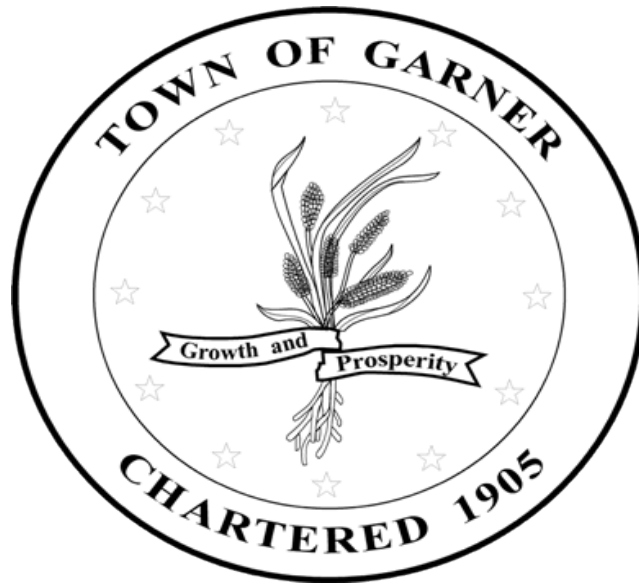


TOWN OF GARNER



TOWN COUNCIL MEETING

NOVEMBER 21, 2017
7:00 P.M.

Garner Town Hall
900 7th Avenue
Garner, NC 27529

**Town of Garner
Town Council Agenda
November 21, 2017**

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

The Council will meet in regular session at 7:00 p.m. in the Garner 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 Ken Marshburn

- C. INVOCATION: Council Member Ken Marshburn

- D. PETITIONS AND COMMENTS

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

- E. ADOPTION OF AGENDA

- F. PRESENTATIONS

- G. CONSENT

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

1. Ordinance Amending FY2017/2018 Operating Budget Page 4
Presenter: Pam Wortham, Finance Director

Request to use unappropriated fund balance to replace lifts in the Public Works Fleet Management shop (\$13,800) and to provide resources for legal expenses related to the construction of the police department and other lawsuits that may arise (\$50,000). Total amount of request is \$63,800.

Action: Adopt Ordinance (2017) 3890

2. Town Manager Salary Authorization Up to 50% (Midpoint) of Grade RangePage 7
Presenter: BD Sechler, Human Resources Director
The Town Manager currently has the authorization to approve salary offers up to 30% of the pay range for the position's range. This motion would allow the Town Manager to approve salary offers up to 50% (midpoint) of the pay range for all approved positions within the Town.

Action: Authorize Request

H. PUBLIC HEARINGS

I. NEW/OLD BUSINESS

1. Garner Technology Center Redevelopment Refresh Page 8
Presenter: Joe Stallings, Economic Development Director

The Economic Development Department will present the rough draft of the new Garner Technology Center Redevelopment Strategy. The new strategy uses current market and demand data to update the existing strategy and expand the scope of potential development opportunities for the site.

Action: Authorize Updated Strategy

2. Swift Creek Land Management Plan Interlocal Agreement Page 24
Presenter: Jeff Triezenberg, Planning Director

This is a revised inter-local agreement for the parties of the Swift Creek Water Supply Watershed Plan (Garner, Cary, Apex, Raleigh, and Wake County).

Action: Authorize Execution of Agreement

3. Amendment to the Swift Creek Land Management Plan Map Page 53
Presenter: Jeff Triezenberg, Planning Director

This is an amendment to the Swift Creek Land Management Plan, an inter-local agreement and planning effort to manage development within the Swift Creek Water Supply Watershed. Wake County and Garner have requested a Land Use Classification amendment for the purpose of reclassifying land areas located within their planning jurisdictions to better accommodate the existing and projected growth patterns.

Action: Adopt Proposed Map Amendments

J. COMMITTEE REPORTS

K. MANAGER REPORTS

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

L. ATTORNEY REPORTS

M. COUNCIL REPORTS

N. ADJOURNMENT

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: November 21, 2017		
Subject: Ordinance Amending the FY2017/2018 Operating Budget		
Location on Agenda: Consent		
Department: Finance		
Contact: Pam Wortham, Finance Director		
Presenter: Pam Wortham, Finance Director		
Brief Summary: We are requesting to budget unappropriated fund balance in the amount of \$63,800 to cover: <ol style="list-style-type: none"> 1. To replace lifts in the Public Works Fleet Management shop for \$13,800; 2. Provide resources for legal expenses related to the construction of the police department and any other lawsuits that may arise in the amount of \$50,000. 		
Recommended Motion and/or Requested Action: Adopt Ordinance (2017) 3890		
Detailed Notes: See attached memo		
Funding Source: Fund Balance		
Cost: \$63,800	One Time: <input checked="" type="radio"/>	Annual: <input type="radio"/> No Cost: <input type="radio"/>
Manager's Comments and Recommendations: N/A		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	PW	
Finance Director:	PW	
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

FINANCE DEPARTMENT MEMORANDUM

TO: RODNEY DICKERSON, TOWN MANAGER
FROM: PAM WORTHAM, FINANCE DIRECTOR
SUBJECT: BUDGET AMENDMENT
DATE: NOVEMBER 15, 2017

GENERAL FUND

This request is to appropriate fund balance in the amount of \$63,800 to cover the costs as described below:

- Public Works Fleet Management first requested to replace an out of service lift beginning in the FY 15/16 budget and has requested this each year since. Recently they have experienced a second lift failure, and after evaluation by the manufacturer it has been determined that it is no longer serviceable. This leaves only one vehicle lift in service. Without these requested lifts, vehicles will have to be sent out for routine service, resulting in increased cost, and extended turn-around service times. As Public Works returns to normal staffing levels in the shop by the end of the calendar year these lifts will be necessary for the shop to maintain adequate service levels. The cost is estimated to be \$13,800.
- As requested by the Town Attorney, \$50,000 will be budgeted to be used for legal expenses related to the construction of the Police Department and other lawsuits that may arise.

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

ORDINANCE NO. (2017) 3890

ORDINANCE AMENDING ORDINANCE NO. (2017) 3862
WHICH ESTABLISHED THE 2017 – 2018 OPERATING BUDGET

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

Section One. That the GENERAL FUND be amended as follows:

General Fund Budget Changes:

Department/ Category	Description	Current	Amended	Net Change
<i>Expenditures</i>				
10565000-521600	Equip Rep & Maint	\$7,000	\$20,800	+\$13,800
10412000-524300	Legal-Contractual Svc	\$5,000	\$55,000	+ \$50,000
<i>Revenues</i>				
10309000-496900	Appropriated Fund Balance	\$1,513,101	\$1,576,901	+\$63,800

Section Two. Copies of this ordinance shall be furnished to the Finance Director and the Town Clerk for their direction in the disbursement of the Town's funds and for public inspection.

Duly adopted this 21st day of November, 2017.

Ronnie S. Williams, Mayor

ATTEST: _____
Stella L. Gibson, Town Clerk

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: November 21, 2017		
Subject: Town Manager Salary Authorization Up to 50% (Midpoint) of Grade Range		
Location on Agenda: Consent		
Department: Human Resources		
Contact: BD Sechler, Human Resources Director		
Presenter: BD Sechler, Human Resources Director		
<p>Brief Summary:</p> <p>The Town Manager currently has the authorization to approve salary offers up to 30% of the pay range for the position's range. This motion would allow the Town Manager to approve salary offers up to 50% (midpoint) of the pay range for all approved positions within the Town.</p>		
<p>Recommended Motion and/or Requested Action:</p> <p>Approve Town Manager's Authorization to approve salary offers up to 50% of the grade for all approved positions.</p>		
Detailed Notes:		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
<p>Manager's Comments and Recommendations:</p> <p>This request is consistent with the discussion at the Council Retreat on human capital.</p>		
Attachments Yes: No: <input checked="" type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	BDS	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: November 21, 2017		
Subject: Review the draft Garner Technology Center Redevelopment refresh		
Location on Agenda: Old/New Business		
Department: Economic Development		
Contact: Joe Stallings, Economic Development Director		
Presenter: Joe Stallings, Economic Development Director		
Brief Summary: The Economic Development Department will present the rough draft of the new Garner Technology Center Redevelopment Strategy. The new strategy uses current market and demand data to update the existing strategy and expand the scope of potential development opportunities for the site.		
Recommended Motion and/or Requested Action: Request Council consensus on the updated strategy		
Detailed Notes:		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JBS	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		



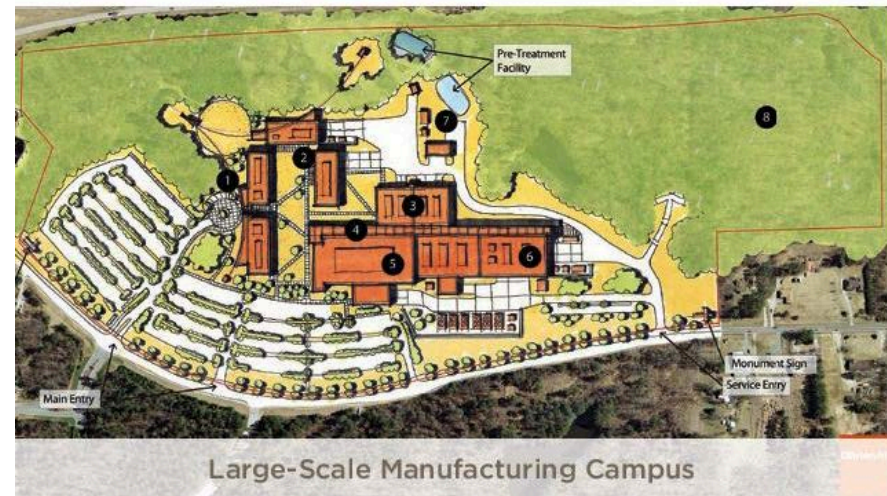
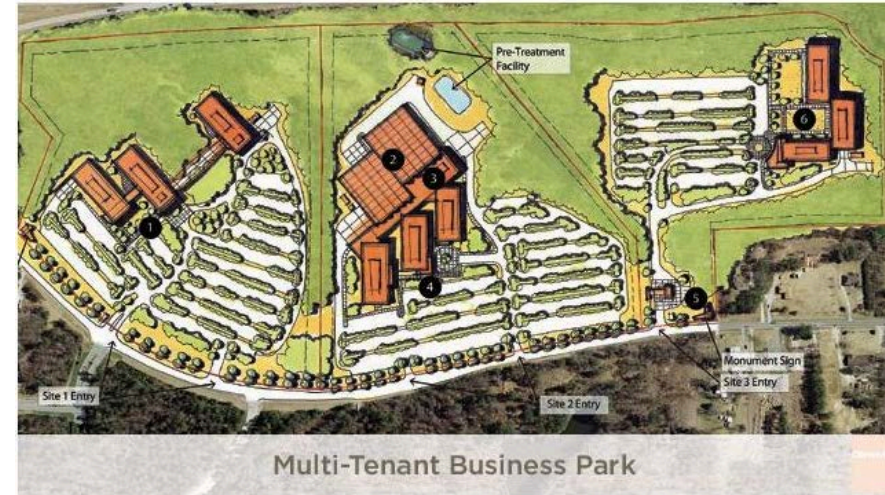
GARNER

North Carolina

A great place to be

Background

- Garner Economic Development Corporation was formed in Oct. 2010
- Original strategy formed in Feb. 2012
- Economy was recovering from the recession
- Focused primarily on the life science industry
- Concentrated on larger users
- Wages were the primary goal

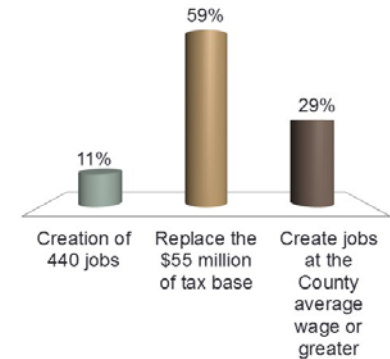


Why Refresh the Strategy

- Changes in market demands
- Change in Council and GEDC goals
- Expand opportunities for redevelopment
- Have the potential to involve the private sector to assist in redeveloping the site
- Generate new interest in the site

Rank these goals in the order of importance.

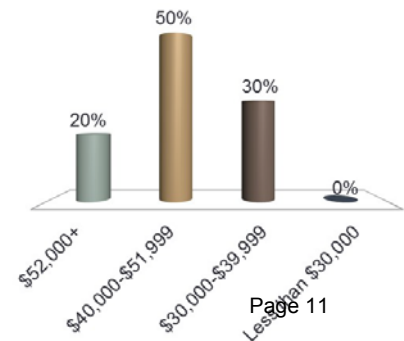
- A. Creation of 440 jobs
- B. Replace the \$55 million of tax base
- C. Create jobs at the County average wage or greater



Since the creation of the original development strategy, Wake County's average wage has increased from \$46,000 to \$52,000.

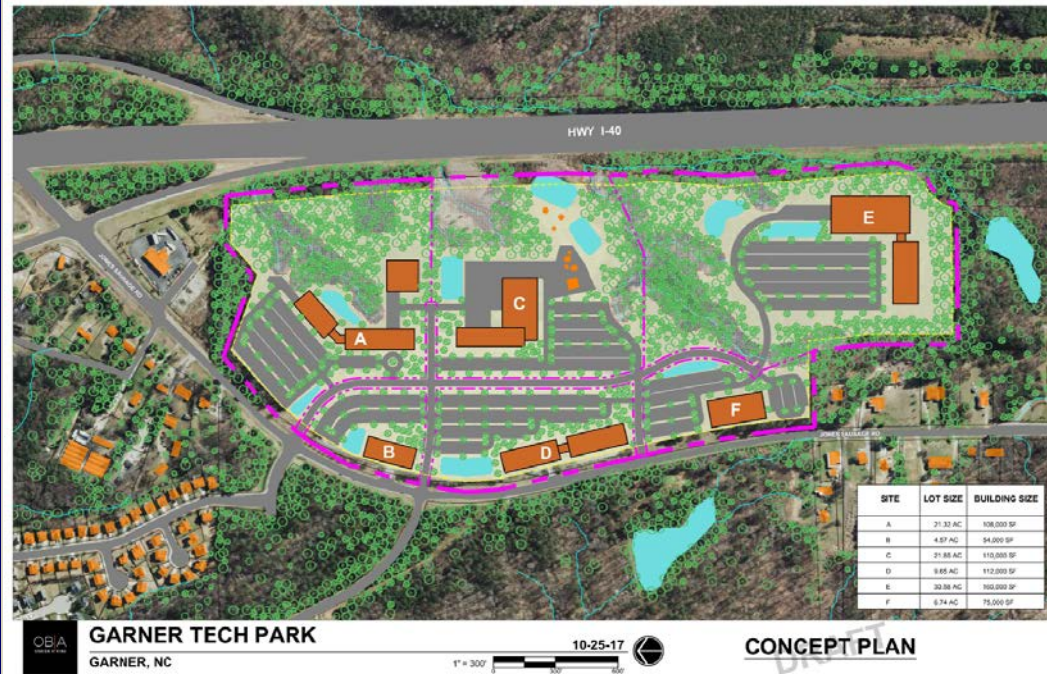
What wage should we accept at the GTC site?

- A. \$52,000+
- B. \$40,000-\$51,999
- C. \$30,000-\$39,999
- D. Less than \$30,000



New Strategy Updates

- Updated market data
- Updated Council and GEDC goals
- Reviewed all due diligence studies to ensure they were still relevant and up to date
- Matched park concept with requests from companies
- Opened development to include additional target sectors
- Included an opportunity to involve the private sector
- Updated the action plan to continue to position the property for development
- Ensured plan is consistent with the new comp plan and transportation plans



Summary

- The new strategy is updated with current market data
- Greater flexibility in target sectors will allow for more potential development opportunities on the site
- Goals are updated and aligned with Council and GEDC Board expectations
- The strategy is aligned with the comp. plan and transportation plan
- A new action plan and opportunities for private sector involvement in the site will bring new interest to the property



Garner Technology Center Site Redevelopment Strategy Refresh

TOWN OF GARNER & CREATIVE ECONOMIC DEVELOPMENT CONSULTING, LLC

October 2017

Background

Garner, North Carolina was home to a significant ConAgra Foods manufacturing facility. In May of 2011, after an explosion at the ConAgra Foods Plant in 2009, the plant shuttered and the Town of Garner lost their largest tax payer and private sector employer. At one time, the 425,000 sq.ft. plant employed over 700 people. Following the closure of the ConAgra facility, the company donated the building and surrounding 108 acres to the Town and subsequently to the Garner Economic Development Corporation (GEDC).

Since their formation in October of 2010, the GEDC, an economic development non-profit corporation, has been responsible for the revitalization and redevelopment of the ConAgra property, now known as the Garner Technology Center Site (GTCS). The newly formed economic development non-profit and their advisory board have been focused on replacement of the \$55 million tax base and 441 jobs that were lost when ConAgra shuttered the plant.

The GEDC has taken considerable steps to prepare the Garner Technology Center Site for redevelopment. In February of 2012, with the assistance from local real estate, engineering, consulting and design firms, the GEDC devised a redevelopment strategy that has served as a guide over the past 5 years. Extensive due diligence has been performed on the site making it one of the largest contiguous shovel-ready sites in Wake County. Since the inception of the GEDC and implementation of the redevelopment strategy, several economic factors have changed that now make it imperative to re-examine the strategy and update it to meet current market trends.

Goals

Once it was established that the GTCS could be redeveloped, the GEDC, along with their partners, developed a list of goals the redevelopment of the site should achieve. The goals focused on replacing the 441 jobs, recruitment of new jobs that pay at the county average wage or greater, and replacing the \$55 million in lost tax base. Primary importance was placed on recruiting jobs that paid at the county average wage or greater.

Over the past five years, almost no projects that have considered the site would accomplish all these goals at once. Few of the projects that considered the site met the wage goal alone, which now is over \$50,000 per job.

