 P.M.

Garner Town Hall
900 7th Avenue
Garner, NC 27529

**Town of Garner
Town Council Agenda
October 16, 2018**

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

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

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

- B. PLEDGE OF ALLEGIANCE: Council Member Kathy Behringer

- C. INVOCATION: Council Member Kathy Behringer

- D. PETITIONS AND COMMENTS

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

- E. ADOPTION OF AGENDA

- F. PRESENTATIONS

Recognize Departments for assisting local governments with storm-related duties.

- G. CONSENT

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

- 1. Council Meeting Minutes Page 5
Presenter: Stella Gibson, Town Clerk

Minutes from the September 18, 2018 and October 1, 2018 Council meetings.

Action: Consider Adoption of Minutes

2. Annexation Petition ANX-18-06, ST Wooten Page 13
Presenter: David Bamford, Planning Services Manager

Resolution to set public hearing date for contiguous annexation of 35.29 +/- acres for the Martin Marietta property located on the south side of E Garner Road; CUP-SP 18-12; ST Wooten concrete plant site; approved September 4, 2018. Includes intervening NCRR and NCDOT rights-of-way.

Action: Consider Adoption of Resolution (2018) 2360 to set Public Hearing for November 5, 2018

3. Wake County Sedimentation and Erosion Control Concurring Ordinance Page 17
Presenter: Jonathan Ham, Asst. Town Engineer

Wake County provides erosion control compliance services in Garner's jurisdiction. It has been requested that we pass an agreement reflecting and renewing our agreement with the County to perform these services.

Action: Consider Approval of Agreement

4. Stop Condition – Evolve Timber Creek Apartments Page 24
Presenter: Tony Chalk, Town Engineer

The Engineering Department is recommending approval of one (1) stop condition within Evolve Timber Creek Apartments to serve as a basic traffic control measure.

Action: Consider Approval of Stop Condition

H. PUBLIC HEARINGS

1. General Use Rezoning Z-18-04, 800 & 1000 Maxwell Drive Page 27
Presenter: Het Patel, Senior Planner

Request to change zoning for 2.77 +/- acres from Residential 9 Conditional Use (R-9 C153) to Residential 40 (R-40) General Use. The site is located at 800 and 1000 Maxwell Drive.

Action: Consider Closing Public Hearing and Referring to Planning Commission

I. NEW/OLD BUSINESS

1. Preserving Garner's History Page 36
Presenter: Garner Historical Society

The newly formed Garner Historical Society will discuss its ideas on preserving Garner's history and how the Historic Depot may fit into those plans.

Action: Council Guidance

- 2. South Garner Greenway LAPP Application Page 37
Presenter: Matt Roylance, Asst. Town Manager-Operations

Staff will review the community feedback regarding route options for the South Garner Greenway, as well as the local match options for the LAPP grant application and how the match affects project scoring.

Action: Consider Approving the Preferred Greenway Route and Matching Funds for LAPP Submittal

- 3. White Oak, Hebron Church, Ackerman Intersection Improvements LAPP Application Page 42
Presenter: Het Patel, Senior Planner

Review of White Oak, Hebron Church, Ackerman - Intersection Improvements LAPP 2018 application details including overview of the LAPP schedule and scoring criteria and discussion of local match options for the ROW and Construction phases of the project.

Action: Consideration of Local Match for ROW and Construction Phase for LAPP Submittal

- 4. Jones Sausage Road Widening and Realignment LAPP Submittal Page 45
Presenter: Het Patel, Senior Planner

Review of Jones Sausage Road widening and realignment LAPP application details including overview of the LAPP schedule and scoring criteria and SPOT process applications for grade separation portion of the project. Additionally, staff will present estimates for design and ROW for entire project based on conversations with one of the on-call consultants.

Action: Consideration of Local Match for Design and ROW Phase for LAPP Submittal

- 5. Ackerman Road Extension LAPP Pre-Submittal Update Page 48
Presenter: Het Patel, Senior Planner

This item provides an update on the pre-submittal meeting for LAPP project for Ackerman Road extension from Bryan Road to NC50. The discussion with CAMPO staff included reclassification of NCDOT functional classification of roadways within Garner.

Action: Consideration to Support Staff Analysis on NCDOT Functional Classification of Roadways in Garner

J. COMMITTEE REPORTS

K. MANAGER REPORTS

1. garner info
2. Finance Report
3. Building & Permit Report

L. ATTORNEY REPORTS

M. COUNCIL REPORTS

N. ADJOURNMENT

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: October 16, 2018		
Subject: Council Meeting Minutes		
Location on Agenda: Consent		
Department: Administration		
Contact: Stella Gibson, Town Clerk		
Presenter: Stella Gibson, Town Clerk		
<p>Brief Summary:</p> <p>Minutes from the September 18 and October 1, 2018 Council Meetings.</p>		
<p>Recommended Motion and/or Requested Action:</p> <p>Consider Adoption of Minutes</p>		
Detailed Notes:		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
<p>Manager's Comments and Recommendations:</p> <p>N/A</p>		
<p>Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/></p>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	SG	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

**Town of Garner
Town Council Meeting Minutes
September 18, 2018**

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

CALL MEETING TO ORDER/ROLL CALL:

Present: Mayor Ronnie Williams, Mayor ProTem Ken Marshburn, Council Member Kathy Behringer, Council Member Jackie Johns, Council Member Buck Kennedy, and Council Member Gra Singleton

Staff Present: Rodney Dickerson-Town Manager, John Hodges-Asst. Town Manager-Development Services, Matt Roylance-Asst. Town Manager-Operations, Rick Mercier-Communications Manager, Forrest Jones-Public Works Director, Pam Wortham-Finance Director, Tony Chalk-Town Engineer, Jonathan Ham-Asst. Town Engineer, Thad Anderson-Interim Town Manager, Stella Gibson, Town Clerk

PLEDGE OF ALLEGIANCE: Council Member Gra Singleton

INVOCATION: Council Member Gra Singleton

PETITIONS AND COMMENTS

ADOPTION OF AGENDA

Motion: Kennedy
Second: Singleton
Vote: 5:0

PRESENTATIONS

Fire Chief Matt Poole stated Garner Volunteer Fire-Rescue (GVFR) was asked to participate in a benchmarking analysis of the Harrisburg Fire Department performed by the consulting firm of NC Fire Rescue Innovative Solutions. Fourteen other North Carolina departments were included in the comparison.

Highlights included GVFR as having:

- the highest in actual fires per 1,000 population
- fires as a percent of all responses
- square miles of service area (84 square miles) – this is the largest district size of those compared
- square miles and population per fire station
- average number of incidents per fire station
- percent of population age 0-17

Chief Poole added that an area of improvement they are working on is to capture the percentage of fire loss damages.

CONSENT

Ordinance Amending FY2017/2018 Operating Budget

Presenter: Pam Wortham, Finance Director

Budget amendment to rollover purchase orders still open on June 30, 2018. These are items or services ordered prior to June 30 but not received or delivered before this date. This is standard procedure to officially recognize these items as part of the next year's budget and are accounted for through the assigned fund balance category that sets money aside for these planned expenditures.

Action: Consider Adoption of Ordinance (2018) 3931

Motion: Marshburn
Second: Behringer
Vote: 5:0

PUBLIC HEARINGS

NEW/OLD BUSINESS

Aversboro Road Line Striping

Presenter: John Hodges, Asst. Town Manager

Mr. Hodges stated NC DOT will begin resurfacing Aversboro Road between Timber Drive and 7th Avenue in the next few weeks. Joey Hopkins, Division Engineer, asked if the Town would like to stripe this segment of Aversboro Road as three lanes - one lane in each direction with a turn lane in the center. There would be extra pavement on each side that would be delineated with a solid line, creating space that could be used as future bike lanes. However, these lanes would not be marked as dedicated bike lanes until/if the Town should chose to. NC DOT noted that the markings could be done with paint instead of thermoplastic to allow for easier reconfiguration if desired.

Action: Council consensus not to stripe this segment of Aversboro Road as three lanes

2018 Pavement Condition Assessment Project Award

Presenter: Jonathan Ham, Asst. Town Engineer

Mr. Ham stated the Engineering Department is seeking approval to award the 2018 Pavement Condition Assessment Project to The Kercher Group. Mr. Dickerson clarified funding for this project will be from the Powell Bill.

Council Member Singleton asked when The Kercher Group would be able to start on this project and Mr. Ham responded the Town would provide a Notice to Proceed that could be signed in the next week or two. The project is scheduled to be complete in 60 days.

Council Member Kennedy asked about the following three years of surveys included in the project costs and whether there was a need to sign Task 1 and then decide if we wanted to move forward when that portion was completed. Mr. Ham responded Task 1 could be completed now and a decision on Task 2 considered at a later time; the cost would remain the same.

Action: Award Project to The Kercher Group. After the study is completed, but before next step, staff to update Council on how the project went. At that time, any changes, reevaluation, or termination can be considered.

Motion: Kennedy
Second: Singleton

Council Member Singleton stated taking aggressive approach to resurfacing is money well spent. Mayor ProTem Marshburn asked if there was a schedule of streets to be resurfaced in place already. Mr. Ham responded there was. At the top of the list are the streets that were scheduled to be resurfaced in this cycle, but funding was unavailable.

Motion: 5:0

Timber Drive Sidewalk Connectors Contract Award

Presenter: Jonathan Ham, Asst. Town Engineer

Mr. Ham stated the Engineering Department is seeking approval to award SEPI Engineering and Construction the engineering and design services contract for the Timber Drive Sidewalk Connectors Project. This area is between Blanton and Stowe Street and Harth Drive and the Post Office. LAPP funding is in place for an 80/20 match (the Town would be responsible for the 20% which is \$80,000).

Action: Award of Engineer/Design Services Contract to SEPI for Project

Motion: Kennedy
Second: Behringer
Vote: 5:0

COMMITTEE REPORTS

MANAGER REPORTS

- garner info
- Finance Report
- Building & Permit Report
- Mr. Jones provided an update of the unprepared storm debris/yard waste removal resulting from Hurricane Florence. The annual fall cleanup and the storm debris pickup will be combined to make them into one event beginning October 8. Residents should expect the process to take a couple of weeks.
- Mr. Hodges provided the following:
 - New Rand Road home that burned - staff is working to resolve the issue of overgrown grass and weeds. An agent for the property advised if the project pending for this site does not

move forward soon, the house will be demolished.

- Lighting at North South Station – Planning staff did an evaluation and found a large number of lights were not working or out. The management group was contacted, and they turned in work orders to get the lights fixed. Staff will re-visit the site when repairs are completed.
- Mr. Roylance advised the deadline to apply for LAPP funding for the South Garner Greenway is October 31 and we can move forward with multiple route options. The Town will be required to match 20% (which gives us more points). In order to improve our application status, community meetings will be held on October 11 to allow feedback from the community.
- Mr. Dickerson stated the annual manager’s professional development conference (ICMA) is scheduled for the first part of next week. The Work Session was rescheduled to Thursday, September 27.

ATTORNEY REPORTS

COUNCIL REPORTS

Marshburn

- Thanked Town staff who assisted during Hurricane Florence.
- Expressed sympathy for the plight of those in the community labeled as homeless and noted a gentleman who uses Lake Benson as a place to stay. Council Member Behringer provided Mayor ProTem Marshburn with a contact name for those individuals to receive assistance.
- Tickets go on sale on October 18th for the morning Rotary Club’s 14th Annual OysterFest.

Behringer

- Reported the repair of the flooding at the intersection of Garner Road west of Vandora Springs has been corrected.
- The railroad is installing new rails at New Rand Road and St. Mary’s Street. The area where the trenches were installed has washed out causing impacts to vehicles. Currently, no signage is in place.

Singleton

- Expressed appreciation for scheduling the fall cleanup for debris.
- Noticed Turner Asphalt was performing some resurfacing last week and did fast, neat, and clean work.

Kennedy

- Asked for an update of the Emergency Operations Center (EOC). Mr. Dickerson advised the EOC was set up in the Police Department Training Room with staff and representatives from Public Safety (Fire, Police), Public Works, Communications, and Administration. An EOC allows direct resources and makes a bigger impact so emergencies can be responded to as soon as possible. Updates were posted on social media and the Town’s website.

Johns

Council Member Johns had nothing to report.

ADJOURNMENT: 8:43 p.m.

**Town of Garner
Town Council Meeting Minutes
October 1, 2018**

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

CALL MEETING TO ORDER/ROLL CALL:

Present: Mayor Ronnie Williams, Council Member Kathy Behringer, Council Member Jackie Johns, Council Member Buck Kennedy, and Council Member Gra Singleton. Mayor ProTem Ken Marshburn was absent.

