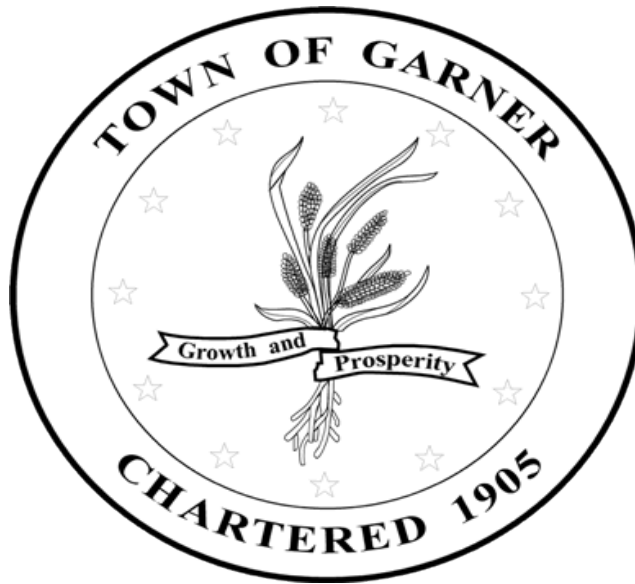


TOWN OF GARNER



TOWN COUNCIL MEETING

November 20, 2018
7:00 P.M.

Garner Town Hall
900 7th Avenue
Garner, NC 27529

**Town of Garner
Town Council Agenda
November 20, 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 Buck Kennedy

- C. INVOCATION: Council Member Buck Kennedy

- D. PETITIONS AND COMMENTS

This portion of the meeting is to receive comments from the public on items not included in this agenda. Citizens should sign up with the Town Clerk to speak prior to the start of the meeting. The Board is interested in hearing your concerns but may not 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

1. Economic Development Annual Report Page 2
Presenter: Joseph Stallings, Economic Development Director

- 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.

- H. PUBLIC HEARINGS

1. Continuation of quasi-judicial hearing from November 5, 2018 regarding
Conditional Use Rezoning CUD-Z-18-04 & Conditional Use Subdivision
CUP-SB-18-02, Avenue at White Oak Page 10
Presenter: Het Patel and Stacy Harper, Senior Planners

The public hearing for this item was held at the last meeting on November 5th. This item was tabled in order for the applicant to work with staff in revising the zoning conditions to further address the appearance and overall quality of the project. The revised conditions are highlighted in yellow on pages 3 and 4 of the staff report.

The rezoning (CUD-Z-18-04) and associated subdivision plan (CUP-SB-18-02) have been submitted to develop the site into a townhome subdivision (Avenue at White Oak) of 160 units. The applicant is requesting to rezone the site from Residential 20 (R-20) to Multi-Family 2 with conditions (MF-2 C203). Use restrictions and subdivision characteristic features are proposed as conditions.

Recommended Action: Staff recommends approval of CUD-Z-18-04 & finds CUP-SB-18-02 in conformity with the UDO; Adopt Ordinance (2018) 3935

I. NEW/OLD BUSINESS

J. COMMITTEE REPORTS

K. MANAGER REPORTS

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

L. ATTORNEY REPORTS

M. COUNCIL REPORTS

N. CLOSED SESSION

Pursuant to N.C. General Statutes Section 143-318.11(a)(5)) to discuss possible real estate acquisition and the Town's negotiating position regarding such real estate located at 0 Buffalo Road, out of 1316 Buffalo Road.

Pursuant to N.C. General Statutes Section 143-318.11(a)(3)) to consult with the Town Attorney regarding litigation.

O. ADJOURNMENT

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: November 20, 2018		
Subject: Economic Development Annual Report		
Location on Agenda: Presentations		
Department: Economic Development		
Contact: Joseph Stallings, Economic Development Director		
Presenter: Joseph Stallings, Economic Development Director		
Brief Summary: Mr. Stallings will present the Council with the Economic Development Department's FY18 annual report.		
Recommended Motion and/or Requested Action: Presentation Only		
Detailed Notes: 		
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: 		
Attachments Yes: <input type="radio"/> No: <input checked="" type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JBS	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		



Garner Economic
Development Department
Annual Report
2017/18

Community Snap Shot

- 325 Building Permits Issued
- 30,000+ Estimated Population
- 3.5% Unemployment
- 4.5% in commercial/residential tax base growth



Business Attraction

- 2,000+ jobs created
- 200 million + in new investment



Business Attraction

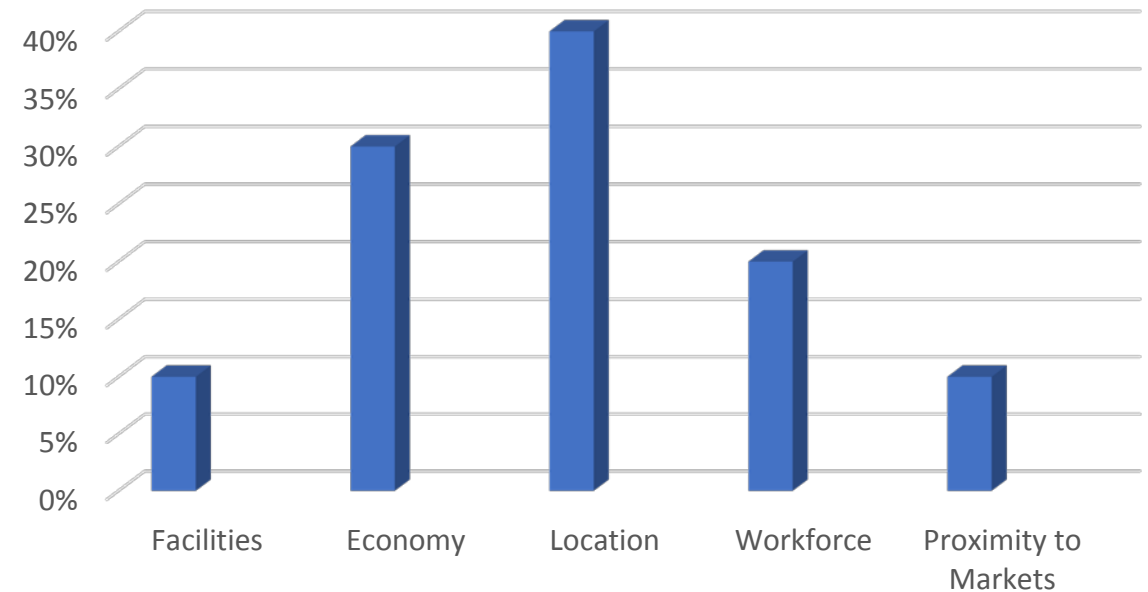
- 65 total projects were submitted to the office (20% increase from FY17)
- \$4.5 billion in projects
- 74% were manufacturing

Industry	# of Prj. (17)	# of Prj. (18)	Inv. (17)	Inv. (18)	Jobs (17)	Jobs (18)
Adv. Manuf.	28	48	\$1.1B	\$3.6B	5,117	10,010
Biotech	7	3	\$518M	\$330M	1,180	530
Distribution	7	3	\$577M	\$100M	874	2,300
HQ	2	2	\$166M	\$5M	860	210
Other	10	11	\$188M	\$644M	2,149	4,495
Totals	54	65	\$2.5B	\$3.7B	10,180	17,545

Business Retention

- 20 companies visited
- 20% have plans to expand
- \$11M in potential new expansion investment
- 65% reported they were adding jobs
- Trojan Career Prep Program continues to show results

Advantages to Doing Business in Garner



Real Estate Market

Retail

Vacancy: 1%

Market. Size: 4M Sq. ft.

Avg. Lease Rate: \$16.96/sq. ft.

Office

Vacancy: 3%

Market. Size: 947k Sq. ft.

Avg. Lease Rate: \$17.19/sq. ft.

Industrial

Vacancy: 4.3%

Market. Size: 3.9M Sq. ft.

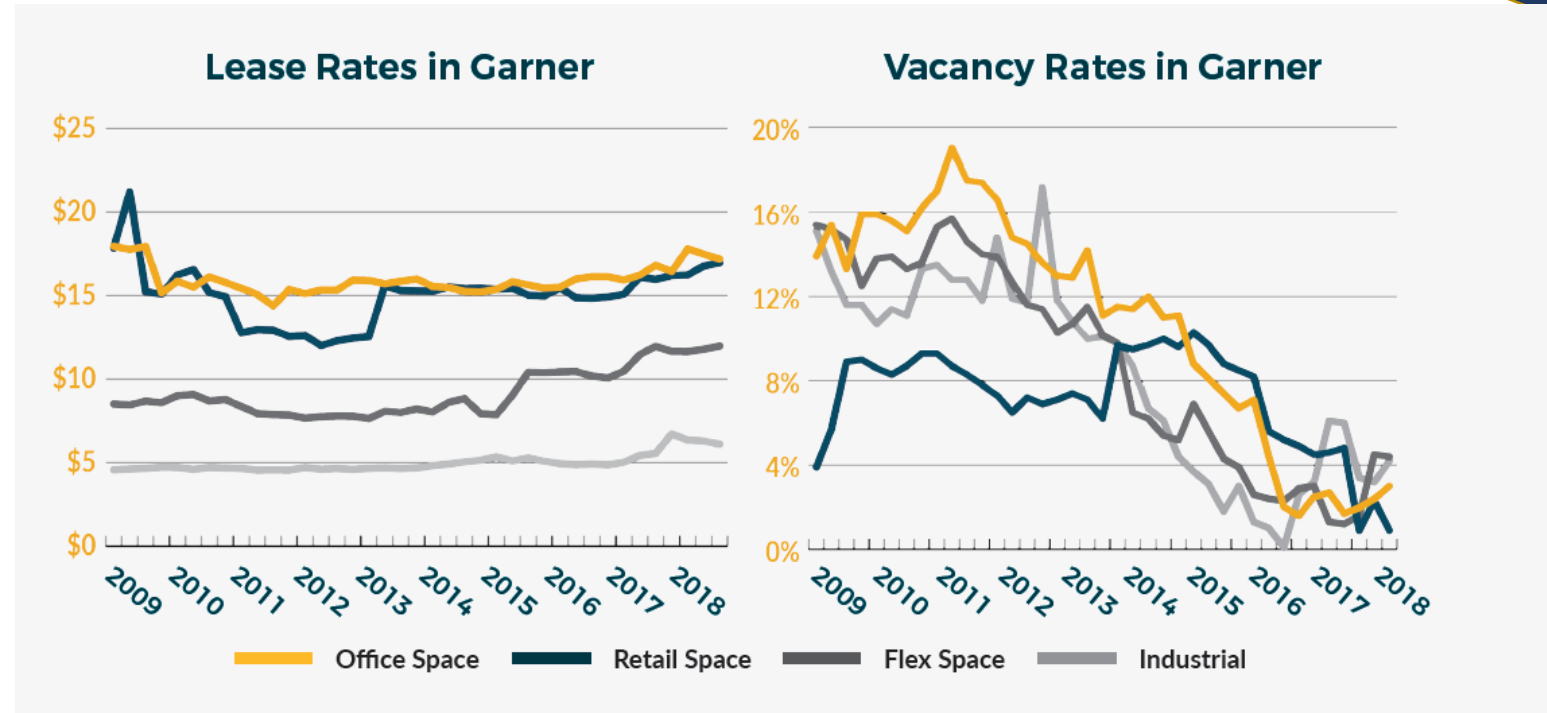
Avg. Lease Rate: \$6.11/sq. ft.

Flex

Vacancy: 5.5%

Market. Size: 908K Sq. ft.

Avg. Lease Rate: \$11.62/sq. ft.



Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: November 20, 2018		
Subject: CUD-Z-18-04 & CUP-SB-18-02, Avenue at White Oak Conditional Use Rezoning & Site Plan		
Location on Agenda: Old/New Business		
Department: Planning		
Contact: Het Patel, Senior Planner - Transportation and Land Use		
Presenter: Het Patel, Senior Planner and Stacy Harper, Principal Planner		
Brief Summary: The public hearing for this item was held at the last meeting on November 5th. This item was tabled in order for the applicant to work with staff in revising the zoning conditions to further address the appearance and overall quality of the project. The revised conditions are highlighted in yellow on pages 3 and 4 of the staff report. The rezoning (CUD-Z-18-04) and associated subdivision plan (CUP-SB-18-02) have been submitted to develop the site into a townhome subdivision (Avenue at White Oak) of 160 units. The applicant is requesting to rezone the site from Residential 20 (R-20) to Multi-Family 2 with conditions (MF-2 C203). Use restrictions and subdivision characteristic features are proposed as conditions.		
Recommended Motion and/or Requested Action: Staff recommends approval of CUD-Z-18-04 & finds CUP-SB-18-02 in conformity with UDO; Adopt Ord. (2018) 3935		
Detailed Notes: See attached staff report.		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
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: Stacy Harper, AICP; Principal Planner
Het Patel, AICP; Senior Planner

SUBJECT: ***CUD-Z-18-04, Conditional Use Rezoning***
CUP-SB-18-02, Conditional Use Subdivision – Avenue at White Oak

DATE: November 20, 2018

I. PROJECT AT A GLANCE

Project Number(s):	CUD-Z-18-04 Conditional Use Rezoning CUP-SB-18-02 Conditional Use Subdivision
Applicant:	Garner Road Partners, LLC
Owners:	Sylvia W. Harrison, Steven C. Wilson, Pamela R. Stephenson, Duane W. Stephenson
General Description -	
Project Area & Location:	33.33 +/- acres located on the north side of East Garner Road.
Wake Count PIN(s):	1721-13-1030 & 1721-11-0719
Current Zoning:	R-20 (Residential 20)
Requested Zoning:	MF-2 C203 (Multi-Family 2 Conditional Use)
Proposed Use(s):	Townhomes (160 units)
Overlay:	Garner Road Overlay District
Key Meeting Dates:	
Planning Commission:	October 8, 2018
Public Hearing & Action:	November 20, 2018

II. BACKGROUND / REQUEST SUMMARY

The rezoning (CUD-Z-18-04) and associated subdivision plan (CUP-SB-18-02) have been submitted to develop the site into a multi-family townhomes subdivision of 160 lots. The site and tracts along the north side of East Garner Road in the vicinity are single-family residential while other tracts are vacant/wooded lands. The applicant is requesting to rezone the site from Residential 20 (R-20) to Multi-Family 2 development with conditions (MF-2 C203). Use restrictions and subdivision characteristic features are proposed as conditions. The applicants are requesting to rezone a total of 33.33 acres.