This has led the GEDC and their advisory board to re-examine their goals to meet the realities of the market. The newly formed goals in order of priority are:

Investment – replace and exceed the \$55 million that was lost with the closure of the ConAgra plant

Wages – recruit jobs that would pay the County average wage or greater with the expectation that any jobs created should at least on average pay between \$40,000 and \$50,000

Jobs – Over time, recruit companies that will eventually create 440 jobs or more

The GEDC also examined the primary industry sector targets. Initially, the Board was solely focused on life sciences. Since there is continued growth in the life science and advanced manufacturing sectors in the larger regional market, these targets did not change from the original redevelopment strategy. However, the Board did include Class A/B office to the targets along with a caveat that all potential projects that meet the goals specified by the GEDC will be considered, including business retention and expansion opportunities. The GEDC has aligned their target sectors with those of Wake County and the State of North Carolina. Below are the updated target industries in order of importance for the site:

- Life Sciences
- Advanced Manufacturing
- Class A/B Office
- Data Center
- Food Processing
- Distribution

Market Study

When choosing a location, companies prefer existing buildings and after that, prepared sites. In 2017, 74% of inquiries in Wake County requested a building or both (building or a site). Only 26% requested a site alone. The figures are higher for the state with 81% requesting a building or both (building or a site). Locally in Garner, the percentage was slightly lower at 65%.

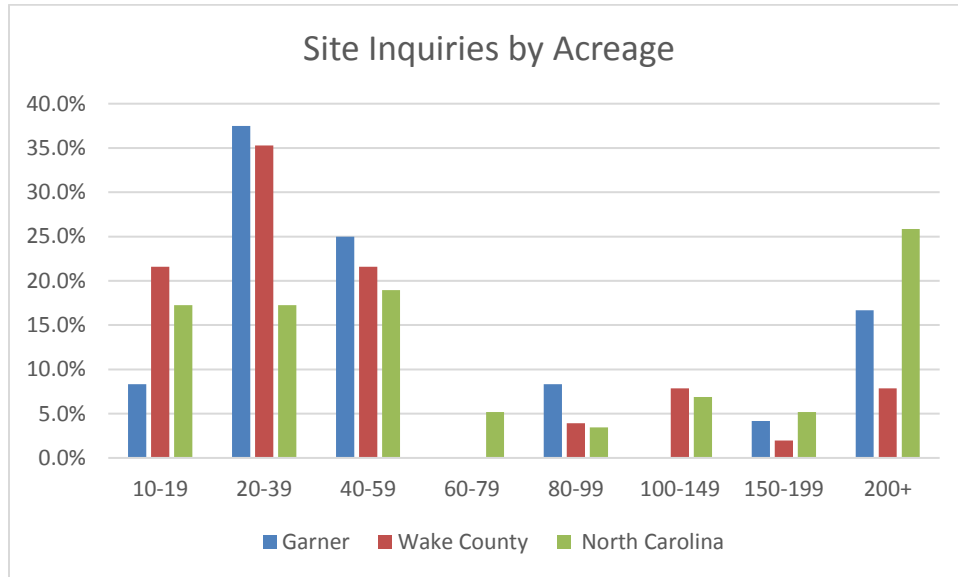
2017 Inquiries			
	Garner	Wake County	North Carolina
Building	50%	54%	58%
Both (building or a site)	15%	20%	24%
Site	35%	26%	19%

Source: Town of Garner, Wake County Economic Development, NC Department of Commerce

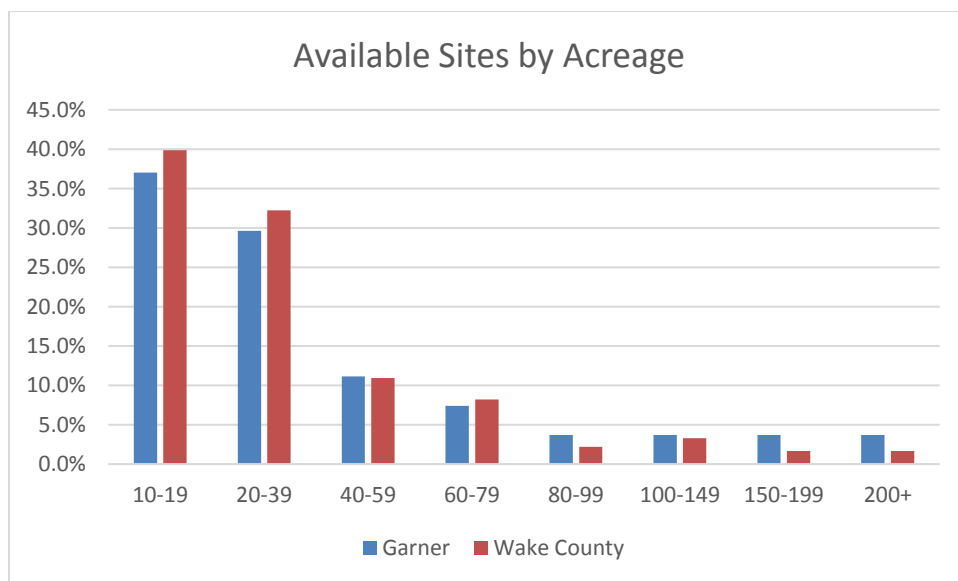
In Garner, the majority of companies that request a site ask for 20-39 acres. Most of the site requests in Wake County are for sites less than 60 acres. The same is true for the state. The supply side shows that most of Garner’s available sites are small, less than 20 acres. However, the second largest group of available Garner sites is the highest demand range of 20-39 acres.

There are a lot of inquiries in the 40-59-acre range and fewer sites available in this range in Garner. Generally, the demand and supply of sites by acreage align.

In the region, there is competition in the 20-39-acre site range. Johnston County has six sites; Wilson County has three; Holly Springs one site; and RTP one site. None of the sites are certified by the state. Therefore, Garner can set itself apart from the competition by having shovel-ready and/or certified sites. GTCS is a good example of a shovel ready site that should have an advantage over other sites in the region.



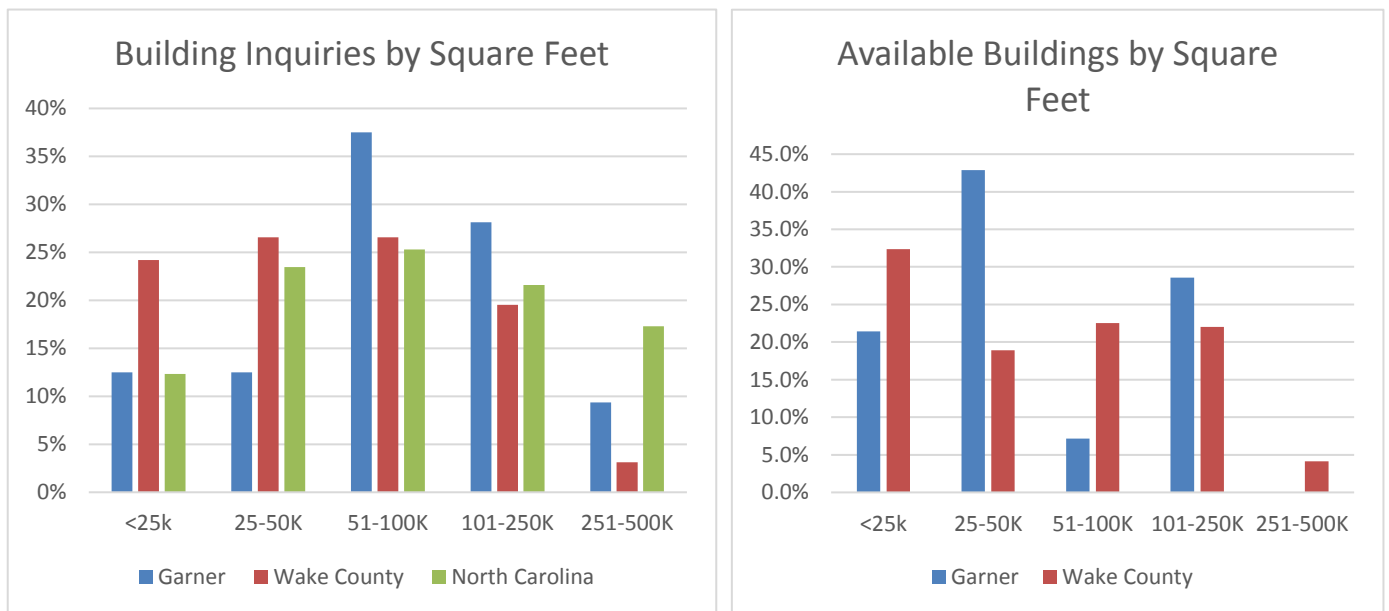
Source: Town of Garner, Wake County Economic Development, NC Department of Commerce



Source: Town of Garner, Wake County Economic Development

The majority of building inquiries at the local, regional, and state levels are less than 50,000 sq. ft. In Garner, most inquiries are in the 51,000-100,000 sq. ft. range along with 101,000-250,000 sq. ft. Garner has 14 available buildings. Only one building is in the most often requested building size, 51,000-100,000 sq. ft. Therefore, there is a gap between building inquiries and supply of available buildings at the 51,000-100,000 sq. ft. range.

The greatest regional competition for available buildings is Wilson County. They have three buildings in the 51,000-100,000 sq. ft. range and another five in the 101,000-250,000 sq. ft. range. Holly Springs has none and Johnston County has only three in both ranges. Given that most companies request a building, and Garner has more regional competition in buildings than in sites, it must find ways to set its building stock apart.



Source: Town of Garner, Wake County Economic Development, NC Department of Commerce

The market analysis shows that the revised design concept, with six sites, is the scenario that fits the current market demand. The previous design called “Concept 2” was a single user scenario that included one building of 487,500-612,000 sq. ft. on the main 98-acre site. The data show that there are few inquiries for buildings of that size and few inquiries for sites in the 100-acre range compared to the in-demand sizes of 20-39 and 40-59 acres. The multi-user concept shows the site broken into six users and buildings ranging from 54,000 sq. ft. to 160,000 sq. ft. which aligns with the most requested acreage and building size inquiries. Therefore, we recommend Garner pursue a multi-user strategy based on the revised design concept, attached to this document.

Vision

From the outset, the redevelopment of the GTCS has been an opportunity to transform the Garner economy. New jobs, higher wages, and substantial investment can be transformational to a community. The property's strategic location with access to major transportation infrastructure makes it ideal for a new business, but also, important as a gateway to the Town. Because of this, the Town of Garner included the property and surrounding area as a key focal point in the updated Comprehensive Land Use Plan in 2017 (see comprehensive plan visuals for Jones Sausage Road focus area).

The vision for the GTCS and Jones Sausage corridor is for it to be an employment area that fosters investment and new jobs in the Garner community while being an aesthetically pleasing gateway in to the community. Projects that are considered for this site will not only be evaluated on whether they meet the goals outlined by the GEDC but, will also be gauged on how they will impact and improve the Jones Sausage Road corridor.

Site Specifics

The Garner Technology Center Site (GTCS), located at 4851 Jones Sausage Rd., is made up of two tracts. One tract is 98 acres on the west side of I-40 and a 10-acre tract along the east side of I-40. The property is zoned I-2. This zoning district offers a considerable amount of flexibility and can accommodate commercial and office as well as industrial.

The property is fully served with all utilities and has a 550,000-gallon waste water treatment plant on site. In 2016, the GTCS received the "AT&T Fiber Ready" designation. This designation is given to those sites/parks that have telecommunications infrastructure immediately available to any potential developer. 150,000 gallons of water and sewer capacity credits are attached to the property. These credits can be conveyed in whole or part with the property and have a monetary value of \$300,000.

With 12 universities and colleges and over 1 million people within a 30-minute drive time, the Garner Technology Center Site is ideal for those companies that are looking to access a highly skilled and educated labor force. The property is also positioned along I-40 and near Downtown Raleigh, I-95, the Raleigh-Durham International Airport, the Research Triangle Park, and a 1.5-hour drive from the Port of Wilmington. Great efforts have been taken to prepare the GTCS for reuse. The property comes with a unique set of attributes that make it ideal for redevelopment.

Due Diligence

At the outset, the GEDC invested in due diligence studies to learn more about the property and reduce the risk to potential developers of the site. These studies include:

- Phase I and Phase II Environmental Studies
- Cultural resources review
- Threatened and endangered species survey
- Stream buffer review and determination
- Wetland delineation
- Geotechnical study and soil analysis

These studies were reviewed by SM&E in August 2017. The firm found that the study findings remain valid and there is no need to update.

Brownfield Agreement

The site also has a fully executed brownfield agreement in place. This brownfield agreement allows potential developers to take advantage of lucrative State tax credits, while holding the new developer harmless for any of the environmental impacts that occurred at the site. The agreement does restrict the site from being used for residential and parks/recreation purposes in those areas of the site covered by the agreement. The agreement also stipulates that roughly seven acres of property near the rear of the site along I-40 cannot be disturbed (see developability map).

The North Carolina Brownfields Program has a long history of assisting developers in repurposing environmentally impacted properties and putting them back to productive use. There have been over 400 successful brownfield redevelopment projects in North Carolina. Some of the most notable brownfield redevelopments include: Citrix Building (Raleigh, NC), American Underground (Durham, NC), Contemporary Art Museum of Raleigh (Raleigh, NC), and PPD Headquarters (Wilmington, NC). With its location and willing community partners, the GTCS is an ideal candidate for redevelopment.

Incentives

The Town of Garner and the GEDC is committed to offering competitive incentive packages to recruit and retain high valued economic development projects. Developers that are considering the GTCS are eligible for additional site-specific incentives that may not apply to other properties in Garner. All economic development projects within the Town of Garner may be eligible for Town incentives if they invest \$5 million (new project) or \$3 million (expansion of existing business) in real and personal property. Below is a list of incentives that developers may be eligible for on the GTCS.

Town of Garner Incentives

- Real Property – 50% (on average) of taxable value over 7 years
- Personal Property – 50% of taxable value over 5 years

- Large Job Creation – an additional 0.25% of real property investment will be incentivized over the incentive period for those projects that create 100 or more jobs.
- Corporate Headquarters – an additional 1% of real property investment will be incentivized over the incentive period for those projects that locate their designated principal executive officer’s offices in Garner and create 250 jobs.
- Streamlined permitting process through Town of Garner Departments

GEDC Incentives

- Reduced Property Price – Asking price per acre is \$75,000. GEDC may convey property at a discounted rate or at no cost for eligible projects
- Water/Sewer Credits - \$300,000 of water and sewer credits will convey with the site for eligible projects
- Brownfield Redevelopment Credits – On average 50% of taxable real property investment over 5 years. This is a tax avoidance and not a reimbursement.
- Water/ Sewer Taps & Meters – Water and sewer taps and meters are in place and will be conveyed with the property
- 550,000-gallon pre-treatment facility on site

Incentive Example

Assumptions:

- \$25 million real property
- \$30 million in personal property (assumes 10% annual depreciation)
- 225 jobs
- 30 acres (conveyed at no cost)

Tax calculation $\$55,000,000/100 * \$0.5325 = \$292,875$ (yearly Garner tax liability)

	Brownfield (Wake Co. & Garner)	Real Property	Personal Property (10% annual depreciation)	Job Bonus (100+ jobs)	Total
Year 1	\$258,188	\$11,981	\$79,875	\$8,928	\$358,972
Year 2	\$215,156	\$29,953	\$71,888	\$8,928	\$325,925
Year 3	\$143,438	\$53,250	\$64,699	\$8,928	\$270,315
Year 4	\$86,063	\$65,231	\$58,229	\$8,928	\$218,451
Year 5	\$28,688	\$83,869	\$52,406	\$8,928	\$173,891
Year 6		\$79,875		\$8,928	\$88,803
Year 7		\$66,563		\$8,928	\$75,491
Tax Incentive					\$1,511,848
Property Savings (30acres@\$75,000/acre)					\$2,250,000
Water/Sewer Credits (150,000 gallons each)					\$300,000
Total Incentive Package					\$4,061,848

Action Plan

Three of the GTCS recommended actions that were outcomes of the 2017 Town of Garner planning retreat have been accomplished with this strategy refresh - the site plan and target sectors have been updated and an RFP process was developed. Two action steps remain: design sewer line extension to lower area and design road cut/access point(s). Marketing and finding a developer partner were not addressed at the retreat but are important next steps.

1. Moving forward with the RFP for a development partner is the most important action step. The property needs a significant boost, an advantage that will make it more appealing than it has been. That boost could be a spec building or a build-to-suit project with a developer partner.
2. GTCS has been marketed as one large life sciences site. GEDC needs to get the word out that the site is sub-dividable and welcoming of other target sectors.
 - a. Update the GTCS online brochure with the new conceptual plan, incentives, targets, and state that due diligence is up-to-date. Add a statement about benefits of the brownfields agreement.
 - b. Update the online video of the site to show the new conceptual plan. Currently, only an existing aerial of the site is shown.
 - c. Consider adding a “featured property” space to the Available Properties page of the website. This could call attention to GTCS.
 - d. On the Shovel Ready Sites webpage, add a statement about the willingness to engage in a public-private partnership on the GTCS.
 - e. Take the next step after the conceptual site plan and invest in a virtual rendering of the development. Beyond a typical virtual shell building, 3D technology can show multiple facilities on the site from a range of vantage points. Check out examples of the technology at <http://marketingallianceinc.com/portfolio/C2>.
3. Share the new conceptual plan and vision with economic development partners: Wake County Economic Development, Research Triangle Regional Partnership, and the Economic Development Partnership of North Carolina.
4. Host a commercial realtor/developer event in Garner showcasing the site and new development strategy. Share the vision for the redevelopment of the Jones Sausage Road corridor.

5. Send marketing materials to existing industries and businesses announcing that the site is a great location for expansions and highlight the lower incentive threshold for incentives available to existing businesses.
6. Launch an e-marketing campaign to site selection consultants and real estate brokers. Communicate the site's main advantages and development plan.
7. Conduct additional clean up on the site such as removing a large gravel/rubble pile and other debris.
8. Designing the sewer line extension to the lower area of the site will help developers and prospects see the potential of breaking the 108-acres into multiple sites. We recommend the Town use internal engineering capability, or contract for services, to design the line extension, develop cost estimates, and outline a timeline. We recommend the same for road access points - design, cost, and timeline. This advance engineering work will save time in the development process and eliminate an unknown cost factor.
9. If a development partner is not timely found through the RFP process, GEDC can list the property with a commercial real estate agent. Real estate agents have additional marketing databases, networks with businesses in and beyond the region, and are motivated to sell the property.

GEDC and the Town of Garner are committed to the redevelopment of the Garner Technology Center Site. Widening the target audience, redesigning the site for more flexibility, and seeking a development partner will open up many more opportunities for GTCS.