Staff Present: Rodney Dickerson-Town Manager, John Hodges-Asst. Town Manager-Development Services, Matt Roylance-Asst. Town Manager-Operations, Rick Mercier-Communications Manager, Pam Wortham-Finance Director, William E. Anderson-Town Manager, Stella Gibson, Town Clerk

PLEDGE OF ALLEGIANCE: Mayor Ronnie Williams

INVOCATION: Mayor Ronnie Williams

PETITIONS AND COMMENTS

ADOPTION OF AGENDA

Motion: Johns
Second: Singleton
Vote: 4:0

PRESENTATIONS

Council Member Behringer presented a Proclamation recognizing the month of October as Breast Cancer Awareness Month.

CONSENT

Council Meeting Minutes
Presenter: Stella Gibson, Town Clerk

Minutes from the July 17, August 21, August 28, and September 4, 2018 Council Meetings and closed session minutes from August 21 and September 4, 2018.

Action: Consider Adoption of Minutes

2019 Council Meeting Schedule

Presenter: Rodney Dickerson, Town Manager

Consideration of the proposed 2019 Council Meeting Schedule.

Action: Consider Adoption of Resolution (2018) 2358

Resolution Declaring Unpaid Nuisance Abatements as Liens

Presenter: Pam Wortham, Finance Director

Resolution declaring certain delinquent nuisance abatements as a lien on property. This resolution authorizes Wake County to add these abatement costs to Wake County property tax bills.

Action: Consider Adoption of Resolution (2018) 2359

Ordinance Amending FY2018/2019 Operating Budget (Parks Master Plan)

Presenter: Pam Wortham, Finance Director

At the August 21, 2018 Council meeting, the Town Council approved contracts for McAdams as the consultant to prepare the PRCR Comprehensive Plan, and the Meadowbrook master plan. A portion of the funds (\$37,000) for the Comp Plan was appropriated previously and is in the multi-year project fund recently established. The remainder of the funds (\$82,660) will come from Fund Balance. The full amount of the Meadowbrook contract (\$74,905) will come from Fund Balance.

Action: Consider Adoption of Ordinance (2018) 3932

Ordinance Amending FY2018/2019 Operating Budget (Bond Issuance Costs)

Presenter: Pam Wortham, Finance Director

On August 31, 2018, bond sale #3, as part of the 2013 bond referendum, settled with the LGC. We received a total premium of \$157,717.10, and had bond issuance costs of \$112,703.85. This budget amendment is to utilize a portion of the premium received to pay for the issue costs.

Action: Consider Adoption of Ordinance (2018) 3933

Motion: Kennedy
Second: Behringer
Vote: 4:0

PUBLIC HEARINGS

NEW/OLD BUSINESS

COMMITTEE REPORTS

Council Member Kennedy advised the Public Works Committee would be meeting tomorrow at 9:00 a.m. at 112 Rand Mill Road to conduct a site visit and discuss Main Street streetscape and parking improvements.

MANAGER REPORTS

- garner info

- Events:
 - October 6 - Fireman's Festival @ 11:00 a.m.
 - October 6 - Lorraine Jordan and Carolina Road playing @ GPAC @ 7:30 p.m.
 - October 8 – Unprepared storm debris removal starts
 - October 9 – USAF Rhythm in Blue Jazz Ensemble playing @ GPAC @ 7:00 p.m.
 - October 11 – Proposed Greenway Extension Public Meeting @ White Deer Park Nature Center @ 5:30 p.m.
- Reminded Council to submit Conflict of Interest Statements

ATTORNEY REPORTS

COUNCIL REPORTS

ADJOURNMENT: 7:10 p.m.

DRAFT

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: October 16, 2018		
Subject: Annexation Petition ANX-18-06, ST Wooten		
Location on Agenda: Consent		
Department: Planning		
Contact: David Bamford, Planning Services Manager		
Presenter: David Bamford, Planning Services Manager		
Brief Summary: Annexation petition for Martin Marietta property on the south side of E Garner Road; CUP-SP 18-12; ST Wooten concrete plant site; approved September 4, 2018. Includes intervening NCRR and NCDOT rights-of-way.		
Recommended Motion and/or Requested Action: Consider Adoption of Resolution (2018) 2360 to Set Public Hearing for November 5, 2018		
Detailed Notes: Map and staff report attached.		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations: N/A		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JT	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

Planning Department Memorandum

TO: Mayor and Town Council

FROM: David Bamford, AICP; Planning Services Manager

SUBJECT: **ANX-18-06:** Town of Garner

DATE: October 16, 2018

ANNEXATION APPLICATION: ANX 18-06

OWNERS: Martin Marietta

CONTIGUOUS / SATELLITE: Contiguous

LOCATION OF PROPERTY: E Garner Road

WAKE COUNTY PIN #: 1721407293, 1721408632, 1721503460, 3.090
portion of 1721526431
(includes intervening NCRR and NCDOT rights-of-way)

REAL ESTATE ID #: 0017545, 0133716, 0076865, portion of 0044439
(includes intervening NCRR and NCDOT rights-of-way)

AREA: 35.29 +/- acres (includes 14.92 +/- acres of
intervening right-of-way)

ZONING: I-2 C205

ASSOCIATED DEVELOPMENT PLAN: CUP-SP 18-12; ST Wooten; approved September 4,
2018

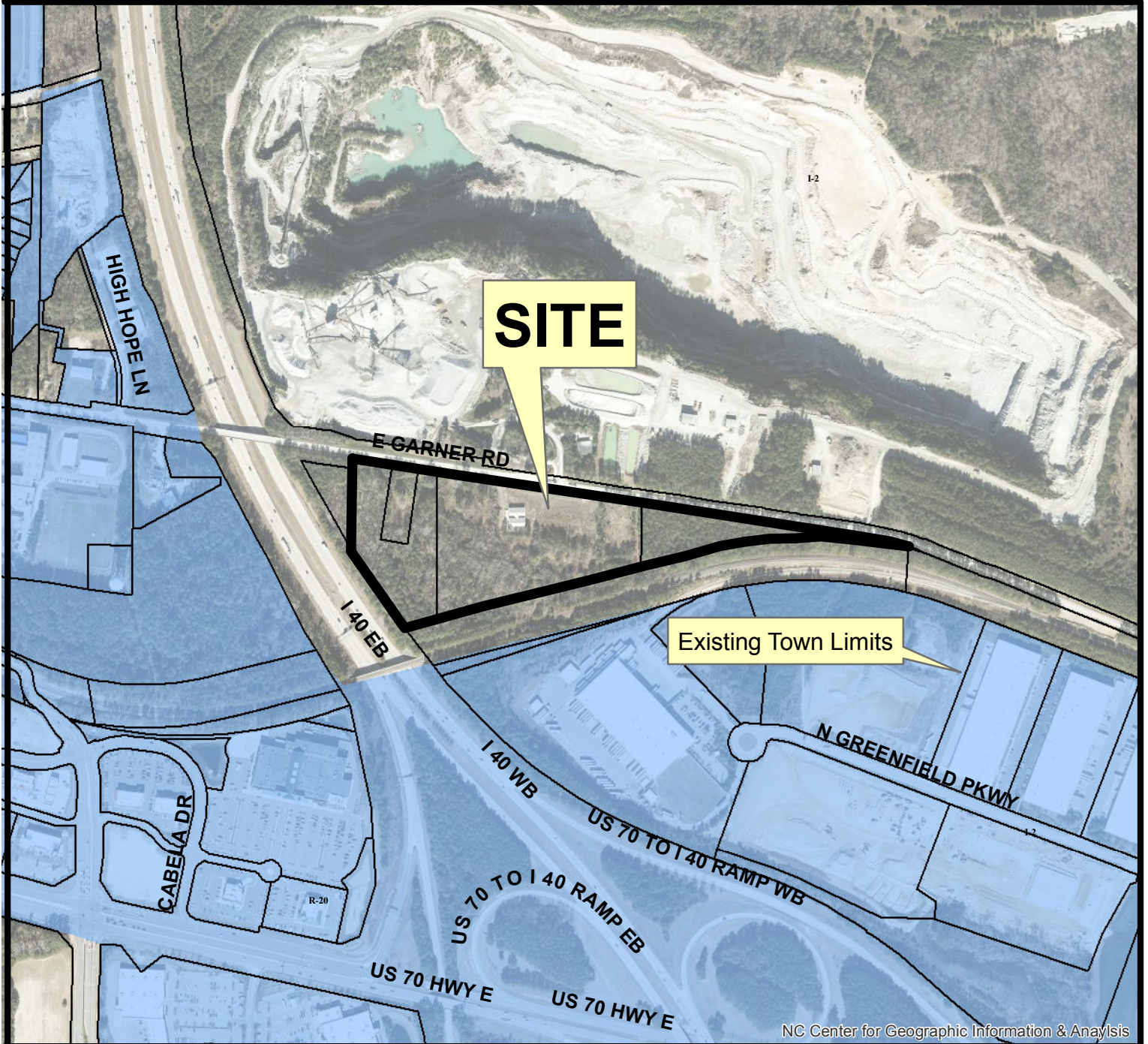
RECOMMENDATION: Set Public Hearing for November 5, 2018

**Town of Garner
Planning Department**

Annexation

ANX 18-06

0 400 800
Feet



NC Center for Geographic Information & Analysis

Project: S.T. Wooten
Property: E Garner Road
Owner: Martin Marietta
Area: 20.37 acres
Pin: 1721407293, 1721408632, 1721503460,
3.090 portion of 1721526431

RESOLUTION NO. (2018) 2360

RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION OF ANNEXATION PURSUANT TO
G.S. 160A-31 AS AMENDED

WHEREAS, a petition requesting annexation of the area described herein has been received; and

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

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

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

Section 1. That public hearings on the question of annexation of the area described herein will be held at the Town Hall at 7:00 p.m. on the 5th day of November, 2018.

Section 2. The area proposed for annexation is described as follows:

(ANX 18-06) Martin Marietta – Contiguous annexation – WAKE COUNTY PIN #'s:
1721407293, 1721408632, 1721503460, and 3.090 +/- acre portion of 1721526431
(includes intervening NCR and NCDOT rights-of-way). Totals 35.92 +/- acres.

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

Duly adopted this 16th day of October, 2018.

Ronnie S. Williams, Mayor

ATTEST:

Stella L. Gibson, Town Clerk

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: October 16, 2018		
Subject: Wake County Sedimentation and Erosion Control Concurring Ordinance		
Location on Agenda: Consent		
Department: Engineering		
Contact: Jonathan Ham, Asst. Town Engineer		
Presenter: Jonathan Ham, Asst. Town Engineer		
Brief Summary: Wake County provides erosion control compliance services in Garner's jurisdiction. It has been requested that we pass an agreement reflecting and renewing our agreement with the County to perform these services.		
Recommended Motion and/or Requested Action: Consider Approval of Agreement		
Detailed Notes:		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations: I recommend that we continue our agreement with Wake County to provide erosion control compliance services within Garner's jurisdiction.		
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:		

STATE OF NORTH CAROLINA
COUNTY OF WAKE

**INTERLOCAL AGREEMENT
BETWEEN
THE TOWN OF GARNER AND WAKE COUNTY
REGARDING ADMINISTRATION OF
EROSION AND SEDIMENTATION CONTROL ORDINANCE**

This Interlocal Agreement (the "Agreement"), entered into this the ___ day of _____, 2018, by and between the TOWN OF **GARNER, NORTH CAROLINA**, being a municipal corporation organized under the laws of North Carolina (hereinafter "Garner") and **WAKE COUNTY, NORTH CAROLINA**, a public body politic and corporate of the State of North Carolina (hereinafter "Wake"); collectively referred to herein as "the Parties",

WITNESSETH:

WHEREAS, construction site runoff controls are a minimum measure required by Garner's National Pollutant Discharge Elimination System (NPDES) Phase II Stormwater Discharge Permit issued by the North Carolina Department of Environment and Natural Resources; and

WHEREAS, the Wake County Erosion and Sedimentation Control Program complies with the construction site runoff controls minimum measure; and

WHEREAS, Wake has long administered for Garner the provisions of Article 10, "Erosion and Sedimentation Control" of the Wake County Unified Development Ordinance ("E&S Ordinance" or "Ordinance") without benefit of a formal interlocal agreement; and

WHEREAS, Wake shall continue to administer in Garner's jurisdiction the E&S Ordinance; and

WHEREAS, the parties pursuant to the authority of Chapter 160A-461 *et seq.* of the North Carolina General Statutes and proper resolution by the governing body of Garner and the Wake County Board of Commissioners are authorized to enter into this Agreement in order to pursue the above stated goals.