III. ZONING ANALYSIS

Existing: The existing zoning of the 33.33-acre site is **Residential 20 (R-20)**. 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-20 district allows single-family lots of at least 20,000 square feet (.45 acres). Gross maximum density is approximately 2.17 units per acre in R-20 districts which translates into 72 dwelling units.

The following is a list of permitted uses in the R-20 District:

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

Proposed: The proposed zoning of the 33.33-acre site is **Multi-Family 2 Conditional Use (MF-2 C203)**. The MF-2 zoning district is designed to create and maintain higher density residential neighborhoods composed primarily of multifamily dwellings. When evaluating MF-2 districts, emphasis is given to the location of the proposed district to adjoining developed property to ensure that such district is carefully located. Gross density for this proposed project stands at 4.80 dwelling units per acre.

New conditions below added since the last TC meeting on November 5.

The following conditions are proposed:

1. Permitted use table:

Use Category	Specific Use	MF-2 C203
Household Living	Residential Cluster	P*
	Two-Family Dwelling	P*
	Townhouse	P*
	Condominium	P*
	Multifamily (triplex and higher, including Apartment)	P*

2. Each dwelling unit constructed on the property shall have a garage for at least one (1) car, with a minimum interior dimension of 11 feet in width.
3. Each dwelling unit constructed on the property shall have a porch, patio and/or sunroom containing at least sixty (60) square feet on the side or rear of the unit.
4. The development shall include an outdoor dog park which contains a minimum of 6,500 square feet of land area which shall be constructed and installed prior to obtaining any Certificates of Occupancy ("COs") for Phase 4, as shown on the attached Preliminary Site Plan.
5. The development shall include an outdoor community gathering space with park benches and landscaping which contains a minimum of 10,000 square feet of land area, which shall include approximate dimensions of 50 feet in width and 200 feet in length. At least half of the community gathering space (based on land area) shall be constructed and installed in or prior to obtaining any COs for Phase 1, as shown on the attached preliminary Site Plan, and the balance of the community gathering space shall be constructed and installed prior to obtaining any COs for Phase 4, as shown on the attached Preliminary Site Plan.
6. Each dwelling unit constructed on the property shall contain a minimum of 1,300 square feet of heated gross floor area.
7. The front façade of each Townhouse Unit (exclusive of roof) shall include the following:
 - (a) at least three (3) of the following architectural accents: jack arches, curved porch beam trim, standing seam porch roof, decorative floor trim band, front door with glass inset, row of glass panels in the garage door, front door surrounds, decorative column, keystones, decorative louvers, and/or decorative shutters;
 - (b) at least three (3) operable windows and one entry door;
 - (c) at least one (1) two (2) foot horizontal offset;
 - (d) at least one (1) dormer or gable; and
 - (e) if vinyl siding is used, it shall have a minimum gauge of .045.

8. All Townhouse Units in a Townhouse Group (which is defined as building containing 4-6 Townhouse Units) shall contain at least 64 square feet of brick, stone and/or masonry on the front façade except that a maximum of one Townhouse Unit in each Townhouse Group shall not be required to include brick, stone or masonry on the front façade.
9. Each Townhouse Group shall include at least two (2) of the following siding types on the front facade: (a) board and batten; (b) horizontal lap siding; and/or (c) shake siding.
10. The side facades of the end Townhouse Units of each Townhouse Group shall include at least two (2) of the following siding types: (a) board and batten; (b) horizontal lap siding; and/or (c) shake siding. All side facades shall have a trim band between siding types.

Overlays: The site is located within the **Garner Road Overlay District**. This rezoning site falls within the Garner Road Overlay District. This overlay district establishes additional standards for new commercial development on Garner Road but there are no MF-2 uses that would have restrictions from the Garner Road Overlay District; therefore, the following is provided for background information purposes only.

The following are prohibited uses within the overlay regardless of zoning:

1. Drive-in movie theaters
2. Adult cabarets and establishments
3. Outside storage of goods not related to sale or use on premises
4. Junkyards, automobile graveyards
5. Commercial greenhouse operations

The following are prohibited uses within 150 feet residential:

1. Pool halls, bowling alleys
2. Bars, night clubs

The following are restricted uses (setbacks, buffers, landscaping, screening):

1. Auto sales & service
2. Auto repair
3. Car washes

Zoning History: The Planning Department's rezoning database contains the following rezoning cases in the vicinity of this property. More recent cases are listed below.

Case	Applicant	Location	Zoning Change
CUD-Z-97-09	S. T. Wooten	E Garner Road	SB to I-2 C73
CUD-Z-03-01	Jones & Clossen Engineering, PLLC	Ashlyn Subdivision	R-20 to R-9 C118

Case	Applicant	Location	Zoning Change
CUD-Z-05-05	CLH Design PA	East Garner Elementary	RCD-3 C107 to R-20 C134
CUD-Z-14-02	Bass, Nixon & Kennedy, Inc.	E Garner Road	I-1 to I-2 C173
CUD-Z-16-12	East Garner LLC	Direct Distributors	O&I C158 to O&I C192

Adjacent Zoning and Land Use:

North:	Single-Family Residential 20 (R-20)	Single-family residential
South:	Single-Family Residential 20 (R-20) Industrial 1 (I-1) and Industrial 2 (I-2)	Vacant/wooded land Vacant/wooded land
East:	Single-Family Residential 20 (R-20)	Single-family residential
West:	Single-Family Residential 12 (R-12) Single-Family Residential 40 (R-40)	Single-family residential Vacant/wooded land



Overall Neighborhood Character:

This area along Garner Road contains large tracts of undeveloped vacant/wooded lands. The predominant zoning in this area of East Garner Road on the west side of Jones Sausage Road is Single-Family Residential (R-12, R-20 and R-40) and Multi-Family 1 (MF-1).

IV. STATEMENTS OF ZONING CONSISTENCY WITH THE COMPREHENSIVE PLAN

2018 Garner Forward Plan:



On the current Future Land Use map, the site along East Garner Road is designated as **Medium-Density Residential** and the surrounding tracts in this area are also designated primarily as Medium-Density Residential. Small amounts of Neighborhood Commerce are called for in the immediate vicinity along with Light Industrial across East Garner Road.

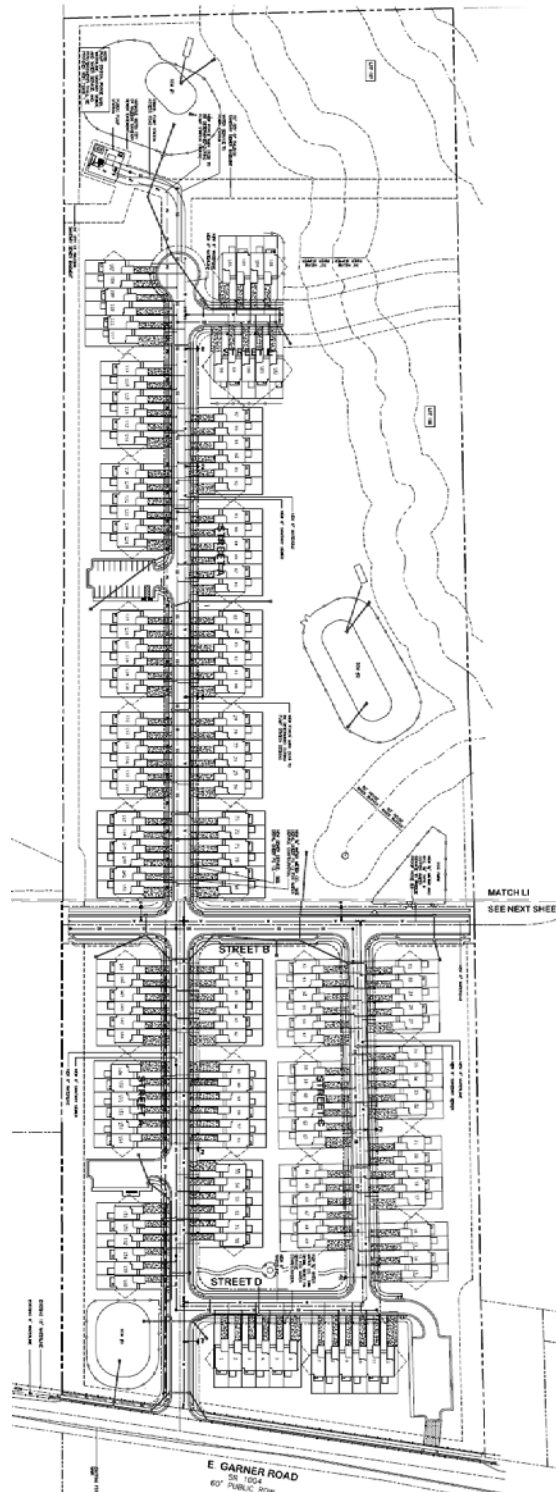
The **Medium-Density Residential** land use category includes single-family, duplex, triplex, quadplex, and townhome-style residences with a recommended density of two and a half (2.5) to five (5) dwelling units per acre. Medium-Density Residential structures may also include auxiliary units detached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

The proposed development has a density of 4.80 dwelling units per acre which is within the recommended density stated above, and townhomes are identified as a compatible use within the Medium-Density Residential designation. Therefore, the request for a Multi-Family 2 Conditional Use (MF-2 C203) zoning district may be found consistent with the *Garner Forward Comprehensive Plan*. This project could be comprised of up to 166 units and still be considered consistent with the Medium-Density Residential designation. Any units about 166 or any subdivision of the tract to below the current 33.33 acres would necessitate an amendment to the *Garner Forward Comprehensive Plan*.

V. SUBDIVISION PROJECT DATA

Acreage: Total project acres 33.33 (29.7 acres for townhomes; 3.6 acres for future development)

Number of Lots: 160



Dimensional Requirements: 5,000 square feet of project land area for the first unit and 3,000 square feet for every additional unit (used to determine density limits).

Setbacks are shown in conformance on the plan. Setbacks are as follows – Front, 25 feet (where garages are present); Rear, 25 Feet; Corner Side, 25 feet. Internal side setbacks (building separations) are variable per triangulation calculations.

Landscape and Buffer Requirements:

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

- **Tree Cover:** Requirement of 12% is met with both existing and proposed plant material.
- **Street Buffers:** A 15-foot street buffer is provided along East Garner Road as are the required street trees.

Lighting:

Proposed lighting meets the requirements of the Lighting Ordinance as well as meeting staff recommendations for LED fixtures. All fixtures have zero uplight, low glare and a warm white light exhibiting a color temperature of no more than 4,000 K (Kelvin).

Environmental Features:

This site does not contain a FEMA designated floodplain – the absence of which is documented in the graphic below.



Parks and Open Space:

Open Space –

- Required: 10% (2.97 acres)
- Proposed: 11.3% (3.36 acres)

Open space to be owned and maintained by the homeowner's association for the subdivision. Phases must meet the required 10% threshold on a cumulative phase-by-phase basis.

Fire Protection: The Inspections Department has reviewed the plan for fire protection and given their approval.

Infrastructure: ***Stormwater Management*** – The Avenues at White Oak is a townhome development site that is located along Garner Road and is not located within the watershed protection area.

This site is subject to stormwater quality regulations for nitrogen as well as stormwater quantity regulations for detention of the 1-, 10- and 25-year storms.

Three dry detention ponds as well as level spreaders with vegetated filter strips are proposed as a stormwater control measures that will handle stormwater quality and quantity requirements at this site. The stormwater control measure will treat reduce the nitrogen below the allowable threshold (10 pounds per acre per year) for multifamily development. It will also meet all the detention requirements.

This development will also be required to make a nitrogen offset payment to reduce their nitrogen loading rate down to the 3.6 pounds per acre per year threshold.

Water/Sewer – Site will be served by City of Raleigh water from Garner Road and sewer infrastructure will be installed including a public pump station which will be sized to serve surrounding parcels.



Access – The site has approximately 680 feet of road frontage on East Garner Road. In this area, East Garner Road is a 22-foot wide NCDOT-maintained ribbon pavement facility within a 60-foot right of way. Two access points will be from East Garner Road – one for general public access and a second for emergency access in the absence of other public options. For future connectivity, stubs are provided to both the east and west, along with a second future corridor stubbed to the east to facilitate future connectivity to Jones Sausage Road. The plans would improve East Garner Road along the project’s frontage with widened asphalt, curb, gutter and sidewalks.

VI. TRAFFIC IMPACT ANALYSIS

A Traffic Impact Analysis (TIA) was required for the proposed development in accordance with the Unified Development Ordinance. The report has been reviewed by the NCDOT District Office, NCDOT Congestion Management Unit and the Town of Garner Staff.