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: November 21, 2017		
Subject: Swift Creek Land Management Plan Inter-local Agreement		
Location on Agenda: Old/New Business		
Department: Planning		
Contact: Jeff Triezenberg, AICP, GISP; Planning Director		
Presenter: Jeff Triezenberg, AICP, GISP; Planning Director		
Brief Summary: When the Swift Creek Land Management Plan was incorporated into state law, the parties were directed to formulate an inter-local agreement to cover the management of the Plan. To date, this step has never been completed as there had not been any requests or desire to amend the Plan. Due to recent conversations concerning property along Lake Wheeler Road in Garner's Urban Service Area a desire to amend the Plan has arisen. This final draft agreement has been reviewed by planning staff and attorneys for the member jurisdictions (Garner, Apex, Raleigh, Cary and Wake County) and is being presented for the Council to authorize the Mayor to sign.		
Recommended Motion and/or Requested Action: Request Council to authorize the Agreement		
Detailed Notes: See attachments.		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations: N/A		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JT	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

STATE OF NORTH CAROLINA

COUNTY OF WAKE

SWIFT CREEK LAND MANAGEMENT PLAN

INTERLOCAL AGREEMENT

BETWEEN AND AMONG

TOWN OF APEX

TOWN OF CARY

TOWN OF GARNER

CITY OF RALEIGH

AND

WAKE COUNTY

This Interlocal Agreement (the “Agreement”), entered into this the _____ day of _____, 2017, by, between, and among **APEX, NORTH CAROLINA** (hereinafter “Apex”), **CARY, NORTH CAROLINA** (hereinafter “Cary”), **GARNER, NORTH CAROLINA** (hereinafter “Garner”), **RALEIGH, NORTH CAROLINA** (hereinafter “Raleigh”); all of the above being municipal corporations and public bodies politic of the State of North Carolina; and **WAKE COUNTY, NORTH CAROLINA** (hereinafter “County” or “Wake”), a public body politic and corporate of the State of North Carolina; all of which may be individually referred to as “Party” and collectively referred to herein as “the Parties”;

WITNESSETH:

WHEREAS, the territorial and extraterritorial jurisdiction of each Party to this Agreement includes a portion of the area within the jurisdiction of the Swift Creek Water Supply Watershed (“Watershed”) as defined herein; and

WHEREAS, through mutual resolutions, in the late 1980’s and early 1990’s, the Parties recognized that the Watershed would be a critical drinking water supply resource in future years for several Parties and desired to protect the surface water supply in the Watershed by controlling the type and intensity of development; and

WHEREAS, the Parties conducted a joint planning effort to establish land use regulations and standards that guide the type and intensity of development in the Watershed, resulting in the “Swift Creek Management Plan” or “Plan,” a copy of which is attached to this Agreement as *Exhibit A*; and

WHEREAS, the Watershed area was delineated, and proposed regulations and standards were approved, by the North Carolina Environmental Management Commission on August 3, 1992, establishing Watershed as a WS III watershed; and

WHEREAS, North Carolina Session Law 1998-192, placed various responsibilities and obligations upon the Parties, *inter alia*, to neither adopt ordinances nor grant any permits or approvals that would be inconsistent with the standards and provisions of the Swift Creek Management Plan, except that Parties may modify ordinances to further meet or exceed Plan requirements. Session Law 1998-192 permits Plan modification in accordance with its terms; and

WHEREAS, North Carolina Session Law 2005-89 modified and readopted North Carolina Session Law 1998-192 by repealing the referendum clause and by establishing a cause of action in any person who resides in the Watershed to challenge actions by a local government with lands subject to the Plan when the actions are believed to be inconsistent with the standards and provisions of the Plan; and

WHEREAS, the Swift Creek Management Plan has been in place for over two decades and has been incorporated into the respective land use planning documents of each Party; and

WHEREAS, the City of Raleigh resumed its use of the water supply protected by the Swift Creek Management Plan in 2010; and

WHEREAS, the State of North Carolina in 1988 adopted a Total Maximum Daily Load for the Neuse Estuary with implementing state rules which apply to the Swift Creek Water Supply Watershed; and

WHEREAS, the State of North Carolina in 2010 adopted a Total Maximum Daily Load for the Upper Swift Creek Watershed to address its status as impaired waters not meeting the Water Quality Standards; and

WHEREAS, the United States Environmental Protection Agency in 2017 designated Lake Benson, a water source of the Swift Creek Water Supply Watershed, as impaired waters not meeting the Water Quality Standards; and

WHEREAS, the Parties, by and through this Agreement, desire to formalize their commitment to the Plan by establishing uniform procedures and policies that will serve as the framework for each Parties' role in the future governance of the Plan, including a process to amend Plan and for making ongoing land use decisions within the area subject to the Swift Creek Management Plan ("Plan Area"); and

WHEREAS, the Parties pursuant to the authority of N.C.G.S. 160A-460 *et seq.* are authorized to enter into this Agreement and joint planning and implementation efforts in order to pursue the above stated goals.

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

ARTICLE I PURPOSE and SCOPE

1.01 **Purpose.** The purpose of this Agreement is to (i) provide a strategy for joint oversight of the Swift Creek Management Plan; (ii) to formalize the process for amendments and updates to the Plan.

ARTICLE II DEFINITIONS

2.01 “DEVELOPMENT REGULATIONS” shall mean the recommended Minimum Critical Area Width and recommended Minimum Vegetative Buffer Width designated as “Development Regulations” and set forth in the Plan.

2.02 “PERFORMANCE STANDARDS” shall mean the Performance Standards set forth in the Plan and those identified as “RECOMMENDED PERFORMANCE STANDARDS SWIFT CREEK WATERSHED” in Table 1 of Plan.

2.03 “SWIFT CREEK MANAGEMENT PLAN” or “PLAN” shall mean the version of the Swift Creek Management Plan as it was referenced and incorporated into North Carolina Session Laws 1998-192 and 2005-89. A copy of Plan, with all its attachments, is attached hereto as *Exhibit A*.

2.04 “SWIFT CREEK WATER SUPPLY WATERSHED” or “WATERSHED” shall mean the land area designated and classified by the North Carolina Environmental Management Commission on August 3, 1992 as the Swift Creek Water Supply Watershed, which is depicted on Map D of *Exhibit A*.

2.05 “ZONING REGULATION” shall mean any regulation or ordinance authorized by NCGS Chapter 160A, Article 19, or NCGS Chapter 153A, Article 18, or any state laws that may supersede or replace such legislation, including zoning map amendments and text amendments, and modifications to same.

ARTICLE III SWIFT CREEK MANAGEMENT PLAN

3.01 **Territorial Jurisdiction.** The Plan Area is comprised of more than 40,000 acres and includes two primary bodies of water, Lake Benson and Lake Wheeler. Each of the Parties to this Agreement has territorial jurisdiction within the Watershed as shown on *Exhibit B*, inclusive of the territorial changes effectuated in 2015 and 2017 by the City of Raleigh and the Town of Garner’s relinquishment and expansion of their extraterritorial jurisdictions (ETJ). All Parties understand and agree that future changes to the territorial jurisdiction of any Party do not require an amendment to this Agreement.

3.02 **Land Use Classifications.** The Swift Creek Management Plan designates land use classifications (“Land Use Classifications”) within each Party’s territorial jurisdiction in the Watershed. Land Use Classifications are identified on Map D of the Plan. The Parties agree that amendments to the Land Use Classifications and the Land Use section of the Plan shall require a Plan Amendment executed in accordance with paragraph 3.05.

3.03 **Utilities.** The Parties may unilaterally extend utilities, including municipal water and sewer utility service and extensions, to any portion of their respective territorial jurisdictional area within the Plan Area in accordance with the Plan provisions, as such may be amended from time to time in accordance with paragraph 3.05.

3.04 Development Regulations; Performance Standards. The Swift Creek Management Plan recommends a variety of Development Regulations and Performance Standards. The Parties agree that amendments to the recommended Development Regulations and Performance Standards require a Plan Amendment in accordance with paragraph 3.05.

3.05 Amendments to the Swift Creek Management Plan. North Carolina Session Law 1998-192 authorizes the Parties to make amendments to the Plan. S.L. 1998-192 also authorizes the Parties to modify their Zoning Regulations to further meet or exceed the requirements of the Plan.

- (a) A Party may request an amendment to any portion of the Swift Creek Land Management Plan (collectively, “Plan Amendments”). All requested Plan Amendments shall be made in writing setting forth with particularity the amendment desired and the reason for such amendment. All such requests shall be delivered to each of the Parties in accordance with the Notice provisions set forth herein.
- (b) Unless other applicable statutes require approval of a proposed Plan Amendment to be made by the governing body, the governing body of each of the Parties may delegate authorization for requests for Plan Amendments and approvals of Plan Amendments to designated staff of the Party. A copy of the delegation authority shall accompany each Plan Amendment request or approval. A denial of a proposed Plan Amendment must be made by the governing body of a Party.
- (c) Any approval of a Plan Amendment must be by unanimous consent of all the Parties.

3.06 Recognition of Need for Modeling and other Studies. The Parties’ recognize that the Plan is more than 30 years old, and was established before the implementation of the Water Supply Watershed regulations, geographical information systems (GIS), and watershed evaluation and modeling technologies that exist today. The Parties acknowledge their desire to undertake water quality monitoring and modeling and other studies for the Watershed to verify, calibrate, and update the Plan and to cooperate in good faith and with all due diligence to provide for and carry out the purposes of this Agreement. The Parties also agree to consider, as appropriate, supplemental measures to address any determination that the Swift Creek Watershed needs to implement additional measures to restore water quality to meet the minimum requirements applicable in the basin.

ARTICLE IV

TERM, TERMINATION, AMENDMENT

4.01 Term.

a. **Effective Date.** This Agreement shall become effective upon the date it is properly authorized and executed by the last of all the Parties named in the introductory clause of this Agreement. This Agreement is conditioned upon authorization and execution by all of the Parties.

b. This Agreement shall continue from the Effective Date until the earlier of twenty (20) years or repeal of SL 1998-192 and SL 2005-89 (“Term”). This Agreement shall automatically renew for additional five (5) year terms (“Renewal Terms”) unless a Party provides written notice of termination at least six months prior to the end of the then-current Term or Renewal Term.

c. Any amendment, termination, or renewal of the Term must be in the form of a written instrument properly authorized and executed by, or on behalf of, the governing board of each Party.

4.02 Termination; Remedies; Notice.

a. In the event that the territorial jurisdiction of any Party to this Agreement is entirely removed from the Watershed, this Agreement and all provisions set forth herein shall automatically terminate with respect to that Party. Notwithstanding the above, this Agreement shall continue in full force and effect as to the remaining Parties.

b. **Non-Exclusive Remedies.** No remedy provided in this Agreement shall be considered exclusive of any other remedy in law or in equity.

c. **Notice.** Any written notice required by this section shall be delivered to the Parties at the following addresses:

For Town of Apex: Town Manager
 Town of Apex
 PO Box 250
 Apex, NC 27502

With a copy to: _____

For Town of Cary: Town Manager
 Town of Cary
 PO Box 8005

Cary, NC 27512

With a copy to: Town Attorney
Town of Cary
PO Box 8005
Cary, NC 27512

For Town of Garner Town Manager
Town of Garner
900 7th Ave.
Garner, NC 27529

With a copy to: _____

For City of Raleigh: City Manager
City of Raleigh
PO Box 590
Raleigh, NC 27602

With a copy to: _____

For Wake County: Wake County Manager
Wake County Justice Center
301 S. McDowell St.
Raleigh, NC 27601

With a copy to: Wake County Attorney
Wake County Attorney's Office
P.O. Box 550
Raleigh, NC 27602

4.03 Amendment of Interlocal Agreement.

This Agreement may only be amended in a writing signed by all of the Parties. A Party may request an amendment to this Agreement by providing written notice of the proposed amendment and the reasons for the proposed amendment to each of the other Parties in accordance with the Notice provisions in paragraph 4.02.

ARTICLE V

**NON-ASSIGNMENT
DELEGATION OF DUTY**

5.01 No Party shall assign any portion of this Agreement or the rights and responsibilities hereunder to another person or entity who is not a party to this Agreement without the prior written consent of the other Parties.

5.02 Except as expressly stated herein, this Agreement shall not change the delegation of any duty previously delegated to a Party by federal law, state statute, local ordinance or resolution, and shall not create any new duty which does not exist under federal law, state statute, local ordinance or resolution.

**ARTICLE VI
OTHER PROVISIONS**

6.01 **No Third Party Beneficiaries.** This Agreement is not intended for the benefit of any third party. The rights and obligations contained herein belong exclusively to the Parties hereto, and shall not confer any rights or remedies upon any person or entity other than the Parties hereto.

6.02 **No Waiver of Sovereign or Governmental Immunity.** Nothing in this Agreement shall be construed to mandate purchase of insurance by any Party to this Agreement; or to be inconsistent with Wake County's "Resolution Regarding Limited Waiver of Sovereign Immunity" enacted October 6, 2003; or to in any other way waive any Party's defense of sovereign or governmental immunity to any cause of action alleged or brought against a Party if otherwise available as a matter of law.

6.03 **No Waiver of Qualified Immunity.** No officer, agent or employee of any Party shall be subject to any personal liability by reason of the execution or implementation of this Agreement or any other documents related to the transactions contemplated hereby. Such officers, agents, or employees shall be deemed to execute this Agreement in their official capacities only, and not in their individual capacities. This section shall not relieve any such officer, agent or employee from the performance of any official duty provided by law.

6.04 **Ethics Provision.** The Parties acknowledge and shall adhere to the requirements of N.C.G.S. 133-32, which prohibits the offer to, or acceptance by any state or local employee of any gift from anyone with a contract with the governmental entity or from a person seeking to do business with the governmental entity.

6.05 **Governing Law, Venue.** The Parties acknowledge that this Agreement shall be governed by the laws of the State of North Carolina. Venue for any disputes arising under this Agreement shall be exclusively in the courts of Wake County, North Carolina.

6.06 **Entire Agreement.** The terms and provisions herein contained constitute the entire agreement by and between the Parties hereto and shall supersede all previous communications, representations or agreements, either oral or written between the Parties hereto with respect to the subject matter hereof.

6.07 **Severability.** If any provision of this Agreement shall be determined to be unenforceable by a court of competent jurisdiction, such determination will not affect any other provision of this Agreement.

6.08 **Counterparts.** This Agreement may be executed in several counterparts, each of which shall be deemed an original.

6.09 **Verification of Work Authorization.** To the extent applicable, all Parties, and any subcontractors hired for purposes of fulfilling any obligations under this Agreement, will comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes, "Verification of Work Authorization," and will provide documentation or sign affidavits or any other documents requested by either party demonstrating such compliance.

6.10 **Iran Divestment Act Exemption.** Pursuant to N.C. Gen. Stat. §147-86.61(a), this Agreement is valued at less than one thousand dollars (\$1,000.00), and is therefore exempt from the Iran Divestment Act certification requirement.

6.11 **Dispute Resolution.** In the event of conflict or default that might arise for matters associated with this Agreement, the Parties agree to informally communicate to resolve the conflict. If any such dispute cannot be informally resolved, then such dispute, or any other matter arising under this Agreement, shall be subject to resolution in a court of competent jurisdiction.

6.12 **Complete Agreement; Exhibits.** This Agreement represents the entire agreement among the Parties. Specifically referenced in this Agreement are the following Exhibits:

1. *Exhibit A*, Swift Creek Management Plan; and
2. *Exhibit B*, Map depicting jurisdictional areas of responsibility.

In cases of conflict between this Agreement and any of the above attachments, the terms of this Agreement shall prevail.

[Signature pages follow this page]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed in their corporate names by their duly authorized officers, all by the Resolution of their governing board, spread across their minutes, as of the date first above written.

<p>APEX, NORTH CAROLINA</p> <p>By: _____ Drew Havens, Town Manager</p>	<p>This instrument has been preaudited in the manner required by The Local Government Budget and Fiscal Control Act.</p> <p>_____</p> <p>Finance Officer Town of Apex, North Carolina</p>
<p>[Seal]</p> <p>ATTEST:</p> <p>_____</p> <p>By _____</p> <p>Clerk</p>	<p>This instrument is approved as to form and legal sufficiency.</p> <p>_____</p> <p>Town Attorney</p>

<p>CARY, NORTH CAROLINA</p> <p>By: _____ Sean R. Stegall, Town Manager</p>	<p>This instrument has been preaudited in the manner required by The Local Government Budget and Fiscal Control Act.</p> <p>_____</p> <p>Finance Officer Town of Cary, North Carolina</p>
<p>[Seal]</p> <p>ATTEST:</p> <p>_____</p> <p>By _____</p> <p>Clerk</p>	

<p>GARNER, NORTH CAROLINA</p> <p>By: _____ Rodney Dickerson, Town Manager</p>	<p>This instrument has been preaudited in the manner required by The Local Government Budget and Fiscal Control Act.</p> <p>_____</p> <p>Finance Officer Town of Garner, North Carolina</p>
<p>[Seal]</p> <p>ATTEST:</p> <p>_____</p> <p>By _____ Clerk</p>	<p>This instrument is approved as to form and legal sufficiency.</p> <p>_____</p> <p>Town Attorney</p>

<p>CITY OF RALEIGH, NORTH CAROLINA</p> <p>By: _____ Ruffin L. Hall, City Manager</p>	<p>This instrument has been preaudited in the manner required by The Local Government Budget and Fiscal Control Act.</p> <p>_____</p> <p>Finance Officer City of Raleigh, North Carolina</p>
<p>ATTEST:</p> <p>By: _____ Gail Smith, City Clerk</p> <p>[Seal]</p>	<p>This instrument is approved as to form and legal sufficiency.</p> <p>_____</p> <p>City Attorney</p>

<p>WAKE COUNTY, NORTH CAROLINA</p> <p>By: _____ County Manager</p>	<p>This instrument has been preaudited in the manner required by The Local Government Budget and Fiscal Control Act.</p> <p>_____ Finance Director Wake County, North Carolina</p>
<p>[Seal]</p> <p>ATTEST:</p> <p>_____ By _____ Clerk</p>	<p>This instrument is approved as to form and legal sufficiency.</p> <p>_____ County Attorney</p>

EXHIBIT A

SWIFT CREEK LAND MANAGEMENT PLAN

COMPETING OBJECTIVES

It is believed that there are two competing objectives which affect land use patterns and development standards within the Swift Creek watershed; the protection of water quality, and the logical extension of urban development.

LEVEL OF WATER QUALITY PROTECTION

A request has been made by the City of Raleigh to NRCO-DEM to designate the Swift Creek Watershed as a WS-II watershed. The practical result of this designation would be that the State would prohibit industrial wastewater discharges into the watershed. In order to attain the WS-II designation, each local government involved would need to adopt appropriate water quality protection measures through a land management plan and implementing ordinances.