NOW THEREFORE, for and in consideration of the premises and covenants contained in the Agreement and the mutual benefits derived therefrom, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

ARTICLE I
Purpose, Roles, & Responsibilities

1.01. Purpose: This Agreement shall define the terms under which Wake shall administer and enforce in Garner's jurisdiction the E&S Ordinance, which is the same Ordinance that is administered and enforced in Wake's jurisdiction.

1.02. Roles and Responsibilities of the Parties: From the "Effective Date" of this Agreement (See Section 3.08)

(A) Wake shall:

1. Provide personnel, equipment, space, and resources needed to administer the E&S Ordinance.
2. Administer the E&S Ordinance, including establishing and assigning all duties of Wake employees necessary to administer the Ordinance, and do so in a way that assures a common level of service for Garner and Wake.
3. Collect development and administrative fees from developers applying for erosion and sediment control approval within Garner's jurisdiction. Such fees shall be assessed in accordance with the then current fee schedule adopted by the Wake County Board of Commissioners and shall be retained by Wake to pay for the costs of personnel, equipment, space, and resources needed to administer the Ordinance within Garner's jurisdiction.
4. Assess and collect in its discretion any civil penalties authorized by the Ordinance. Any penalties collected shall be remitted to the N. C. Civil Penalty and Forfeiture Fund in accordance with state law.
5. Communicate regularly with Garner to foster efficient and effective administrative processes.
6. Develop with Garner a Work Plan that details the standard operating procedures for communication, coordination, and implementation of the erosion and sedimentation control program. The Work Plan shall be reviewed and updated at least bi-annually.
7. Determine if the Ordinance meets the requirements set forth in (B)1 hereunder for the purpose of Wake's continued administration and enforcement of the Ordinance under the terms of this Agreement.

(B) Garner shall:

1. So long as administration of this Ordinance by Wake is desired, enact and abide by the Ordinance in its current form, or adopt by reference the Ordinance in its current form and as it may be subsequently amended. Nothing herein shall be construed to divest Garner of the discretion and powers of its governing bodies; rather this provision defines the terms under which Wake's administration of the Ordinance shall be practical and efficient.
2. Consider in accordance with legal process any future amendments necessary to keep the Ordinance up to date for the jurisdiction of Garner. Garner is required to notify Wake's Water Quality Division Director in

writing of any proposed or approved amendments to the Ordinance specific to Garner as soon as practicable but in no event later than thirty (30) days before the date such item appears on the Garner Town Council's agenda.

3. Communicate regularly with Wake to foster efficient and effective administrative processes.
4. Develop with Wake a Work Plan that details the standard operating procedures for communication, coordination, and implementation of the erosion and sedimentation control program. The Work Plan shall be reviewed and updated at least bi-annually.

ARTICLE II

Term

- 2.01. The term of this Agreement shall be for a period of ten (10) fiscal years. The first year hereunder shall commence on the date of the last signature hereto and shall run through the end of the then current fiscal year, with successive years hereunder to begin July 1 and end June 30. The agreement will terminate on June 30, 2018 unless renewed by the parties as set forth herein.
- 2.02. The parties may renew this Agreement for successive periods of ten (10) years by the written consent of both parties executed with the same formality herein.
- 2.03. Appropriations for the purposes established herein shall be established through the normal budget and appropriations processes of Wake. Failure of the governing body to adopt the budget ordinance or any capital project funding related to provision of services hereunder prior to the commencement of a new fiscal year shall result in termination of this Agreement effective for the next fiscal year with no requirement of compliance with the notice provisions of Section 2.04.
- 2.04. In the event that either party in its sole discretion determines that the Garner Ordinance no longer conforms with Section 1.02(B)1, herein, and either party determines that as a result, administration and enforcement of the Garner Ordinance is no longer feasible, then either party may terminate this Agreement within one hundred eighty (180) days by giving notice as prescribed by Section 2.05 hereunder, notwithstanding that the shorter time provision shall apply. At the execution of this Agreement, the parties agree that the Garner Ordinance as written conforms with Section 1.02(B)1. This section shall apply to changes or amendments to the ordinance(s) made after the execution of this Agreement which either party may deem non-conforming.
- 2.05. Wake and Garner shall each have the right to withdraw from this Agreement in its entirety for any reason upon giving two hundred forty (240) days' notice to the other party in writing and delivered to the other party as follows:

For Wake: Water Quality Division Director
 PO Box 550
 Raleigh, NC 27602

For Garner: Town Engineer
 900 7th Avenue
 Garner, NC 27529-3796

The roles and responsibilities of each party shall terminate 240 days after notice is given by the withdrawing party in accordance with this Agreement unless otherwise agreed by the written consent of the parties executed with the same formality as the foregoing document.

ARTICLE III Miscellaneous

- 3.01. Governing Law:** The Parties agree that North Carolina law shall govern this Agreement.
- 3.02. Severability:** If any provision of this Agreement shall be determined to be unenforceable by a court of competent jurisdiction, such determination will not affect any other provision of this Agreement.
- 3.03. Entire Agreement, Amendments:** This Agreement constitutes the entire Agreement between the Parties. This Agreement shall not be modified or amended except in a writing signed by all Parties and executed with the same formality as the foregoing document.
- 3.04. Liability of Officers and Agents:** No officer, agent, or employee of any Party shall be subject to any personal liability by reason of the execution of this Agreement or any other documents related to the transactions contemplated hereby. Such officers, agents, or employees shall be deemed to execute this Agreement in their official capacities only, and not in their individual capacities. This section shall not relieve any such officer, agent, or employee from the performance of any official duty provided by law.
- 3.05. Counterparts:** This Agreement may be executed in several counterparts, each of which shall be an original. Alternatively, each Party may execute an original of this Agreement and all individually executed originals shall constitute a single Interlocal Agreement.
- 3.06. Assignment:** No Party shall sell, transfer, assign, or subcontract any interest in or obligation under this Agreement without the prior written consent of all of the Parties.

3.07. No Creation of Agency: Wake and Garner agree that nothing herein shall be construed to create an agency relationship between Wake and Garner or to mandate purchase of insurance by Wake pursuant to N.C.G.S. 153A-435; or to waive Wake’s defense of governmental immunity from any cause of action alleged or brought against Wake for any reason if otherwise available as a matter of law.

3.08. Effective Date of Agreement: The effective date of this Agreement shall be the date upon which the Wake County Manager executes this agreement and the Wake County Clerk attests to such execution. This date shall be reflected in the first paragraph of this Interlocal Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed in their corporate names by their duly authorized officers, all as of the date first above written.

<p>TOWN OF GARNER, NORTH CAROLINA</p> <p>By: _____ Ronnie Williams, Mayor</p>	<p>This instrument is approved as to form and legal sufficiency.</p> <p>_____</p> <p>Town Attorney</p>
<p>ATTEST: [SEAL]</p> <p>By: _____ Town Clerk</p>	
<p>WAKE COUNTY, NORTH CAROLINA</p> <p>By: _____ David Ellis, County Manager</p>	<p>This instrument is approved as to form and legal sufficiency.</p> <p>_____</p> <p>County Attorney</p>
<p>ATTEST: [SEAL]</p>	

By: _____ County Clerk	
---------------------------	--

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: October 16, 2018		
Subject: Stop Condition Approval - Evolve Timber Creek Apartments		
Location on Agenda: Consent		
Department: Engineering		
Contact: Tony Chalk, Town Engineer		
Presenter: Tony Chalk, Town Engineer		
Brief Summary: The Engineering Department is recommending approval of one (1) stop condition within Evolve Timber Creek Apartments to serve as a basic traffic control measure.		
Recommended Motion and/or Requested Action: Consider Approval of Stop Condition at Designated Intersection		
Detailed Notes: See attached memo and map.		
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: N/A		
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:		

TOWN OF GARNER
ENGINEERING DEPARTMENT
MEMORANDUM

TO: Town Council

FROM: Tony Chalk, PE, PLS
Town Engineer

DATE: October 16, 2018

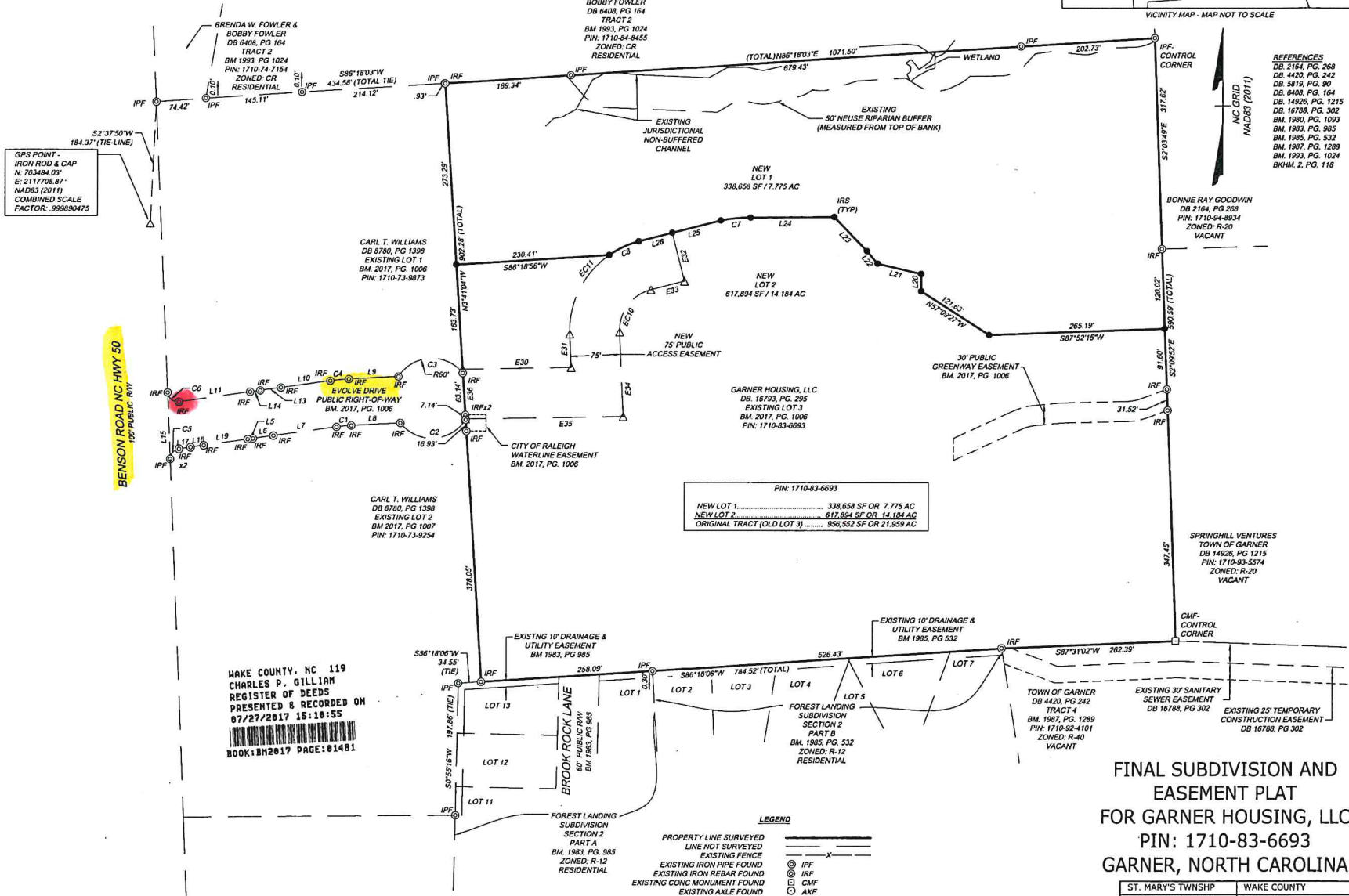
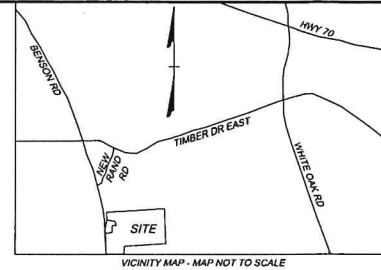
SUBJECT: Stop Condition within Evolve Timber Creek Apartments

The Engineering Department is recommending the following street intersection for a stop condition:

	<u>Stop Condition</u>	<u>Through Condition</u>
1	Evolve Drive	Benson Road, NC HWY 50

The stop condition will serve as a basic traffic control measure. Please let me know if there are any questions.