Based on the data provided and assumptions identified in the TIA, the proposed development is anticipated to generate 1,200 daily trips including 74 AM peak hour trips (17 entering, 57 exiting) and 90 PM peak hour trips (57 entering, 33 exiting). The findings of the TIA indicate that the proposed development is not anticipated to cause significant negative impacts on the surrounding road network.

The development is expected to account for only 2-3% of the traffic at the surrounding intersections. After reviewing the TIA, Town of Garner Staff asked for further analysis of the Jones Sausage Road and East Garner Road intersection. The analysis confirmed that site traffic is not anticipated to have significant negative impacts at this intersection. Therefore, no off-site improvements were identified or recommended to accommodate the site traffic.

The following improvements have been identified and are recommended to accommodate the development traffic at the intersection of East Garner Road and the site access drive:

- Construction of an eastbound left-turn lane on Garner Road with a minimum of 100 feet of storage and appropriate taper;
- Construction of a full movement (no turn restrictions) intersection with one ingress lane and one egress lane making up the site access drive; and
- Providing stop control on the site access drive at the southbound approach.

VII. PLAN CONFORMITY WITH ADOPTED TOWN PLANS AND POLICIES

2018 Garner Forward Transportation Plan:

The 2018 Garner Forward Plan identifies Garner Road as two-lane divided facility. With the proposed improvements along the frontage of Garner Road, this project, as proposed, may be found to be in conformity with the 2018 Garner Forward Transportation Plan.

Parks & Recreation, Open Space & Greenways Master Plan:

A review of the Parks and Recreation, Open Space and Greenways Master Plan revealed no plan recommendations for this particular area although the master plan does call out this general area as one in which they would like to acquire land for active recreation purposes; however since there was no recommendation for this particular parcel, this project, as proposed, may be found to be in conformity with the Parks & Recreation, Open Space & Greenways Master Plan.

Unified Development Ordinance:

After sufficient review and plan revisions, staff finds that this project, as now proposed, conforms to the regulations of the Unified Development Ordinance.

VIII. PLANNING COMMISSION NOTES AND RECOMMENDATION

The Planning Commission reviewed this request at their October 8, 2018 meeting. What a unanimous vote, the Planning Commission confirmed staff's findings in Section VII that CUP-SB-18-02, Avenue at White Oak, is in conformity with adopted town plans and policies, and further accepted staff's statements regarding zoning consistency with the Garner Forward Comprehensive Plan, being detailed in Section V of this report, as their own, and recommended approval of CUD-Z-18-04 with the following site-specific conditions of approval:

1. Prior to recordation of the first final plat, a voluntary annexation petition for the unincorporated portions of the project site (33.33 +/- acres) shall be filed with the Garner Planning Department.
2. Prior to recordation of the first final plat, documents establishing a Homeowner's Association and restrictive covenants shall be submitted to the Garner Planning Director for review.
3. The developer shall be responsible for all roadway improvements required by NCDOT.
4. A notice regarding the proximity of the quarry shall be included in the Homeowner's Association documents.

IX. COUNCIL MOTION WORKSHEETS

NOTE: Two separate motions and vote are required.

REZONING ACTION MOTION WORKSHEET

Choose one (1) of the following three (3) options:

- () 1. Find **Consistent** with the Comprehensive Plan and **Approve**:

"I move that the Town Council accept staff's statements regarding zoning consistency with the Comprehensive Growth Plan, detailed in Section V of this report, as our own; and I therefore move further that the Town Council accept the recommendation of the Planning Commission and adopt Ordinance No. _____ approving rezoning request number CUD-Z-18-04."

- () 2. Find **Inconsistent** with the Comprehensive Plan and **Deny**:

"I move that the Town Council find the rezoning request inconsistent with the Comprehensive Growth Plan for the following reason(s):

(1) _____;

(2) _____;

(3) _____;

and therefore, I move further that the Town Council reject the recommendation of the Planning Commission and deny rezoning request number CUD-Z-18-04."

- () 3. Find **Inconsistent** with the Comprehensive Plan and **Approve**:

"I move that the Town Council find that although the rezoning request is inconsistent with the Comprehensive Growth Plan for the following reason(s):

(1) _____;

(2) _____;
_____;

(3) _____;
_____;

it is reasonable and in the public interest because it will likely *(check as many as 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 therefore, I move further that the Town Council adopt Ordinance No. _____ approving rezoning request number CUD-Z-18-04, and in so doing, also amend the Town's Comprehensive Growth Plan from designating the subject property as Medium-Density Residential to

(fill in with appropriate area designation) _____."

CONDITIONAL USE PERMIT ACTION WORKSHEET

Approve: I move that the Council accept the staff statements regarding plan consistency in Section VII of this report as our own and find the application meets the 10 permit criteria in Section 3.14.D. and therefore approve CUP-SB-18-02, Avenue at White Oak, with the three standard conditions and four site-specific conditions listed on the attached permit.

Optional (conditions – mark, fill in and read all that applies): ...and including the following reasonable conditions necessary to address the impacts of the proposed development on:

- ____ adjoining property,
- ____ the existing natural and man-made features of the site,
- ____ off-site and on-site traffic flow,
- ____ public utilities,
- ____ such other public services or goals of the Comprehensive Growth Plan or the Transportation Plan that may be negatively impacted by the proposed development (*enumerate plan services/goals*):

Condition #1:

Condition #2:

Condition #3, (etc.):

or

Deny: I move that the Council find the application does not meet one or more of the criteria in Section 3.14.D. for granting a special use permit,

(Check and read all that apply – include stated reason/evidence)

- ____ 1. The proposed use will endanger the public health or safety
because/as evidenced by _____;
- ____ 2. The proposed use will substantially injure the value of adjoining or
abutting property;
because/as evidenced by _____;

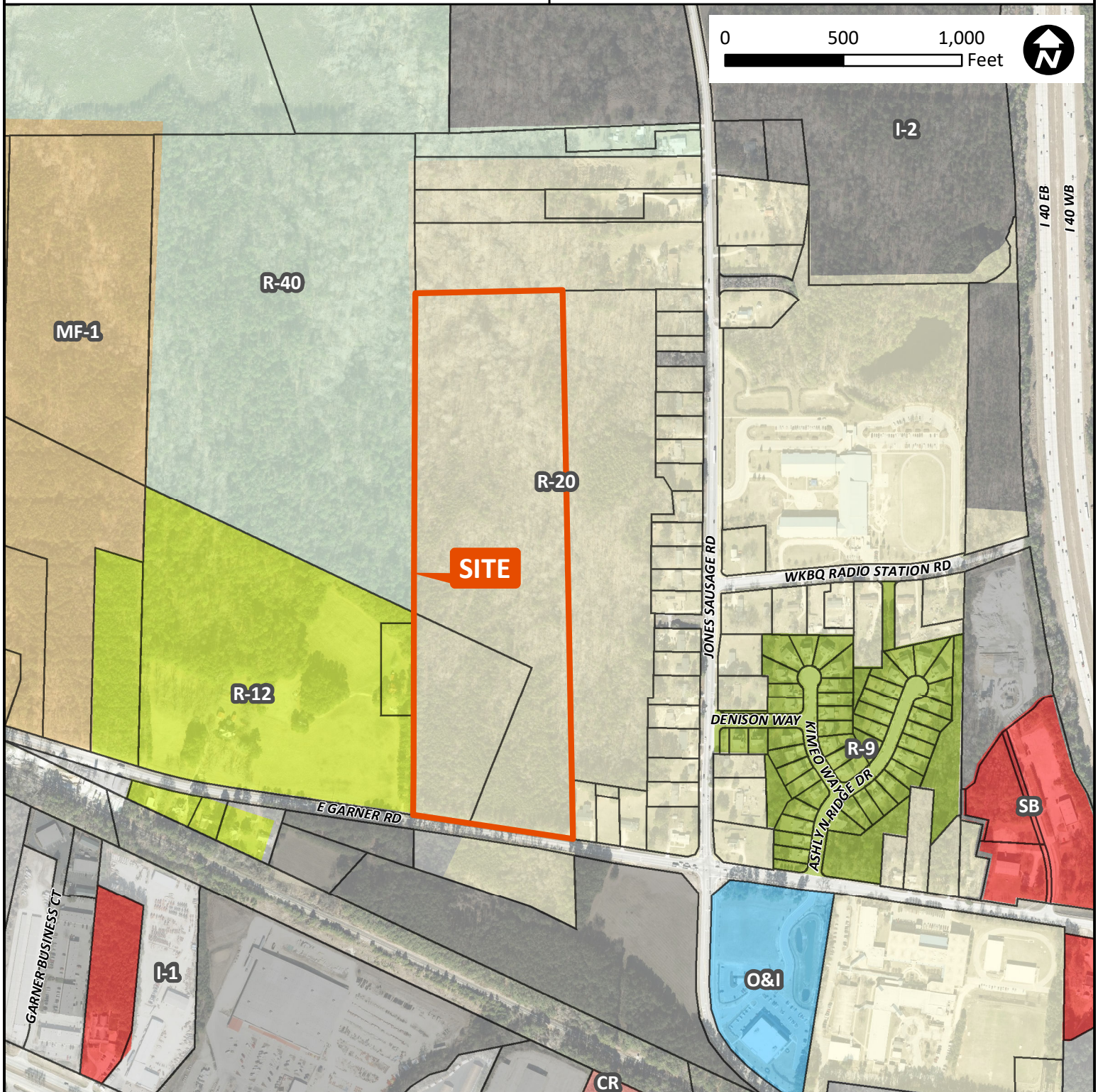
- ___ 3. The proposed use does not comply with all applicable provisions of this UDO;
because/as evidenced by _____;
- ___ 4. If completed as proposed, the development will not comply with all
requirements of this section;
because/as evidenced by _____;
- ___ 5. The proposed use will not be compatible with the proximate area in which it is
to be located;
because/as evidenced by _____;
- ___ 6. The proposed use is inconsistent with the Transportation Plan, other relevant
adopted plans and policies, and the stated purpose and intent of this UDO (the
fact that the use is permitted under certain circumstances in the zoning district
creates a rebuttable presumption that the proposed use is in harmony with the
intent of the UDO as relates to the general zoning plan);
because/as evidenced by _____;
- ___ 7. The proposed use is incompatible with adjacent uses in terms of building scale,
site design, buffering and screening, operating characteristics (hours of
operation, traffic generation, lighting, noise, odor, dust, and other external
impacts);
because/as evidenced by _____;
- ___ 8. Any significant adverse impacts resulting from the use will not be mitigated or
offset, including impacts on the natural environment;
because/as evidenced by _____;
- ___ 9. The public safety, transportation and utility facilities and services will not be
available to serve the subject property while maintaining sufficient levels of
service for existing development;
because/as evidenced by _____;
- ___ 10. Adequate assurances of continuing maintenance have not been provided;
because/as evidenced by _____;

and therefore, deny Conditional Use Permit for Avenue at White Oak – CUP-SB-18-02.



Town of Garner Planning Department

Conditional Use Applications CUP-SB-18-02 & CUD-Z-18-03



Project: Avenue at White Oak
Applicant: Garner Road Partners, LLC
Owner: Sylvia W. Harrison
Location: E Garner Road
Pin #: 1721-13-1030 & 1721-11-0719

Proposed Use: Townhomes (160 units)
Current Zoning: Residential 20 (R-20)
Proposed Zoning: Multi-Family 2
Conditional Use (MF-2 C203)
Acreage: 30.98 +/-
Overlay: n/a

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

ORDINANCE NO. (2018) 3935

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

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

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

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

Section 1. That the Official Zoning Map of the Town of Garner and Extraterritorial Jurisdiction be amended by changing the zoning classification of the property described below from its present zoning to that requested by **Garner Road Partners, LLC** in Rezoning Application No. **CUD-Z-18-04 (MF-2 C203)**.

Section 2. There is hereby created a new conditional use zoning district, to be known as the **Multi-Family Residential 2 Conditional Use (MF-2 C203)**; within this district, all of the regulations that apply to property within the **Multi-Family Residential 2 Conditional Use (MF-2 C203)** 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 conditions for the **Multi-Family Residential 2 Conditional Use (MF-2 C203)** district.*

1. Permitted use table:

Use Category	Specific Use	MF-2 C203
Household Living	Residential Cluster	P*
	Two-Family Dwelling	P*
	Townhouse	P*
	Condominium	P*
	Multifamily (triplex and higher, including Apartment)	P*

2. Each dwelling unit constructed on the property shall have a garage for at least one (1) car, with a minimum interior dimension of 11 feet in width.
3. Each dwelling unit constructed on the property shall have a porch, patio and/or sunroom containing at least sixty (60) square feet on the side or rear of the unit.
4. The development shall include an outdoor dog park which contains a minimum of 6,500 square feet of land area which shall be constructed and installed prior to obtaining any Certificates of Occupancy ("COs") for Phase 4, as shown on the attached Preliminary Site Plan.
5. The development shall include an outdoor community gathering space with park benches and landscaping which contains a minimum of 10,000 square feet of land area, which shall include approximate dimensions of 50 feet in width and 200 feet in length. At least half of the community gathering space (based on land area) shall be constructed and installed in or prior to obtaining any COs for Phase 1, as shown on the attached preliminary Site Plan, and the balance of the community gathering space shall be constructed and installed prior to obtaining any COs for Phase 4, as shown on the attached Preliminary Site Plan.
6. Each dwelling unit constructed on the property shall contain a minimum of 1,300 square feet of heated gross floor area.
7. The front façade of each Townhouse Unit (exclusive of roof) shall include the following:
 - a. at least three (3) of the following architectural accents: jack arches, curved porch beam trim, standing seam porch roof, decorative floor trim band, front door with glass inset, row of glass panels in the garage door, front door surrounds, decorative column, keystones, decorative louvers, and/or decorative shutters;
 - b. at least three (3) operable windows and one entry door;
 - c. at least one (1) two (2) foot horizontal offset;
 - d. at least one (1) dormer or gable; and
 - e. if vinyl siding is used, it shall have a minimum gauge of .045.
8. All Townhouse Units in a Townhouse Group (which is defined as building containing 4-6 Townhouse Units) shall contain at least 64 square feet of brick, stone and/or masonry on the front façade except that a maximum of one Townhouse Unit in each Townhouse Group shall not be required to include brick, stone or masonry on the front façade.
9. Each Townhouse Group shall include at least two (2) of the following siding types on the front facade: (a) board and batten; (b) horizontal lap siding; and/or (c) shake siding.