URBAN DENSITIES

Delineation of the Watershed

The Swift Creek watershed, located in southern Wake County, is comprised of approximately 40,174 acres. Lakes Benson and Wheeler are the primary bodies of water within the watershed. Local governments have jurisdiction in the watershed as follows (refer to Map A, Jurisdictions within Swift Creek Watershed):

Apex	1,976 acres	5%
Cary	11,126 acres	28%
Garner	7,071 acres	18%
Raleigh	3,290 acres	8%
Wake County	16,771 acres	41%
TOTAL	40,174 acres	100%

Approximately 59% of the watershed is within municipal jurisdictions. In addition, expansion within the watershed is planned by municipalities. Cary and Garner plan to extend their jurisdictional boundaries southward through the Swift Creek watershed. Cary is constructing a wastewater treatment plant in the Middle Creek watershed, and will run wastewater lines from their Middle Creek treatment plant through the Swift Creek watershed to provide service to Cary. Garner also plans to run wastewater trunk lines through the Swift Creek watershed critical area (defined below) in order to provide services to an area in the non-critical portion (defined below) of the watershed on the south side of Swift Creek.

Given municipal interest in the area, the committee studied whether residential development greater than one dwelling unit per acre, with greater than 12% impervious surface area, and non-residential development should be recommended in the non-critical area of the

watershed, subject to land use regulations designed to protect the quality of the water.

DEVELOPMENT REGULATIONS

Definition of Critical Area and Stream Buffers

For a water supply watershed WS-II classification, the following minimum critical areas and stream buffers are proposed for the Swift Creek watershed (refer to Map B):

<u>AREA OF WATERSHED</u>	<u>MINIMUM CRITICAL AREA WIDTH</u>	<u>MINIMUM VEGETATIVE BUFFER WIDTH</u>
Lake Benson	North side 2000 feet, south side 2640 feet measured from lake conservation pool level	100 feet measured from lake conservation pool level
Swift Creek between Lakes Benson and Wheeler	500 ft from the center of creek along both sides of creek	100 ft measured from creek bank
Lake Wheeler	1000 ft measured from lake conservation pool level	100 ft measured from lake conservation pool level
Swift Creek upstream of Lake Wheeler	500 ft from the center of creek along both sides of creek above Lake Wheeler to Holly Springs Rd. (S.R 1152)	50 ft measured from creek bank
Little Swift Creek (LSC) and Yates Mill Creek (YMC)	none	100 ft measured from creek bank, measured to Yates Mill Pond Dam for YMC, and measured to the dam located southeast of S.R. 1371 and S.R. 1152 for LSC
Drainageways	none	0 ft if area drained is less than 5 acres, 25 ft if 5 to less than 25 acres, 50 ft if 25 or more acres; measured from creek bank or center of a drainageway

Performance Standards

Table 1, on page #, summarizes minimum performance standards which could be applied to the entire watershed and are designed, with appropriate development densities and stream and vegetative buffers, to attain a WS-II classification. These standards are recommended to be applied to new development throughout the watershed. They are not proposed to affect existing or already approved development. The proposed impervious surface limit is 6% in the critical area and 12% in the non-critical area for areas without stormwater control measures. The proposed maximum impervious surface limit is 30% except for those areas designated as: (a) critical: urban limited residential, or (b) non-critical: new urban residential and non-residential, or existing urban (refer to Table 1). It should be noted that stormwater impoundments are required when proposed impervious surface limits exceed 6% in the critical area and 12% in the non-critical area, and that as the amount of impervious surface increases, the size of the proposed impoundment must also increase. All impoundments are proposed to be constructed according to DEM standards. It is believed that private maintenance of impoundments is sufficient to maintain water quality protection, but that periodic public inspection according to DEM guidelines should be required to monitor impoundment effectiveness, and that public maintenance should be required when private maintenance fails.

As a further enhancement of water quality protection, it is also proposed that point source discharges be prohibited within the watershed. A WS-II classification would prohibit industrial discharges within the watershed. The performance standards in Table 1 would also require domestic dischargers, such as public and community sewer systems, to pump their effluent out of the watershed. It should also be noted that in the critical portion of the watershed public sewer is required for limited residential uses which exceed an impervious surface ratio of 6%. In addition, in the non-critical portion of the watershed public sewer is proposed to be required for residential and non-residential uses which exceed an impervious surface ratio of 12%. These requirements for public sewer would need to be implemented and enforced by local governments through local ordinances.

LAND USES

Existing Land Use Patterns

The existing land use patterns were identified and mapped for each local government jurisdiction in the watershed (refer to Map C, Existing Land Use Patterns, Swift Creek Watershed). In general it was found that the highest intensity of land use in the watershed is north of Lake Benson, within Garner's jurisdiction, and in areas west of Holly Springs Road within Apex's and Cary's jurisdictions. These areas were developed primarily for small lot residential uses, but also have some business

TABLE 1
RECOMMENDED PERFORMANCE STANDARDS
SWIFT CREEK WATERSHED

STANDARDS	CRITICAL AREA				NON-CRITICAL AREA				
	RURAL LTD. RES.	URBAN * LTD. RES.	RURAL RESIDENTIAL	NON-RES.	SUBURBAN-NEW RESIDENTIAL	NON-RES.	RESIDENTIAL	URBAN-NEW NON-RES	EXISTING URBAN RES. & NON-RES.
MAXIMUM DENSITY	.5 IM/AC	2.5 DU/AC	1 DU/AC	N/A	2.5 DU/AC	N/A	6 DU/AC EXCEPT 8 DU/AC EXCEPT HOLLOW SPRINGS RD	N/A	RES. - CONTROLLED BY UNDERLY. ZON. NON-RES. - N/A
IMPERVIOUS SURFACE LIMIT	6%	1/1 6%	1/2 12%	1/2 12%	1/3 12%	1/3 12%	1/4 12%	1/4 12%	1/4 12%
IMPOUNDMENTS AND MAINTENANCE	ALLOWED	REQUIRED IF OVER 6% IMPERVIOUS. PUBLICLY OWN & MAINTAINED	REQUIRED IF OVER 12% IMPERVIOUS. PBL. OR PRV. MAINTAINED	REQUIRED IF OVER 12% IMPERVIOUS. PBL. OR PRV. MAINTAINED	REQUIRED IF OVER 12% IMPERVIOUS. PBL. OR PRV. MAINTAINED	REQUIRED IF OVER 12% IMPERVIOUS. PBL. OR PRV. MAINTAINED	REQUIRED IF OVER 12% IMPERVIOUS. PBL. OR PRV. MAINTAINED	REQUIRED IF OVER 12% IMPERVIOUS. PBL. OR PRV. MAINTAINED	REQD. IF OVER 12% IMPERVIOUS PBL. OR PRV. MTND.
MUNICIPAL SEWER	PROHIBITED	PROHIBITED	PROHIBITED	PROHIBITED	REQUIRED IF OVER 12% IMPERVIOUS	REQUIRED IF OVER 12% IMPERVIOUS	REQUIRED IF OVER 12% IMPERVIOUS	REQUIRED IF OVER 12% IMPERVIOUS	REQUIRED IF OVER 12% IMPERVIOUS
PRIVATE SEWER	PROHIBITED	PROHIBITED	ALLOWED	ALLOWED	ALLOWED IF UNDER 12%	ALLOWED IF UNDER 12%	ALLOWED IF UNDER 12%	ALLOWED IF UNDER 12%	ALLOWED IF UNDER 12%

1/ LIMIT MAY BE INCREASED TO 35%. PROVIDED FIRST 1" OF RAINFALL RUNOFF IS RETAINED
 2/ LIMIT MAY BE INCREASED TO 30%. PROVIDED THAT FIRST 1/2" OF RAINFALL RUNOFF IS RETAINED
 3/ LIMIT MAY BE INCREASED TO 30%. PROVIDED THAT FIRST 1" OF RAINFALL RUNOFF IS RETAINED
 4/ LIMIT MAY BE INCREASED TO 30% AND 70% PROVIDED THAT FIRST 1/2" OR 1" OF RAINFALL RUNOFF IS RETAINED, RESPECTIVELY
 5/ REFER TO MINIMUM STATE CONSTRUCTION STANDARDS AND INSPECTION REQUIREMENTS
 6/ POINT SOURCE DISCHARGE IS PROHIBITED IN BASIN
 7/ MUNICIPAL SEWER IS ALLOWED TO PROTECT PUBLIC HEALTH WHEN PRIVATE SYSTEMS FAIL EXCEPT AS PROVIDED UNDER ISSUES FOR ADDITIONAL STUDY

* LIMITED RESIDENTIAL USES EXCLUDE INSTITUTIONAL USES SUCH AS COLLEGES, SCHOOLS, PUBLIC LIBRARIES, MUSEUMS AND ART GALLERIES

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and commercial uses. The lowest intensity of land use in the watershed surrounds Lake Wheeler and the south side of Lake Benson, and is in Wake County's jurisdiction. This area is zoned by Wake County to allow about one dwelling unit per two acres in the critical area (defined by the County as the area within 1,200 feet of Lakes Benson and Wheeler, measured from the lake conservation pool level, and within 600 feet of Swift Creek between the two lakes and upstream of Lake Wheeler, measured from the floodway center), and about one dwelling unit per acre in the non-critical area. Much of this area is undeveloped. Most of the remainder of the watershed, the areas north and west of Holly Springs

Road, are developed at a residential density averaging 2.5 dwelling units per acre, and at an impervious surface area of approximately 30%. The exceptions are those central portions of Cary which exceed 2.5 dwelling units per acre and have no impervious surface limit. Although some existing development has been constructed to a 30% or greater impervious surface level, Cary staff estimates that existing impoundments and lakes meet the size requirements for collecting stormwater runoff as recommended by DEM. Therefore, Cary staff estimates that these areas were developed in a manner which could meet recommended water quality protection measures.

Potential Future Land Use Patterns

The scenario outlined below represents the potential future land use pattern of the Swift Creek watershed as municipal jurisdictions expand. Differences among land use patterns reflect the extent of planned water and sewer line extensions into the watershed. In general, Apex, Cary and Garner plan to extend sewer trunk lines in the watershed, which could create the potential for urban development. Raleigh and Wake County do not plan to extend sewer trunk lines in the watershed.

The general land use patterns in the scenario, and the recommended performance standards described in Table 1, are designed to enable the Swift Creek watershed to attain a WS-II classification. It should be noted that the checkered areas on Map D represent areas which were developed prior to the establishment of water quality protection standards, and may not meet the standards proposed in Table 1.

The performance standards discussed in Table 1 above, are recommended to be applied to the scenario discussed below.

Land Use Scenario

Vegetative Buffers

Vegetative buffers would be maintained along all streams which drain into Swift Creek, and Lakes Wheeler and Benson. DEM requires that vegetative buffers be maintained for water quality protection to attain

a WS-II classification. These buffers would remain undisturbed so that they could function to filter stormwater runoff.

Critical Area

Limited residential development would be permitted within the critical area of the watershed. Limited residential development would prohibit institutional uses such as colleges, places of worship, schools, public libraries and museums, and art galleries. In order to curb the potential for future urban development in the critical portion of the watershed, public sewer trunk line tap-ons also would be prohibited in the critical area.

Garner and Wake County are the only local governments which maintain jurisdiction in the critical area of the Swift Creek watershed as defined in this report. A portion of Garner's jurisdiction within the critical area of the watershed is already developed to urban residential densities, and part of this area was developed prior to the establishment of water quality protection standards. For the undeveloped remainder of the critical area within Garner's jurisdiction, Garner allows only limited residential, agricultural, recreational and public uses, and enforces watershed protection standards which fall within DEM's guidelines for adequate water quality protection. In order to allow development patterns in the undeveloped portion of Garner's jurisdiction within the critical area to be consistent with previous development in that area, limited residential uses at a maximum density of 2.5 dwelling units per acre with an impervious surface ratio of over 6% but no greater than 35% would be allowed provided the first 1 inch of runoff is captured and public sewer is provided.

The portion of the critical area located within Wake County's jurisdiction is partially developed to a maximum density of 0.5 dwelling units per acre with limited residential uses (prohibiting all commercial and institutional uses other than recreational uses). Because Wake County's, like Garner's, portion of the critical area is adjacent to the water take-out point, but unlike Garner's remains largely undeveloped, this area would be maintained at a maximum residential density of 0.5 dwelling units per acre, yielding an impervious surface ratio of about 6%.

Non-Critical Area: Current Jurisdictions

The area east of Lake Wheeler Road is within Garner's, Raleigh's and Wake County's jurisdictions. Much of the area within Garner's jurisdiction was developed prior to the establishment of water quality protection measures. However, Garner requires that water quality protection measures be met for all new development in the watershed. For a portion of those undeveloped areas in the watershed at the intersection of S.R. 1010 and U.S. 401, and at the intersection of U.S. 401 and the proposed Vandora Springs Road extension, Garner plans to allow residential development densities of up to 6 dwelling units per

acre. The areas which are planned to be maintained at a maximum density of 1 dwelling unit per acre are the portion of the NCSU Research Farm designated as major open space, and those areas east of and adjacent to the NCSU Research Farm, and between Lake Benson and N.C. 50.

For the portion of Raleigh's jurisdiction within the watershed east of Lake Wheeler Road, residential use densities of up to 6 dwelling units per acre are proposed. New urban areas are proposed in the area south of Tryon Road and east of the NCSU Research Farm adjacent to existing developed urban areas where public utilities exist or can be easily extended. The remainder of this area is planned to be maintained as major open space or to be developed to a maximum residential density of 1 dwelling unit per acre. It should be noted that some of the area east of Lake Wheeler Road within Raleigh's jurisdiction was developed prior to watershed protection standards.

The majority of the area east of Lake Wheeler Road within Wake County's jurisdiction is designated as rural residential which allows for a maximum density of up to 1 dwelling unit per acre. However, a portion of this area north of Swift Creek was developed with non-residential uses prior to the establishment of water quality protection standards.

Within the non-critical portion of the watershed east of Holly Springs and Jones Franklin Roads, and west of Lake Wheeler Road, residential development and a limited amount of non-residential development would be permitted. This area is largely within Wake County's jurisdiction except for smaller areas in Cary's and Raleigh's jurisdictions. The majority of this area within Wake County's jurisdiction is rural residential, with an average density of one dwelling unit per acre. The exceptions are those portions which are developed to allow non-residential uses necessary to serve the daily needs of area residents, such as convenience stores and elementary schools. The area within Wake County would be maintained at a maximum residential density of 1.0 dwelling unit per acre with a limited number of non-residential uses allowed, and would not be sewered because of the increased potential, once developed, to adversely affect the water quality of Lakes Benson and Wheeler. This type of development would yield an impervious surface area of about 12%, and would be able to maintain an adequate level of water quality protection without structural devices.

For the area within Cary's jurisdiction east of Holly Springs Road and west of Campbell Road, residential development would be allowed at a density of up to 6.0 dwelling units per acre. Municipal sewer extensions are planned for this area which is designated by Cary on Map D for new urban development. Cary proposes to restrict their impervious surface limits to a maximum of 30% in this area.

For the area within Raleigh's jurisdiction east of Jones Franklin and Holly Springs Roads, and north of the NCSU Research Farm, residential development would be allowed at a density of up to 6.0 dwelling units per acre. Although Raleigh does not plan to extend sewer trunk lines

into this portion of the Swift Creek watershed, Raleigh could extend sewer trunk lines into this area, but would restrict their impervious surface limits to a maximum of 30%.

Because these areas within Cary's and Raleigh's jurisdictions are at the periphery of the watershed, it is not believed that a limited amount of residential development at a maximum density of 6.0 dwelling units per acre would significantly increase the potential to adversely affect water quality. (As specified in Table 1, impervious surface limit may be increased to 30%, and 70%, provided that the the first one-half inch or one inch of rainfall run-off is retained, respectively.)

The remainder of the watershed, the area west of Holly Springs and Jones Franklin Roads, lies within Apex's, Cary's and Wake County's jurisdictions. Much of the area within Apex's and Cary's jurisdictions is developed or has site plans which have already been approved at a residential density averaging 2.5 dwelling units per acre and result in impervious surfaces of approximately 30%. The exceptions are those residential portions of Apex and Cary which exceed 2.5 dwelling units per acre, and those non-residential portions which have no impervious surface limit. Since these areas are located at the periphery of the watershed, and because the recommended performance standards are not proposed to affect existing or approved development, these areas would be allowed to develop at these densities.

The area within Wake County's jurisdiction west of Holly Springs Road remains largely undeveloped, but has some large lot single family subdivisions. Residential uses with a maximum density of 1 dwelling unit per acre would be allowed for the undeveloped portion.

Non-Critical Area: Municipal Jurisdiction Expansion

The potential future land use patterns (described, below) would be applied as municipal jurisdictions expand in the watershed. As proposed above, vegetative buffers would remain undisturbed, and proposed critical areas would be maintained according to the recommended performance standards in Table 1.

Within the non-critical portion of the watershed, new suburban areas with a maximum average density of 2.5 dwelling units per acre and non-residential uses with a maximum impervious surface limit of up to 30% would be allowed in municipal jurisdictions. Portions of these areas, which are currently in Wake County's jurisdiction, are proposed to be developed to suburban densities by municipalities.

In the non-critical portion of the watershed east of Holly Springs and Jones Franklin Roads, residential uses with an average density of 6 dwelling units per acre also would be allowed in municipal jurisdictions. Existing areas within Cary's and Raleigh's jurisdictions are already proposed to be developed at an average of 6 dwelling units per acre in this area. Other new urban areas proposed to allow up to 6

dwelling units per acre, and non-residential uses with a maximum impervious surface of up to 70% would be located along the north shore of Lake Benson and along U.S. 401 in Garner's jurisdiction.

In the non-critical portion of the watershed west of Jones Franklin and Holly Springs Roads, residential uses with a density exceeding 6 dwelling units per acre and non-residential uses with a maximum impervious surface of up to 70% also would be allowed in municipal jurisdictions. New urban areas proposed to allow greater than 6 dwelling units per acre are proposed to be located adjacent to existing central business districts in Apex and Cary, and on portions of other sites within Cary's jurisdiction.

ISSUES FOR ADDITIONAL STUDY

During discussions, several issues were brought up which could have an effect on the implementation of future land use regulations in the watershed. No conclusions were reached for these issues. However, it is believed that these issues should be considered as the land management plan for the Swift Creek watershed is refined.

Impoundments Serving Multiple Properties: Impoundments serving multiple properties are proposed to be allowed. This method is used within individual Planned Unit Developments (PUDs) built within Cary's jurisdiction and should be expanded to apply to a runoff impoundment serving more than one development. It is believed that large impoundments serving multiple properties are more effective and easier to maintain than small impoundments serving individual properties.