● = STOP SIGN



GPS POINT - IRON ROD & CAP N. 703494.03' E: 2117708.87' MADS3 (2011) COMBINED SCALE FACTOR: .99899475

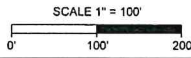
BENSON ROAD NC HWY 50 100' PUBLIC R/W

WAKE COUNTY, NC 119 CHARLES P. GILLIAM REGISTER OF DEEDS PRESENTED & RECORDED ON 07/27/2017 15:10:55 BOOK: BM2017 PAGE: 01481

NEW LOT 1.....	338,658 SF OR 7.775 AC
NEW LOT 2.....	617,894 SF OR 14.184 AC
ORIGINAL TRACT (OLD LOT 3).....	956,552 SF OR 21.959 AC

- REFERENCES
- DB 2164, PG. 268
 - DB 4420, PG. 242
 - DB 5819, PG. 90
 - DB 6408, PG. 164
 - DB 14926, PG. 1215
 - DB 16788, PG. 302
 - BM 1982, PG. 1093
 - BM 1983, PG. 985
 - BM 1985, PG. 532
 - BM 1987, PG. 1289
 - BM 1993, PG. 1024
 - BKHM. 2, PG. 118

- LEGEND
- PROPERTY LINE SURVEYED
 - LINE NOT SURVEYED
 - EXISTING FENCE
 - EXISTING IRON PIPE FOUND
 - EXISTING IRON REBAR FOUND
 - EXISTING CONC MONUMENT FOUND
 - EXISTING AXLE FOUND
 - COMPUTED POINT
 - IRON REBAR SET
 - COMPUTED EASEMENT POINT
 - PROPERTY ADDRESS



FINAL SUBDIVISION AND EASEMENT PLAT FOR GARNER HOUSING, LLC PIN: 1710-83-6693 GARNER, NORTH CAROLINA

ST. MARY'S TOWNSHIP	WAKE COUNTY
DATE: JULY 18, 2107	SCALE: 1" = 100'
SHEET 2 OF 2	J.N.: 37836
DRAWN BY: KS	CHECK BY: TC

THIS DRAWING PREPARED AT THE 5410 TRONTY ROAD, SUITE 102, RALEIGH, NC 27617 TEL: 919.886.9551 FAX: 919.883.5663 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

Site Development Residential Infrastructure Technology



Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: October 16, 2018		
Subject: General Use Rezoning Z -18-04, 800 & 1000 Maxwell Drive		
Location on Agenda: Public Hearings		
Department: Planning		
Contact: Het Patel, Senior Planner - Transportation and Land Use		
Presenter: Het Patel, Senior Planner - Transportation and Land Use		
Brief Summary: Roy Tripp is requesting a change in zoning for 2.77 +/- acres from Residential 9 Conditional Use (R-9 C153) to Residential 40 (R-40) General Use. The site is located at 800 and 1000 Maxwell Drive and can be further identified as portions of Wake County PIN's 1701-34-4588 and 1701-34-8706.		
Recommended Motion and/or Requested Action: Forward to the Planning Commission at their November 13, 2018, meeting		
Detailed Notes: Map and staff report attached.		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations: N/A		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JT	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		



Planning Department Staff Report

TO: Mayor and Town Council Members

FROM: Het Patel, AICP; Senior Planner – Transportation and Land Use

SUBJECT: General Use Rezoning – Z-18-04, 800 Maxwell Drive

DATE: October 16, 2018

I. PROJECT AT A GLANCE

Rezoning Application:	Z-18-04 General Use Rezoning
Applicant:	Roy Tripp
Owner:	Twin Ship Development Company & T.H. & L, Inc.
Property Location:	800 & 1000 Maxwell Drive
Wake Count PIN(s):	Portions of 1701-34-8706 & 1701-34-4588
Area:	2.77 +/- acres
Town Limits:	No
Present Zoning:	Residential 9 Conditional Use (R-9 C153)
Requested Zoning:	Residential 40 (R-40) Note: This is a general use request. No conditions are proposed.
Key Meeting Dates:	
Town Council Public Hearing:	October 16, 2018
Planning Commission:	November 13, 2018
Town Council Action Hearing:	December 3, 2018

II. BACKGROUND / REQUEST SUMMARY

This request is similar to another recently approved case on July 2, 2018, (Z-18-02 Larry Mack 5200 Old Stage Rd) where the owner wanted to build a detached accessory building that exceeded 50% of the principal structure's (home) area. Article 5.4 (B) of the UDO sets an accessory building size limitation at 50% of the home in all residential zoning districts except R-40. In order for Mr. Mack to build a detached garage that was larger than 50% the size of his home, the only option available was to downzone from R-20 to R-40.

The applicant of this case, Z-18-04, is requesting to downzone from R-9 C153 to R-40 in order to build a detached accessory building that exceeds 50% the size of the home (principal structure). The existing residential use of the property will continue.

The applicant owns 2 contiguous properties here on Maxwell Drive. 1000 Maxwell Drive contains the residence, and 800 Maxwell Drive is vacant / undeveloped. The lot with the residence has split zoning. A portion of this property is already zoned R-40 but the other half is zoned R-9 C153. The applicant wants to rezone the 0.77-acre portion zoned R-9 C153 back to R-40. The zoning of the vacant tract is all R-9 C153. The applicant wants to rezone a 2-acre portion of this lot to R-40 and recombine this with the other lot that contains the house (2.77-acres total). The remaining area not rezoned to R-40 will stay R-9 C153.

This R-9 C153 district came about in 2008 when the Jameson Place Subdivision was approved but never built (CUP-SP 08-01 & CUD Z 08-02). The Jameson Place property on the northside of Maxwell Drive was sold but the R-9 C153 zoning stayed in place.

In summary, the reason for the zoning request is that an accessory building larger than 50% the heated square footage of the house would not be allowed in Single-Family Residential (R-9 C153). An accessory building over the 50% limit is however allowed in Single-Family Residential (R-40).

III. ZONING ANALYSIS

Existing: The existing zoning of the 2.77-acre site is **Residential 9 Conditional Use (R-9 C153)**. Residential districts are designed to create and maintain residential neighborhoods composed primarily of single-family dwellings and, as special uses, such institutional, public, and other compatible uses that are designed, constructed and maintained so as not to detract from the quality of each district. The R-9 district allows single-family lots of at least 9,000 square feet (.20 acres). Properties zoned R-9 can be developed at a density of approximately 4.84 units per acre.

The following is a list of permitted uses in the R-9 C153 district:

- | | |
|---------------------------|--|
| 1. Single-family detached | 6. Community center |
| 2. Residential Cluster | 7. Child day care up to 3 as home occupation |
| 3. Family care home | 8. Family child day care up to 8 in home |
| 4. Group care home | |
| 5. Intermediate care home | |

- | | |
|--|---|
| 9. School public or private | 12. Public parks, swimming pools, tennis and golf courses |
| 10. Public safety facilities (fire, police, rescue, ambulance) | 13. Cemetery |
| 11. Cemetery | |

Proposed housing conditions for the R-9 C153 district include the following:

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

<u>Amenity</u>	<u>Additional heated area required</u>
No covered front porch.....	100 square feet
No patio or deck.....	50 square feet
Only 1 car garage.....	100 square feet
Not at least 80% brick.....	400 square feet

Proposed: The proposed zoning of the 2.77-acre site is **Residential 40 (R-40)**. Residential districts are designed to create and maintain residential neighborhoods composed primarily of single-family dwellings and, as special uses, such institutional, public, and other compatible uses that are designed, constructed and maintained so as not to detract from the quality of each district. R-40 district allows single-family lots of at least 40,000 square feet (.92 acres). Properties zoned R-40 can be developed at a density of approximately 1.089 units per acre.

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

- | | |
|--|--|
| 1. Single-family site built and modular homes | 10. Family child day care up to 8 in home |
| 2. Residential Cluster | 11. School public or private |
| 3. Manufactured Home | 12. Public safety facilities (fire, police, rescue, ambulance) |
| 4. Family Care home | 13. Cemetery |
| 5. Group care home | 14. Public parks, swimming pools, tennis and golf courses |
| 6. Intermediate care home | 15. Religious institutions |
| 7. Community center | 16. Minor utility—elevated water tank |
| 8. Civil, service fraternal clubs, lodges and similar uses | 17. Solar farms |
| 9. Child day care up to 3 as home occupation | |

- 18. Telecommunication facility
- 19. Other major utility
- 20. Private golf course or country club

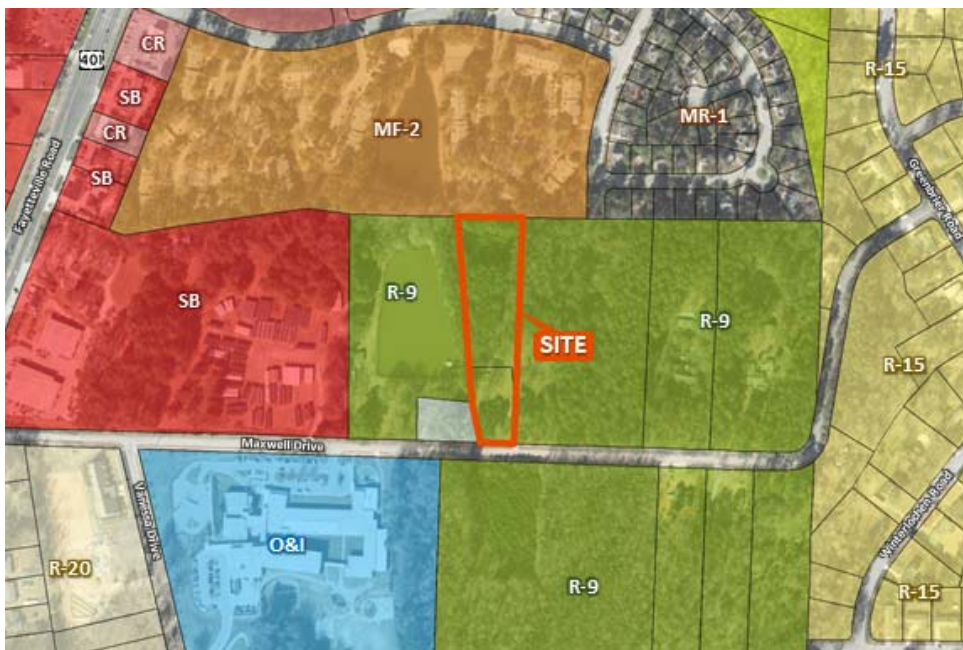
- 21. Horse stables and related facilities
- 22. Bed and breakfast
- 23. Agriculture or silviculture

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

Case	Applicant	Location	Zoning Change
CUD-Z-06-05	Maissaa Kaddoura	US 401	CR to SB C139
CUD-Z-08-02	Homestead Developer	Maxwell Drive	R40 to R9 C153
CUD-Z-15-04	Eric Williams	US 401	CR to SB C178
Z 16-04	Khalil Rahimi	1016 Maxwell Drive	R-40 to R-9

Adjacent Zoning and Land Uses:

- North:** Multi-Family 2 (MF-2) Pine Winds Apartments
- South:** Single-Family Residential (R-9 C153) Approved subdivision CUP-SB 16-08
- East:** Single-Family Residential (R-9) Single-family
- West:** Single-Family Residential (R-9) Single-Family Residential (R-40)



Overall Neighborhood Character: This area along Maxwell Drive is located between US 401 (Fayetteville Road) and Greenbrier Subdivision. This area contains a mix of zoning districts from SB, O&I, R-20, R-15, R-40, and R-9. Uses include single-family on large lots, Smith Magnet Elementary School, St. Andrews Methodist Church, and some commercial storage .

Infrastructure: **Water/Sewer** – There is an 8” water main to the south of the property along Maxwell Drive and an 8” sewer main to the north and south of the property.



Transportation – The site has approximately 115 feet of road frontage on Maxwell Drive. Maxwell Drive (SR 2797) is a 22-foot wide NCDOT-maintained facility within a 60-foot right of way. This road lacks curb and gutter and sidewalks.

The site is already developed as 1 single-family home so road improvements will not be required as part of this rezoning. However, if this site is re-developed in the future, road improvements would apply (curb / gutter / sidewalks). We also do not anticipate additional traffic impacts as a result of this rezoning.

Environment – This site is not located within the 100-year flood plain as delineated by the FEMA Flood Insurance Rate Maps.