10. The side facades of the end Townhouse Units of each Townhouse Group shall include at least two (2) of the following siding types: (a) board and batten; (b) horizontal lap siding; and/or (c) shake siding. All side facades shall have a trim band between siding types.

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
Sylvia W. Harrison, Steven C. Wilson, Pamela R. Stephenson, Duane W. Stephenson	1721-13-1030 1721-11-0719	Single-Family Residential (R-20)	Multi-Family Residential 2 Conditional Use (MF-2 C203)

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 20th day of November, 2018.

Ronnie S. Williams, Mayor

ATTEST: _____
Stella L. Gibson, Town Clerk

**TOWN OF GARNER
CUP-SB-18-02 – AVENUE AT WHITE OAK
CONDITIONAL USE PERMIT**

APPLICANT	Garner Road Partners, LLC Attn: Richard Stockett 901-F Paverstone Drive, Raleigh, NC 27615
LOCATION	North side of E Garner Road west of Jones Sausage Road int.
SPECIFIC USE CLASSIFICATION	Residential Household Living: Multi-Family, Townhomes
DATE ISSUED	November 20, 2018

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.

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; and
- 3) All applicable permit approvals shall be obtained by the applicant.

IV. SPECIFIC TO THE PROJECT

1. Prior to recordation of the first final plat, a voluntary annexation petition for the unincorporated portions of the project site (33.33 +/- acres) shall be filed with the Garner Planning Department.
2. Prior to recordation of the first final plat, documents establishing a Homeowner's Association and restrictive covenants shall be submitted to the Garner Planning Director for review.
3. The developer shall be responsible for all roadway improvements required by NCDOT.

4. A notice regarding the proximity of the quarry shall be included in the Homeowner's Association documents.

C:

Piedmont Land Design, LLP
Attn: Ron Hendricks
8522-204 Six Forks Road,
Raleigh, NC 27615

Reports

Memorandum

To: Rodney Dickerson, Town Manager
From: Pam Wortham, Finance Director
Date: November 13, 2018
Subject: Financial Reports for October 2018
CC: Town Council

Attached is the statement of revenues and expenditures for FY 2019 through October 31, 2018. We are four months, or approximately 33% in to the budget year.

The report shows that year-to-date, the Town has collected approximately 19.3% of estimated revenues. Some important analysis of the Town's revenues included:

- Most property tax revenues (with the exclusion of vehicle taxes) are not received until November, December or January during the fiscal year, although we have collected \$1.6 million more this fiscal year to date compared to the same period last fiscal year.
- The first sales tax revenue for this fiscal year came in strong at 12.78% more than last year.
- The Town's total assessed value on our year-to-date property tax billings is 4.65% higher than this time last year.

Please review the attached Analysis of Revenues for additional information.

Overall, the report shows that the Town expended approximately 31.1% of its budget. At the same point in the previous fiscal year, the Town had spent 25.8% of its budget. Some of the major expenditures so far are:

- Annual dues and subscriptions and several annually contracted services usually are paid at the beginning of the year.
- We have expended approximately 11.3% of the budget for vehicles and equipment, and an additional 72.4% has been ordered but not yet received.
- The Town has made principal and interest debt service payments, accounting for 18.5% of all expenditures year to date.
- The Town has experienced eight pay periods (30.8% of all pay periods) year to date.

If you have any questions, please let me know. Thank you.

Town of Garner
Statement of Revenues and Expenditures
For the Period July 1, 2018 - October 31, 2018

FOR INTERNAL USE ONLY

	Budget	Actual	Over (Under) Budget	Percentage of Budget	Actual Prior Year
REVENUES					
Ad valorem taxes	\$ 18,569,806	\$ 4,429,414	\$ (14,140,392)	23.9%	
Other taxes and licenses	6,846,875	604,951	(6,241,924)	8.8%	
Intergovernmental revenues	3,334,967	506,071	(2,828,896)	15.2%	
Permits and fees	2,250,480	1,081,527	(1,168,953)	48.1%	
Sales and services	573,573	201,741	(371,832)	35.2%	
Investment earnings	410,000	79,614	(330,386)	19.4%	
Other revenues	163,250	64,103	(99,147)	39.3%	
Other Financing Sources	3,933,648	1,918	(3,931,730)	0.0%	
Proceeds from issuance of debt		-	-	0.0%	
Transfers in		-	-	0.0%	
Appropriated fund balance		-	-	0.0%	
Total Revenues	\$ 36,082,599	\$ 6,969,340	\$ (29,113,259)	19.3%	\$ -
EXPENDITURES					
Governing body	\$ 337,286	\$ 128,442	(208,844)	38.1%	
Administration	1,568,382	470,028	(1,098,354)	30.0%	
Finance	910,012	252,936	(657,076)	27.8%	
Economic development	302,414	112,794	(189,620)	37.3%	
Economic incentives	70,000	-	(70,000)	0.0%	
Planning	789,190	224,183	(565,007)	28.4%	
Inspections	1,097,915	279,947	(817,968)	25.5%	
Engineering	610,780	180,217	(430,563)	29.5%	
Information technology	548,040	237,050	(310,990)	43.3%	
Police	7,898,857	2,332,193	(5,566,664)	29.5%	
Fire services	3,408,021	1,264,058	(2,143,963)	37.1%	
Public works	8,692,590	2,463,169	(6,229,422)	28.3%	
Parks and recreation	2,253,710	655,565	(1,598,145)	29.1%	
Debt service	3,717,729	2,058,946	(1,658,783)	55.4%	
Special appropriations	1,358,208	557,266	(800,942)	41.0%	
Capital Outlay - VERT	463,967	-	(463,967)	0.0%	
Transfers out	2,055,498	-	(2,055,498)	0.0%	
Contingency	-	-	-	0.0%	
Total expenditures	\$ 36,082,599	\$ 11,216,793	\$ (24,865,806)	31.1%	\$ -
Revenues over Expenditures	\$ -	\$ (4,247,453)	\$ (4,247,453)		\$ -

Town of Garner
Analysis of Major Revenues
For the Period July 1, 2018 Through October 30, 2018

Property Tax Collections

(collections compared to budget)

	Through Month Ending	
	10/31/2018	10/31/2017
Collections--Current Year	\$ 4,411,138	\$ 2,814,536
Collection % Budget	23.92%	16.00%
Collection % Value/Levy (both DMV & Wake County)	26.16%	14.05%

Property Tax Billings (from Wake County & DMV)

	Through Month Ending		
	10/31/2018	10/31/2017	
Real Property	\$2,896,345,048	\$2,777,319,789	
Personal Property	209,706,850	184,947,569	
Public Service Property	133,018,450	132,723,662	
Vehicles	72,647,889	69,550,178	
Total	\$3,311,718,237	\$3,164,541,198	Percent Change 4.65%

Sales Tax Distributions

	Through Month Ending		% Change
	10/31/2018	10/31/2017	
Sales Taxes	\$560,798	\$497,269	12.78%

Sales taxes distributed through 10/31 represent sales tax paid by consumers in July 2018.

Building Permit Fees

	Through Month Ending		% Change
	10/31/2018	10/31/2017	
Fees Collected	\$745,168	\$214,680	247.11%

PRCR Fees

	Through Month Ending		% Change
	10/31/2018	10/31/2017	
Recreation Fees	\$97,173	\$76,522	26.99%
Facility Rentals	\$81,753	\$73,855	10.69%

Town of Garner
Selected Balance Sheet accounts
As of October 31, 2018

FOR INTERNAL USE ONLY

	<u>General</u>
ASSETS	
Cash in Bank	\$ 2,578,262
Petty cash and change funds	2,185
NC Cash Management Trust investments	14,704,046
PFM Investments	9,917,384
Police Asset Forfeiture account	40,682
Receivables & Inventory (excluding Taxes & Assessments)	278,419
	<u>\$ 27,520,979</u>
LIABILITIES	
Accounts Payable	\$ 1,123,972
Bonds on deposit for Planning/Engineering	144,987
Rental Deposits	12,505
Deferred Revenue	289.06
	<u>\$ 1,281,754</u>
Current Year Revenues to date	\$ 6,969,340
Current Year Expenditures to date	(11,216,793)
Restricted Fund Balance July 1	859,287
Committed Fund Balance July 1	8,147,054
Unrestricted Fund Balance	21,480,337
	<u><u>\$ 26,239,225</u></u>

Permits Issued From 10/01/2018 To 10/31/2018

Commercial		Total Permits 28	Total Cost \$3,361,447.00
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Permit #:	2170786	Inside Town Limits	Yes
Issue date:	10/12/2018	Census tract:	PIN#: 0791-97-8099
Lot#:	Subdivision: N/A	Total cost:	\$600,000.00
PropAddress:	2900 GARNER STATION BLVD		
Owner's	DAVIS SITE SERVICES	Owner's Phone:	919-662-1009
Contractor	VORTEX CONSTRUCTION	Contractor's Phone:	919-329-9393
Type of Improvement:	New Building	Proposed Use	BUSINESS/OFFICE

Permit #:	2180892	Inside Town Limits	No
Issue date:	10/11/2018	Census tract:	PIN#: 1701-03-7002
Lot#:	Subdivision: N/A	Total cost:	\$453.00
PropAddress:	1105 TRANSPORT DRIVE		
Owner's	POPE INDUSTRIAL PARK	Owner's Phone:	919-846-3500
Contractor		Contractor's Phone:	
Type of Improvement:	Electrical	Proposed Use	OTHER

Permit #:	2180893	Inside Town Limits	No
Issue date:	10/11/2018	Census tract:	PIN#: 0791-92-5616
Lot#:	Subdivision: N/A	Total cost:	\$453.00
PropAddress:	1349 EXPRESS DRIVE		
Owner's	POPE INDUSTRIAL PARK	Owner's Phone:	919-846-3500
Contractor		Contractor's Phone:	
Type of Improvement:	Electrical	Proposed Use	OTHER

Permit #:	2181075	Inside Town Limits	Yes
Issue date:	10/31/2018	Census tract:	PIN#: 1701-17-8044
Lot#:	Subdivision: N/A	Total cost:	\$225,000.00
PropAddress:	4434 FAYETTEVILLE ROAD		
Owner's	AMERICAS BEST CONTACTS & EYEGLA	Owner's Phone:	770-822-3600
Contractor	BACON CONSTRUCTION COMPANY	Contractor's Phone:	615-292-7713
Type of Improvement:	Alteration	Proposed Use	BUSINESS/OFFICE

Permit #:	2181149	Inside Town Limits	Yes
Issue date:	10/23/2018	Census tract:	PIN#: 1720-29-7553
Lot#:	Subdivision: N/A	Total cost:	\$590,000.00
PropAddress:	45 CABELA DRIVE		
Owner's	RICH BARTA / CORE PROPERTIES	Owner's Phone:	704-342-0410
Contractor	ANDUJAR CONSTRUCTION	Contractor's Phone:	704-527-1000
Type of Improvement:	New Building	Proposed Use	MERCANTILE/RETAIL

Permits Issued From 10/01/2018 To 10/31/2018

Permit #:	2181151	Inside Town Limits	Yes		
Issue date:	10/5/2018	Census tract:		PIN#:	1720-54-6752
Lot#:		Subdivision:	N/A	Total cost:	\$1,132,513.00
PropAddress:	400 HEALTH PARK DRIVE				
Owner's	REX HEALTHCARE	Owner's Phone:	919-424-8158		
Contractor	WILLIAMS REALTY & BUILDING CO.	Contractor's Phone:	919-781-7107		
Type of Improvement:	Alteration	Proposed Use	BUSINESS/OFFICE		

Permit #:	2181171	Inside Town Limits	Yes		
Issue date:	10/23/2018	Census tract:		PIN#:	1720-29-7553
Lot#:		Subdivision:	N/A	Total cost:	\$586,788.00
PropAddress:	25 EAGLE WING WAY				
Owner's	RICH BARTA / CORE PROPERTIES	Owner's Phone:	704-342-0410		
Contractor	ANDUJAR CONSTRUCTION	Contractor's Phone:	704-527-1000		
Type of Improvement:	New Building	Proposed Use	MERCANTILE/RETAIL		

Permit #:	2181209	Inside Town Limits	Yes		
Issue date:	10/3/2018	Census tract:		PIN#:	1629-03-1529
Lot#:		Subdivision:	OAK PARK	Total cost:	\$30,000.00
PropAddress:	110 GUNDERSON LANE				
Owner's	OAK PARK DEVELOPERS	Owner's Phone:	919-427-2592		
Contractor	OWNER	Contractor's Phone:			
Type of Improvement:	New Structure	Proposed Use	NEW STRUCTURE		