Removal of Existing Point Source Discharges in the Watershed: The ability to attain a WS-II classification for the watershed may be improved if public sewer improvements or land use controls can be utilized to remove existing point source discharges from the Swift Creek watershed. There are approximately 7 existing discharges within the watershed.

Sewer Lines Passing Through Critical Areas: The proposed regulations specify that the critical area of a water supply watershed (except for areas already urban) should not be served with public sewer. Garner's future growth patterns include the area around and to the south of Lake Benson. In order to provide sewer service, which is required by State law for areas within corporate limits, it would be most economical to run main sewer lines through the critical area rather than around the critical area. Garner staff believes that the Town could successfully prohibit trunk line tap-ons in the critical area. There is a concern, however, that if sewer mains were allowed to run through the critical area, Garner could be pressured into allowing trunk line tap-ons to provide service to those properties in the immediate area of the lines.

General Enabling Legislation: General enabling legislation is needed to allow municipalities to annex within water supply watersheds without the

requirement that they extend water and sewer lines (G.S. 160A-35 (3) b. and G.S. 160A-47 (3) b.), thereby allowing municipal expansion while also protecting the water quality.

Low Pressure Wastewater Disposal Systems: Because of the recent failure of a low pressure wastewater disposal system in the Swift Creek watershed, it was discussed whether or not these systems should continue to be allowed in a water supply watershed, and, if so, whether public maintenance should be required if they fail.

Road Construction Standards: Road construction standards were discussed briefly.

Amount of Non-Residential Development to be Allowed: The land use plans represented in this report (Map D) concentrate on residential uses as the predominant use. The amount and nature of proposed non-residential use areas needs to be further refined. The non-residential areas are not intended to be major commercial or employment areas. The intensity of non-residential development could be allowed to increase as the distance from the critical area increases.

CONCLUSION

It is believed that good water quality management practices can be enforced by limiting the types and densities of future growth, controlling point source discharges, and applying water quality regulations which meet or exceed those recommended by DEM staff to maintain a WS-II classification. The performance standards outlined in Table 1 and the watershed critical areas and buffers defined above are proposed to meet these water quality management objectives, while permitting municipal growth. The scenario attempts to present land use patterns which could be applied to the watershed to attain a WS-II classification.

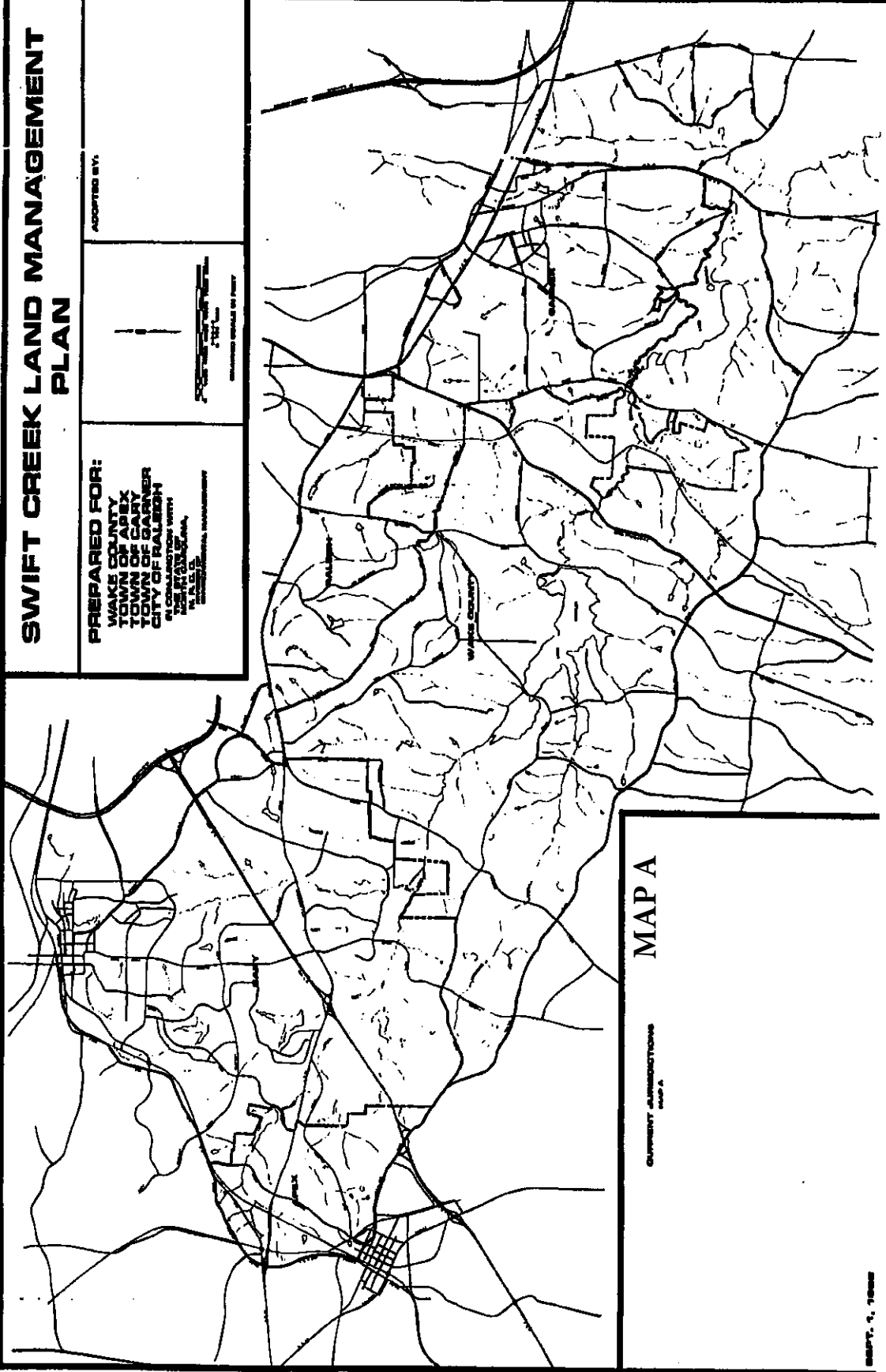
b:scplan

SWIFT CREEK LAND MANAGEMENT PLAN

PREPARED FOR:
 WAKE COUNTY
 TOWN OF ARIEX
 TOWN OF GARY
 CITY OF GARNER
 CITY OF RALEIGH
 IN CONJUNCTION WITH
 THE STATE OF NORTH
 CAROLINA
 TRANSPORTATION MANAGEMENT

ADOPTED BY:

APPROVED BY:



MAP A

CURRENT JURISDICTIONS

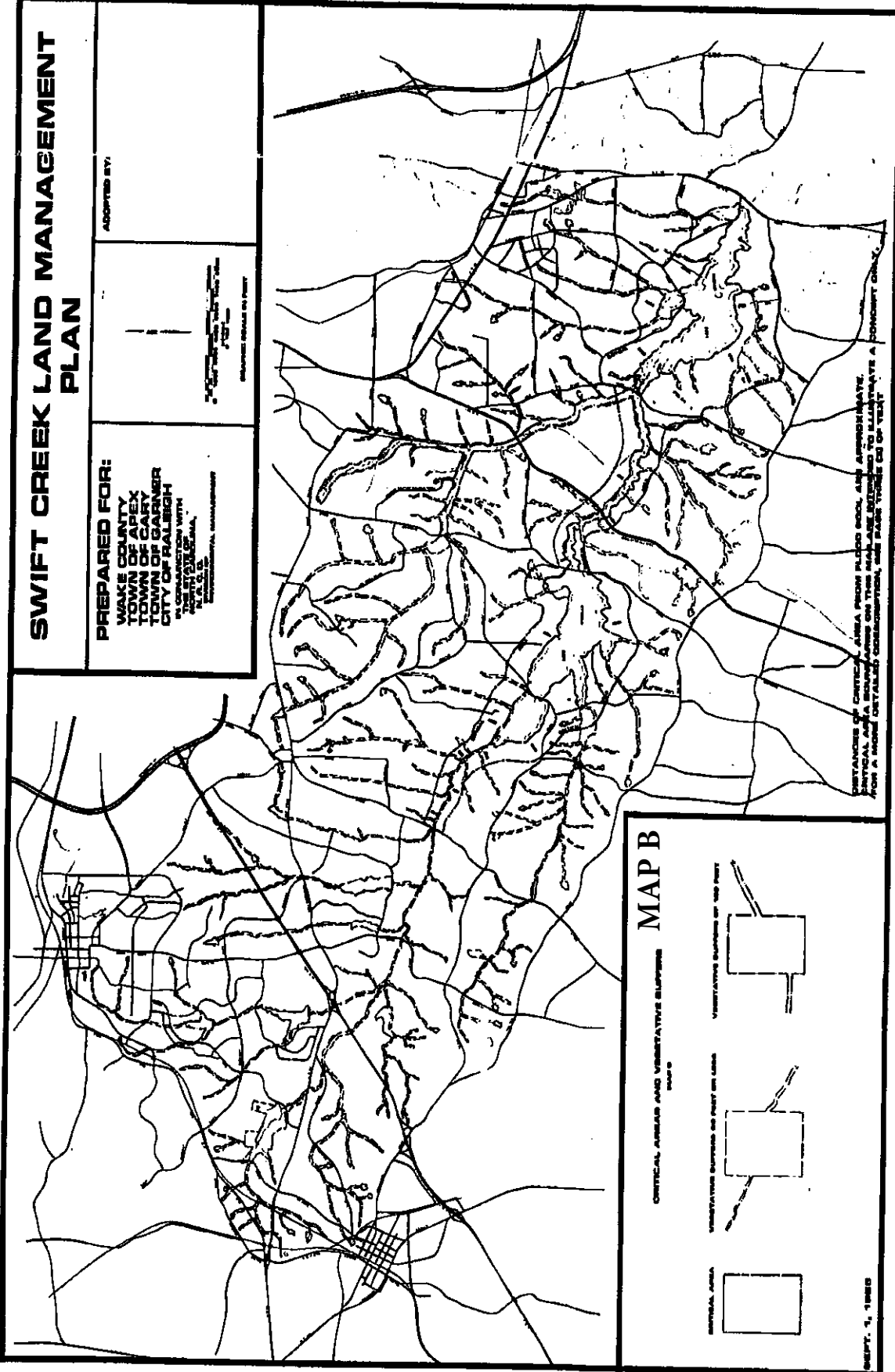
SEPT. 1, 2000

SWIFT CREEK LAND MANAGEMENT PLAN

PREPARED FOR:
 WAKE COUNTY
 TOWN OF APEX
 TOWN OF CARY
 TOWN OF GARRER
 CITY OF HALEIGH
 THE STATE OF NORTH CAROLINA
 PLANNING AND ZONING DEPARTMENT

ADOPTED BY:

RESOLUTION NO. 2001-01
 12/17/01
 PLANNING BOARD



MAP B

CRITICAL AREAS AND VEGETATIVE BUFFER

- CRITICAL AREA
- VEGETATIVE BUFFER ON RIGHT OF WAY
- VEGETATIVE BUFFER ON LEFT
- VEGETATIVE BUFFER ON TOP

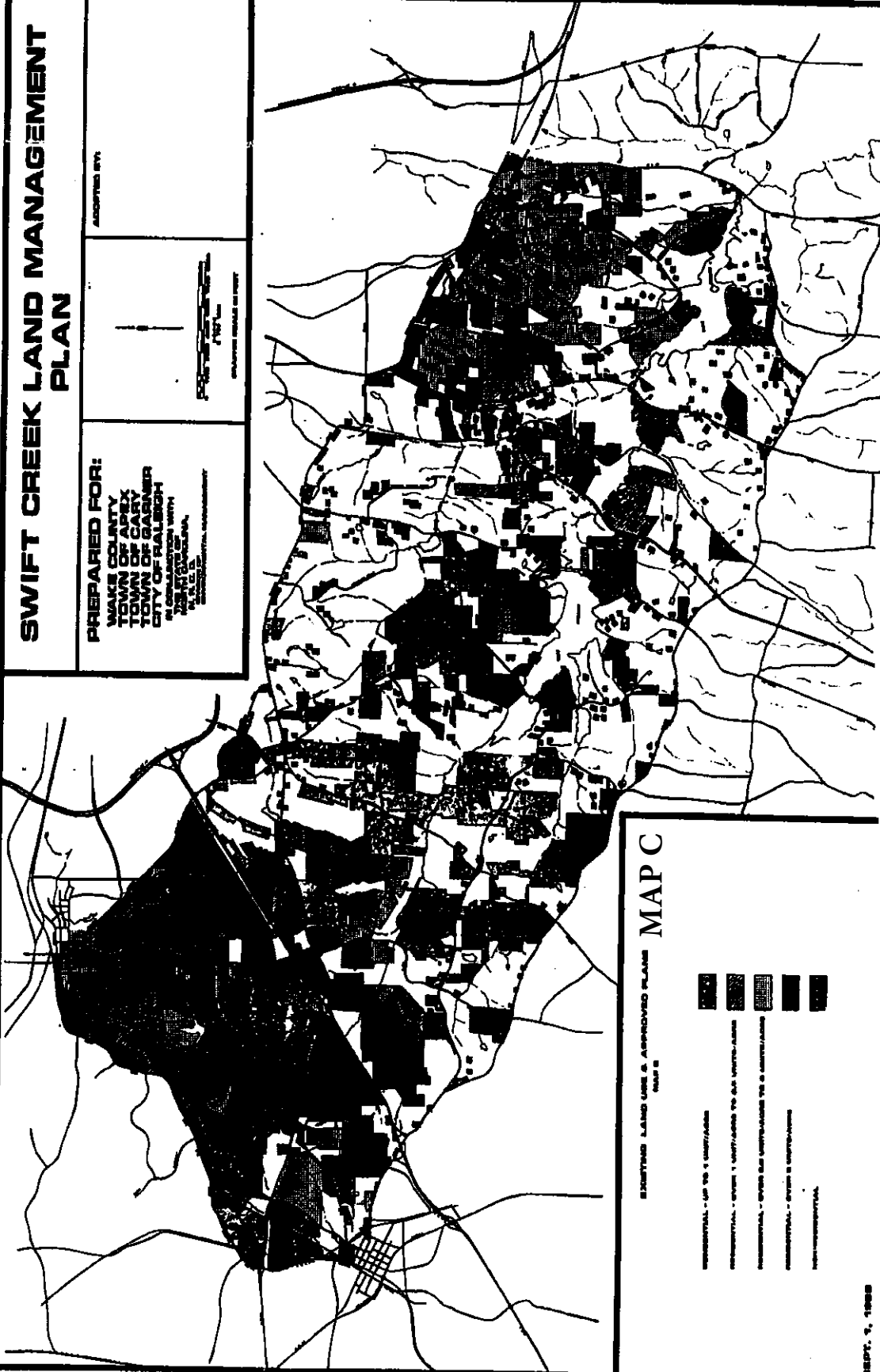
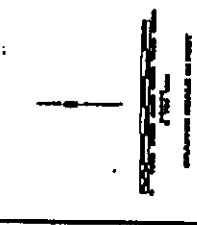
DISTANCES OF CRITICAL AREA FROM PUBLIC ROAD, AND APPROXIMATE CRITICAL AREA BOUNDARIES, ARE INDICATED TO ILLUSTRATE A GENERAL CONCEPT OF CRITICAL AREA BUFFER. THESE DISTANCES ARE NOT TO BE USED AS A BASIS FOR ANY CONSTRUCTION, AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE.

DATE: 12/17/01

SWIFT CREEK LAND MANAGEMENT PLAN

PREPARED FOR:
 WAKE COUNTY
 TOWN OF APEX
 TOWN OF CARY
 TOWN OF GARNER
 CITY OF RALEIGH
 THE STATE OF NORTH CAROLINA
 THE BOARD OF ZONING ADJUSTMENTS

ADOPTED BY:



MAP C

EXISTING LAND USE & APPROVED PLANS
 MAP C

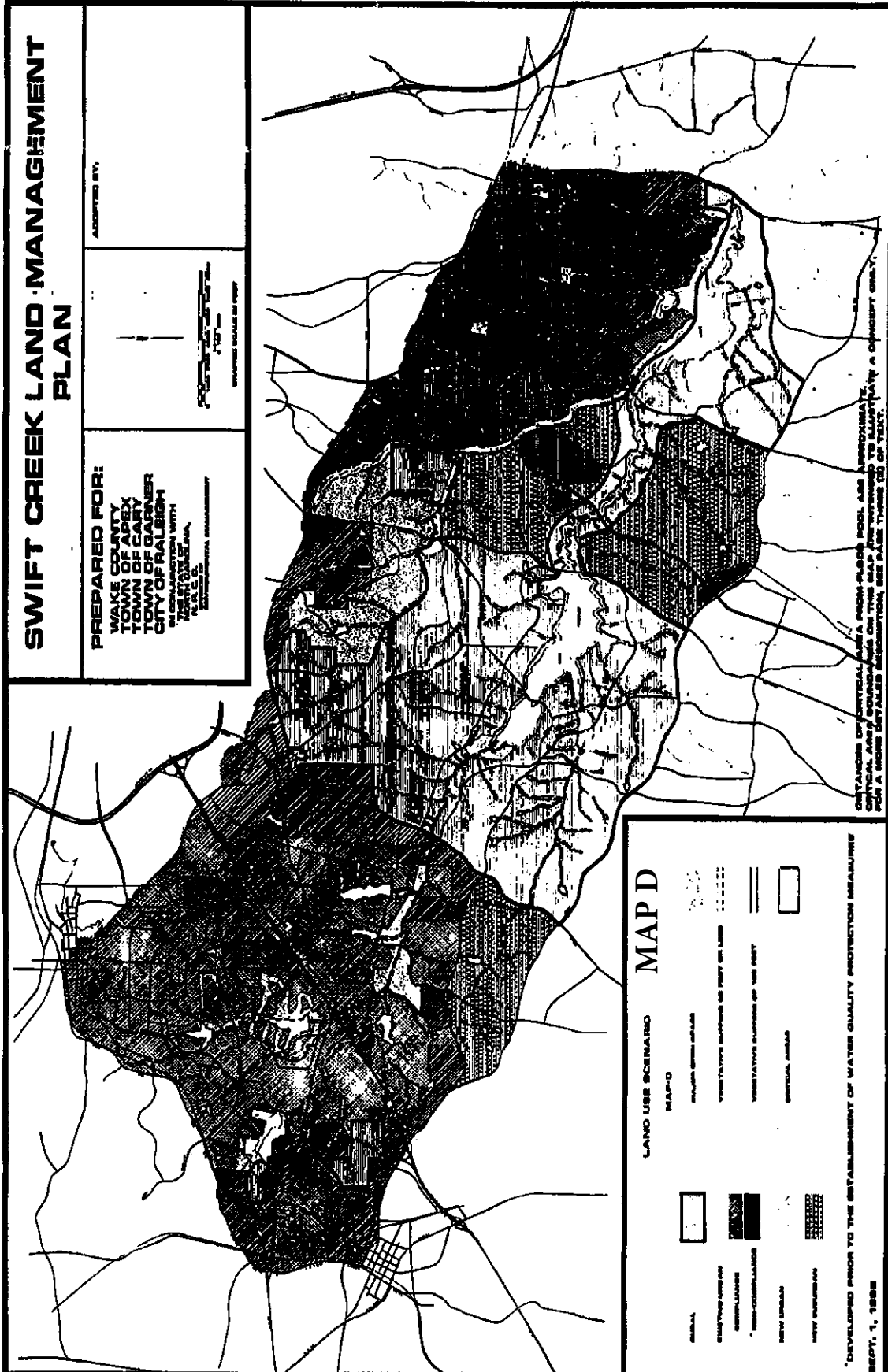
- RESIDENTIAL - UP TO 1 UNIT/LOT
- RESIDENTIAL - UP TO 1 UNIT/LOT TO 40' WIDE LANE
- RESIDENTIAL - UP TO 2 UNIT/LOT TO 40' WIDE LANE
- RESIDENTIAL - UP TO 3 UNIT/LOT
- COMMERCIAL

SEPT. 9, 1988

SWIFT CREEK LAND MANAGEMENT PLAN

PREPARED FOR:
 WAKE COUNTY
 TOWN OF APEX
 TOWN OF GARY
 TOWN OF HUNTER
 CITY OF RALEIGH
 BY:
 THE STATE OF NORTH CAROLINA
 DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES

ADOPTED BY:



MAP D

LAND USE SCENARIO

- RESIDENTIAL
- AGRICULTURAL
- FOREST
- WETLANDS
- WATER
- ROAD
- UTILITY
- OTHER

DEVELOPED PRIOR TO THE ESTABLISHMENT OF WATER QUALITY PROTECTION MEASURES
 SEPT. 1, 1988

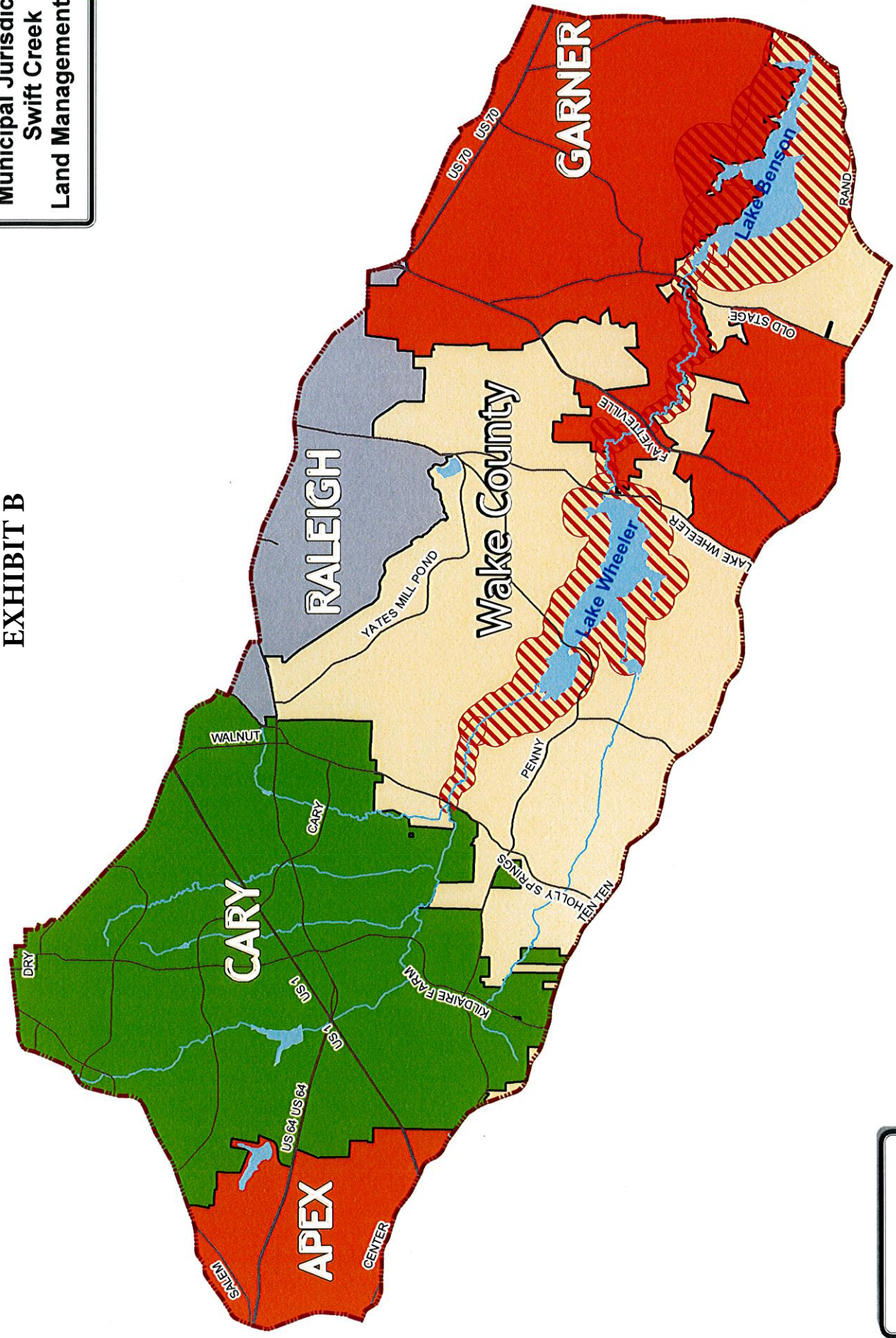
CHANGES OF CENTRAL AND A PERMITS POOL ARE APPROXIMATE.
 CENTRAL AND A PERMITS POOL ON THIS MAP ARE INTENDED TO ASSIST IN A PROPERTY OWNER'S
 SUCH A MORE DETAILED DESCRIPTION, SEE PAGE THREE OF THE PLAN.

TABLE 1 - PROPOSED WATERSHED PROTECTION REGULATIONS

	A	B	C	D	E
1	PROPOSED	URBAN	SLUDGE	HAZARDOUS	
2	CLASS	DEVELOPMENT	APPLICATION	MATERIALS	LANDFILLS
3					
4	WSI	EXISTING: Uninhabited, undeveloped	None	None	None
5		FUTURE: Uninhabited, undeveloped	None	None	None
6					
7	WSII	EXISTING: Predominantly undeveloped			
8		FUTURE:			
9		Critical Area (1/2 mi. from normal pool elevation	None	None	None
10		or to the ridgeline, whichever is less)			
11		1 house/2 acres; 6% impervious surface area			
12		no new commercial or industrial development			
13		no existing or future industrial or municipal dischargers allowed			
14		Rest of Watershed	None	Local Inventory	No new
15		1 house/2 acres; 6% impervious surface area		& Spill/failure	discharging
16		10% of area for commercial and industrial development **		Plan required	
17		no existing or future industrial or municipal dischargers allowed			
18					
19	WSIII	EXISTING: Low to moderately developed			
20		FUTURE:			
21		Critical Area (1/2 mi. from normal pool elevation	None	None	No new
22		or to the ridgeline, whichever is less)			
23		1 house/2 acres; 6% impervious surface area or			
24		6-30% impervious surface area with stormwater pond(s) *			
25		no new commercial or industrial development			
26		no new industrial or municipal dischargers allowed			
27		NPDES permit holders must adhere to anti-degradation standards			
28		Rest of Watershed	Allowed	Local Inventory	No new
29		1 house/1 acre; 12% impervious surface area or		& Spill/failure	discharging
30		12-30% impervious surface area with stormwater pond(s) *		Plan required	
31		10% of area for commercial and industrial development **			
32		municipal and non-process dischargers allowed			
33					
34	WSIV	EXISTING: Moderate to Highly developed			
35		FUTURE:			
36		Critical Area (1/2 mi. from normal pool elevation	None	Local Inventory	No new
37		or to the ridgeline, whichever is less)		& Spill/failure	
38		1 house/1 acre; 12% impervious surface area or		Plan required	
39		12-30% impervious surface area with stormwater pond(s) *			
40		no limits on commercial and industrial development			
41		no new industrial dischargers allowed; municipal dischargers			
42		allowed			
43		NPDES permit holders must adhere to anti-degradation standards			
44		Rest of Watershed or Protected Area		Local Inventory	No new
45		2 houses/acre; 24% impervious surface area or	Allowed	& Spill/failure	discharging
46		24-70% impervious surface area with stormwater pond(s)		Plan required	
47		no limits on commercial and industrial development			
48		no limits on the types of dischargers			
49					
50	Notes:	* Stormwater ponds must control the first 1" of runoff			
51		** 70% impervious surface area limit			
52					
53		Vegetative buffer will be maintained adjacent to all perennial tributaries; width			
54		will be 50 ft. plus 4 times the percent of slope.			
55					
56		Critical area for direct stream intakes will be 1 mi. around			
57		the intake or to the ridgeline, whichever is less.			

**Municipal Jurisdiction
Swift Creek
Land Management Plan**

EXHIBIT B



Legend

- Major Roads
- Minor Road
- Lakes
- Swift Creek LMP
- Boundary
- Watershed Critical Area

Map Information:

This Map: S:\GIS\SwiftCreek\wfcreek_GenLoc.mxd
 Created by: Wake County
 Wake County Planning Department
 Printed at 02:02:17 PM on Aug 22, 2005

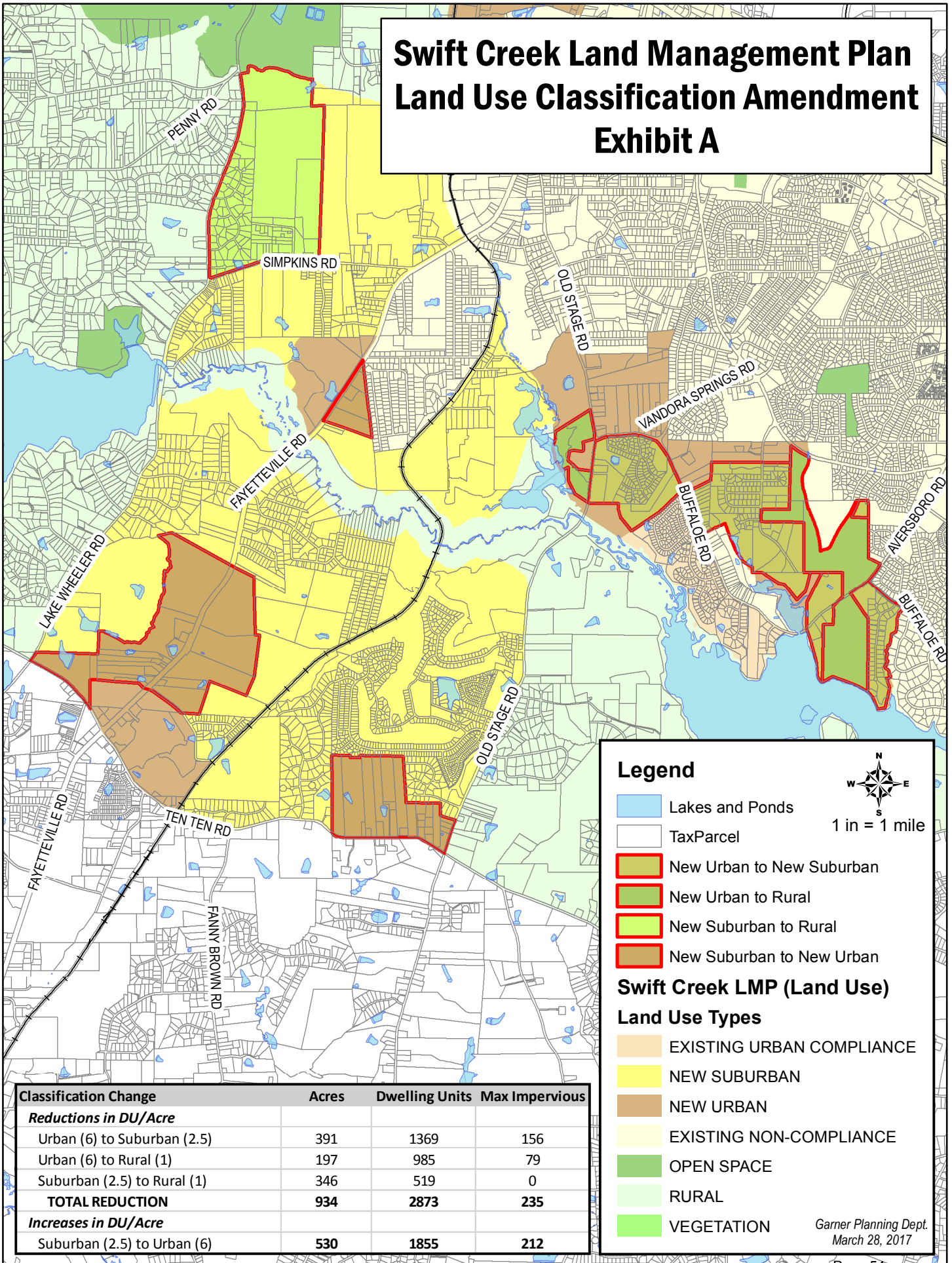
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WAKE COUNTY
 WORTHY PROGRESS

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: November 21, 2017		
Subject: Amendment to the Swift Creek Land Management Plan Map		
Location on Agenda: Old/New Business		
Department: Planning		
Contact: Jeff Triezenberg, AICP, GISP; Planning Director		
Presenter: Jeff Triezenberg, AICP, GISP; Planning Director		
<p>Brief Summary:</p> <p>This is an amendment to the Swift Creek Land Management Plan, an inter-local agreement and planning effort to manage development within the Swift Creek Water Supply Watershed. Wake County and Garner have requested a Land Use Classification amendment for the purpose of reclassifying land areas located within their planning jurisdictions to better accommodate the existing and projected growth patterns. The proposal reflects more closely the land use recommendations of both the existing and proposed Garner Comprehensive Growth Plan.</p>		
<p>Recommended Motion and/or Requested Action:</p> <p>Request Council to adopt the proposed plan map amendments</p>		
<p>Detailed Notes:</p> <p>See attachments.</p>		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
<p>Manager's Comments and Recommendations:</p> <p>N/A</p>		
<p>Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/></p>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JT	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

Swift Creek Land Management Plan Land Use Classification Amendment Exhibit A



Classification Change	Acres	Dwelling Units	Max Impervious
Reductions in DU/Acre			
Urban (6) to Suburban (2.5)	391	1369	156
Urban (6) to Rural (1)	197	985	79
Suburban (2.5) to Rural (1)	346	519	0
TOTAL REDUCTION	934	2873	235
Increases in DU/Acre			
Suburban (2.5) to Urban (6)	530	1855	212

Legend

- Lakes and Ponds
- TaxParcel
- New Urban to New Suburban
- New Urban to Rural
- New Suburban to Rural
- New Suburban to New Urban

Swift Creek LMP (Land Use)

Land Use Types

- EXISTING URBAN COMPLIANCE
- NEW SUBURBAN
- NEW URBAN
- EXISTING NON-COMPLIANCE
- OPEN SPACE
- RURAL
- VEGETATION

Garner Planning Dept.
March 28, 2017

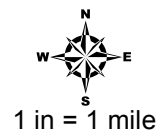
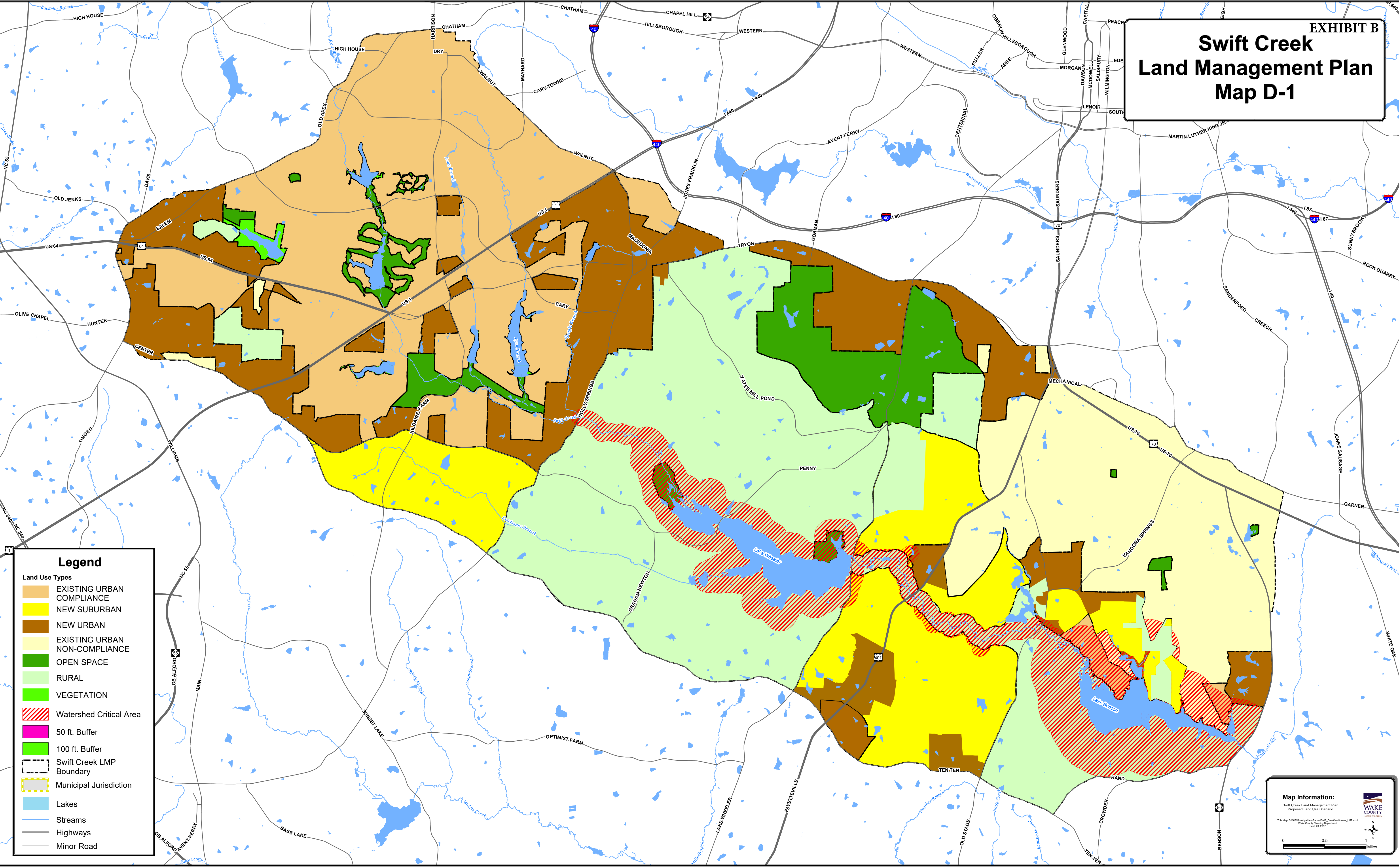


EXHIBIT B
Swift Creek
Land Management Plan
Map D-1



Legend

Land Use Types

- EXISTING URBAN COMPLIANCE
- NEW SUBURBAN
- NEW URBAN
- EXISTING URBAN NON-COMPLIANCE
- OPEN SPACE
- RURAL
- VEGETATION
- Watershed Critical Area
- 50 ft. Buffer
- 100 ft. Buffer
- Swift Creek LMP Boundary
- Municipal Jurisdiction
- Lakes
- Streams
- Highways
- Minor Road

Map Information:

Swift Creek Land Management Plan
 Proposed Land Use Scenario

WAKE COUNTY
 WAKE COUNTY PLANNING DEPARTMENT
 DATE: 05/2017

0 0.5 1 Miles

**FIRST AMENDMENT TO THE SWIFT CREEK LAND MANAGEMENT PLAN
BETWEEN AND AMONG TOWN OF APEX, TOWN OF CARY, TOWN OF GARNER,
CITY OF RALEIGH AND WAKE COUNTY**

This first amendment to the Swift Creek Land Management Plan is entered into as of the date the last party executes this Amendment, among **APEX, NORTH CAROLINA** (“Apex”); **CARY, NORTH CAROLINA** (“Cary”); **GARNER, NORTH CAROLINA** (“Garner”); **RALEIGH, NORTH CAROLINA** (“Raleigh”), all of the above being municipal corporations and body politics located in the State of North Carolina; and **WAKE COUNTY, NORTH CAROLINA** (the “County” or “Wake”), collectively (“Parties”) a public body politic located in the State of North Carolina.

RECITALS:

WHEREAS, the territorial and extraterritorial jurisdiction of each Party to this Agreement includes a portion of the area within the jurisdiction of the Swift Creek Water Supply Watershed (“Watershed”); and

WHEREAS, through mutual resolutions, in the late 1980’s and early 1990’s, the Parties recognized that the Watershed would be a critical drinking water supply resource in future years for several Parties and desired to protect the surface water supply in the Watershed by controlling the type and intensity of development; and

WHEREAS, the Parties conducted a joint planning effort to establish land use regulations and standards that guide the type and intensity of development in the Watershed, resulting in the “Swift Creek Management Plan” or “Plan”; and

WHEREAS, through enabling legislation of the North Carolina General Assembly in 1998 and 2005, the Parties were charged with administering the Plan and have responsibility for adopting ordinances and issuing only those permits and development approvals that maintain, meet, or exceed Plan requirements;

WHEREAS, the Parties entered into the Swift Creek Land Management Plan Interlocal Agreement (“Interlocal Agreement”) dated [REDACTED] to provide a strategy for joint oversight of the Swift Creek Management Plan and to also formalize the process for amendments and updates to the Plan; and

WHEREAS, pursuant to Article III of the Interlocal Agreement, any amendment to the Land Use Classifications designated by the Plan requires the unanimous consent of all Parties; and

WHEREAS, in accordance with the Interlocal Agreement, the County and Garner have requested a Land Use Classification amendment for the purpose of reclassifying land areas located within their planning jurisdictions to better accommodate the existing and projected growth patterns; and

WHEREAS, the proposed amendment to the Plan would decrease the potential number of dwelling units by 1,000 within the Watershed and would increase and concentrate density along major corridors; and

WHEREAS, the Parties to the Interlocal Agreement mutually agree that the requested Land Use Classification amendment to the Swift Creek Land Management Plan is consistent with the Plan goals.

NOW THEREFORE, in consideration of the mutual goals and promises contained herein and the mutual benefits to result there from, that parties agree to amend the Plan as follows:

1. The Swift Creek Land Management Plan Land Use Classification Amendment as depicted on the map attached hereto as *Exhibit A*.
2. Map D of the Plan shall be modified to reflect the amendments to the Land Use Classifications as described herein and replaced with Map D-1 attached hereto as *Exhibit B* which shall be duly incorporated into the Plan.
3. All other terms and conditions of the Interlocal Agreement and Plan shall remain in force and effect.

IN WITNESS WHEREOF, the Parties, pursuant to resolutions of their respective governing boards spread upon their minutes, have caused this Agreement to be executed in their corporate names by their duly authorized officers, all as of the date written.

TOWN OF APEX, NORTH CAROLINA

ATTEST:

By: _____
Lance Olive
Mayor

Donna Hosch, Clerk
Town of Apex, North Carolina

This, the ___ day of _____, 2017.

TOWN OF CARY, NORTH CAROLINA

ATTEST:

By: _____
Harold Weinbrecht
Mayor

Virginia Johnson Clerk
Town of Cary, North Carolina

This, the ___ day of _____, 2017.

DRAFT

TOWN OF GARNER, NORTH CAROLINA

ATTEST:

By: _____
Ronnie S. Williams
Mayor

Stella Gibson, Clerk
Town of Garner, North Carolina

This, the ____ day of _____, 2017.

DRAFT

CITY OF RALEIGH, NORTH CAROLINA

ATTEST:

By: _____
Nancy McFarlane
Mayor

Gail G. Smith, Clerk
City of Raleigh, North Carolina

This, the ___ day of _____, 2017.

DRAFT

COUNTY OF WAKE, NORTH CAROLINA

ATTEST:

By: _____
Sig Hutchinson
Chairman, Board of Commissioners

Denise Hogan, Clerk
County of Wake, North Carolina

This, the ___ day of _____, 2017.

DRAFT

Reports

Memorandum

To: Rodney Dickerson, Town Manager
From: Pam Wortham, Finance Director
Date: November 15, 2017
Subject: Financial Reports for October 2017
CC: Town Council

Attached is the statement of revenues and expenditures for FY 2018 through October 31, 2017. We are four months, or approximately 33% through the budget year.

The report shows that year-to-date, the Town has collected approximately 13.6% 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.
- October 2017 sales tax collections are 2.99% ahead of collections in October 2016.
- Investment earnings are ahead of earning, with 54% of the budgeted amount already realized.
- The Town's total assessed value on our year-to-date property tax billings is 2.46% higher than this time the previous year.

Please review the attached Analysis of Revenues for additional information.

Overall, the report shows that the Town has expended approximately 32.6% of its budget. Through the same period the previous year, the Town had expended 32.3% of its budget. Important expenditure highlights include:

- Annual dues and subscriptions and several annually contracted services are usually paid at the beginning of the year.
- The Town has made principal and interest debt service payments, accounting for 18.8% of expenditures year to date.
- The Town has had eight pay periods year to date (30.1% of all pay periods).
- Some approved equipment and vehicle purchases have already been made.

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

Town of Garner
Statement of Revenues and Expenditures
For the Period July 1, 2017 to October 31, 2017

FOR INTERNAL USE ONLY

	Budget	Actual	Over (Under) Budget	Percentage of Budget	Actual Prior Year
REVENUES					
Ad valorem taxes	\$ 17,714,800	\$ 2,839,887	\$ (14,874,913)	16.0%	\$ 3,926,120
Other taxes and licenses	6,366,000	555,575	(5,810,425)	8.7%	535,254
Intergovernmental revenues	3,338,507	445,068	(2,893,439)	13.3%	412,375
Permits and fees	2,353,573	522,351	(1,831,222)	22.2%	393,156
Sales and services	543,898	164,933	(378,965)	30.3%	166,404
Investment earnings	160,000	87,884	(72,116)	54.9%	40,394
Other revenues	163,582	29,234	(134,348)	17.9%	165,071
Sale of capital assets	45,000	14,922	(30,078)	33.2%	20,471
Proceeds from issuance of debt	672,000	-	(672,000)	0.0%	-
Transfers in	79,400	-	(79,400)	0.0%	-
Appropriated fund balance	2,745,753	-	(2,745,753)	0.0%	-
Total Revenues	\$ 34,182,513	\$ 4,659,854	\$ (29,522,659)	13.6%	\$ 5,659,245
EXPENDITURES					
Governing body	\$ 381,145	\$ 137,380	\$ (243,765)	36.0%	\$ 125,603
Administration	1,395,700	404,308	(991,392)	29.0%	382,281
Finance	790,427	246,297	(544,130)	31.2%	183,405
Economic development	424,106	94,589	(329,517)	22.3%	83,273
Economic incentives	70,000	-	(70,000)	0.0%	-
Planning	840,153	192,996	(647,157)	23.0%	274,415
Inspections	1,022,307	251,778	(770,529)	24.6%	291,847
Engineering	624,908	174,093	(450,815)	27.9%	201,820
Information technology	590,305	155,276	(435,029)	26.3%	194,574
Police	8,451,331	2,801,612	(5,649,719)	33.1%	2,393,813
Fire services	3,279,369	1,030,445	(2,248,924)	31.4%	950,744
Public works	7,826,233	2,325,361	(5,500,872)	29.7%	2,000,137
Parks and recreation	2,083,504	673,907	(1,409,597)	32.3%	641,333
Debt service	3,924,469	2,090,666	(1,833,803)	53.3%	1,720,901
Special appropriations	1,326,037	547,725	(778,312)	41.3%	479,560
Transfers out	1,132,519	-	(1,132,519)	0.0%	-
Contingency	20,000	-	(20,000)	0.0%	1,000
Total expenditures	\$ 34,182,513	\$ 11,126,433	\$ (23,056,080)	32.6%	\$ 9,924,706
Revenues over Expenditures	\$ -	\$ (6,466,579)	\$ (6,466,579)		\$ (4,265,461)

Town of Garner
 Analysis of Major Revenues
 For the Period July 1, 2017 Through October 31, 2017

Property Tax Collections

(collections compared to budget)

	Through Month Ending	
	10/31/2017	10/31/2016
Collections--Current Year	\$ 2,366,158	\$ 2,354,733
Collection % Budget	13.45%	14.19%
Collection % Value/Levy (both DMV & Wake County)	14.05%	15.53%

Property Tax Billings (from Wake County & DMV)

	Through Month Ending		
	10/31/2017	10/31/2016	
Real Property Value	\$2,777,319,789	\$2,732,009,205	
Personal Property Value	184,947,569	169,173,095	
Public Service Property Value	132,723,662	118,064,138	
Vehicle Value	69,550,178	69,374,569	
			<u>Percent Change</u>
Total	\$3,164,541,198	\$3,088,621,007	2.46%

Sales Tax Distributions

	Through Month Ending		
	10/31/2017	10/31/2016	
Sales Taxes	\$497,269	\$482,831	2.99%
<i>Sales taxes distributed through 10/31 represent sales tax paid by consumers in July 2017.</i>			

Building Permit Fees

	Through Month Ending		
	10/31/2017	10/31/2016	
Fees Collected	\$214,680	\$126,756	69.36%

PRCR Fees

	Through Month Ending		
	10/31/2017	10/31/2016	
Recreation Fees	\$76,522	\$81,352	-5.94%
Facility Rentals	\$73,855	\$68,825	7.31%

Town of Garner
 Analysis of Budget to Actual Expenditures
 July 1, 2017 through October 31, 2017

	Budget	Items Identified In Budget	Budget After Identified Items	Expended to Date	Items Identified In Expenditures	Expenditures After Identified Items	Percentage Expended
Town Council	288,528			105,036			
Postage		(100)			(65)		
Property Taxes		(1,250)			(3,274)		
Dues and Subscriptions		(47,579)			(45,555)		
	288,528	(48,929)	239,599	105,036	(48,894)	56,142	23.43%
Attorney	92,617		92,617	32,344		32,344	34.92%
Total Town Council	381,145	(48,929)	332,216	137,380	(48,894)	88,486	26.64%
Town Manager	592,194			177,325			
Postage		-			(185)		
Equipment Rental		(3,892)			(1,306)		
	592,194	(3,892)	588,302	177,325	(1,491)	175,834	29.89%
Town Clerk	160,200			44,654			
Telephone		(636)			(212)		
Dues and Subscriptions		(475)			(370)		
	160,200	(1,111)	159,089	44,654	(582)	44,072	27.70%
Human Resources	301,239			99,884			
Professional Services		(16,000)			(6,491)		
Postage		(59)			(42)		
Organizational Development		(8,150)			(7,250)		
Equipment Rental		(121)			(41)		
Contract Services		(35,804)			(19,678)		
	301,239	(60,134)	241,105	99,884	(33,502)	66,382	27.53%
Safety	10,924		10,924	1,489		1,489	13.63%
Communications	222,839		222,839	51,072		51,072	22.92%
Neighborhood Improvement	108,304		108,304	29,884		29,884	27.59%
Total Administration	1,395,700	(65,137)	1,330,563	404,308	(35,575)	368,733	27.71%

Town of Garner
 Analysis of Budget to Actual Expenditures
 July 1, 2017 through October 31, 2017

	Budget	Items Identified In Budget	Budget After Identified Items	Expended to Date	Items Identified In Expenditures	Expenditures After Identified Items	Percentage Expended
Finance Administration	790,427			246,297			
Professional Services		(48,644)			(23,272)		
Postage		(2,903)			(732)		
Telephone		(636)			(212)		
Travel and Training		(7,437)			(921)		
Equipment Rental		(5,448)			(1,828)		
Contract Services		(84,553)			(40,171)		
Total Finance	790,427	(149,621)	640,806	246,297	(67,136)	179,161	27.96%
Economic Development	299,067			79,587			
Telephone		(1,272)			(424)		
Equipment Rental		(150)			(50)		
	299,067	(1,422)	297,645	79,587	(474)	79,113	26.58%
Economic Development Partners	125,039	-	125,039	15,001	-	15,001	12.00%
Total Economic Development	424,106	(1,422)	422,684	94,588	(474)	94,114	22.27%
Planning Administration	840,153			192,996			
Equipment Rental		(13,231)			(4,440)		
Dues and Subscriptions		(5,025)			(1,068)		
Total Planning	840,153	(18,256)	821,897	192,996	(5,508)	187,488	22.81%
Inspections	1,022,307			251,778			
Salaries - Temporary		(71,518)			(32,563)		
Equipment Rental		(369)			(124)		
Total Inspections	1,022,307	(71,887)	950,420	251,778	(32,687)	219,091	23.05%
Engineering	624,908			174,093			
Postage		(227)			(116)		
Telephone		(2,106)			(774)		
Equipment Rental		(9,571)			(3,212)		
Total Engineering	624,908	(11,904)	613,004	174,093	(4,102)	169,991	27.73%
Information Technology	590,305			155,276			
Equipment Rental		(121)			(41)		
Fuel		(150)			(45)		
Total Information Technology	590,305	(271)	590,034	155,276	(86)	155,190	26.30%

Town of Garner
 Analysis of Budget to Actual Expenditures
 July 1, 2017 through October 31, 2017

	Budget	Items Identified In Budget	Budget After Identified Items	Expended to Date	Items Identified In Expenditures	Expenditures After Identified Items	Percentage Expended
Police	8,449,331			2,801,612			
Special Events		(6,850)			(4,547)		
Auto Maintenance		(56,000)			(15,403)		
Uniforms		(51,150)			(21,705)		
Contract Services		(454,985)			(203,700)		
Total Police	8,449,331	(568,985)	7,880,346	2,801,612	(245,355)	2,556,257	32.44%
Public Works Admin	438,300			116,259			
Equipment Rental		(5,448)			(1,828)		
	438,300	(5,448)	432,852	116,259	(1,828)	114,431	26.44%
Street Maintenance	1,809,480			536,067			
Salaries - Temporary		(35,000)			(19,804)		
Telephone		(1,272)			(424)		
	1,809,480	(36,272)	1,773,208	536,067	(20,228)	515,839	29.09%
Powell Bill	1,345,435			393,336			
	1,345,435	-	1,345,435	393,336	-	393,336	29.23%
Snow Removal	25,406			13,888			
	25,406	-	25,406	13,888	-	13,888	54.66%
Public Grounds	1,088,499			334,613			
Salaries - Temporary		(65,000)			(19,439)		
Longevity		(5,883)			(2,626)		
Travel and Training		(3,885)			(2,632)		
Auto Maintenance		(8,600)			(7,693)		
	1,088,499	(83,368)	1,005,131	334,613	(32,390)	302,223	30.07%
Solid Waste	1,922,038		1,922,038	615,701		615,701	32.03%
Public Facility	841,225			234,467			
Overtime		(3,173)			(1,350)		
Water and Sewer Charges		(63,875)			(28,749)		
	841,225	(67,048)	774,177	234,467	(30,099)	204,368	26.40%
Fleet Maintenance	355,850			81,030			
Department Supplies		(15,848)			(4,362)		
	355,850	(15,848)	340,002	81,030	(4,362)	76,668	22.55%
Total Public Works	7,826,233	(207,984)	7,592,843	2,325,361	(88,907)	2,236,454	29.45%

Town of Garner
 Analysis of Budget to Actual Expenditures
 July 1, 2017 through October 31, 2017

	Budget	Items Identified In Budget	Budget After Identified Items	Expended to Date	Items Identified In Expenditures	Expenditures After Identified Items	Percentage Expended
Parks & Recreation Administration	351,419			98,680			
Longevity		(5,519)			(4,304)		
FICA		(15,861)			(4,744)		
Retirement		(26,018)			(7,886)		
Equipment Rental		(6,226)			(2,257)		
Fuel		(1,120)			(546)		
	<u>351,419</u>	<u>(54,744)</u>	<u>296,675</u>	<u>98,680</u>	<u>(19,737)</u>	<u>78,943</u>	26.61%
Arts and Events	569,666			123,774			
Salaries - Temporary		(33,051)			(9,301)		
Equipment Rental		(3,892)			(1,306)		
Department Supplies - July 3rd		(8,513)			(3,023)		
	<u>569,666</u>	<u>(45,456)</u>	<u>524,210</u>	<u>123,774</u>	<u>(13,630)</u>	<u>110,144</u>	21.01%
Youth & Athletics	509,043			170,474		170,474	
Salaries - Temporary		(138,178)			(48,895)		
FICA		(24,250)			(7,825)		
Utilities - Youth Tennis		(1,400)			(515)		
Utilities - Adult Softball		(2,000)			(499)		
Equipment Maintenance - Avery Street		(3,550)			(1,373)		
Auto Maintenance		-			(195)		
Equipment Rental		(5,726)			(1,331)		
Contract Services - Camp		(7,250)			(4,397)		
School Access Fees - Youth Basketball		(6,500)			(6,605)		
	<u>509,043</u>	<u>(188,854)</u>	<u>320,189</u>	<u>170,474</u>	<u>(71,635)</u>	<u>98,839</u>	30.87%
Adult & Senior Programs	334,200			136,478			
Longevity		(3,606)			(3,506)		
Telephone		(1,272)			(424)		
	<u>334,200</u>	<u>(4,878)</u>	<u>329,322</u>	<u>136,478</u>	<u>(3,930)</u>	<u>132,548</u>	40.25%
Outdoor Adventure	141,547			48,326			
Salaries - Temporary		(39,424)			(16,993)		
FICA		(7,174)			(2,560)		
Equipment Rental		(2,442)			(708)		
	<u>141,547</u>	<u>(49,040)</u>	<u>92,507</u>	<u>48,326</u>	<u>(20,261)</u>	<u>28,065</u>	30.34%
Program Partners	177,629			96,175			
	<u>177,629</u>	<u>-</u>	<u>177,629</u>	<u>96,175</u>	<u>-</u>	<u>96,175</u>	54.14%
Total Parks and Recreation	2,083,504	(342,972)	1,740,532	673,907	(129,193)	544,714	31.30%

Town of Garner
 Analysis of Budget to Actual Expenditures
 July 1, 2017 through October 31, 2017

	Budget	Items Identified In Budget	Budget After Identified Items	Expended to Date	Items Identified In Expenditures	Expenditures After Identified Items	Percentage Expended
Retirement	689,240			218,759			
Retiree Health Insurance		(351,694)			(135,407)		
	689,240	(351,694)	337,546	218,759	(135,407)	83,352	24.69%
Town Insurance	558,020			294,439			
Workers Compensation		(271,952)			(291,752)		
	558,020	(271,952)	286,068	294,439	(291,752)	2,687	0.94%
Subsidized Programs	53,831			22,132			
	53,831	-	53,831	22,132	-	22,132	41.11%
Office Administration	21,346			12,395			
Postage		(754)			(329)		
	21,346	(754)	20,592	12,395	(329)	12,066	58.60%
Special Appropriations	1,322,437	(624,400)	698,037	547,725	(427,488)	120,237	17.23%
Transfers	1,132,519	-	1,132,519	-	-	-	0.00%
Fire Services	3,279,369	-	3,279,369	1,030,445	-	1,030,445	31.42%
Debt Service	3,924,469	-	3,924,469	2,090,666	-	2,090,666	53.27%
Contingency	20,000	-	20,000	-	-	-	0.00%
Total All Departments	34,106,913	(2,111,768)	31,969,739	11,126,432	(1,085,405)	10,041,027	31.41%

Building Activity by Type and Proposed Use for
Report Beginning: 10/01/2017 to Report Ending: 10/31/2017

ABC LICENSE

Proposed Use	Number of Units	Construction Value	Intown Value
ABC LICENSE	3	\$600.00	\$600.00
Total	3	\$600.00	\$600.00

Addition

Proposed Use	Number of Units	Construction Value	Intown Value
BUSINESS/OFFICE	1	\$377,000.00	\$377,000.00
DECK	3	\$11,591.00	\$4,000.00
HANDICAPPED RAMP	1	\$17,465.00	\$17,465.00
SINGLE FAMILY DWELLIN	2	\$71,300.00	\$25,300.00
Total	7	\$477,356.00	\$423,765.00

Alteration

Proposed Use	Number of Units	Construction Value	Intown Value
BUSINESS/OFFICE	5	\$1,025,701.00	\$1,025,701.00
CHURCH/RELIGIOUS	1	\$31,844.00	\$31,844.00
COLLOCATION TOWER	1	\$15,000.00	\$0.00
FACTORY INDUSTRIAL	1	\$2,000.00	\$2,000.00
MERCANTILE/RETAIL	1	\$100.00	\$100.00
RESTAURANT	1	\$6,000.00	\$6,000.00
SINGLE FAMILY DWELLIN	6	\$28,320.00	\$20,350.00
STORAGE/WAREHOUSE	2	\$456,311.00	\$456,311.00
Total	18	\$1,565,276.00	\$1,542,306.00

Demolition

Proposed Use	Number of Units	Construction Value	Intown Value
BUSINESS/OFFICE	2	\$110,000.00	\$110,000.00
Total	2	\$110,000.00	\$110,000.00

Electrical

Proposed Use	Number of Units	Construction Value	Intown Value
BUSINESS/OFFICE	2	\$7,500.00	\$7,500.00
COMMERCIAL SIGN	1	\$1,000.00	\$1,000.00
ELECTRICAL SERVICE REC	2	\$710.00	\$510.00
MULTI-FAMILY 5 UNITS &	2	\$3,007.00	\$3,007.00
OTHER	2	\$2,500.00	\$2,500.00
RESIDENTIAL STORAGE	1	\$3,200.00	\$3,200.00
SINGLE FAMILY DWELLIN	3	\$4,094.00	\$4,094.00
Total	13	\$22,011.00	\$21,811.00

Mechanical

Proposed Use	Number of Units	Construction Value	Intown Value
DUCTWORK	2	\$7,500.00	\$7,500.00
GAS FUEL LINE	4	\$2,250.00	\$1,450.00
GAS LOGS	2	\$1,200.00	\$1,200.00
MECHANICAL INSTALLATI	1	\$4,200.00	\$4,200.00
MECHANICAL REPLACEME	43	\$308,723.65	\$275,631.65
TANKLESS HOT WATER HE	1	\$1,200.00	\$0.00
Total	53	\$325,073.65	\$289,981.65

New Building

Proposed Use	Number of Units	Construction Value	Intown Value
OTHER	1	\$13,000.00	\$13,000.00
SINGLE FAMILY DWELLIN	22	\$3,401,769.00	\$2,418,489.00
STORAGE/WAREHOUSE	1	\$17,770.00	\$17,770.00
TOWNHOME	5	\$605,526.00	\$605,526.00
Total	29	\$4,038,065.00	\$3,054,785.00

New Structure

Proposed Use	Number of Units	Construction Value	Intown Value
COMMERCIAL SIGN	1	\$1,950.00	\$1,950.00
RESIDENTIAL STORAGE	1	\$5,845.00	\$5,845.00
RETAINING WALL	1	\$31,620.00	\$31,620.00

Total	3	\$39,415.00	\$39,415.00
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Plumbing

Proposed Use	Number of Units	Construction Value	Intown Value
IRRIGATION	3	\$13,400.00	\$13,400.00
LP TO NATURAL GAS CON	1	\$100.00	\$100.00
MULTI-FAMILY 5 UNITS &	15	\$55,750.00	\$55,750.00
PLUMBING	2	\$13,145.00	\$13,145.00
WATER SERVICE	1	\$1,480.00	\$1,480.00
Total	22	\$83,875.00	\$83,875.00

Repair

Proposed Use	Number of Units	Construction Value	Intown Value
SCREENED PORCH	1	\$1,200.00	\$1,200.00
SINGLE FAMILY DWELLIN	1	\$16,100.00	\$16,100.00
Total	2	\$17,300.00	\$17,300.00

Sum	Total Number of Permits	152
	Total Construction Value	\$6,678,971.65
	Total Intown Value	\$5,583,838.65

Permit #:	2171054	Inside Town Limits Yes	
Issue date:	10/3/2017	Census tract:	PIN#: 1619-12-4008
Lot#:	28	Subdivision: CREEKSIDE	Total cost: \$154,900.00
PropAddress:	268 ROARING CREEK DRIVE		
Owner's	D.R. HORTON	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 #:	2171056	Inside Town Limits No	
Issue date:	10/3/2017	Census tract:	PIN#: 1628-19-6294
Lot#:	28	Subdivision: GLEN CREEK	Total cost: \$238,560.00
PropAddress:	5100 GLEN CREEK TRAIL		
Owner's	BUFFALOE PRESERVE LLC	Owner's Phone:	919-363-4111
Contractor	ROBUCK HOMES TRIANGLE, LLC	Contractor's Phone:	919-876-9200
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2171065	Inside Town Limits No	
Issue date:	10/10/2017	Census tract:	PIN#: 1628-29-3472
Lot#:	19	Subdivision: GLEN CREEK	Total cost: \$311,640.00
PropAddress:	5017 GLEN CREEK TRAIL		
Owner's	ROBUCK HOMES TRIANGLE LLC	Owner's Phone:	919-277-1128
Contractor	ROBUCK HOMES TRIANGLE, LLC	Contractor's Phone:	919-876-9200
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2171067	Inside Town Limits Yes	
Issue date:	10/3/2017	Census tract:	PIN#: 1619-12-1287
Lot#:	53	Subdivision: CREEKSIDE	Total cost: \$154,590.00
PropAddress:	253 ROARING CREEK DRIVE		
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 #:	2171072	Inside Town Limits Yes	
Issue date:	10/3/2017	Census tract:	PIN#: 1710-88-3282
Lot#:	6	Subdivision: PREAKNESS PLACE	Total cost: \$103,500.00
PropAddress:	135 PREAKNESS FARM DRIVE		
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 #:	2171073	Inside Town Limits		Yes
Issue date:	10/3/2017	Census tract:	PIN#:	1710-88-4006
Lot#:	20	Subdivision:	PREAKNESS PLACE	Total cost: \$108,300.00
PropAddress:	101 OMAHA FALLS 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 #:	2171074	Inside Town Limits		Yes
Issue date:	10/3/2017	Census tract:	PIN#:	1710-87-2906
Lot#:	15	Subdivision:	PREAKNESS PLACE	Total cost: \$107,200.00
PropAddress:	106 OMAHA FALLS 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 #:	2171081	Inside Town Limits		No
Issue date:	10/3/2017	Census tract:	PIN#:	1628-18-7599
Lot#:	41	Subdivision:	GLEN CREEK	Total cost: \$325,080.00
PropAddress:	5121 GLEN CREEK TRAIL			
Owner's	BUFFALOE RESERVE	Owner's Phone:	919-363-4111	
Contractor	ROBUCK HOMES TRIANGLE, LLC	Contractor's Phone:	919-876-9200	
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN	

Permit #:	2171089	Inside Town Limits		Yes
Issue date:	10/9/2017	Census tract:	PIN#:	1710-88-2025
Lot#:	14	Subdivision:	PREAKNESS PLACE	Total cost: \$111,200.00
PropAddress:	100 OMAHA FALLS 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 #:	2171090	Inside Town Limits		Yes
Issue date:	10/9/2017	Census tract:	PIN#:	1710-88-2242
Lot#:	4	Subdivision:	PREAKNESS PLACE	Total cost: \$131,500.00
PropAddress:	123 PREAKNESS FARM DRIVE			
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 #:	2171109	Inside Town Limits		Yes
Issue date:	10/11/2017	Census tract:	PIN#:	1711-04-4479
Lot#:		Subdivision:	N/A	Total cost: \$377,000.00
PropAddress:	811 US HIGHWAY 70 WEST			
Owner's	MA & ELAINE ALEXANDER	Owner's Phone:	919-531-6233	
Contractor	BOBBITT DESIGN BUILD	Contractor's Phone:	919-851-1980	
Type of Improvement:	Addition	Proposed Use	BUSINESS/OFFICE	

Permit #:	2171113	Inside Town Limits		Yes
Issue date:	10/16/2017	Census tract:	PIN#:	1710-47-5602
Lot#:	1	Subdivision:	LANDING AT HEATHER PARK	Total cost: \$119,505.00
PropAddress:	232 GULLEY GLEN DRIVE			
Owner's	ROYAL OAKS BUILDING GROUP, LLC	Owner's Phone:	919-233-3886	
Contractor	ROYAL OAKS BUILDING GROUP, LLC	Contractor's Phone:	919-233-3886	
Type of Improvement:	New Building	Proposed Use	TOWNHOME	

Permit #:	2171114	Inside Town Limits		Yes
Issue date:	10/16/2017	Census tract:	PIN#:	1710-47-5632
Lot#:	2	Subdivision:	LANDING AT HEATHER PARK	Total cost: \$133,928.00
PropAddress:	224 GULLEY GLEN DRIVE			
Owner's	ROYAL OAKS BUILDING GROUP, LLC	Owner's Phone:	919-233-3886	
Contractor	ROYAL OAKS BUILDING GROUP, LLC	Contractor's Phone:	919-233-3886	
Type of Improvement:	New Building	Proposed Use	TOWNHOME	

Permit #:	2171115	Inside Town Limits		Yes
Issue date:	10/16/2017	Census tract:	PIN#:	1710-47-5652
Lot#:	3	Subdivision:	LANDING AT HEATHER PARK	Total cost: \$112,053.00
PropAddress:	216 GULLEY GLEN DRIVE			
Owner's	ROYAL OAKS BUILDING GROUP, LLC	Owner's Phone:	919-233-3886	
Contractor	ROYAL OAKS BUILDING GROUP, LLC	Contractor's Phone:	919-233-3886	
Type of Improvement:	New Building	Proposed Use	TOWNHOME	

Permit #:	2171116	Inside Town Limits		Yes
Issue date:	10/16/2017	Census tract:	PIN#:	1710-47-5672
Lot#:	4	Subdivision:	LANDING AT HEATHER PARK	Total cost: \$120,535.00
PropAddress:	208 GULLEY GLEN DRIVE			
Owner's	ROYAL OAKS BUILDING GROUP, LLC	Owner's Phone:	919-233-3886	
Contractor	ROYAL OAKS BUILDING GROUP, LLC	Contractor's Phone:	919-233-3886	
Type of Improvement:	New Building	Proposed Use	TOWNHOME	

Permit #:	2171117	Inside Town Limits		Yes
Issue date:	10/16/2017	Census tract:	PIN#:	1710-47-6602
Lot#:	5	Subdivision:	LANDING AT HEATHER PARK	Total cost: \$119,505.00
PropAddress:	200 GULLEY GLEN DRIVE			
Owner's	ROYAL OAKS BUILDING GROUP, LLC	Owner's Phone:	919-233-3886	
Contractor	ROYAL OAKS BUILDING GROUP, LLC	Contractor's Phone:	919-233-3886	
Type of Improvement:	New Building	Proposed Use	TOWNHOME	

Permit #:	2171128	Inside Town Limits		Yes
Issue date:	10/16/2017	Census tract:	PIN#:	1701-65-2919
Lot#:	224	Subdivision:	GREENBRIER	Total cost: \$175,000.00
PropAddress:	4407 SUSAN DRIVE			
Owner's	GEMSTONE HOMES	Owner's Phone:	919-697-2370	
Contractor	KENNETH GODWIN JR	Contractor's Phone:	919-697-2370	
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN	

Permit #:	2171163	Inside Town Limits		Yes
Issue date:	10/23/2017	Census tract:	PIN#:	1619-74-6226
Lot#:	21	Subdivision:	PREAKNESS PLACE	Total cost: \$103,500.00
PropAddress:	150 PREAKNESS FARM DR			
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 #:	2171165	Inside Town Limits		Yes
Issue date:	10/23/2017	Census tract:	PIN#:	1619-12-5752
Lot#:	36	Subdivision:	CREEKSIDE	Total cost: \$173,250.00
PropAddress:	316 ROARING CREEK DR			
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 #:	2171169	Inside Town Limits		Yes
Issue date:	10/26/2017	Census tract:	PIN#:	1619-12-0624
Lot#:	69	Subdivision:	CREEKSIDE	Total cost: \$182,341.00
PropAddress:	125 BLOSSOM CREEK DRIVE			
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 #:	2171187	Inside Town Limits		Yes
Issue date:	10/26/2017	Census tract:	PIN#:	1619-12-1684
Lot#:	71	Subdivision:	CREEKSIDE	Total cost: \$181,104.00
PropAddress:	137 BLOSSOM CREEK DRIVE			
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 #:	2171197	Inside Town Limits		Yes
Issue date:	10/26/2017	Census tract:	PIN#:	1619-12-1604
Lot#:	70	Subdivision:	CREEKSIDE	Total cost: \$177,900.00
PropAddress:	131 BLOSSOM CREEK DRIVE			
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 #:	2171198	Inside Town Limits		Yes
Issue date:	10/26/2017	Census tract:	PIN#:	1619-02-9644
Lot#:	68	Subdivision:	CREEKSIDE	Total cost: \$181,104.00
PropAddress:	119 BLOSSOM CREEK DRIVE			
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 #:	2171204	Inside Town Limits		Yes
Issue date:	10/26/2017	Census tract:	PIN#:	1720-05-9334
Lot#:		Subdivision:	N/A	Total cost: \$957,501.00
PropAddress:	520 TIMBER DRIVE EAST SUITE 105			
Owner's	FRESENIUS MEDICAL CARE	Owner's Phone:	252-814-3813	
Contractor	ENDEAVOR CONSTRUCTION SERVICES, I	Contractor's Phone:	919-576-5515	
Type of Improvement:	Alteration	Proposed Use	BUSINESS/OFFICE	

Permit #:	2171232	Inside Town Limits		No
Issue date:	10/31/2017	Census tract:	PIN#:	1701-43-4053
Lot#:		Subdivision:	N/A	Total cost: \$108,000.00
PropAddress:	518 RANCH FARM ROAD			
Owner's	FRANCISCO DIRCIO	Owner's Phone:	919-723-6106	
Contractor	OWNER	Contractor's Phone:		
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN	

Permit #:	2171233	Inside Town Limits	Yes
Issue date:	10/31/2017	Census tract:	PIN#: 1701-97-7908
Lot#:		Subdivision: N/A	Total cost: \$456,211.00
PropAddress:	1422 MECHANICAL BLVD		
Owner's	DUKE ENERGY CORPORATION	Owner's Phone:	919-427-7718
Contractor	HAMLIN ROOFING CO, INC.	Contractor's Phone:	919-772-8780
Type of Improvement:	Alteration	Proposed Use	STORAGE/WAREHOUSE