IV. STATEMENTS OF ZONING CONSISTENCY WITH THE COMPREHENSIVE PLAN

2018 Garner Forward Comprehensive Plan: According to the *2018 Garner Forward Comprehensive Plan* and the Future Land Use map, the rezoning site falls within the **Medium-Density Residential** category, and the surrounding tracts in this area are also designated primarily as Medium-Density Residential. Corridor Commercial and Civic and Institutional designations are called for in the immediate vicinity along Maxwell Drive and at the intersection of US 401 (Fayetteville Road). Additionally, the *2018 Garner Forward Comprehensive Plan* identified future areas of re-development. As such, the property falls within a future area of mixed-use re-development designation.

The Medium-Density Residential land use category includes single-family, duplex, triplex, quadplex, and townhome-style residences with a recommended density of two and a half (2.5) to five (5) dwelling units per acre. Medium-Density Residential structures may also include auxiliary units detached from the primary house. The Medium-Density Residential designation encourages context sensitive residential uses that preserve and enhance the culture of adjacent residential communities.

Garner Forward Plan Amendment: This request, Z-18-04, seeks to downzone from R-9 (4.84 units per acre) to R-40 (1.08 units per acre). The requested R-40 zoning district's density is less than what is recommended by the Plan's "medium density residential" and is therefore not consistent.

Approval of this request will require a concurrent amendment to the Plan to re-designate the rezoning site from "medium density residential" at 2.5 to 5 units per acre to "low density residential" at less than 2.5 units per acre. This would lower the future development intensity on this site. The question before the community is whether or not this is appropriate.

There are several considerations that should be taken into account when evaluating this request. First, there are no plans to develop this site into a low density, large-lot residential subdivision. This request is solely related to the desire to build an accessory building that is larger than what is allowed in R-9. Next, there are 7 single-family residences along this area on both sides of Maxwell Drive, and all are on large-lots, so this area is currently operating at a "low density residential" intensity: 1016 Maxwell Drive (6.24 acres), 1000 Maxwell Drive (1.4 acres), 725 Maxwell Drive (2.8 acres); 711 Maxwell Drive (2.8 acres), 704 Maxwell Drive (3.9 acres), 701 Maxwell Drive (3.5 acres), and 700 Maxwell Drive (6.14 acres).



V. STAFF RECOMMENDATION

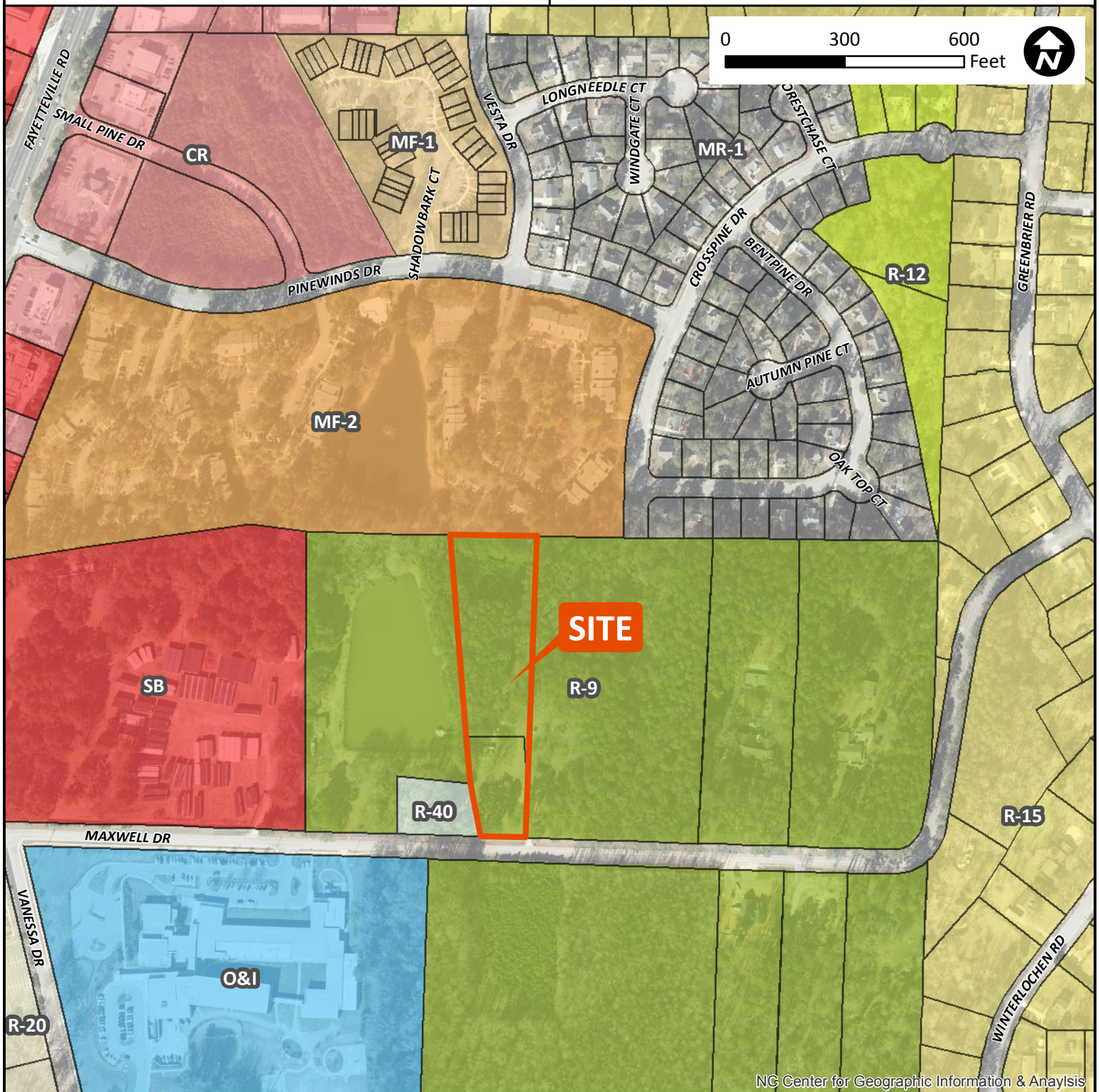
Staff Recommendation: Staff will provide a recommendation at the November 13, 2018 Planning Commission meeting.

Town Council Action: After conducting the public hearing, staff recommends referring the rezoning application Z-18-04 to the Planning Commission for review at their November 13, 2018 meeting.



Town of Garner Planning Department

General Use Applications Z-18-04



NC Center for Geographic Information & Analysis

Applicant: *Twinship Development Company*
Owner: *Twinship Development Company and T.H. & L. Inc*
Location: *800 & 1000 Maxwell Drive*
Pin #: *1701-34-8706 (portion of) and 1701-34-4588 (portion of)*

Current Zoning: *Single-Family Residential (R-9 C153)*
Proposed Zoning: *Single-Family Residential (R-40)*
Acreage: *2.77 +/-*
Overlay: *N/A*

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date:			
Subject:			
Location on Agenda:			
Department:			
Contact:			
Presenter:			
Brief Summary:			
Recommended Motion and/or Requested Action:			
Detailed Notes:			
Funding Source:			
Cost:	One Time:	Annual:	No Cost:
Manager's Comments and Recommendations:			
Attachments Yes:		No:	
Agenda Form Reviewed by:	Initials:	Comments:	
Department Head:			
Finance Director:			
Town Attorney:			
Town Manager:			
Town Clerk:			

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: October 16, 2018		
Subject: South Garner Greenway LAPP Application		
Location on Agenda: Old/New Business		
Department: Administration		
Contact: Matt Roylance, Asst. Town Manager - Operations		
Presenter: Matt Roylance, Asst. Town Manager - Operations		
Brief Summary: Staff will provide an update on the route options for the South Garner Greenway, as well as the local match options for the LAPP grant application and how the match affects project scoring.		
Recommended Motion and/or Requested Action: Consider Approving a Greenway Route and Matching Funds for LAPP Submittal.		
Detailed Notes:		
Funding Source: Multiple		
Cost: TBD	One Time: <input checked="" type="radio"/>	Annual: <input type="radio"/> No Cost: <input type="radio"/>
Manager's Comments and Recommendations: The original plan was to hold the community meeting on the evening of Thursday October 11th, but the meeting was postponed due to inclement weather. Staff will update the PowerPoint presentation for this item to reflect the change in plans and provide a copy of the presentation at the meeting.		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	MR	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

SOURCES + DISCLAIMERS

EXHIBIT IS CONCEPTUAL FOR CONCEPTUAL USE ONLY AND NOT INTENDED FOR CONSTRUCTION. ALL INFORMATION IS BASED ON TOWN OF GARNER GIS AND SITE VISITS COMPLETED BY THE PROJECT TEAM. FINAL DESIGN AND COST ESTIMATES ARE SUBJECT TO REVISIONS BASED ON ACTUAL FIELD CONDITIONS AND SURVEYED INFORMATION.

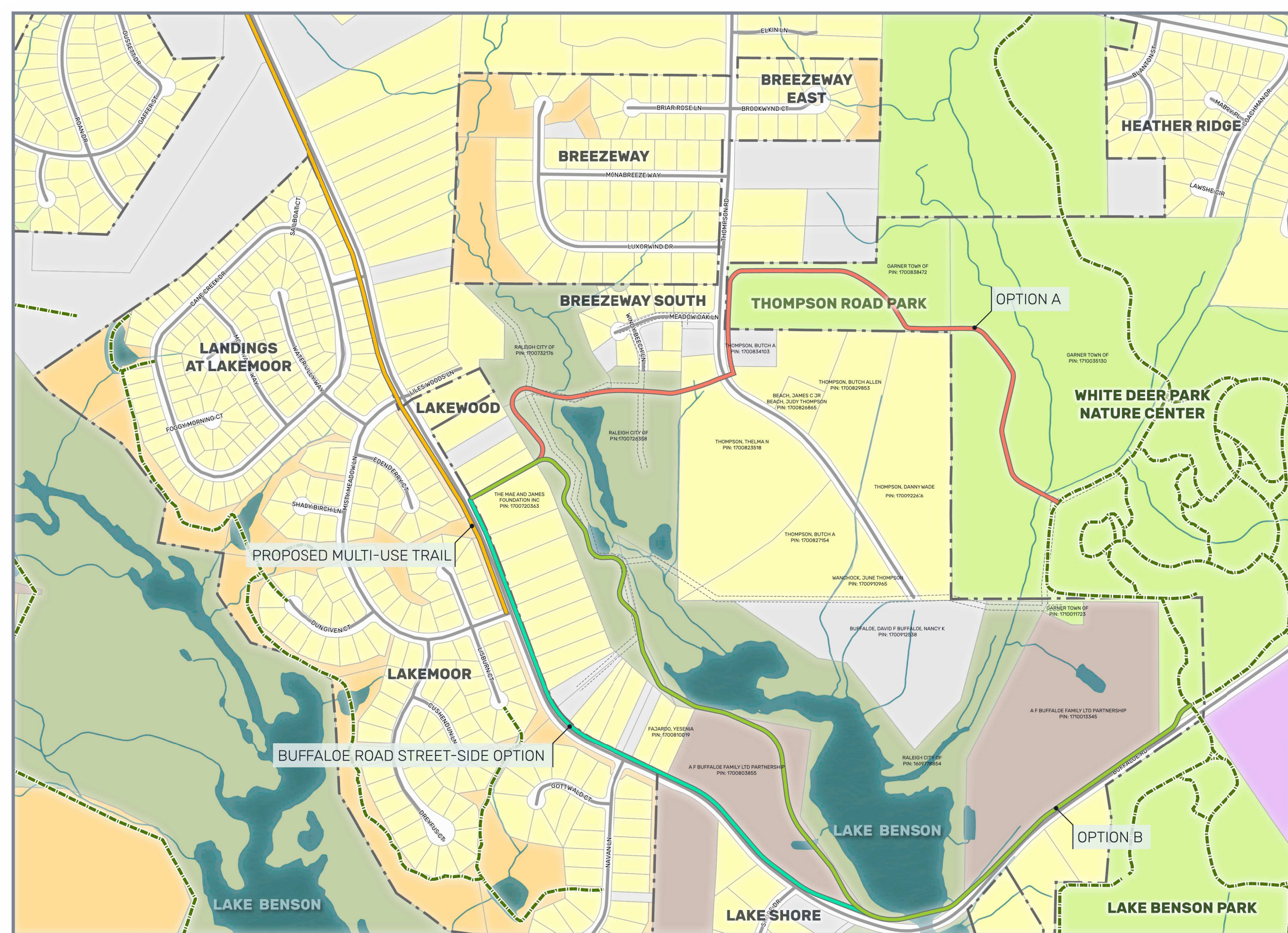
ASSOCIATED PROPERTIES

PIN	NAME
1700838472	GARNER TOWN OF
1700720363	THE MAE AND JAMES FOUNDATION INC
1700803855	A F BUFFALOE FAMILY LTD PARTNERSHIP
1700720577	SWINSON, DAVID K SWINSON, BRENDA HANSHAW
1700810019	FAJARDO, YESENIA
1700726358	RALEIGH CITY OF
1710011723	GARNER TOWN OF
1700827154	THOMPSON, BUTCH A
1700912538	BUFFALOE, DAVID F BUFFALOE, NANCY K
1700823518	THOMPSON, THELMA N
1700829853	THOMPSON, BUTCH ALLEN
1700732176	RALEIGH CITY OF
1700922676	THOMPSON, DANNY WADE
1700834103	THOMPSON, BUTCH A
1700910965	WANCHOCK, JUNE THOMPSON
1710035130	GARNER TOWN OF
1609778854	RALEIGH CITY OF