Permit #:	2181210	Inside Town Limits	Yes		
Issue date:	10/3/2018	Census tract:		PIN#:	1720-78-6777
Lot#:		Subdivision:	N/A	Total cost:	\$1,320.00
PropAddress:	1045 N GREENFIELD PKWY				
Owner's	FERGUSON ENTERPRISES	Owner's Phone:			
Contractor	DEE JAYS EVENT RENTALS	Contractor's Phone:	919-255-3335		
Type of Improvement:	New Structure	Proposed Use	TEMPORARY TENT		

Permit #:	2181216	Inside Town Limits	Yes		
Issue date:	10/3/2018	Census tract:		PIN#:	1700-51-6679
Lot#:		Subdivision:	LAKEMOOR	Total cost:	\$2,000.00
PropAddress:	1706 MISTY MEADOW LANE				
Owner's	LAKEMOOR HOA	Owner's Phone:	919-848-4911		
Contractor		Contractor's Phone:			
Type of Improvement:	Electrical	Proposed Use	OTHER		

Permits Issued From 10/01/2018 To 10/31/2018

Permit #:	2181218	Inside Town Limits	Yes
Issue date:	10/22/2018	Census tract:	PIN#: 1701-26-5396
Lot#:	Subdivision: N/A	Total cost:	\$51,000.00
PropAddress:	117 SMALL PINE DRIVE		
Owner's	YEMEN KITCHEN LLC	Owner's Phone:	
Contractor	CAROLINA DESIGN & CONSTRUCTION I	Contractor's Phone:	919-832-6273
Type of Improvement:	Alteration	Proposed Use	RESTAURANT

Permit #:	2181226	Inside Town Limits	Yes
Issue date:	10/5/2018	Census tract:	PIN#: 1701-28-2581
Lot#:	Subdivision: N/A	Total cost:	\$800.00
PropAddress:	1507 GARNER STATION BLVD		
Owner's	CATOS	Owner's Phone:	919-662-7241
Contractor		Contractor's Phone:	
Type of Improvement:	Plumbing	Proposed Use	PLUMBING

Permit #:	2181230	Inside Town Limits	Yes
Issue date:	10/8/2018	Census tract:	PIN#:
Lot#:	Subdivision: N/A	Total cost:	\$3,000.00
PropAddress:	5105 FAYETTEVILLE ROAD		
Owner's	MIDTOWN GROUP LLC	Owner's Phone:	919-422-5171
Contractor	CITY OF RALEIGH	Contractor's Phone:	919-857-4540
Type of Improvement:	Plumbing	Proposed Use	WATER SERVICE

Permit #:	2181232	Inside Town Limits	Yes
Issue date:	10/9/2018	Census tract:	PIN#: 1710-47-5908
Lot#:	Subdivision: N/A	Total cost:	\$42,000.00
PropAddress:	637 POOLE DRIVE		
Owner's	CLARK POWELL	Owner's Phone:	
Contractor	VISION CONTRACTORS INC	Contractor's Phone:	919-787-7045
Type of Improvement:	Alteration	Proposed Use	BUSINESS/OFFICE

Permit #:	2181251	Inside Town Limits	Yes
Issue date:	10/10/2018	Census tract:	PIN#:
Lot#:	Subdivision: N/A	Total cost:	\$2,000.00
PropAddress:	300 LOOP ROAD		
Owner's	TRACY EVANS	Owner's Phone:	
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	Addition	Proposed Use	HANDICAPPED RAMP

Permits Issued From 10/01/2018 To 10/31/2018

Permit #:	2181256	Inside Town Limits	Yes
Issue date:	10/12/2018	Census tract:	PIN#:
Lot#:	Subdivision:	N/A	Total cost: \$2,000.00
PropAddress:	215 WEST MAIN ST		
Owner's	TOWN OF GARNER	Owner's Phone:	919-773-4420
Contractor	MORTEC INC	Contractor's Phone:	910-347-8814
Type of Improvement:	Plumbing	Proposed Use	IRRIGATION

Permit #:	2181265	Inside Town Limits	Yes
Issue date:	10/16/2018	Census tract:	PIN#:
Lot#:	Subdivision:	N/A	Total cost: \$4,000.00
PropAddress:	733 US 70 HIGHWAY WEST		
Owner's	CAROLINA BBQ	Owner's Phone:	919-773-0222
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2181267	Inside Town Limits	Yes
Issue date:	10/16/2018	Census tract:	PIN#: 1720-65-0964
Lot#:	Subdivision:	N/A	Total cost: \$11,000.00
PropAddress:	1173 TIMBER DRIVE EAST		
Owner's	THE HONEYBAKED HAM CO	Owner's Phone:	678-966-3243
Contractor	SOUTHEASTERN CONSTRUCTION OF BU	Contractor's Phone:	910-282-2443
Type of Improvement:	Alteration	Proposed Use	MERCANTILE/RETAIL

Permit #:	2181272	Inside Town Limits	Yes
Issue date:	10/17/2018	Census tract:	PIN#:
Lot#:	Subdivision:	N/A	Total cost: \$100.00
PropAddress:	4201 FAYETTEVILLE ROAD		
Owner's	DUKE LAZZURA DEVELOPMENT	Owner's Phone:	919-868-1298
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	Alteration	Proposed Use	BUSINESS/OFFICE

Permit #:	2181274	Inside Town Limits	Yes
Issue date:	10/23/2018	Census tract:	PIN#: 0699-07-7003
Lot#:	Subdivision:	MCCULLERS WALK	Total cost: \$1,100.00
PropAddress:	1000 SHADY SUMMIT WAY		
Owner's	TEN TEN APARTMENTS	Owner's Phone:	
Contractor		Contractor's Phone:	
Type of Improvement:	Electrical	Proposed Use	MULTI-FAMILY 5 UNITS &

Permits Issued From 10/01/2018 To 10/31/2018

Permit #:	2181279	Inside Town Limits	No
Issue date:	10/22/2018	Census tract:	PIN#: 0790-23-4560
Lot#:		Subdivision: N/A	Total cost: \$10,000.00
PropAddress:	6910 FAYETTEVILLE ROAD		
Owner's	MID WAY BAPTIST	Owner's Phone:	919-662-7848
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2181286	Inside Town Limits	Yes
Issue date:	10/19/2018	Census tract:	PIN#: 1711-72-2331
Lot#:		Subdivision: N/A	Total cost: \$100.00
PropAddress:	112 E MAIN STREET		
Owner's	RICHARD VAN DORN	Owner's Phone:	786-303-4168
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	Alteration	Proposed Use	ABC LICENSE

Permit #:	2181289	Inside Town Limits	Yes
Issue date:	10/22/2018	Census tract:	PIN#:
Lot#:		Subdivision: N/A	Total cost: \$100.00
PropAddress:	1547 US HIGHWAY 70 WEST		
Owner's	CHETAN KANJIA	Owner's Phone:	919-434-5816
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	Alteration	Proposed Use	BUSINESS/OFFICE

Permit #:	2181290	Inside Town Limits	Yes
Issue date:	10/22/2018	Census tract:	PIN#:
Lot#:		Subdivision: N/A	Total cost: \$2,000.00
PropAddress:	1400 MECHANICAL BLVD		
Owner's	NEWS & OBSERVER	Owner's Phone:	919-812-8616
Contractor		Contractor's Phone:	
Type of Improvement:	Plumbing	Proposed Use	PLUMBING

Permit #:	2181291	Inside Town Limits	Yes
Issue date:	10/22/2018	Census tract:	PIN#:
Lot#:		Subdivision: N/A	Total cost: \$400.00
PropAddress:	4434 FAYETTEVILLE ROAD		
Owner's	AMERICAS BEST	Owner's Phone:	866-420-8837
Contractor		Contractor's Phone:	
Type of Improvement:	Electrical	Proposed Use	COMMERCIAL SIGN

Permits Issued From 10/01/2018 To 10/31/2018

Permit #:	2181293	Inside Town Limits	Yes
Issue date:	10/23/2018	Census tract:	PIN#:
Lot#:	Subdivision:	N/A	Total cost: \$11,000.00
PropAddress:	1120 VANDORA SPRINGS ROAD		
Owner's	GARNER ADVENT CHRISTIAN CHURCH	Owner's Phone:	919-772-5308
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	Alteration	Proposed Use	CHURCH/RELIGIOUS

Permit #:	2181318	Inside Town Limits	Yes
Issue date:	10/26/2018	Census tract:	PIN#: 1730-21-0970
Lot#:	Subdivision:	N/A	Total cost: \$14,320.00
PropAddress:	120 SIGMA DRIVE		
Owner's	SIGMA ELECTRIC	Owner's Phone:	919-744-2365
Contractor		Contractor's Phone:	
Type of Improvement:	Electrical	Proposed Use	BUSINESS/OFFICE

Permit #:	2181326	Inside Town Limits	Yes
Issue date:	10/31/2018	Census tract:	PIN#:
Lot#:	Subdivision:	N/A	Total cost: \$38,000.00
PropAddress:	1414 MECHANICAL BLVD		
Owner's	DUKE ENERGY	Owner's Phone:	
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permits Issued From 10/01/2018 To 10/31/2018

Residential		Total Permits 110	Total Cost \$3,481,739.00
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Permit #:	2181113	Inside Town Limits	Yes
Issue date:	10/16/2018	Census tract:	PIN#: 1712-30-4922
Lot#:	38	Subdivision: CLOVERDALE	Total cost: \$4,200.00
PropAddress:	1232 NORTHVIEW STREET		
Owner's	MBM BUILDERS	Owner's Phone:	919-422-0401
Contractor	J & D CONSTRUCTION	Contractor's Phone:	919-795-7114
Type of Improvement:	Plumbing	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2181117	Inside Town Limits	Yes
Issue date:	10/17/2018	Census tract:	PIN#: 1711-73-5018
Lot#:		Subdivision: N/A	Total cost: \$3,400.00
PropAddress:	112 CREECH ROAD		
Owner's	CAROLYN CAMERON	Owner's Phone:	919-454-7221
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	New Structure	Proposed Use	RESIDENTIAL STORAGE

Permit #:	2181143	Inside Town Limits	Yes
Issue date:	10/1/2018	Census tract:	PIN#: 1711-47-6121
Lot#:		Subdivision: N/A	Total cost: \$1,000.00
PropAddress:	222 WESTON ROAD		
Owner's	KELVIN DUMAS	Owner's Phone:	919-621-9840
Contractor	Gs HANDYMAN LLC	Contractor's Phone:	919-227-6472
Type of Improvement:	Addition	Proposed Use	PORCH

Permit #:	2181183	Inside Town Limits	Yes
Issue date:	10/1/2018	Census tract:	PIN#:
Lot#:		Subdivision: N/A	Total cost: \$11,484.00
PropAddress:	208 AVERY STREET		
Owner's	JOHN PRITCHETT	Owner's Phone:	919-818-9064
Contractor	NC SOLAR NOW INC	Contractor's Phone:	919-833-9096
Type of Improvement:	Alteration	Proposed Use	SOLAR SYSTEM (RES)

Permit #:	2181200	Inside Town Limits	Yes
Issue date:	10/1/2018	Census tract:	PIN#: 1710-59-1253
Lot#:		Subdivision: N/A	Total cost: \$16,000.00
PropAddress:	507 LAKESIDE DRIVE		
Owner's	KENNETH PARKER	Owner's Phone:	919-345-2546
Contractor	FINAL HOME IMPROVEMENTS	Contractor's Phone:	919-345-2546
Type of Improvement:	Addition	Proposed Use	SUNROOM

Permits Issued From 10/01/2018 To 10/31/2018

Permit #:	2181201	Inside Town Limits	Yes
Issue date:	10/1/2018	Census tract:	PIN#: 1700-67-2141
Lot#:	Subdivision: N/A	Total cost:	\$75,801.00
PropAddress:	1906 VANDORA SPRINGS ROAD		
Owner's	ERNEST SANDERS	Owner's Phone:	919-772-1413
Contractor	COMPLETE CONSTRUCTION COMPANY I	Contractor's Phone:	919-267-6744
Type of Improvement:	Addition	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2181204	Inside Town Limits	No
Issue date:	10/2/2018	Census tract:	PIN#: 1701-51-7924
Lot#:	Subdivision: N/A	Total cost:	\$1,400.00
PropAddress:	5505 BALSAM PLACE		
Owner's	WILBUR & LINDA BARDON	Owner's Phone:	919-571-3256
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	Alteration	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2181205	Inside Town Limits	Yes
Issue date:	10/1/2018	Census tract:	PIN#: 1711-13-4663
Lot#:	Subdivision: SUNSET ACRES	Total cost:	\$1,000.00
PropAddress:	403 ADRIAN DRIVE		
Owner's	ERIC WANG	Owner's Phone:	919-698-4098
Contractor		Contractor's Phone:	
Type of Improvement:	Electrical	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2181206	Inside Town Limits	No
Issue date:	10/24/2018	Census tract:	PIN#: 1701-82-1297
Lot#:	Subdivision: N/A	Total cost:	\$3,500.00
PropAddress:	1811 SPRING DRIVE		
Owner's	RONALD BONHAM III	Owner's Phone:	919-601-5725
Contractor		Contractor's Phone:	
Type of Improvement:	Plumbing	Proposed Use	PLUMBING