LEGEND

- GREENWAYS + TRAILS**
 - OPTION A
 - OPTION B
 - BUFFALOE ROAD STREET-SIDE OPTION
 - PROPOSED MULTI-USE TRAIL
 - EXISTING GREENWAY / TRAIL
 - BOARDWALK
 - BRIDGE
 - POTENTIAL TRAIL HEAD WITH PARKING
 - POTENTIAL AREA OF INTEREST
- GENERAL**
 - EASEMENTS
 - GARNER TOWN LIMITS
 - ROADS
 - STREAMS
 - FLOODWAY
 - 100 YEAR FLOODPLAIN
 - 500 YEAR FLOODPLAIN
 - TOWN OF GARNER PARK

1" = 300'
150' 300' 600' 900'



SOURCES + DISCLAIMERS

EXHIBIT IS CONCEPTUAL FOR CONCEPTUAL USE ONLY AND NOT INTENDED FOR CONSTRUCTION. ALL INFORMATION IS BASED ON TOWN OF GARNER GIS AND SITE VISITS COMPLETED BY THE PROJECT TEAM. FINAL DESIGN AND COST ESTIMATES ARE SUBJECT TO REVISIONS BASED ON ACTUAL FIELD CONDITIONS AND SURVEYED INFORMATION.

ASSOCIATED PROPERTIES

PIN	NAME
1700838472	GARNER TOWN OF
1700720363	THE MAE AND JAMES FOUNDATION INC
1700803855	A F BUFFALO FAMILTY LTD PARTNERSHIP
1700720577	SWINSON, DAVID K SWINSON, BRENDA HANSHAW
1700810019	FAJARDO, YESENIA
1700726358	RALEIGH CITY OF
1710011723	GARNER TOWN OF
1700827154	THOMPSON, BUTCH A
1700912538	BUFFALO, DAVID F BUFFALO, NANCY K
1700823518	THOMPSON, THELMA N
1700829853	THOMPSON, BUTCH ALLEN
1700732176	RALEIGH CITY OF
1700922676	THOMPSON, DANNY WADE
1700834103	THOMPSON, BUTCH A
1700910965	WANCHOCK, JUNE THOMPSON
1710035130	GARNER TOWN OF
1609778854	RALEIGH CITY OF



LEGEND

- GREENWAYS + TRAILS**
 - PROPOSED GREENWAY ROUTE
 - PROPOSED MULTI-USE TRAIL
 - EXISTING GREENWAY / TRAIL
 - BOARDWALK
 - BRIDGE
 - POTENTIAL TRAIL HEAD WITH PARKING
 - POTENTIAL AREA OF INTEREST
- GENERAL**
 - EASEMENTS
 - GARNER TOWN LIMITS
 - ROADS
 - STREAMS
 - FLOODWAY
 - 100 YEAR FLOODPLAIN
 - 500 YEAR FLOODPLAIN
 - TOWN OF GARNER PARK



TO EXISTING TRAIL CONNECTION AT ROUNDABOUT

LAKEMOOD

POTENTIAL CONSTRUCTION ACCESS / STAGING AREA

HIGH-VISIBILITY PEDESTRIAN CROSSING WITH RRFB LIGHTS AND PEDESTRIAN REFUGE

EASEMENT ACQUISITION OR SUBDIVISION REQUIRED

STEEP SLOPES

RETAINING WALLS OR EXTENSIVE GRADING REQUIRED TO MAINTAIN A SLOPE UNDER 5%.

LAKEMOOR

EASEMENT ACQUISITION ON PROPERTY REQUIRED

CONSTRUCTION ACCESS

LAKE SHORE

LAKE BENSON

LAKE BENSON CROSSING
 > 160 LF OR BOARDWALK
 > 135 LF BRIDGE SPAN
 > CLOMR / LOMR REQUIRED

CONNECTION TO EXISTING TRAIL SYSTEM

WHITE DEER PARK NATURE CENTER

1 VIEW ACROSS LAKE BENSON

LAKE BENSON PARK

SOURCES + DISCLAIMERS

EXHIBIT IS CONCEPTUAL FOR CONCEPTUAL USE ONLY AND NOT INTENDED FOR CONSTRUCTION. ALL INFORMATION IS BASED ON TOWN OF GARNER GIS AND SITE VISITS COMPLETED BY THE PROJECT TEAM. FINAL DESIGN AND COST ESTIMATES ARE SUBJECT TO REVISIONS BASED ON ACTUAL FIELD CONDITIONS AND SURVEYED INFORMATION.

ASSOCIATED PROPERTIES

PIN	NAME
1700838472	GARNER TOWN OF
1700720363	THE MAE AND JAMES FOUNDATION INC
1700803855	A F BUFFALO FAMILTY LTD PARTNERSHIP
1700720577	SWINSON, DAVID K SWINSON, BRENDA HANSHAW
1700810019	FAJARDO, YESENIA
1700726358	RALEIGH CITY OF
1710011723	GARNER TOWN OF
1700827154	THOMPSON, BUTCH A
1700912538	BUFFALO, DAVID F BUFFALO, NANCY K
1700823518	THOMPSON, THELMA N
1700829853	THOMPSON, BUTCH ALLEN
1700732176	RALEIGH CITY OF
1700922676	THOMPSON, DANNY WADE
1700834103	THOMPSON, BUTCH A
1700910965	WANCHOCK, JUNE THOMPSON
1710035130	GARNER TOWN OF
1609778854	RALEIGH CITY OF

LEGEND

GREENWAYS + TRAILS

- PROPOSED GREENWAY ROUTE
- PROPOSED MULTI-USE TRAIL
- EXISTING GREENWAY / TRAIL
- BOARDWALK
- BRIDGE
- POTENTIAL TRAIL HEAD WITH PARKING
- POTENTIAL AREA OF INTEREST

GENERAL

- EASEMENTS
- GARNER TOWN LIMITS
- ROADS
- STREAMS
- FLOODWAY
- 100 YEAR FLOODPLAIN
- 500 YEAR FLOODPLAIN
- TOWN OF GARNER PARK

1" = 200'
 100' 400' 600'

TO EXISTING TRAIL CONNECTION AT ROUNDABOUT

HIGH-VISIBILITY PEDESTRIAN CROSSING WITH RRFB LIGHTS AND PEDESTRIAN REFUGE

MULTIPLE DRIVEWAY CROSSINGS

E.O.P WIDTH: ±22'
R.O.W. WIDTH: ±60'

MULTI-USE PATH WITH CURB + GUTTER. POTENTIAL LOCATION WITHIN R.O.W.

STEEP TOPOGRAPHY, POOR LINE OF SIGHT, PROXIMITY TO TRAFFIC, NO SHADE / FULL EXPOSURE

CONSTRUCTION ACCESS

LAKE BENSON CROSSING
 > 160 LF OR BOARDWALK
 > 135 LF BRIDGE SPAN
 > CLOMR / LOMR REQUIRED



1 VIEW ACROSS LAKE BENSON



2 POOR LINES OF SIGHT

SOURCES + DISCLAIMERS

EXHIBIT IS CONCEPTUAL FOR CONCEPTUAL USE ONLY AND NOT INTENDED FOR CONSTRUCTION. ALL INFORMATION IS BASED ON TOWN OF GARNER GIS AND SITE VISITS COMPLETED BY THE PROJECT TEAM. FINAL DESIGN AND COST ESTIMATES ARE SUBJECT TO REVISIONS BASED ON ACTUAL FIELD CONDITIONS AND SURVEYED INFORMATION.

ASSOCIATED PROPERTIES

PIN	NAME
1700838472	GARNER TOWN OF
1700720363	THE MAE AND JAMES FOUNDATION INC
1700803855	A F BUFFALOE FAMILY LTD PARTNERSHIP
1700720577	SWINSON, DAVID K SWINSON, BRENDA HANSHAW
1700810019	FAJARDO, YESENIA
1700726358	RALEIGH CITY OF
1710011723	GARNER TOWN OF
1700827154	THOMPSON, BUTCH A
1700912538	BUFFALO, DAVID F BUFFALO, NANCY K
1700823518	THOMPSON, THELMA N
1700829853	THOMPSON, BUTCH ALLEN
1700732176	RALEIGH CITY OF
1700922676	THOMPSON, DANNY WADE
1700834103	THOMPSON, BUTCH A
1700910965	WANCHOCK, JUNE THOMPSON
1710035130	GARNER TOWN OF
1609778854	RALEIGH CITY OF

WHITE DEER PARK NATURE CENTER

CONNECTION TO EXISTING TRAIL SYSTEM

LEGEND

GREENWAYS + TRAILS

- PROPOSED GREENWAY ROUTE
- PROPOSED MULTI-USE TRAIL
- EXISTING GREENWAY / TRAIL
- BOARDWALK
- BRIDGE
- POTENTIAL TRAIL HEAD WITH PARKING
- POTENTIAL AREA OF INTEREST

GENERAL

- EASEMENTS
- GARNER TOWN LIMITS
- ROADS
- STREAMS
- FLOODWAY
- 100 YEAR FLOODPLAIN
- 500 YEAR FLOODPLAIN
- TOWN OF GARNER PARK

1" = 200'
100' 400' 600'

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: October 16, 2018		
Subject: White Oak, Hebron Church, Ackerman - Intersection Improvements LAPP Submittal		
Location on Agenda: Old/New Business		
Department: Planning		
Contact: Het Patel, Senior Planner - Transportation and Land Use		
Presenter: Het Patel, Senior Planner - Transportation and Land Use		
Brief Summary: Review of White Oak, Hebron Church, Ackerman - Intersection Improvements LAPP 2018 application details including overview of the LAPP schedule and scoring criteria and discussion of local match options for the ROW and Construction phases of the project.		
Recommended Motion and/or Requested Action: Council agreement and consensus on local match for ROW and Construction phase for LAPP submittal.		
Detailed Notes: See attached staff report.		
Funding Source:		
Cost:	One Time: <input checked="" type="radio"/>	Annual: <input type="radio"/> No Cost: <input type="radio"/>
Manager's Comments and Recommendations: N/A		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JT	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

TO: Mayor and Members of the Town Council

FROM: Het Patel, AICP; Senior Planner – Transportation and Land Use

SUBJECT: *White Oak, Hebron Church, Ackerman - LAPP Submittal*

DATE: October 16, 2018

INTRODUCTION

The purpose of this memorandum is to review the Locally Administered Projects Program (LAPP) application for the White Oak, Hebron Church, Ackerman – Intersection Improvements project. On June 19, 2018 Council selected the partial dual-lane roundabout as preferred alternative. Since then, the consultant has been working on design plans for the preferred alternative and are nearing completion of 25% design plans.

LAPP SCHEDULE

Below is a summary of key dates in the LAPP process:

- August 15, 2018 Call for projects opened
- September 10, 2018 Pre-submittal deadline
- October 31, 2018 Final submission deadline

On September 19, 2018, Town staff met with CAMPO staff for a pre-submittal meeting regarding this project. The meeting included discussion of project related work completed to date and to discuss phases for LAPP funding request for this project.

LOCAL MATCH DISCUSSION

Staff is seeking Council’s consensus on decision regarding local match towards the right-of-way (ROW) and Construction phase of this project. Below is a summary of key information and budget/request analysis from projects submitted to help guide Council’s discussion.

- **2018 LAPP Roadway Budget:** **\$17,000,000**
- **Number of Projects Submitted:** **13 projects (2 Garner projects)**
- **Total LAPP Roadway Request:** **\$27,385,405**
- **Potential LAPP Funding Gap:** **\$10,385,405**

The total estimated cost for ROW and Construction phase of the White Oak, Hebron Church, Ackerman – Intersection Improvements project is **\$1,495,000**. Below is a summary table for local match options and Town’s funding commitment under each option.

TABLE 1: LOCAL MATCH OPTION SUMMARY

Percent Match	Town Contribution	LAPP Request	Total Cost
20% (required)	\$299,000	\$1,196,000	\$1,495,000
25%	\$373,750	\$1,121,250	\$1,495,000
30%	\$448,500	\$1,046,500	\$1,495,000
35%	\$523,250	\$971,750	\$1,495,000

Based on staff’s analysis of the scoring criteria outlined below, this project should score well on all categories and scoring criteria of the LAPP program and staff recommends submitting this project at a 25% local match.

LAPP SCORING CRITERIA

LAPP roadway projects are scored against other roadway projects and some criteria are scaled based on the projects received. The total possible score for a project is 80. The table below summarizes breakdown of roadway scores.

TABLE 2: ROADWAY SCORING CRITERIA BREAKDOWN

Category	Total Maximum Points (80 points)	Estimated Project Points
Highway Effectiveness (100% for CON)	50	Scaled score
Volume-Capacity Ratio	10	6-8
Benefit-Cost	20	Scaled score
FHWA Crash Reduction Factor	10	10
EDPO Score from TEAAS Report	10	Scaled score
Local Priority	10	10
Planning Consistency Roadway	10	10
Prior Agency Funding	10	8

The benefit-cost portion of the score within the “Highway Effectiveness” category factors in time saves of the proposed project along with LAPP cost-benefit based on local match for projects and the LAPP request for each project scaled among all submitted projects. This is where the Town’s local match decision helps the project score. Additionally, the overall “Highway Effectiveness” category is scaled based on the phase of LAPP funding request. For the construction phase the effectiveness score is scaled to 100%.

COUNCIL ACTION

Staff is seeking Council’s agreement on LAPP submittal of this project for ROW and Construction phases.

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: October 16, 2018		
Subject: Jones Sausage Road Widening and Realignment - LAPP Submittal		
Location on Agenda: Old/New Business		
Department: Planning		
Contact: Het Patel, Senior Planner - Transportation and Land Use		
Presenter: Het Patel, Senior Planner - Transportation and Land Use		
Brief Summary: Review of Jones Sausage Road widening and realignment LAPP application details including overview of the LAPP schedule and scoring criteria and SPOT process applications for grade separation portion of the project. Additionally, staff will present estimates for design and ROW for entire project based on conversations with one of the on-call consultants.		
Recommended Motion and/or Requested Action: Council agreement and consensus on local match for design and ROW phase for LAPP submittal.		
Detailed Notes: See attached staff report.		
Funding Source:		
Cost:	One Time: <input checked="" type="radio"/>	Annual: <input type="radio"/> No Cost: <input type="radio"/>
Manager's Comments and Recommendations: N/A		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JT	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

TO: Mayor and Members of the Town Council

FROM: Het Patel, AICP; Senior Planner – Transportation and Land Use

SUBJECT: *Jones Sausage Road - LAPP Submittal*

DATE: October 16, 2018

INTRODUCTION

The purpose of this memorandum is to review the Locally Administered Projects Program (LAPP) application for the Jones Sausage Road widening and realignment project. This project includes grade separation of Jones Sausage Road under the railroad. The project has been previously identified and has significant estimated design, right-of-way (ROW), and construction costs.

LAPP SCHEDULE

Below is a summary of key dates in the LAPP process:

- August 15, 2018 Call for projects opened
- September 10, 2018 Pre-submittal deadline
- October 31, 2018 Final submission deadline

On September 19, 2018, Town staff met with CAMPO staff for a pre-submittal meeting regarding this project. The meeting included discussion of potential partner opportunities to advance this project through different stages of project development. At the pre-submittal meeting CAMPO and NCDOT staff advised the Town to reach out to Town of Cary and review the project development schedule for Carpenter Fire Station Road and the grade separation project entering construction bid phase this year.

SPOT PROCESS

The grade separation of Jones Sausage Road at the railroad was submitted to the SPOT 5.0 process. Although, it did not score as high as other projects in this SPOT cycle, CAMPO staff indicated that SPOT process remained as the best source for funding the grade separation of Jones Sausage Road at the railroad. The widening of Jones Sausage Road from Garner Technology Site south to E Garner Road intersection could be a future LAPP project. Both the SPOT 6.0 score for the grade separation project and the LAPP score for the widening project would benefit from completed design plans for the entire project.

ESTIMATED DESIGN AND ROW COSTS

Based on staff’s review of the Town of Cary project, total estimated project cost was \$30 million including \$2.5 million in design. Additionally, the most recent SPOT grade separation project for Jones Sausage Road was submitted at \$17.5 million (this cost estimate may not have included assumption/understanding that Jones Sausage Road would have to go under the railroad, which would increase the project costs). Staff is working with one of the on-call consultants and will present an estimate on ROW and design costs for this project during the meeting.

LAPP SCORING CRITERIA

LAPP roadway projects are scored against other roadway projects and some criteria are scaled based on the projects received. The total possible score for a project is 80. The table below summarizes breakdown of roadway scores.

TABLE 2: ROADWAY SCORING CRITERIA BREAKDOWN

Category	Total Maximum Points (80 points)	Estimated Project Points
Highway Effectiveness (50% for ROW)	50	Scaled score
Volume-Capacity Ratio	10	6-8
Benefit-Cost	20	Scaled score
FHWA Crash Reduction Factor	10	10
EDPO Score from TEAAS Report	10	Scaled score
Local Priority	10	10
Planning Consistency Roadway	10	10
Prior Agency Funding	10	8

The benefit-cost portion of the score within the “Highway Effectiveness” category factors in time saves of the proposed project along with LAPP cost-benefit based on local match for projects and the LAPP request for each project scaled among all submitted projects. This is where the Town’s local match decision helps the project score. Additionally, the overall “Highway Effectiveness” category is scaled based on the phase of LAPP funding request. For the ROW phase the effectiveness score is scaled to 50%.

COUNCIL ACTION

Staff is seeking Council’s agreement on LAPP submittal of this project for design and ROW phases.

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: October 16, 2018		
Subject: Ackerman Road Extension - LAPP Pre-Submittal Update		
Location on Agenda: Old/New Business		
Department: Planning		
Contact: Het Patel, Senior Planner - Transportation and Land Use		
Presenter: Het Patel, Senior Planner - Transportation and Land Use		
Brief Summary: This item provides an update on the pre-submittal meeting for LAPP project for Ackerman Road extension from Bryan Road to NC50. The discussion with CAMPO staff included reclassification of NCDOT functional classification of roadways within Garner.		
Recommended Motion and/or Requested Action: Council consensus and support for staff analysis on NCDOT functional classification of roadways within Garner.		
Detailed Notes: See attached staff report.		
Funding Source:		
Cost:	One Time: <input checked="" type="radio"/>	Annual: <input type="radio"/> No Cost: <input type="radio"/>
Manager's Comments and Recommendations: N/A		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JT	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

TO: Mayor and Members of the Town Council

FROM: Het Patel, AICP; Senior Planner – Transportation and Land Use

SUBJECT: *Ackerman Road Extension – LAPP Pre-Submittal Meeting Update*

DATE: October 16, 2018

INTRODUCTION

The purpose of this memorandum is to provide an update on the Locally Administered Projects Program (LAPP) pre-submittal meeting for the Ackerman Road extension project. The project includes grade separation at Mahler’s Creek.

LAPP SCHEDULE

Below is a summary of key dates in the LAPP process:

- August 15, 2018 Call for projects opened
- September 10, 2018 Pre-submittal deadline
- October 31, 2018 Final submission deadline

On September 19, 2018, Town staff met with CAMPO staff for a pre-submittal meeting regarding this project. At the meeting Town staff was made aware that this project would not be eligible for LAPP funding because of Ackerman Road’s NCDOT functional classification. For new alignment or extension projects the roadways must have a functional classification of major collector or minor arterial or higher. Ackerman Road has a classification of local roadway. Town staff was advised to consider re-classification of roadways within Garner.

NCDOT FUNCTIONAL CLASSIFICATION

Below is a figure from NCDOT GIS Online website showing functional classification of roadways within Garner. Major collectors and minor arterials within Garner include the following roadways:

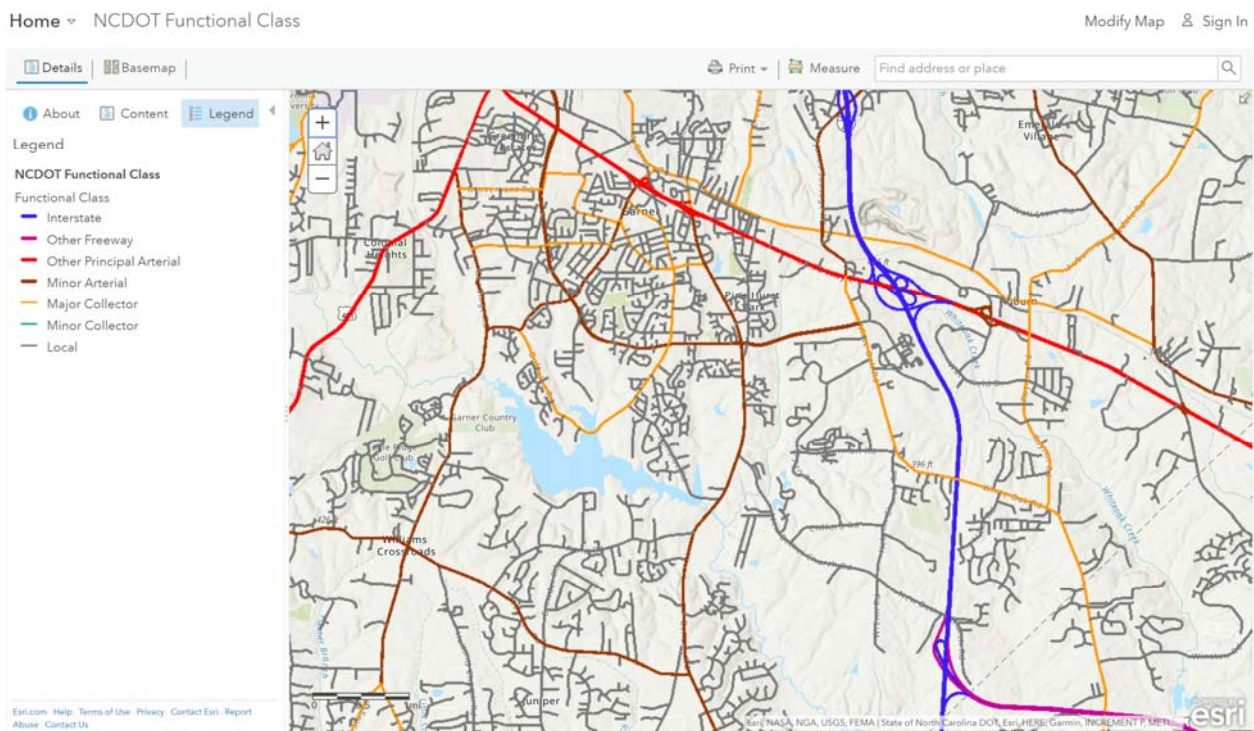
- Garner Road
- Creech Road
- Jones Sausage Road
- Auburn Knightdale Road
- Rock Quarry Road
- Raynor Road
- White Oak Road
- Benson Road
- Grovemont Road
- Spring Drive

- Woodland Road
- Lakeside Drive
- Aversboro Road
- 7th Avenue
- Vandora Springs Road
- Buffalo Road
- Timber Drive
- Old Stage Road
- Ten-Ten Road

The following major local roads are not classified as major collectors or minor arterials:

- New Bethel Church Road
- Hebron Church Road
- Ackerman Road
- Guy Road

FIGURE 1: NCDOT FUNCTIONAL CLASSIFICATION MAP FOR GARNER



Town can complete an analysis on the entire NCDOT classification system and recommend updating classification of certain roadways including downgrading certain roadways to local roads and upgrading certain roadways to major collectors or minor arterials.

COUNCIL ACTION

Staff is seeking Council’s agreement and support to undertake analysis of NCDOT functional classification of roadways within Garner to update classification recommendation for roadways that serve a higher function and downgrade roadways that function more as local roads within Garner.