Permit #:	2181208	Inside Town Limits	Yes
Issue date:	10/2/2018	Census tract:	PIN#:
Lot#:	Subdivision: HEATHER HILLS	Total cost:	\$3,300.00
PropAddress:	1606 SOUTH WADE AVE		
Owner's	MARTIN K. HOBBS	Owner's Phone:	919-368-3942
Contractor	OSCAR HERNANDEZ	Contractor's Phone:	
Type of Improvement:	Addition	Proposed Use	DECK

Permits Issued From 10/01/2018 To 10/31/2018

Permit #:	2181211	Inside Town Limits	Yes
Issue date:	10/2/2018	Census tract:	PIN#: 1619-12-5458
Lot#:	Subdivision: CREEKSIDE	Total cost:	\$21,000.00
PropAddress:	298 ROARING CREEK DRIVE		
Owner's	OJETTA LATULA	Owner's Phone:	919-649-7433
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	Alteration	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2181213	Inside Town Limits	Yes
Issue date:	10/3/2018	Census tract:	PIN#:
Lot#:	Subdivision: BINGHAM STATION	Total cost:	\$8,044.00
PropAddress:	115 CINDER CROSS WAY		
Owner's	ROBERT LANZA	Owner's Phone:	518-365-9938
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2181214	Inside Town Limits	Yes
Issue date:	10/3/2018	Census tract:	PIN#: 1710-43-3783
Lot#:	Subdivision: VILLAGE AT AVERSBORO	Total cost:	\$8,600.00
PropAddress:	131 SHADY HOLLOW LANE		
Owner's	PENNY WILLIAMS	Owner's Phone:	984-232-0033
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2181215	Inside Town Limits	No
Issue date:	10/3/2018	Census tract:	PIN#: 1701-42-9215
Lot#:	Subdivision: N/A	Total cost:	\$8,700.00
PropAddress:	600 LOCUST LANE		
Owner's	RICKY THOMPSON	Owner's Phone:	919-559-6527
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2181217	Inside Town Limits	Yes
Issue date:	10/4/2018	Census tract:	PIN#: 1629-49-3491
Lot#:	Subdivision: TUNBRIDGE	Total cost:	\$18,000.00
PropAddress:	108 PENDERBROOK COURT		
Owner's	GARY GRIER	Owner's Phone:	919-272-7867
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	Addition	Proposed Use	SINGLE FAMILY DWELLIN

Permits Issued From 10/01/2018 To 10/31/2018

Permit #:	2181219	Inside Town Limits	Yes		
Issue date:	10/4/2018	Census tract:		PIN#:	1701-81-2376
Lot#:		Subdivision:	N/A	Total cost:	\$54,611.00
PropAddress:	1010 BUCKHORN ROAD				
Owner's	TODD & MICHELLE STINGLEY	Owner's Phone:	919-361-3574		
Contractor	DISTINCTIVE REMODELING	Contractor's Phone:	919-772-3335		
Type of Improvement:	Addition	Proposed Use	SINGLE FAMILY DWELLIN		

Permit #:	2181220	Inside Town Limits	Yes		
Issue date:	10/4/2018	Census tract:		PIN#:	
Lot#:		Subdivision:	TIFFANY WOODS	Total cost:	\$21,000.00
PropAddress:	101 EASTON COURT				
Owner's	CHARLES MURRAY	Owner's Phone:	919-630-1858		
Contractor	OWNER	Contractor's Phone:			
Type of Improvement:	Alteration	Proposed Use	SINGLE FAMILY DWELLIN		

Permit #:	2181221	Inside Town Limits	Yes		
Issue date:	10/5/2018	Census tract:		PIN#:	
Lot#:		Subdivision:	DUNHAVEN	Total cost:	\$19,172.00
PropAddress:	2609 CRAVENRIDGE PLACE				
Owner's	DAVID HUFF	Owner's Phone:	919-796-3553		
Contractor		Contractor's Phone:			
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM		

Permit #:	2181222	Inside Town Limits	Yes		
Issue date:	10/5/2018	Census tract:		PIN#:	
Lot#:		Subdivision:	N/A	Total cost:	\$5,500.00
PropAddress:	1104 POOLE DRIVE				
Owner's	BETH WINFREE	Owner's Phone:	919-812-9321		
Contractor		Contractor's Phone:			
Type of Improvement:	Mechanical	Proposed Use	GENERATOR		

Permit #:	2181224	Inside Town Limits	Yes		
Issue date:	10/8/2018	Census tract:		PIN#:	
Lot#:		Subdivision:	HEATHER HILLS	Total cost:	\$27,500.00
PropAddress:	1407 PINEVIEW DR				
Owner's	STEPHANIE SMITH	Owner's Phone:	919-280-4242		
Contractor	CARDINAL BUILDINGS LLC	Contractor's Phone:	919-422-5670		
Type of Improvement:	New Structure	Proposed Use	GARAGE DETACHED		

Permits Issued From 10/01/2018 To 10/31/2018

Permit #:	2181225	Inside Town Limits	Yes
Issue date:	10/23/2018	Census tract:	PIN#:
Lot#:	Subdivision:	N/A	Total cost: \$6,500.00
PropAddress:	1514 WILJOHN ROAD		
Owner's	CLEAR SKY PROPERTIES	Owner's Phone:	
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2181227	Inside Town Limits	Yes
Issue date:	10/5/2018	Census tract:	PIN#: 1700-74-8382
Lot#:	Subdivision:	BREEZEWAY WEST	Total cost: \$4,500.00
PropAddress:	119 BRIAR ROSE LANE		
Owner's	MARSHALL JACKSON	Owner's Phone:	919-609-6442
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2181228	Inside Town Limits	Yes
Issue date:	10/8/2018	Census tract:	PIN#: 1710-04-6610
Lot#:	Subdivision:	HEATHER HILLS	Total cost: \$5,600.00
PropAddress:	101 HALSTEAD CIRCLE		
Owner's	MICHAEL SWANSON	Owner's Phone:	919-210-4064
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	Alteration	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2181229	Inside Town Limits	Yes
Issue date:	10/9/2018	Census tract:	PIN#: 1619-23-7772
Lot#:	Subdivision:	BRITTMOORE	Total cost: \$37,900.00
PropAddress:	124 BRITTMOORE COURT		
Owner's	ABHIJIT POWER	Owner's Phone:	
Contractor	WHITE OAK CUSTOM BUILDERS LLC	Contractor's Phone:	919-697-6304
Type of Improvement:	Alteration	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2181231	Inside Town Limits	No
Issue date:	10/10/2018	Census tract:	PIN#: 1710-87-0971
Lot#:	Subdivision:	N/A	Total cost: \$9,000.00
PropAddress:	699 NEW RAND ROAD		
Owner's	NEW HOPE LIFE, LLC	Owner's Phone:	919-798-3666
Contractor	PRIME DEMOLITION AND CONTRACTIN	Contractor's Phone:	919-800-9532
Type of Improvement:	Demolition	Proposed Use	SINGLE FAMILY DWELLIN

Permits Issued From 10/01/2018 To 10/31/2018

Permit #:	2181233	Inside Town Limits	Yes
Issue date:	10/8/2018	Census tract:	PIN#: 1710-63-5031
Lot#:	Subdivision: VAN STORY HILLS	Total cost:	\$4,500.00
PropAddress:	201 NOVEMBER STREET		
Owner's	ROSCOE & VERMELLE WILSON	Owner's Phone:	919-662-9062
Contractor	Contractor's Phone:		
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2181234	Inside Town Limits	Yes
Issue date:	10/8/2018	Census tract:	PIN#: 1701-45-1476
Lot#:	Subdivision: PINEWINDS	Total cost:	\$10,200.00
PropAddress:	308 BENTPINE DRIVE		
Owner's	NICHOLAS DELLINGER	Owner's Phone:	919-471-1843
Contractor	Contractor's Phone:		
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2181235	Inside Town Limits	Yes
Issue date:	10/8/2018	Census tract:	PIN#:
Lot#:	Subdivision: N/A	Total cost:	\$3,000.00
PropAddress:	402 BRYAN STREET		
Owner's	GERARDO VILLARREAL-VARGAS	Owner's Phone:	919-830-1046
Contractor	Contractor's Phone:		
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2181236	Inside Town Limits	Yes
Issue date:	10/9/2018	Census tract:	PIN#: 1710-32-7718
Lot#:	Subdivision: VILLAGE AT AVERSBORO	Total cost:	\$5,425.00
PropAddress:	256 SHADY HOLLOW LANE		
Owner's	RICK & SUE IMPERIALE	Owner's Phone:	414-322-0044
Contractor	Contractor's Phone:		
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2181237	Inside Town Limits	Yes
Issue date:	10/9/2018	Census tract:	PIN#:
Lot#:	Subdivision: N/A	Total cost:	\$1,200.00
PropAddress:	113 PERDUE STREET		
Owner's	WILLARD ADKINSON	Owner's Phone:	919-772-4885
Contractor	Contractor's Phone:		
Type of Improvement:	Electrical	Proposed Use	SINGLE FAMILY DWELLIN

Permits Issued From 10/01/2018 To 10/31/2018

Permit #:	2181238	Inside Town Limits	No		
Issue date:	10/9/2018	Census tract:		PIN#:	
Lot#:		Subdivision:	N/A	Total cost:	\$2,000.00
PropAddress:	4105 BATTLE FIELD DR				
Owner's	JAMES & DELORES BADGER	Owner's Phone:	919-771-2177		
Contractor		Contractor's Phone:			
Type of Improvement:	Electrical	Proposed Use	GARAGE DETACHED		

Permit #:	2181239	Inside Town Limits	Yes		
Issue date:	10/11/2018	Census tract:		PIN#:	
Lot#:		Subdivision:	EAGLE RIDGE	Total cost:	\$7,689.00
PropAddress:	120 SOLHEIM LANE				
Owner's	BRANDON MANNING	Owner's Phone:	940-594-5559		
Contractor		Contractor's Phone:			
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM		

Permit #:	2181240	Inside Town Limits	Yes		
Issue date:	10/9/2018	Census tract:		PIN#:	
Lot#:		Subdivision:	EAGLE RIDGE	Total cost:	\$5,837.00
PropAddress:	331 COMPETITION ROAD				
Owner's	WEST BURDGE	Owner's Phone:	919-796-5202		
Contractor		Contractor's Phone:			
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM		

Permit #:	2181241	Inside Town Limits	Yes		
Issue date:	10/9/2018	Census tract:		PIN#:	
Lot#:		Subdivision:	RIVERBIRCH	Total cost:	\$5,600.00
PropAddress:	116 BAYLEIGH COURT				
Owner's	KIMBERLY MARCOM	Owner's Phone:	919-618-6800		
Contractor		Contractor's Phone:			
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM		

Permit #:	2181242	Inside Town Limits	No		
Issue date:	10/9/2018	Census tract:		PIN#:	
Lot#:		Subdivision:	N/A	Total cost:	\$500.00
PropAddress:	1699 EAST GARNER ROAD				
Owner's	OSCAR RAMIREZ	Owner's Phone:	919-796-3583		
Contractor		Contractor's Phone:			
Type of Improvement:	Electrical	Proposed Use	SINGLE FAMILY DWELLIN		

Permits Issued From 10/01/2018 To 10/31/2018

Permit #:	2181243	Inside Town Limits	No
Issue date:	10/10/2018	Census tract:	PIN#: 1730-85-5646
Lot#:		Subdivision: N/A	Total cost: \$3,578.00
PropAddress:	2724 EAST GARNER ROAD		
Owner's	MEREDITHE JESSUP	Owner's Phone:	410-404-8705
Contractor		Contractor's Phone:	
Type of Improvement:	Electrical	Proposed Use	GENERATOR

Permit #:	2181245	Inside Town Limits	Yes
Issue date:	10/16/2018	Census tract:	PIN#: 1619-92-7361
Lot#:	21	Subdivision: OAK PARK	Total cost: \$138,502.00
PropAddress:	200 GUNDERSON LANE		
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 #:	2181246	Inside Town Limits	Yes
Issue date:	10/16/2018	Census tract:	PIN#: 1629-02-2538
Lot#:	119	Subdivision: OAK PARK	Total cost: \$200,703.00
PropAddress:	112 LEMOYNE COURT		
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 #:	2181247	Inside Town Limits	Yes
Issue date:	10/16/2018	Census tract:	PIN#: 1629-02-0872
Lot#:	114	Subdivision: OAK PARK	Total cost: \$176,736.00
PropAddress:	113 LEMOYNE COURT		
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 #:	2181248	Inside Town Limits	Yes
Issue date:	10/16/2018	Census tract:	PIN#: 1629-02-0320
Lot#:	126	Subdivision: OAK PARK	Total cost: \$138,502.00
PropAddress:	184 BELLEFORTE PARK CIRCLE		
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

Permits Issued From 10/01/2018 To 10/31/2018

Permit #:	2181249	Inside Town Limits	Yes		
Issue date:	10/16/2018	Census tract:		PIN#:	1619-92-6203
Lot#:	23	Subdivision:	OAK PARK	Total cost:	\$138,502.00
PropAddress:	108 EDMER LANE				
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 #:	2181250	Inside Town Limits	Yes		
Issue date:	10/11/2018	Census tract:		PIN#:	
Lot#:		Subdivision:	N/A	Total cost:	\$4,500.00
PropAddress:	200 WEST GARNER ROAD				
Owner's	EUNICE LEWIS	Owner's Phone:	919-779-1078		
Contractor		Contractor's Phone:			
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM		

Permit #:	2181252	Inside Town Limits	Yes		
Issue date:	10/11/2018	Census tract:		PIN#:	
Lot#:		Subdivision:	N/A	Total cost:	\$6,500.00
PropAddress:	619 SPRINGVIEW TRAIL				
Owner's	CAROLYN McDOUGAL	Owner's Phone:	919-455-6430		
Contractor		Contractor's Phone:			
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM		

Permit #:	2181253	Inside Town Limits	Yes		
Issue date:	10/12/2018	Census tract:		PIN#:	
Lot#:		Subdivision:	SOUTH CREEK	Total cost:	\$3,950.00
PropAddress:	300 FOXBURY DRIVE				
Owner's	LILY BALANCE	Owner's Phone:	919-412-3891		
Contractor		Contractor's Phone:			
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM		

Permit #:	2181254	Inside Town Limits	Yes		
Issue date:	10/12/2018	Census tract:		PIN#:	
Lot#:		Subdivision:	HEATHER WOODS	Total cost:	\$6,000.00
PropAddress:	809 OLD SCARBOROUGH LANE				
Owner's	CHRIS KODEY	Owner's Phone:	919-395-7296		
Contractor		Contractor's Phone:			
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL INSTALLATI		

Permits Issued From 10/01/2018 To 10/31/2018

Permit #:	2181257	Inside Town Limits	Yes		
Issue date:	10/17/2018	Census tract:		PIN#:	1711-24-7773
Lot#:	1	Subdivision:	VANDORA WEST	Total cost:	\$139,754.00
PropAddress:	105 VANDORA HILLS PLACE				
Owner's	KELLYS CROSSING DEVELOPERS 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 #:	2181258	Inside Town Limits	Yes		
Issue date:	10/19/2018	Census tract:		PIN#:	
Lot#:		Subdivision:	VAN STORY HILLS	Total cost:	\$8,400.00
PropAddress:	303 NOVEMBER STREET				
Owner's	PHYLLIS BOYKIN	Owner's Phone:	919-247-2792		
Contractor		Contractor's Phone:			
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM		

Permit #:	2181259	Inside Town Limits	Yes		
Issue date:	10/16/2018	Census tract:		PIN#:	1619-92-9369
Lot#:	124	Subdivision:	OAK PARK	Total cost:	\$200,703.00
PropAddress:	199 GUNDERSON LANE				
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 #:	2181260	Inside Town Limits	Yes		
Issue date:	10/16/2018	Census tract:		PIN#:	1619-93-9339
Lot#:	4	Subdivision:	OAK PARK	Total cost:	\$200,703.00
PropAddress:	132 GUNDERSON LANE				
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 #:	2181261	Inside Town Limits	Yes		
Issue date:	10/15/2018	Census tract:		PIN#:	1701-64-1755
Lot#:		Subdivision:	HEATHER RIDGE	Total cost:	\$6,592.00
PropAddress:	4407 PARKWOOD DRIVE				
Owner's	NATHAN ANTIEL	Owner's Phone:	612		
Contractor		Contractor's Phone:			
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM		

Permits Issued From 10/01/2018 To 10/31/2018

Permit #:	2181262	Inside Town Limits	Yes
Issue date:	10/15/2018	Census tract:	PIN#: 1700-99-0884
Lot#:		Subdivision: N/A	Total cost: \$3,000.00
PropAddress:	1315 KELLY ROAD		
Owner's	AUTUMN FULWILEY-HUTCHISON	Owner's Phone:	919-906-3241
Contractor	Contractor's Phone:		
Type of Improvement:	Electrical	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2181263	Inside Town Limits	Yes
Issue date:	10/16/2018	Census tract:	PIN#: 1700-89-1627
Lot#:		Subdivision: N/A	Total cost: \$4,000.00
PropAddress:	1412 VALLEY ROAD		
Owner's	ROY TRIPP	Owner's Phone:	919-422-2498
Contractor	Contractor's Phone:		
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2181264	Inside Town Limits	No
Issue date:	10/16/2018	Census tract:	PIN#: 1701-22-1111
Lot#:		Subdivision: N/A	Total cost: \$8,600.00
PropAddress:	5315 OLD STAGE ROAD		
Owner's	MIGUEL ANGEL BERMUDEZ	Owner's Phone:	919-431-8900
Contractor	Contractor's Phone:		
Type of Improvement:	Alteration	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2181266	Inside Town Limits	Yes
Issue date:	10/16/2018	Census tract:	PIN#: 1721-18-2135
Lot#:	71	Subdivision: HUNTERS MARK	Total cost: \$3,880.00
PropAddress:	101 ANNOTTO BAY LANE		
Owner's	DEREK REGISTER	Owner's Phone:	919-622-6404
Contractor	Contractor's Phone:		
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2181268	Inside Town Limits	Yes
Issue date:	10/16/2018	Census tract:	PIN#: 1700-98-5109
Lot#:		Subdivision: EDGEBROOK	Total cost: \$8,000.00
PropAddress:	1410 EDGEBROOK DRIVE		
Owner's	CAROLINA CLASSIC CONSTRUCTION	Owner's Phone:	919-868-6578
Contractor	Contractor's Phone:		
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permits Issued From 10/01/2018 To 10/31/2018

Permit #:	2181269	Inside Town Limits	Yes		
Issue date:	10/19/2018	Census tract:		PIN#:	1711-00-6796
Lot#:		Subdivision:	FOREST HILLS	Total cost:	\$10,000.00
PropAddress:	1308 VANDORA AVENUE				
Owner's	DAPHNE PHILLIPS	Owner's Phone:	919-772-3168		
Contractor		Contractor's Phone:			
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM		

Permit #:	2181270	Inside Town Limits	Yes		
Issue date:	10/18/2018	Census tract:		PIN#:	1710-21-9150
Lot#:		Subdivision:	SCARBOROUGH RIDGE	Total cost:	\$10,000.00
PropAddress:	1200 HADRIAN COURT				
Owner's	ROLAND PRUITT	Owner's Phone:	919-247-4064		
Contractor		Contractor's Phone:			
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM		

Permit #:	2181271	Inside Town Limits	Yes		
Issue date:	10/17/2018	Census tract:		PIN#:	1710-39-4265
Lot#:		Subdivision:	N/A	Total cost:	\$6,000.00
PropAddress:	1011 BARBARA DRIVE				
Owner's	JACKIE WATERS	Owner's Phone:	919-417-3687		
Contractor		Contractor's Phone:			
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM		

Permit #:	2181273	Inside Town Limits	Yes		
Issue date:	10/17/2018	Census tract:		PIN#:	1700-97-4108
Lot#:		Subdivision:	EDGEBROOK	Total cost:	\$1,000.00
PropAddress:	1606 KENBROOK DRIVE				
Owner's	CHARLES & JUNE CATES	Owner's Phone:	919-772-1544		
Contractor		Contractor's Phone:			
Type of Improvement:	Mechanical	Proposed Use	GAS FUEL LINE		

Permit #:	2181275	Inside Town Limits	Yes		
Issue date:	10/18/2018	Census tract:		PIN#:	1629-15-4969
Lot#:	59	Subdivision:	CLIFFORD GROVE	Total cost:	\$146,315.00
PropAddress:	170 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		

Permits Issued From 10/01/2018 To 10/31/2018

Permit #:	2181276	Inside Town Limits	Yes
Issue date:	10/19/2018	Census tract:	PIN#:
Lot#:	Subdivision:	HEATHER HILLS	Total cost: \$4,379.00
PropAddress:	115 HEATHERWOOD DRIVE		
Owner's	JAMES FERRY	Owner's Phone:	919-772-2075
Contractor	Contractor's Phone:		
Type of Improvement:	Electrical	Proposed Use	GENERATOR

Permit #:	2181277	Inside Town Limits	No
Issue date:	10/30/2018	Census tract:	PIN#: 1629-85-8649
Lot#:	Subdivision:	N/A	Total cost: \$16,200.00
PropAddress:	2609 RIFLE RIDGE COURT		
Owner's	JAMES YOUNG	Owner's Phone:	919-271-9858
Contractor	DECCA CONSTRUCTION/GARAGE BUILD	Contractor's Phone:	919-280-2671
Type of Improvement:	Addition	Proposed Use	SCREENED PORCH

Permit #:	2181280	Inside Town Limits	Yes
Issue date:	10/19/2018	Census tract:	PIN#:
Lot#:	Subdivision:	HEATHER RIDGE	Total cost: \$6,500.00
PropAddress:	104 TYSER PLACE		
Owner's	WILLIAM RAMSAY	Owner's Phone:	919-356-9686
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	Addition	Proposed Use	CARPORT

Permit #:	2181281	Inside Town Limits	Yes
Issue date:	10/18/2018	Census tract:	PIN#:
Lot#:	Subdivision:	BINGHAM STATION	Total cost: \$29,750.00
PropAddress:	142 BINGHAM CREEK DR		
Owner's	ANGEL RESTO	Owner's Phone:	508-740-4826
Contractor	RENU ENERGY SOLUTIONS LLC	Contractor's Phone:	704-525-6767
Type of Improvement:	Alteration	Proposed Use	SOLAR SYSTEM (RES)

Permit #:	2181283	Inside Town Limits	Yes
Issue date:	10/30/2018	Census tract:	PIN#: 1619-92-9674
Lot#:	120	Subdivision:	Total cost: \$201,624.00
PropAddress:	106 LEMOYNE COURT		
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

Permits Issued From 10/01/2018 To 10/31/2018

Permit #:	2181284	Inside Town Limits	Yes
Issue date:	10/19/2018	Census tract:	PIN#: 1700-63-0029
Lot#:		Subdivision: LAKEMOOR	Total cost: \$6,450.00
PropAddress:	2329 WATER LILLY WAY		
Owner's	PATRICK HARRIS	Owner's Phone:	919-623-6928
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2181285	Inside Town Limits	Yes
Issue date:	10/19/2018	Census tract:	PIN#: 1629-16-4023
Lot#:	60	Subdivision: CLIFFORD GROVE	Total cost: \$154,960.00
PropAddress:	172 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 #:	2181287	Inside Town Limits	Yes
Issue date:	10/23/2018	Census tract:	PIN#:
Lot#:		Subdivision: CLOVERDALE	Total cost: \$2,500.00
PropAddress:	1109 NORTHVIEW ST		
Owner's	REBECCA S. LEONARD	Owner's Phone:	919-266-1757
Contractor		Contractor's Phone:	
Type of Improvement:	Electrical	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2181288	Inside Town Limits	Yes
Issue date:	10/22/2018	Census tract:	PIN#:
Lot#:		Subdivision: CLOVERDALE	Total cost: \$5,800.00
PropAddress:	1218 NORTHVIEW ST		
Owner's	TERRANCE BUNN	Owner's Phone:	919-602-8963
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL INSTALLATI

Permit #:	2181292	Inside Town Limits	Yes
Issue date:	10/25/2018	Census tract:	PIN#:
Lot#:		Subdivision: N/A	Total cost: \$8,314.00
PropAddress:	620 BELLHAVEN STREET		
Owner's	AMANDA BENNETT	Owner's Phone:	757-903-9529
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permits Issued From 10/01/2018 To 10/31/2018

Permit #:	2181294	Inside Town Limits	Yes
Issue date:	10/15/2018	Census tract:	PIN#:
Lot#:	Subdivision:	EAGLE RIDGE	Total cost: \$4,850.00
PropAddress:	705 SEASTONE ST		
Owner's	KYLA BLOYER	Owner's Phone:	919-272-8081
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	DUCTWORK

Permit #:	2181295	Inside Town Limits	Yes
Issue date:	10/23/2018	Census tract:	PIN#: 1700-99-0884
Lot#:	Subdivision:	N/A	Total cost: \$8,500.00
PropAddress:	1315 KELLY ROAD		
Owner's	BRENDON HUTCHINSON	Owner's Phone:	984-292-5288
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2181296	Inside Town Limits	Yes
Issue date:	10/23/2018	Census tract:	PIN#: 1711-66-1148
Lot#:	Subdivision:	N/A	Total cost: \$1,000.00
PropAddress:	418 AVERY STREET		
Owner's	GEORGE HARTMAN	Owner's Phone:	
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	Addition	Proposed Use	PORCH

Permit #:	2181297	Inside Town Limits	Yes
Issue date:	10/23/2018	Census tract:	PIN#: 1700-67-1887
Lot#:	Subdivision:	VANDORA VILLAGE	Total cost: \$6,000.00
PropAddress:	1513 MACDONALD AVENUE		
Owner's	JEFFREY PEARCE	Owner's Phone:	
Contractor		Contractor's Phone:	
Type of Improvement:	Plumbing	Proposed Use	WATER & SEWER SERVICE

Permit #:	2181298	Inside Town Limits	Yes		
Issue date:	10/23/2018	Census tract:	PIN#: 1629-16-3068		
Lot#:	61	Subdivision:	CLIFFORD GROVE	Total cost:	\$135,768.00
PropAddress:	174 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		

Permits Issued From 10/01/2018 To 10/31/2018

Permit #:	2181299	Inside Town Limits	Yes		
Issue date:	10/24/2018	Census tract:		PIN#:	1711-13-5469
Lot#:		Subdivision:	SUNSET ACRES	Total cost:	\$60,000.00
PropAddress:	1400 BEICHLER ROAD				
Owner's	MARTHA HERNANDEZ	Owner's Phone:	919-438-7383		
Contractor	OWNER	Contractor's Phone:			
Type of Improvement:	Alteration	Proposed Use	SINGLE FAMILY DWELLIN		

Permit #:	2181300	Inside Town Limits	Yes		
Issue date:	10/23/2018	Census tract:		PIN#:	1700-77-1733
Lot#:		Subdivision:	VANDORA VILLAGE	Total cost:	\$5,750.00
PropAddress:	1610 MIRIAM AVENUE				
Owner's	JEAN ATKINS	Owner's Phone:	919-772-5512		
Contractor		Contractor's Phone:			
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM		

Permit #:	2181301	Inside Town Limits	Yes		
Issue date:	10/24/2018	Census tract:		PIN#:	
Lot#:		Subdivision:	FOLEY STATION	Total cost:	\$7,185.00
PropAddress:	305 TENSAW COURT				
Owner's	ANNE GYORGY	Owner's Phone:	919-214-0404		
Contractor		Contractor's Phone:			
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM		

Permit #:	2181302	Inside Town Limits	Yes		
Issue date:	10/24/2018	Census tract:		PIN#:	
Lot#:		Subdivision:	EVERWOOD	Total cost:	\$4,000.00
PropAddress:	328 TALLOWWOOD DR				
Owner's	CHAN PITTMAN	Owner's Phone:	919-291-1561		
Contractor		Contractor's Phone:			
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM		

Permit #:	2181303	Inside Town Limits	Yes		
Issue date:	10/24/2018	Census tract:		PIN#:	
Lot#:		Subdivision:	N/A	Total cost:	\$4,600.00
PropAddress:	1507 WOODLAND ROAD				
Owner's	RAYMOND STARLING	Owner's Phone:	919-833-4856		
Contractor		Contractor's Phone:			
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM		

Permits Issued From 10/01/2018 To 10/31/2018

Permit #:	2181304	Inside Town Limits	Yes
Issue date:	10/25/2018	Census tract:	PIN#:
Lot#:		Subdivision:	N/A
PropAddress:	1638 HALL BLVD	Total cost:	\$6,500.00
Owner's	MELISSA ARMSTRONG	Owner's Phone:	919-550-7837
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	DUCTWORK

Permit #:	2181305	Inside Town Limits	No
Issue date:	10/24/2018	Census tract:	PIN#:
Lot#:		Subdivision:	N/A
PropAddress:	5622 OLD STAGE ROAD	Total cost:	\$6,000.00
Owner's	JARVIS & DIANE JOHNSON	Owner's Phone:	919-772-6877
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2181306	Inside Town Limits	Yes
Issue date:	10/25/2018	Census tract:	PIN#:
Lot#:	62	Subdivision:	CLIFFORD GROVE
PropAddress:	176 WHITETAIL DEER LANE	Total cost:	\$165,293.00
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 #:	2181307	Inside Town Limits	Yes
Issue date:	10/25/2018	Census tract:	PIN#:
Lot#:	106	Subdivision:	CLIFFORD GROVE
PropAddress:	177 WHITETAIL DEER LANE	Total cost:	\$151,436.00
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 #:	2181308	Inside Town Limits	Yes
Issue date:	10/25/2018	Census tract:	PIN#:
Lot#:		Subdivision:	VILLAGE AT AVERSBORO
PropAddress:	454 EASY WIND LANE	Total cost:	\$2,000.00
Owner's	VIC BARFIELD	Owner's Phone:	919-803-2725
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permits Issued From 10/01/2018 To 10/31/2018

Permit #:	2181309	Inside Town Limits	Yes		
Issue date:	10/29/2018	Census tract:		PIN#:	1711-25-9073
Lot#:	30	Subdivision:	VANDORA WEST	Total cost:	\$170,000.00
PropAddress:	104 BENNING 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		

Permit #:	2181310	Inside Town Limits	Yes		
Issue date:	10/25/2018	Census tract:		PIN#:	
Lot#:		Subdivision:	N/A	Total cost:	\$1,500.00
PropAddress:	1300 VALLEY ROAD				
Owner's	CLIFTON MURRY	Owner's Phone:	516-476-4586		
Contractor		Contractor's Phone:			
Type of Improvement:	Electrical	Proposed Use	SINGLE FAMILY DWELLIN		

Permit #:	2181311	Inside Town Limits	Yes		
Issue date:	10/25/2018	Census tract:		PIN#:	1700-61-2763
Lot#:		Subdivision:	LAKEMOOR	Total cost:	\$700.00
PropAddress:	2200 DUNGIVEN COURT				
Owner's	DWIGHT PALYOK	Owner's Phone:	919-434-1924		
Contractor		Contractor's Phone:			
Type of Improvement:	Plumbing	Proposed Use	TANKLESS HOT WATER HE		

Permit #:	2181312	Inside Town Limits	Yes		
Issue date:	10/31/2018	Census tract:		PIN#:	1710-14-8142
Lot#:		Subdivision:	HEATHER RIDGE	Total cost:	\$17,646.00
PropAddress:	106 WHITHORNE DRIVE				
Owner's	TOMAS CAMACHO	Owner's Phone:	413-244-9909		
Contractor	CHAMPION WINDOW CO.	Contractor's Phone:	919-460-6632		
Type of Improvement:	Addition	Proposed Use	SUNROOM		

Permit #:	2181313	Inside Town Limits	No		
Issue date:	10/25/2018	Census tract:		PIN#:	
Lot#:		Subdivision:	GATEWOOD	Total cost:	\$10,000.00
PropAddress:	303 GATEWOOD DRIVE				
Owner's	MARILYN WALKER	Owner's Phone:	919-306-4993		
Contractor		Contractor's Phone:			
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM		

Permits Issued From 10/01/2018 To 10/31/2018

Permit #:	2181314	Inside Town Limits	Yes
Issue date:	10/31/2018	Census tract:	PIN#: 1700-43-5759
Lot#:		Subdivision: VANDORA PINES	Total cost: \$6,216.00
PropAddress:	118 COSSACK CIRCLE		
Owner's	PATRICE JOHNSON	Owner's Phone:	919-805-3057
Contractor	CHAMPION WINDOW CO.	Contractor's Phone:	919-460-6632
Type of Improvement:	Addition	Proposed Use	SCREENED PORCH

Permit #:	2181315	Inside Town Limits	Yes
Issue date:	10/25/2018	Census tract:	PIN#: 1710-87-9794
Lot#:	35	Subdivision: PREAKNESS PLACE	Total cost: \$88,000.00
PropAddress:	129 ZULABELLE COURT		
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 #:	2181316	Inside Town Limits	Yes
Issue date:	10/30/2018	Census tract:	PIN#: 1629-03-0199
Lot#:	154	Subdivision: OAK PARK	Total cost: \$8,400.00
PropAddress:	105 BELLEFORTE PARK CIRCLE		
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:	Addition	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2181317	Inside Town Limits	Yes
Issue date:	10/30/2018	Census tract:	PIN#: 1629-02-0538
Lot#:	119	Subdivision: OAK PARK	Total cost: \$8,400.00
PropAddress:	112 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:	Addition	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2181319	Inside Town Limits	Yes
Issue date:	10/26/2018	Census tract:	PIN#: 1700-83-0524
Lot#:		Subdivision: BREEZEWAY	Total cost: \$2,000.00
PropAddress:	105 LUXORWIND DRIVE		
Owner's	CARL PIGFORD	Owner's Phone:	919-818-5210
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permits Issued From 10/01/2018 To 10/31/2018

Permit #:	2181320	Inside Town Limits	Yes
Issue date:	10/26/2018	Census tract:	PIN#:
Lot#:	Subdivision:	N/A	Total cost: \$2,000.00
PropAddress:	416 PENNY STREET		
Owner's	DWAYNE MITCHINER	Owner's Phone:	
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	GAS FUEL LINE

Permit #:	2181321	Inside Town Limits	Yes
Issue date:	10/29/2018	Census tract:	PIN#: 1710-17-0996
Lot#:	Subdivision:	EDGEBROOK	Total cost: \$36,406.00
PropAddress:	108 BLUGRASS DRIVE		
Owner's	NANCY FINGER	Owner's Phone:	919-269-8860
Contractor	DANNY O. WOOD	Contractor's Phone:	919-669-6540
Type of Improvement:	Addition	Proposed Use	DECK

Permit #:	2181323	Inside Town Limits	Yes
Issue date:	10/29/2018	Census tract:	PIN#: 1712-20-9921
Lot#:	Subdivision:	CLOVERDALE	Total cost: \$8,734.00
PropAddress:	1209 NORTHVIEW STREET		
Owner's	JOHNNY & SHERRILL JOHNSON	Owner's Phone:	919-779-4245
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2181324	Inside Town Limits	Yes
Issue date:	10/29/2018	Census tract:	PIN#: 1701-60-6150
Lot#:	Subdivision:	WATER OAKS	Total cost: \$3,000.00
PropAddress:	702 TOPLEAF COURT		
Owner's	KIM MURPHY	Owner's Phone:	919-605-5411
Contractor		Contractor's Phone:	
Type of Improvement:	Plumbing	Proposed Use	GAS HOT WATER HEATER

Permit #:	2181325	Inside Town Limits	No
Issue date:	10/29/2018	Census tract:	PIN#: 1730-95-6124
Lot#:	Subdivision:	N/A	Total cost: \$26,450.00
PropAddress:	2832 E GARNER ROAD		
Owner's	MOHAIR LLC	Owner's Phone:	931-312-0091
Contractor	CECIL HOLCOMB DEMOLITION	Contractor's Phone:	919-876-4060
Type of Improvement:	Demolition	Proposed Use	SINGLE FAMILY DWELLIN

Permits Issued From 10/01/2018 To 10/31/2018

Permit #:	2181327	Inside Town Limits	Yes
Issue date:	10/29/2018	Census tract:	PIN#:
Lot#:	Subdivision:	N/A	Total cost: \$250.00
PropAddress:	1315 KELLY ROAD		
Owner's	AUTUMN HUTCHINSON	Owner's Phone:	336-287-7905
Contractor	Contractor's Phone:		
Type of Improvement:	Mechanical	Proposed Use	BATHROOM FAN

Permit #:	2181328	Inside Town Limits	Yes
Issue date:	10/29/2018	Census tract:	PIN#:
Lot#:	Subdivision:	ARBOR GREENE	Total cost: \$17,000.00
PropAddress:	105 VERDE GLEN DRIVE		
Owner's	AMERICAN HOMES 4 RENT	Owner's Phone:	919-669-4871
Contractor	TONY LEE BUILDERS LLC	Contractor's Phone:	919-669-4871
Type of Improvement:	Demolition	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2181329	Inside Town Limits	Yes
Issue date:	10/30/2018	Census tract:	PIN#: 1711-35-5275
Lot#:	Subdivision:	N/A	Total cost: \$4,515.00
PropAddress:	122 PERDUE STREET		
Owner's	PAULA PAGE	Owner's Phone:	919-779-7646
Contractor	Contractor's Phone:		
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2181330	Inside Town Limits	Yes
Issue date:	10/30/2018	Census tract:	PIN#: 1700-99-0884
Lot#:	Subdivision:	N/A	Total cost: \$6,500.00
PropAddress:	1315 KELLY ROAD		
Owner's	BRENDON HUTCHINSON	Owner's Phone:	843-224-8654
Contractor	Contractor's Phone:		
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2181331	Inside Town Limits	Yes
Issue date:	10/30/2018	Census tract:	PIN#:
Lot#:	Subdivision:	N/A	Total cost: \$9,500.00
PropAddress:	1937 LENNOX DRIVE		
Owner's	STEVEN SAAD	Owner's Phone:	919-812-2168
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	Alteration	Proposed Use	SINGLE FAMILY DWELLIN

Permits Issued From 10/01/2018 To 10/31/2018

Permit #:	2181336	Inside Town Limits	Yes
Issue date:	10/31/2018	Census tract:	PIN#:
Lot#:	Subdivision:	BINGHAM STATION	Total cost: \$400.00
PropAddress:	316 STEEL HOPPER WAY		
Owner's	EVELYN VAN BLARCOM	Owner's Phone:	919-469-9434
Contractor	Contractor's Phone:		
Type of Improvement:	Electrical	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2181338	Inside Town Limits	Yes
Issue date:	10/31/2018	Census tract:	PIN#: 1701-77-8017
Lot#:	Subdivision:	N/A	Total cost: \$9,000.00
PropAddress:	1128 US HWY 70 WEST		
Owner's	JAMES RIVER EQUIPMENT	Owner's Phone:	919-662-7848
Contractor	Contractor's Phone:		
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2181340	Inside Town Limits	Yes
Issue date:	10/31/2018	Census tract:	PIN#:
Lot#:	Subdivision:	EAGLE RIDGE	Total cost: \$15,680.00
PropAddress:	237 WATERVILLE STREET		
Owner's	RAMONA CALLAIR	Owner's Phone:	919-339-3511
Contractor	METROPOLITAN BUILDERS & SUPPLY C	Contractor's Phone:	704-372-3369
Type of Improvement:	Repair	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2181343	Inside Town Limits	No
Issue date:	10/31/2018	Census tract:	PIN#: 1730-28-3235
Lot#:	Subdivision:	N/A	Total cost: \$5,000.00
PropAddress:	3108 ANTELOPE LANE		
Owner's	PATRICIA SPINKS	Owner's Phone:	919-607-8910
Contractor	Contractor's Phone:		
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2181344	Inside Town Limits	Yes
Issue date:	10/31/2018	Census tract:	PIN#:
Lot#:	Subdivision:	N/A	Total cost: \$22,000.00
PropAddress:	7400 BRYAN ROAD		
Owner's	BRYAN BAGWELL	Owner's Phone:	919-795-9673
Contractor	MANGRUM BUILDING, LLC	Contractor's Phone:	919-363-0974
Type of Improvement:	Alteration	Proposed Use	SINGLE FAMILY DWELLIN

Total Number of Permits on Repor 138

Total Construction Value \$6,843,186.00