Reports

**Building Activity by Type and Proposed Use for
Report Beginning: 09/01/2018 to Report Ending: 09/30/2018**

Addition

Proposed Use	Number of Units	Construction Value	Intown Value
DECK	3	\$27,900.00	\$11,900.00
FACTORY INDUSTRIAL	1	\$380,000.00	\$380,000.00
GENERATOR	1	\$13,000.00	\$0.00
SINGLE FAMILY DWELLIN	1	\$25,000.00	\$25,000.00
SUNROOM	2	\$53,750.00	\$53,750.00
Total	8	\$499,650.00	\$470,650.00

Alteration

Proposed Use	Number of Units	Construction Value	Intown Value
BUSINESS/OFFICE	4	\$127,320.00	\$127,320.00
CHURCH/RELIGIOUS	1	\$62,250.00	\$62,250.00
COLLOCATION TOWER	1	\$22,300.00	\$22,300.00
FACTORY INDUSTRIAL	1	\$1,407,280.00	\$1,407,280.00
MERCANTILE/RETAIL	1	\$111,177.62	\$111,177.62
SINGLE FAMILY DWELLIN	7	\$137,281.00	\$116,026.00
SOLAR SYSTEM (RES)	1	\$19,532.00	\$19,532.00
Total	16	\$1,887,140.62	\$1,865,885.62

Electrical

Proposed Use	Number of Units	Construction Value	Intown Value
CHANGE OF SERVICE	1	\$800.00	\$800.00
ELECTRICAL SERVICE REC	1	\$300.00	\$300.00
GARAGE ATTACHED	1	\$250.00	\$250.00
GENERATOR	1	\$1,400.00	\$1,400.00
SINGLE FAMILY DWELLIN	3	\$4,100.00	\$1,100.00
TANKLESS HOT WATER HE	1	\$20.00	\$20.00
Total	8	\$6,870.00	\$3,870.00

Mechanical

Proposed Use	Number of Units	Construction Value	Intown Value
MECHANICAL REPLACEME	43	\$335,462.00	\$281,568.00
MULTI-FAMILY 5 UNITS &	1	\$3,656.00	\$3,656.00
Total	44	\$339,118.00	\$285,224.00

New Building

Proposed Use	Number of Units	Construction Value	Intown Value
BUSINESS/OFFICE	1	\$2,355,936.00	\$2,355,936.00
MULTI-FAMILY 5 UNITS &	2	\$1,063,938.00	\$1,063,938.00
SINGLE FAMILY DWELLIN	7	\$1,181,516.00	\$1,181,516.00
TOWNHOME	14	\$1,549,688.00	\$1,549,688.00
Total	24	\$6,151,078.00	\$6,151,078.00

Plumbing

Proposed Use	Number of Units	Construction Value	Intown Value
ELECTRIC HOT WATER HE	1	\$5,948.00	\$5,948.00
IRRIGATION	3	\$15,500.00	\$15,500.00
OTHER	1	\$9,000.00	\$0.00
PLUMBING	4	\$36,196.20	\$36,196.20
Total	9	\$66,644.20	\$57,644.20

Sum

Total Number of Permits	109
Total Construction Value	\$8,950,500.82
Total Intown Value	\$8,834,351.82

Permit #:	2180733	Inside Town Limits Yes	
Issue date:	9/6/2018	Census tract:	PIN#: 1701-00-9230
Lot#:		Subdivision: N/A	Total cost: \$380,000.00
PropAddress:	301 PETFINDER LANE		
Owner's	RON CLEMMONS	Owner's Phone:	919-219-5064
Contractor	ACCU-STEEL INC.	Contractor's Phone:	919-870-0452
Type of Improvement:	Addition	Proposed Use	FACTORY INDUSTRIAL
Permit #:	2181098	Inside Town Limits Yes	
Issue date:	9/6/2018	Census tract:	PIN#: 1730-12-5497
Lot#:		Subdivision: N/A	Total cost: \$2,355,936.00
PropAddress:	2500 WATERFIELD DRIVE		
Owner's	MARTIN MARIETTA	Owner's Phone:	919-783-4649
Contractor	ANNIS BUILDING CORPORATION	Contractor's Phone:	919-816-9995
Type of Improvement:	New Building	Proposed Use	BUSINESS/OFFICE
Permit #:	2181100	Inside Town Limits Yes	
Issue date:	9/6/2018	Census tract:	PIN#: 1710-47-8475
Lot#:	18	Subdivision: LANDING AT HEATHER PARK	Total cost: \$133,929.00
PropAddress:	109 WELLONS CREEK DRIVE		
Owner's	ROYAL OAKS BUILDING GROUP, LLC	Owner's Phone:	919-233-3886
Contractor	ROYAL OAKS BUILDING GROUP, LLC	Contractor's Phone:	919-233-3886
Type of Improvement:	New Building	Proposed Use	TOWNHOME
Permit #:	2181102	Inside Town Limits Yes	
Issue date:	9/6/2018	Census tract:	PIN#: 1710-47-8470
Lot#:	20	Subdivision: LANDING AT HEATHER PARK	Total cost: \$133,929.00
PropAddress:	125 WELLONS CREEK DRIVE		
Owner's	ROYAL OAKS BUILDING GROUP, LLC	Owner's Phone:	919-233-3886
Contractor	ROYAL OAKS BUILDING GROUP, LLC	Contractor's Phone:	919-233-3886
Type of Improvement:	New Building	Proposed Use	TOWNHOME
Permit #:	2181103	Inside Town Limits Yes	
Issue date:	9/6/2018	Census tract:	PIN#: 1710-47-4153
Lot#:	35	Subdivision: LANDING AT HEATHER PARK	Total cost: \$133,929.00
PropAddress:	274 MYATT FERN DRIVE		
Owner's	ROYAL OAKS BUILDING GROUP, LLC	Owner's Phone:	919-233-3886
Contractor	ROYAL OAKS BUILDING GROUP, LLC	Contractor's Phone:	919-233-3886
Type of Improvement:	New Building	Proposed Use	TOWNHOME

Permit #:	2181104	Inside Town Limits Yes	
Issue date:	9/6/2018	Census tract:	PIN#: 1710-47-4145
Lot#:	36	Subdivision: LANDING AT HEATHER PARK	Total cost: \$112,054.00
PropAddress:	266 MYATT FERN DRIVE		
Owner's	ROYAL OAKS BUILDING GROUP, LLC	Owner's Phone:	919-233-3886
Contractor	ROYAL OAKS BUILDING GROUP, LLC	Contractor's Phone:	919-233-3886
Type of Improvement:	New Building	Proposed Use	TOWNHOME
Permit #:	2181105	Inside Town Limits Yes	
Issue date:	9/6/2018	Census tract:	PIN#: 1710-47-4137
Lot#:	37	Subdivision: LANDING AT HEATHER PARK	Total cost: \$124,636.00
PropAddress:	258 MYATT FERN DRIVE		
Owner's	ROYAL OAKS BUILDING GROUP, LLC	Owner's Phone:	919-233-3886
Contractor	ROYAL OAKS BUILDING GROUP, LLC	Contractor's Phone:	919-233-3886
Type of Improvement:	New Building	Proposed Use	TOWNHOME
Permit #:	2181107	Inside Town Limits Yes	
Issue date:	9/6/2018	Census tract:	PIN#: 1710-47-4222
Lot#:	39	Subdivision: LANDING AT HEATHER PARK	Total cost: \$124,636.00
PropAddress:	242 MYATT FERN DRIVE		
Owner's	ROYAL OAKS BUILDING GROUP, LLC	Owner's Phone:	919-233-3886
Contractor	ROYAL OAKS BUILDING GROUP, LLC	Contractor's Phone:	919-233-3886
Type of Improvement:	New Building	Proposed Use	TOWNHOME
Permit #:	2181114	Inside Town Limits Yes	
Issue date:	9/26/2018	Census tract:	PIN#: 1701-97-7908
Lot#:		Subdivision: N/A	Total cost: \$1,407,280.00
PropAddress:	1414 MECHANICAL BLVD		
Owner's	DUKE ENERGY	Owner's Phone:	919-612-8188
Contractor	TECTA AMERICA CAROLINAS LLC	Contractor's Phone:	704-882-1200
Type of Improvement:	Alteration	Proposed Use	FACTORY INDUSTRIAL
Permit #:	2181115	Inside Town Limits Yes	
Issue date:	9/10/2018	Census tract:	PIN#:
Lot#:		Subdivision: N/A	Total cost: \$531,969.00
PropAddress:	200 MITCHELL PARK COURT		
Owner's	WAKE COUNTY HOUSING AUTHORITY	Owner's Phone:	919-269-6404
Contractor	G & G BUILDERS OF WENDELL	Contractor's Phone:	919-365-7488
Type of Improvement:	New Building	Proposed Use	MULTI-FAMILY 5 UNITS &

Permit #:	2181116	Inside Town Limits Yes	
Issue date:	9/10/2018	Census tract:	PIN#:
Lot#:		Subdivision: N/A	Total cost: \$531,969.00
PropAddress:	100 MITCHELL PARK COURT		
Owner's	WAKE COUNTY HOUSING AUTHORITY	Owner's Phone:	919-269-6404
Contractor	G & G BUILDERS OF WENDELL	Contractor's Phone:	919-365-7488
Type of Improvement:	New Building	Proposed Use	MULTI-FAMILY 5 UNITS &
Permit #:	2181122	Inside Town Limits Yes	
Issue date:	9/10/2018	Census tract:	PIN#: 1711-25-9892
Lot#:	18	Subdivision: VANDORA WEST	Total cost: \$202,000.00
PropAddress:	1233 CURTISS DRIVE		
Owner's	KELLYS CROSSING DEVELOPER, LLC	Owner's Phone:	919-810-2945
Contractor	SMITH DOUGLAS HOMES	Contractor's Phone:	919-812-0350
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN
Permit #:	2181124	Inside Town Limits Yes	
Issue date:	9/18/2018	Census tract:	PIN#: 1629-02-1851
Lot#:	115	Subdivision: OAK PARK	Total cost: \$200,703.00
PropAddress:	119 LEMOYNE DOURT		
Owner's	ROYAL OAKS BUILDING GROUP LLC	Owner's Phone:	919-233-3886
Contractor	ROYAL OAKS BUILDING GROUP, LLC	Contractor's Phone:	919-233-3886
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN
Permit #:	2181125	Inside Town Limits Yes	
Issue date:	9/6/2018	Census tract:	PIN#: 1629-15-5915
Lot#:	58	Subdivision: CLIFFORD GROVE	Total cost: \$170,922.00
PropAddress:	168 WHITETAIL DEER LANE		
Owner's	D.R. HORTON INC	Owner's Phone:	919-407-2037
Contractor	D.R. HORTON, INC.	Contractor's Phone:	919-407-2037
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN
Permit #:	2181135	Inside Town Limits Yes	
Issue date:	9/7/2018	Census tract:	PIN#: 1701-38-7642
Lot#:		Subdivision: N/A	Total cost: \$111,177.62
PropAddress:	1575 US HWY 70 WEST		
Owner's	LOWES HOME IMPROVEMENT	Owner's Phone:	877-658-2181
Contractor		Contractor's Phone:	
Type of Improvement:	Alteration	Proposed Use	MERCANTILE/RETAIL

Permit #:	2181154	Inside Town Limits Yes	
Issue date:	9/18/2018	Census tract:	PIN#: 1619-92-8696
Lot#:	121	Subdivision: OAK PARK	Total cost: \$184,635.00
PropAddress:	100 LEMOYNE COURT		
Owner's	ROYAL OAKS BUILDING GROUP	Owner's Phone:	919-233-3886
Contractor	ROYAL OAKS BUILDING GROUP, LLC	Contractor's Phone:	919-233-3886
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2181178	Inside Town Limits Yes	
Issue date:	9/24/2018	Census tract:	PIN#: 1609-19-3519
Lot#:	394	Subdivision: EAGLE RIDGE	Total cost: \$114,414.00
PropAddress:	100 OWENSBORO COURT		
Owner's	DAN RYAN BUILDERS	Owner's Phone:	919-747-4970
Contractor	DAN RYAN BUILDERS LLC	Contractor's Phone:	919-747-4985
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2181180	Inside Town Limits Yes	
Issue date:	9/24/2018	Census tract:	PIN#: 1629-15-5962
Lot#:	57	Subdivision: CLIFFORD GROVE	Total cost: \$169,088.00
PropAddress:	164 WHITETAIL DEER LANE		
Owner's	D.R. HORTON, INC	Owner's Phone:	919-407-2037
Contractor	D.R. HORTON, INC.	Contractor's Phone:	919-407-2037
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2181181	Inside Town Limits Yes	
Issue date:	9/25/2018	Census tract:	PIN#: 1711-25-6188
Lot#:	8	Subdivision: VANDORA WEST	Total cost: \$139,754.00
PropAddress:	133 VANDORA HILLS PLACE		
Owner's	KELLYS CROSSING DEVELOPER LLC	Owner's Phone:	919-810-2945
Contractor	SMITH DOUGLAS HOMES	Contractor's Phone:	919-812-0350
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN