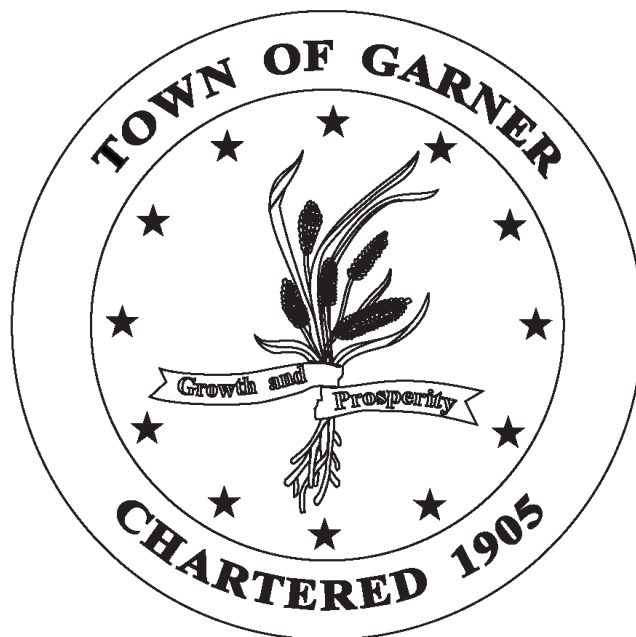


Town of Garner



Town Council Meeting March 5, 2024

Garner Town Hall
900 7th Avenue
Garner, NC 27529

**Town of Garner
Town Council Regular Meeting Agenda
March 5, 2024**

The regular meeting of the Town Council will be conducted at 6:00 p.m. in Ronnie S. Williams Council Chambers located in Garner Town Hall, 900 7th Avenue, Garner.

- A. CALL MEETING TO ORDER/ROLL CALL: Mayor Buddy Gupton
- B. PLEDGE OF ALLEGIANCE: Council Member Phil Matthews
- C. INVOCATION: Council Member Phil Matthews
- D. PETITIONS AND COMMENTS
- E. ADOPTION OF AGENDA
- F. PRESENTATIONS
 - 1. Recognition of South Garner High student Hemharsith Sivakumar Gayathri for earning The Congressional Award Gold Medal.
- G. CONSENT
 - 1. Voluntary Contiguous Annexation Petition # ANX-23-14
2214 Vandora Springs Road.....Page 6
Presenter: Jeff Triezenberg, Planning Director
Voluntary contiguous annexation petition submitted by Brian and Melanie Reeve to bring 7.43 +/- acres into the primary corporate limits of the Town of Garner. The property is located at 2214 Vandora Springs Road (160 Cedarcroft Drive) and may be otherwise identified as Wake County PIN 1700561682.
Action: Consider approving Resolution (2024) 2570 setting public hearing for March 19, 2024.
 - 2. Budget Amendment - Tryon Station.....Page 10
Presenter: David Beck, Finance Director
To appropriate funds in the FY 23-24 budget that Town Council previously approved in support of the Tryon Station affordable housing project
Action: Consider approving Ordinance (2024) 5253
 - 3. FY24 PRCR Sponsorship Budget Amendment.....Page 12
Presenter: Maria Munoz-Blanco, PRCR Director
The Parks, Recreation & Cultural Resources Department has received a \$2,500 sponsorship donation to support the 2024 Spring Eggstravaganza special event, scheduled for March 23, 2024 at Lake Benson Park. A budget amendment is required to appropriate the funds to cover FY24 event expenses.

Action: Consider approval of the sponsorship donation and budget amendment Ordinance (2024) 5254.

4. Yeargan Park - Prequalification Policy.....Page 15

Presenter: Maria Munoz-Blanco, PRCR Director

Adoption of the Prequalification Policy to comply with the requirements of N.C.G.S.

143-135.8(b)(2) to be used for the Yeargan Park project. The Town's Construction

Manager at Risk, Balfour Beatty, will conduct the bidding procedures for the

construction work on behalf of the Town following the Prequalification Policy adoption.

Action: Consider approval of the Prequalification Policy for the Yeargan Park Project.

5. Council Meeting Minutes.....Page 19

Presenter: Stella Gibson, Town Clerk

Minutes from the regular, work session, special and closed sessions for the January

16, January 30, February 6, February 7, February 20, and February 27, 2024 Council

meetings.

Action: Consider approving minutes.

6. Human Resources Software Acquisition.....Page 43

Presenter: Sabrina McDonald, Human Resources Director

The Human Resources Department undertook an RFP process in September 2023 with

the help of Peak Performance Technologies to source and vet a Human Resources

Information System (HRIS) software product. An HRIS will greatly improve the efficiency

of HR processes and centralize all components of employee record keeping and payroll

in an accessible cloud-based software. The HRIS project team has conducted software

demos following a successful RFP solicitation and recommends selecting ADP to

implement new HR and Payroll software. Implementation is estimated to take 4-6

months and staff is targeting October 1, 2024 to go live with payroll and core HR

functions.

Action: Authorize staff to begin contract negotiations with ADP for HRIS software and

approval budget amendment Ordinance (2024) 5256

H. PUBLIC HEARINGS

1. Voluntary Contiguous Annexation Petition # ANX-23-15

Dougher Light Industrial.....Page 67

Presenter: Ashley Harris, Planner

Voluntary contiguous annexation petition submitted by Dougher Properties LLC to bring

1.84 +/- acres into the corporate limits of the Town of Garner. The property is generally

located at 0 High Hope Lane (immediately north of 101 High Hope Lane) and may be

otherwise identified as Wake County PIN 1721313405.

Action: Consider motion to adopt ordinance (2024) 5255.

2. Tier 2 Conditional Rezoning # CZ-MP-23-02
Wall Store Road.....Page 72
Presenter: Ashley Harris, Planner
Tier 2 conditional rezoning request submitted by Capital Partners of NC, LLC to rezone 8.95 +/- acres from Rural Agricultural (RA) and Multifamily B (MF-B C258) to Multifamily B (MF-B C277) Conditional for the development of a maximum of 60 townhouses. The site is generally located on the south side of Wall Store Road, west of Rock Quarry Road, and may be further identified as Wake County PIN(s) 1731610922, 1731518872 and a part of 1731607909.
Action: Consider closing public hearing to refer case to Planning Commission for consistency review and recommendation.

3. Zoning Map Amendment w/ Subdivision Plan # CZ-SB-20-09
Wilmington Place.....Page 130
Presenter: Jeff Triezenberg, Planning Director
Conditional rezoning request submitted by Site Investments, LLC, to rezone 39.54 +/- acres from Single-Family Residential (R-9) and Multi-Residential (MR-1) to Multifamily 1 (MF-1 C236) Conditional for the construction of up to 55 zero-lot-line single-family detached homes and 61 townhouses. The 39.54-acre site is located off of Creech Road, south of Gatewood Subdivision and may be further identified as Wake County PIN(s) 1712900580 and 1722001533. Zoning conditions restricting range of permitted uses and adding commitments above and beyond the requirements of the UDO are included.
Action: Consider closing public hearing to refer to Planning Commission for consistency review and recommendation.

- I. NEW/OLD BUSINESS
- J. COMMITTEE REPORTS
- K. MANAGER REPORTS
- L. ATTORNEY REPORTS
- M. COUNCIL REPORTS
- N. CLOSED SESSION
- O. ADJOURN

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: March 5, 2024		
Subject: Recognition of Congressional Award Gold Medal Winner		
Location on Agenda: Presentations		
Department: Administration		
Contact: Rick Mercier		
Presenter: Mayor Gupton		
Brief Summary: Recognition of South Garner High student Hemharsith Sivakumar Gayathri for earning The Congressional Award Gold Medal		
Recommended Motion and/or Requested Action:		
Detailed Notes: South Garner High School student Hemharsith Sivakumar Gayathri recently earned The Congressional Award Gold Medal for a wide range of accomplishments and service to the community.		
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:		
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: March 5, 2024 <input type="button" value="v"/>		
Subject: Voluntary Contiguous Annexation Petition # ANX-23-14, 2214 Vandora Springs Road		
Location on Agenda: Consent <input type="button" value="v"/>		
Department: Planning		
Contact: Jeff Triezenberg, AICP, GISP; Planning Director		
Presenter: Jeff Triezenberg, AICP, GISP; Planning Director		
<p>Brief Summary:</p> <p>Voluntary contiguous annexation petition submitted by Brian and Melanie Reeve to bring 7.43 +/- acres into the primary corporate limits of the Town of Garner. The property is located at 2214 Vandora Springs Road (160 Cedarcroft Drive) and may be otherwise identified as Wake County PIN 1700561682.</p>		
<p>Recommended Motion and/or Requested Action:</p> <p>Consider approving Resolution (2024) 2570 setting public hearing for March 19, 2024.</p>		
<p>Detailed Notes:</p> <p>This petition has been filed pursuant to a request to connect to public water and sewer.</p>		
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:	JST	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		



Town of Garner Planning Department

Annexation
ANX-23-14



Owners: Brian & Melanie Reeve
Location: 2214 Vandora Springs Rd
Pin #: 1700-56-1682
Area: +/- 7.6 AC



Scale: 1:4,000



PLANNING MEMORANDUM

DATE: March 5, 2024
TO: Honorable Mayor Gupton and Town Council Members
FROM: Jeff Triezenberg, AICP, GISP; Planning Director
SUBJECT: Voluntary Contiguous Annexation Petition # ANX-23-14, 2214 Vandora Springs Road

ANNEXATION APPLICATION:	ANX-23-14
OWNERS:	Brian and Melanie Reeve
CONTIGUOUS / SATELLITE:	Contiguous
LOCATION OF PROPERTY:	2214 Vandora Springs Road (160 Cedarcroft Drive)
WAKE COUNTY PIN #:	1700561682
REAL ESTATE ID #:	0045819
AREA:	7.43 +/- acres
ZONING:	Rural Agricultural (RA)
ASSOCIATED DEVELOPMENT PLAN:	n/a (building permit for a single-family house)
RECOMMENDATION:	Set Public Hearing for March 19, 2024.

RESOLUTION NO. (2024) 2570

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

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

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

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

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

Section 1. That a public hearing on the question of annexation of the area described herein will be held at the Town Hall at 6:00 p.m. on the 19th day of March 2024.

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

- Case # ANX-23-14, 2214 Vandora Springs Road (Contiguous) – 7.43 +/- acres generally located at 2214 Vandora Springs Road (aka 160 Cedarcroft Drive) and may be otherwise identified as PIN 1700561682.

Section 3. Notice of said public hearings shall be published at least ten (10) days prior to the date of said public hearings.

Duly adopted this 5th day of March 2024.

Buddy Gupton, Mayor

ATTEST:

Stella L. Gibson, Town Clerk

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: March 5, 2024		
Subject: Budget Amendment - Tryon Station		
Location on Agenda: Consent		<input type="checkbox"/>
Department: Finance		
Contact: David Beck, Finance Director		
Presenter: David Beck, Finance Director		
Brief Summary: To appropriate funds in the FY 23-24 budget that Town Council previously approved in support of the Tryon Station affordable housing project		
Recommended Motion and/or Requested Action: Approve Ordinance (2024) 5253		
Detailed Notes: In 2022 Town Council authorized using fund balance generated by ARP funding for the purpose of providing gap financing for the Tryon Station affordable rental unit project. A request for an additional \$250,000 in gap financing was subsequently approved as well in 2023. The project is nearing a closing date for financing so town funding needs to be appropriated in the budget. This amendment draws down the full \$750,000 in gap financing authorized from ARP fund balance.		
Funding Source: ARP generated fund balance		
Cost: \$750,000	One Time: <input checked="" type="radio"/>	Annual: <input type="radio"/> No Cost: <input 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:	DCB	
Finance Director:	DCB	
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

ORDINANCE NO. (2024) 5253

ORDINANCE AMENDING ORDINANCE NO. (2023) 5209 WHICH ESTABLISHED THE 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:

Revenue Amendment Request

ACCOUNT NUMBER	DESCRIPTION	PROJECT	CURRENT BUDGET	REVENUE CHANGE	REVISED BUDGET
10309000-496901	Appropriated Fund Balance- Restricted Funds		\$ 4,965,926	\$ 750,000	\$ 5,715,926

TOTAL REVENUE INCREASE (DECREASE) \$ 750,000.00

Expenditure Amendment Request

ACCOUNT NUMBER	DESCRIPTION	PROJECT	CURRENT BUDGET	EXPENDITURE CHANGE	REVISED BUDGET
10411000-524600	Subsidized Programs		\$ -	\$ 750,000	\$ 750,000

TOTAL EXPENDITURE INCREASE (DECREASE) \$ 750,000.00

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 5th day of March 2024.

Buddy Gupton, Mayor

ATTEST:

Stella L. Gibson , Town Clerk

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: March 5, 2024 		
Subject: FY24 PRCR Sponsorship Budget Amendment		
Location on Agenda: Consent 		
Department: Parks, Recreation & Cultural Resources		
Contact: Maria Munoz-Blanco, Director of Parks, Recreation & Cultural Resources		
Presenter: Maria Munoz-Blanco, Director of Parks, Recreation & Cultural Resources		
<p>Brief Summary:</p> <p>The Parks, Recreation & Cultural Resources Department has received a \$2,500 sponsorship donation to support the 2024 Spring Eggstravaganza special event, scheduled for March 23, 2024 at Lake Benson Park. A budget amendment is required to appropriate the funds to cover FY24 event expenses.</p>		
<p>Recommended Motion and/or Requested Action:</p> <p>Consider approval of the sponsorship donation and budget amendment; approve Ordinance (2024) 5254</p>		
<p>Detailed Notes:</p> <p>The Parks, Recreation & Cultural Resources Department has received a \$2,500 sponsorship donation for the Spring Eggstravaganza event from Kids Peace Foster Care. The sponsor is the Raleigh branch of a national 501(c)(3) nonprofit organization headquartered in Pennsylvania that focuses on providing foster care support in six states (PA, IN, ME, VA, NC and NY). Funds will be used to support event expenses for the 2024 Spring Eggtravaganza.</p>		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
<p>Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/></p>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:		
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		



Garner Parks, Recreation and Cultural Resources

900 7th Avenue • Garner, NC 27529

Phone: 919-773-4442 • Email: garnerprcr@garnernc.gov

February 26, 2024

To: Jodi Miller, Assistant Town Manager

From: Maria Munoz-Blanco, Director of Parks, Recreation & Cultural Resources (PRCR)

Re: FY24 PRCR Sponsorship Budget Amendment

The Parks, Recreation & Cultural Resources Department has received a \$2,500 sponsorship donation for the Spring Eggstravaganza special event from Kids Peace Foster Care. The sponsor is the Raleigh branch of a national 501(c)(3) nonprofit organization headquartered in Pennsylvania that focuses on providing foster care support in six states (PA, IN, ME, VA, NC and NY). They are registered to do business in the state with the North Carolina Secretary of State.

Funds will be used to support event expenses for this year's Spring Eggstravaganza, which is scheduled for March 23 at Lake Benson Park. This is one of the signature events offered by the Town to celebrate Spring.

A budget amendment is required to appropriate the funds to cover FY24 expenses.

Staff Recommendation

That the Town Council approve the acceptance of the sponsorship donation and budget amendment.

ORDINANCE NO. (2024) 5254

ORDINANCE AMENDING ORDINANCE NO. (2023) 5209 WHICH ESTABLISHED THE 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:

Revenue Amendment Request

ACCOUNT NUMBER	DESCRIPTION	PROJECT	CURRENT BUDGET	REVENUE CHANGE	REVISED BUDGET
10303500-443120	PRCR Sponsorships	60120	\$ -	\$ 2,500	\$ 2,500

TOTAL REVENUE INCREASE (DECREASE) \$ 2,500.00

Expenditure Amendment Request

ACCOUNT NUMBER	DESCRIPTION	PROJECT	CURRENT BUDGET	EXPENDITURE CHANGE	REVISED BUDGET
10573000-524300	Contract Services	60120	\$ 23,635	\$ 2,500	\$ 26,135

TOTAL EXPENDITURE INCREASE (DECREASE) \$ 2,500.00

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 5th day of March 2024.

Buddy Gupton, Mayor

ATTEST:

Stella L. Gibson , Town Clerk

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: March 5, 2024 		
Subject: Yeargan Park - Prequalification Policy		
Location on Agenda: Consent 		
Department: Parks, Recreation & Cultural Resources		
Contact: Maria Munoz-Blanco, Director of Parks, Recreation & Cultural Resources		
Presenter: Maria Munoz-Blanco, Director of Parks, Recreation & Cultural Resources		
<p>Brief Summary:</p> <p>Adoption of the Prequalification Policy to comply with the requirements of N.C.G.S. 143-135.8(b)(2) to be used for the Yeargan Park project. The Town's Construction Manager at Risk, Balfour Beatty, will conduct the bidding procedures for the construction work on behalf of the Town following the Prequalification Policy adoption.</p>		
<p>Recommended Motion and/or Requested Action:</p> <p>Consider approval of the Prequalification Policy for the Yeargan Park Project</p>		
<p>Detailed Notes:</p> <p>N.C.G.S. 143-135.8(b)(2) requires the Town Council to adopt an objective Prequalification Policy applicable to all construction or repair work prior to the advertisement of the contract for which the governmental entity intends to prequalify bidders. The proposed Prequalification Policy follows the statute's requirements and will be used by the Construction Manager At Risk to prequalify subcontractors for the Yeargan Park project. The draft policy was presented to Town Council at their 2/15/2024 retreat.</p>		
<p>Funding Source:</p> <p>N/A</p>		
Cost: N/A	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
<p>Manager's Comments and Recommendations:</p> 		
<p>Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/></p>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	MMB	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		



Garner Parks, Recreation and Cultural Resources

900 7th Avenue • Garner, NC 27529

Phone: 919-773-4442 • Email: garnerprcr@garnernc.gov

February 26, 2024

To: Jodi Miller, Assistant Town Manager

From: Maria Munoz-Blanco, Director of Parks, Recreation & Cultural Resources

Re: Yeargan Park – Prequalification Policy

On February 15, 2024, Town Council received an update on the status of the Yeargan Park Phase 1 project. One of the items presented in this update was a draft of the Prequalification Policy prepared by Balfour Beatty, the Town's Construction Manager at Risk (CMAR) for the Yeargan Park project. The CMAR will be conducting the bidding procedures for the project's construction work using the Prequalification Policy as statutorily required.

N.C.G.S. 143-135.8(b)(2) requires the Town Council to adopt an objective prequalification policy applicable to all construction or repair work prior to the advertisement of the contract for which the governmental entity intends to prequalify bidders. N.C.G.S.143-135.8(c) provides criteria that must be used for the prequalification policy. The drafted policy follows the statute's requirements and includes the process for review of applications and the appeals procedures. After Town Council approval of the policy, the CMAR will begin the process of prequalifying subcontractors for the project.

Staff Recommendation

That the Town Council approve the Prequalification Policy for Yeargan Park.

Town of Garner
PREQUALIFICATION POLICY

A. Governing Law (NCGS 143-135.8)

This policy is applicable in order to prequalify bidders for Town of Garner work, including single prime project delivery and construction manager at risk first-tier subcontractors. NCGS § 143-135.8(b)(2) requires the Town as a governmental entity to adopt “an objective prequalification policy applicable to all construction or repair work prior to the advertisement of the contract for which the governmental entity intends to prequalify bidders.”

B. Requirements for Prequalification Criteria Form and Assessment

1. Uniform, consistent, and transparent in its application to all bidders.
2. All bidders who meet the prequalification criteria to be prequalified are allowed to bid on the construction or repair work project.
3. Criteria must be rationally related to construction or repair work.
4. The bidder is not required to have been previously awarded a construction or repair project by the governmental entity.
5. Bidders are permitted to submit history or experience with projects of similar size, scope, or complexity.
6. Assessment process of prequalification is stated in this policy.
7. A process for a denied bidder to protest is stated below in this policy.
8. A process for notifying a denied prequalified bidder is stated below in this policy.

C. Review of Application

1. **Prequalification Committee** – The Town and/or construction manager shall agree upon the members of a Prequalification Committee. The Prequalification Committee will review prequalification applications submitted by the firms and will determine each firm’s prequalification eligibility for the project. The Prequalification Committee shall designate a Prequalification Official for the Committee which shall default as the CMAR Project Manager, unless decided otherwise by the Prequalification Committee.
2. **Review of Application** – The Prequalification Committee shall use the objective assessment process form developed by the State Construction Office. The Prequalification Committee shall approve or deny the applications in accordance with the prequalification criteria and scoring system based upon the applicants’ initial response to the Town of Garner’s solicitation for qualified bidders. With the possible protests and appeals on prequalification and the times associated with responses, the owner should have the advertisement for prequalification out to potential applicants preferably two (2) months prior to actual bid date, but a minimum of 1 month prior to the bid date.
3. **Notice of Decision** – All firms that submitted applications for prequalification shall be promptly notified of the Prequalification Committee’s decision, including the reason for denial, via e-mail. Notice shall be provided prior to the opening of bids for the project and with sufficient time for the firm to appeal the denial of prequalification.
4. **Informal Meeting** - Upon denial, the applicant may request an informal meeting with the owner’s representative and/or construction manager to receive feedback and suggestions for improvement. The Owner’s representative and/or construction manager shall hold a feedback session for the applicants who do not appeal the decision within 2 weeks of the request.
5. Firms wishing to appeal the decision shall follow the appeals process described below.

Town of Garner
PREQUALIFICATION POLICY

D. Appeals Procedure

1. The firm may appeal the denial of Prequalification as noted below.
 - a. **Initial Protest** – A firm denied prequalification may protest the Prequalification Committee’s decision by filing a written appeal via hand-delivery or e-mail to the applicable prequalification committee within three (3) business days of emailed notice that the firm has been denied prequalification. The written appeal shall clearly articulate the reasons why the firm is contesting the denial (i.e., explains how the firm satisfied all required criteria for prequalification in the Town’s solicitation in their initial response) and attach all documents supporting the firm’s position. The Prequalification Committee may contact the firm regarding the information provided prior to ruling on the protest. The Prequalification Committee should review the written protest within five (5) business days. If the Prequalification Committee is satisfied that the firm should be prequalified, the firm shall be notified that it is prequalified to bid on the project and allowed to participate in the bid process. If the Prequalification Committee upholds its denial, the firm shall be notified in writing via e-mail.
 - b. **Appeal** – Within three (3) business days of the owner’s emailed notice of the Prequalification Committee’s written protest decision, the denied prequalified firm may appeal the Prequalification Committee’s decision, in writing, via hand-delivery or e-mail, to the Prequalification Official (see C.1 above). The Prequalification Official should review the appeal within five (5) business days. In the event the Prequalification Official is unable to review in a timely manner, he/she may designate a representative that is not a member of the Prequalification Committee to handle the appeal.
 - c. **Decision on Appeal** – The decision of the Prequalification Official or Representative on the appeal shall be final, and the firm shall be promptly notified of the decision.
 - d. **General Rules for Protests and Appeals** – Firms submitting prequalification applications shall be provided an e-mail address for the communication with the owner and/or construction manager during the protest and appeal process. The firm shall provide at least two e-mail addresses for use by the owner and/or construction manager in communicating with the firm. In the event the Prequalification Official or Representative is unable to render a decision on either the initial protest or the appeal prior to the bid date, the firm shall be allowed to submit a bid on the project subject to a final decision on the protest or appeal. If the firm’s bid is opened prior to a final decision on the protest or appeal and the bid is not the lowest monetary bid for the project, the appeal shall be terminated and rendered moot. Bids received from firms who have been ruled disqualified to bid shall not be opened. A firm’s failure to comply with any requirements of the protest and appeals procedures of this section shall result in the firm’s protest or appeal being terminated and rendered moot.

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: March 5, 2024		
Subject: Council Meeting Minutes		
Location on Agenda: Consent <input type="checkbox"/>		
Department: Administration		
Contact: Stella Gibson, Town Clerk		
Presenter: Stella Gibson, Town Clerk		
Brief Summary: Minutes from the regular, work session, special and closed sessions for the January 16, January 30, February 6, February 7, February 20, and February 27, 2024 Council meetings.		
Recommended Motion and/or Requested Action: Consider approving minutes		
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:	SG	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

**Town of Garner
Town Council Regular Meeting Minutes
January 16, 2024**

The Council met at 6:00 p.m. in the Ronnie S. Williams Council Chambers at Town Hall, located at 900 7th Avenue, Garner.

CALL MEETING TO ORDER/ROLL CALL: Mayor Buddy Gupton

Present: Mayor Buddy Gupton, Mayor ProTem Elmo Vance, Council Members Gra Singleton, Kathy Behringer, Phil Matthews, and Demian Dellinger

Staff Present: Rodney Dickerson-Town Manager, John Hodges-Assistant Town Manager, Jodi Miller-Assistant Town Manager, David Beck-Finance Director, Jeff Triezenberg-Planning Director, Ashley Harris-Planner, Alison Jones-Development Review Manager, Maria Munoz-Blanco-PRCR Director, Leah Harrison-Town Engineer, Terri Jones-Town Attorney, and Stella Gibson-Town Clerk

PLEDGE OF ALLEGIANCE: Council Member Demian Dellinger

INVOCATION: Council Member Demian Dellinger

PETITIONS AND COMMENTS

None

ADOPTION OF AGENDA

Motion: Matthews
Second: Singleton
Vote: 5:0

PRESENTATIONS

Officer Derrick McCarter was recognized for his retirement from the Town after 30 years of service.

CONSENT

Budget Amendment - DS Software

Presenter: David Beck, Finance Director

Amendment to draw down remaining funds set aside for new development services software.

Action: Approve Ordinance (2024) 5231

Budget Amendment - Budget Software Solutions

Presenter: Sara Warren, Budget Director

Appropriate funding for the implementation of a budget development and book software solutions.

Action: Approve Ordinance (2024) 5232 in the amount of \$100,000

Budget Amendment - Community Survey

Presenter: Sara Warren, Budget Director

Appropriate funding for the purposes of conducting a community survey through Polco.

Action: Approve Ordinance (2024) 5233 in the amount of \$21,000

Budget Amendment - Building Inspectors

Presenter: Sara Warren, Budget Director

Request to amend the budget for additional building inspectors and to authorized position count from 230.0 FTEs to 232.0 FTEs.

Action: Approve Ordinance (2024) 5234 in the amount of \$175,505 and amend the total position authorization to 232.0 FTEs

Recognition of Disposable Property

Presenter: Lorie Smith, Police Chief

Recognize service weapon and badge of Officer Derrick McCarter as disposable property, so they can be awarded to him in recognition of his retirement from the Town of Garner with 30 years of creditable service.

Action: Approve Resolution (2024) 2562

Bid Award - Park Furnishings Replacement Project (Stewart Group Enterprises, LLC)

Presenter: Maria Munoz-Blanco, PRCR Director

On December 18, 2023, four vendors submitted proposals to the Park Furnishings Replacement Project RFP, two of which were determined to be responsive. The apparent low responsive bidder is Stewart Group Enterprises, LLC with a bid of \$198,429.

Action: Award project to Stewart Group Enterprises, LLC and authorize Town Manager to execute contract

WithersRavenel, Inc. Scope of Work # 3 - Lake Benson Park Master Plan Update

Presenter: Maria Munoz-Blanco, PRCR Director

Present Statement of Work # 3 (SOW#3) of the On-Call Master Agreement with WithersRavenel, Inc. for the update the Lake Benson Park Master Plan to address the feasibility and impact of relocating the boathouse to the Lake Benson Park site. A budget amendment is required.

Action: Approve WithersRavenel SOW#3, budget amendment and authorize Town Manager to execute contract

Public Service Company of North Carolina Gas Franchise Ordinance

Presenter: Terri Jones, Town Attorney

Public Service Company of North Carolina, operating as Dominion Energy, has requested that the Town of Garner approve a new thirty-year franchise so that it may continue to operate and maintain a gas utility system within the Town limits.

Action: Adopt Ordinance (2023) 5230 granting a gas franchise

Surplus Property

Presenter: David Beck, Finance Director

The Public Works department has equipment including a backhoe, excavator, and equipment trailer that are being replaced as part of the VERT program. Approval is sought to surplus the old items and allow them to be sold. The proceeds will supplement the VERT budget to purchase replacement equipment.

Action: Approve Resolution (2024) 2563

Council Meeting Minutes

Presenter: Stella Gibson, Town Clerk

Minutes for the November 6, 13, 21, 28, 2023 and December 5, 19, 2023 Council Regular, Closed, and Work Session Meetings.

Action: Approve minutes

Voluntary Satellite Annexation Petition #ANX-23-07, All Star Mobile Home Park

Presenter: Ashley Harris, Planner

Voluntary Satellite Annexation Petition (ANX-23-07), submitted by Michael Conlon and Chris Barry of ACG All Star, LLC to bring +/- 72.16 acres into the corporate limits of the Town of Garner. The property is generally located at 2217 Michael Dr, north of Simpkins Road and may otherwise be identified as Wake County PIN 0791529528.

Action: Consider motion to adopt Resolution (2024) 2565 to set public hearing for February 20, 2024

Voluntary Contiguous Annexation Petition # ANX-23-16, Town Liles Property

Presenter: Reginald Buie, MPA, CZO; Zoning Administrator

Voluntary contiguous annexation petition (ANX-23-16) submitted by Town of Garner to bring 31.7 +/- acres into the primary corporate limits of the Town of Garner. The property is located at 2518 Benson Road and may be otherwise identified as Wake County PINs 1619445820 and 1619458482. An additional 0.73 +/- acres of intervening right-of-way within Rand Road would be included with this request for a total of 32.43 +/- acres.

Action: Adopt Resolution (2024) 2564 to set public hearing for February 20, 2024

Action: Approve Consent Agenda

Motion: Vance

Second: Singleton

Vote: 5:0

PUBLIC HEARINGS

Mayor Gupton explained the procedures to be followed during the following hearings and asked Council to disclose any bias, ex parte communications, any close familial, business or other associational

relationships with an affected person, or have a financial interest in the outcome. Hearing none, the Clerk administered the Oath to Jeff Triezenberg, Alison Jones, and Keith Roberts.

SUP-SP-17-30 M23-01, Saad Building Addition

Presenter: Alison Jones, Development Review Manager

Special use permit major modification request (SUP-SP-17-30 M23-01) submitted by Briarhaven Exchange, LLC to add 7,500 square feet of warehouse/flex space in two buildings to an existing 6.55 +/- acre site housing a 19,545 square-foot warehouse building. The property may be further identified as Wake County PIN# 1730400170.

There was no public comment.

Mayor Gupton closed the hearing.

Action: I find the application SUP-SP-30-M23-01 meets the Town's eight (8) criteria for special use permits as identified in Article 4.7.4.D. and therefore move the Town Council approve SU-SP-30-M23-01, Saad Building.

Motion: Vance
Second: Behringer
Vote: 5:0

Voluntary Satellite Annexation Petition # ANX-23-09, Garner V Industrial

Presenter: Reginald Buie, MPA, CZO; Zoning Administrator

Voluntary contiguous annexation petition (ANX-23-09) submitted by Garner Industrial V, LLC to bring 22.47 +/- acres into the satellite corporate limits of the Town of Garner. The property is generally located at 3001 Garner Business Park Drive and may be otherwise identified as Wake County PIN(s) 1730845677.

There was no public comment.

Mayor Gupton closed the hearing.

Action: Adopt Ordinance (2024) 5238

Motion: Singleton
Second: Vance
Vote: 5:0

Voluntary Contiguous Annexation Petition # ANX-23-10, Golden Trace

Presenter: Reginald Buie, Zoning Administrator

Voluntary contiguous annexation petition (ANX-23-10) submitted by Amanda H. Bryan, Richard S. Slater, Robert L. Bryan & Timothy S. Bryan to bring 47.6 +/- acres into the corporate limits of the Town of Garner. The properties are generally located at 1725, 1805, and 1813 New Bethel Church Road and may be otherwise identified as Wake County PIN(s) 1629231622, 1629233112, 1629237034, and 1629239795.

There was no public comment.

Mayor Gupton closed the hearing.

Action: Adopt Ordinance (2024) 5240

Motion: Matthews
Second: Vance
Vote: 4:1

Council Member Dellinger voted nay.

Voluntary Satellite Annexation Petition # ANX-22-10, 401 Crossing

Presenter: Jeff Triezenberg, Planning Director

Voluntary satellite annexation petition (ANX-22-10) submitted by Ruth Johnson Lee; Joseph Ira Lee, III; L. Alton Johnson Heirs; Joseph I. Lee, III, Trustee of the Joseph I. Lee Revocable Trust; and Peter Daniels Hudgins, Jr. & Lena R. Hudgins to bring 72.25 +/- acres into the satellite corporate limits of the Town of Garner. The property is generally located at 5715 Fayetteville Road and may be otherwise identified as Wake County PIN(s) 0790781096, 0790788067, 0790889826, 0790884847, 0790886087, 0790883098, 0790780066, 0790897596, 0790992265, 0790992386, 0790992476, 0791902864, 0790992175, 0790885319, 0790981008, 0790882057, 0790783046, 0790981161, 0790885048, 0790881017, 0790785341, 0790889068, and 0790888028.

Michael Birch presented an overview of the project.

Ally Kristen, Joe Milillo, and John Cooter spoke in opposition of the project.

Mayor Gupton closed the hearing.

Action: Deny annexation ANX-22-10, 401 Crossing and rezoning CZ-PD-22-03

Motion: Singleton
Second: Vance
Vote: 5:0

NEW/OLD BUSINESS

Tier 2 Conditional Rezoning # CZ-PD-22-03, 401 Crossing was considered in conjunction with the associated annexation ANX-22-10, 401 Crossing and was denied.

Tier 2 Conditional Rezoning Request # CZ-MP-22-06, Ackerman Road Subdivision

Presenter: Ashley Harris, Planner

Tier 2 conditional rezoning request (CZ-MP-22-06) submitted by Construction Masters, LLC to rezone approximately 7.57 +/- acres from Single-Family Residential (R-40) to Single-Family Residential (R-9 C255) Conditional for the development of up to 21 single-family detached homes.

Action: I move the Town Council accept the Planning Commission's written statement regarding consistency of the zoning amendment request with adopted land use plans, detailed in Section VI of the staff report as our own; and I further move that the Town Council adopt Ordinance No. (2024) 5236 approving rezoning CZ-MP-22-06, as the request is reasonable and in the public interest because it will

likely be of an overall design that keeps within the Town's character and improves property values and encourage redevelopment and reuse of existing sites that are complimentary to the surrounding area.

Motion: Vance
Second: Matthews
Vote 41

Council Member Dellinger voted nay.

COMMITTEE REPORTS

None

MANAGER REPORTS

- Talk of the Town
- Quarterly Financial Report
- Capital Project Report

Mike McIver, Deputy Police Chief, gave an update on the homeless encampment beside the Town Welcome sign.

ATTORNEY REPORTS

None

COUNCIL REPORTS

Behringer

- Reported holes in the roof of the house located at 321 Main Street.
- Stated she would like to be notified earlier of events.

Singleton

- Asked for an update of the townhome project on Main Street. Mr. Hodges responded that the project is moving forward and the developers are waiting on easements from Duke Energy and relocation of power poles.

Vance

- Stated the MLK Celebration was well done. The Town's Communication Department was presented with the MLK Dream in Action Award.

Mayor Gupton and Council Members Dellinger and Matthews had nothing to report.

CLOSED SESSION

The Council met pursuant to N.C. General Statutes Section 143.318.1(a)(6) to discuss the qualifications, competence, performance, character, fitness, or conditions of appointment of an individual public officer or employee. No action was taken.

ADJOURN: 8:27 p.m.

**Town of Garner
Town Council Work Session Meeting Minutes
January 30, 2024**

The Council met at 6:00 p.m. in the Ronnie S. Williams Council Chambers at Town Hall, located at 900 7th Avenue, Garner.

CALL MEETING TO ORDER/ROLL CALL: Mayor Buddy Gupton

Present: Mayor Buddy Gupton, Mayor ProTem Elmo Vance, Council Members Gra Singleton, Kathy Behringer, Phil Matthews, and Demian Dellinger

Staff Present: Rodney Dickerson-Town Manager, John Hodges-Asst. Town Manager, Jodi Miller-Assistant Town Manager, David Beck-Finance Director, Jeff Triezenberg-Planning Director, Terri Jones-Town Attorney, and Stella Gibson-Town Clerk

CALL MEETING TO ORDER/ROLL CALL: Mayor Buddy Gupton

ADOPTION OF AGENDA

Mayor ProTem Vance requested to add a closed session pursuant to N.C. General Statutes Section 143.318.11(a)(4) to discuss litigation.

Motion: Vance
Second: Matthews
Vote: 5:0

PRESENTATIONS

Dena McDonald of Choose Local and Small Y'All made a presentation describing their community events.

DISCUSSION/REPORTS

Total Personnel Rewards Strategy Enhancements

Presenter: Sabrina McDonald, Human Resources Director

Ms. McDonald presented an update and recommendations on additional benefit enhancements for Town employees. These included paid parental leave, paid family illness leave, tuition reimbursement enhancement, paid community involvement leave and paid wellness leave and would be implemented in the 4th quarter of the year. Ms. McDonald also presented benefits under review for FY25.

Council consensus to place on the February 20th Consent Agenda

2023 Garner Forward Comprehensive Plan – Use and Decision Making

Presenter: Jeff Triezenberg, Planning Director

Planning Committee members present: Jon Blasco, Phillip Jefferson, Gina Avent, Ralph Carson, Jihan Hodges, Sherry Phillips and Michael Voiland.

The Town Council and the Planning Commission met jointly to discuss how the adopted 2023 Garner Forward Comprehensive Plan would be applied to zoning amendment cases with an initial public hearing date after February 16, 2024. Staff evaluated methods for reviewing zoning amendment requests against the new comprehensive plan and discussed those with the Planning Commission. The suggestion of using a score card for projects was well received by both the Council and Planning Commission.

Mayor Gupton stated that he would like to create a task force that would focus on making the meetings more effective and efficient. Council Member Dellinger was asked to chair the committee and Council Member Matthews was asked to co-chair. It was recommended that the Committee consist of two members of the Planning Commission, two staff members and the Town Manager.

MANAGER REPORTS

- Pending Agenda
- The Town's marketing and communication staff prepared a list of events that can be found on the Town's website calendar as well as on the Garner info app.
- The City Vision Conference, which is conducted by the North Carolina League of Municipalities, will be on April 23rd through the 25th in Winston Salem.

ATTORNEY REPORTS

None

COUNCIL REPORTS

Behringer

Attended the Downtown Garner Association Retreat last week and that she is looking forward to some of the activities and changes that are going to come forward.

Thanked Ms. Harrison for explaining how speed humps work.

Mayor Gupton, Mayor ProTem Vance, Council Member Dellinger and Matthews had nothing to report.

CLOSED SESSION

Town Council met with staff to discuss potential litigation and economic development. Direction was given to staff but no formal motions or votes were taken.

ADJOURN: 9:30 p.m.

**Town of Garner
Town Council Regular Meeting Minutes
February 6, 2024**

The Council met at 6:00 p.m. in the Ronnie S. Williams Council Chambers at Town Hall, located at 900 7th Avenue, Garner.

CALL MEETING TO ORDER/ROLL CALL: Mayor Buddy Gupton

Present: Mayor Buddy Gupton, Mayor ProTem Elmo Vance, Council Members Gra Singleton, Kathy Behringer, Phil Matthews, and Demian Dellinger

Staff Present: Rodney Dickerson-Town Manager, Jodi Miller-Assistant Town Manager, Jeff Triezenberg-Planning Director, Terri Jones-Town Attorney, and Stella Gibson-Town Clerk

PLEDGE OF ALLEGIANCE: Mayor Buddy Gupton

INVOCATION: Mayor Buddy Gupton

PETITIONS AND COMMENTS

None

ADOPTION OF AGENDA

Motion: Matthews
Second: Singleton
Vote: 5:0

PRESENTATIONS

Dwight Rodgers and Wilma Dunston of the MLK Celebration Committee presented the Martin Luther King Dream-In-Action Award to the Town's Communication Department staff – Rick Mercier and Kyle Kettler. The Award was also presented to Tony Lucas for the work he has done with the Back2School Bash program.

Police Chief Lorie Smith presented Officers Faolan Brooks, Daniel Lambert, Jason Mossbrook, and Andy Cabrera with a Life Saving Award. The Officers responded to an emergency call and through their efforts were able to save the life of an individual who suffered a heart attack.

CONSENT

Voluntary Contiguous Annexation Petition # ANX-23-16, Town Liles Property

Presenter: Reginald Buie, Zoning Administrator

Voluntary contiguous annexation petition (ANX-23-16) submitted by Town of Garner to bring 124.69 +/- acres into the primary corporate limits of the Town of Garner. The property is located at 2518 and 2605 Benson Road and may be otherwise identified as Wake County PINs 1619445820, 1619458482 and 1619537903. An additional 6.44 +/- acres of intervening right-of-way within Rand Road and NC 50 is included with this request for a total of 131.13 +/- acres.

Action: Approve Resolution (2024) 2566 to set public hearing for February 20, 2024

Central Pines Area Agency on Aging Funding

Presenter: Maria Munoz-Blanco, PRCR Director

Garner Senior Center is eligible to receive a \$11,093 grant from the Central Pines Area Agency on Aging. Funds are allocated by the General Assembly through the regional aging agencies to support senior centers across the state. The GSC received this grant in prior years as it is formula based. A local match of 25% is required and will be met with existing FY24 approved operating budget.

Action: Approve acceptance of \$11,093 in funding and adopt Ordinance (2024) 5241

Surplus Property

Presenter: David Beck, Finance Director

The Public Works Department has several items including a truck, utility vehicle, and a salt spreader that are being replaced as part of the VERT program. Approval is sought to surplus the old items and allow them to be sold. The proceeds will supplement the VERT budget to purchase replacement equipment. Also, the Police Department has a storage shed that is in a state of disrepair. They are seeking approval to dismantle the shed and dispose of the debris.

Action: Approve Resolution (2024) 2567

Action: Approve Consent Agenda

Motion: Vance

Second: Behringer

Vote: 5:0

PUBLIC HEARINGS

Voluntary Satellite Annexation Petition #ANX-23-06, 2525 US Highway 70 East

Presenter: Jeff Triezenberg, Planning Director

Voluntary contiguous annexation petition (ANX-23-06) submitted by Drew Thigpen and Garner Property QOZB LLC to bring 16.85+/- acres into the corporate limits of the Town of Garner. The property is generally located at 2525 US Highway 70 East and may be otherwise identified as Wake County PIN 1740122349.

There was no public comment.

Mayor Gupton closed the hearing.

Action: Adopt Ordinance (2024) 5242

Motion: Matthews

Second: Singleton

Vote: 5:0

Voluntary Contiguous Annexation Petition #ANX-23-08, Timber Drive Associates LP

Presenter: Jeff Triezenberg, Planning Director

Voluntary contiguous annexation petition (ANX-23-08) submitted by Andy McGinty and Timber Drive Associates LP to bring 24.63 +/- acres and 5.57 +/- acres of adjacent intervening public right-of-way for a total of 27.20 +/- acres into the corporate limits of the Town of Garner. The property is generally located at 0 Timber Drive East and may be otherwise identified as Wake County PIN(s) 1720738299 & 1720732562.

There was no public comment.

Mayor Gupton closed the hearing.

Action: Adopt Ordinance (2024) 5243

Motion: Vance
Second: Singleton
Vote: 5:0

Voluntary Contiguous Annexation Petition # ANX-23-11, 3201 Waterfield Drive

Presenter: Jeff Triezenberg, Planning Director

Voluntary contiguous annexation petition (ANX-23-11) submitted by Alfred B. Goodrich to bring 5.34 +/- acres and 1.8 +/- acres of adjacent intervening public right-of-way (7.14 +/- acres total) into the corporate limits of the Town of Garner. The property is generally located at 3201 Waterfield Drive and may be otherwise identified as Wake County PIN 1730033129.

Action: Adopt Ordinance (2024) 5244

There was no public comment.

Mayor Gupton closed the hearing.

Motion: Singleton
Second: Matthews
Vote: 5:0

NEW/OLD BUSINESS

Zoning Text Amendment # ZTA-23-04, Technical Corrections

Presenter: Jeff Triezenberg, Planning Director

Text amendment (ZTA-23-04) submitted by staff to amend the Town of Garner Unified Development Ordinance (UDO) to correct technical errors and omissions in the initial adoption of the Garner Forward version of the UDO on July 5, 2023.

Action: Adopt Ordinance (2024) 5245

Motion: Behringer
Second: Vance
Vote: 5:0

COMMITTEE REPORTS

None

MANAGER REPORTS

- Town Council Retreat February 15th and 16th.
- The Police Department is hosting a “Polar Plunge” to raise money for the Special Olympics. They will also host a Barber Shop Rap Session at Heavenly Cuts Barbershop on Forest Hills Drive on February 17th at 10:00 a.m.
- February 9th Dinner and Jazz with Cyndra Fyore at GPAC at 7:00 p.m.
- Electronic Recycling Event on Saturday, February 10th from 8:00 a.m. to 1:00 p.m. at Public Works.
- Leah Harrison, Town Engineer, provided an overview of projects along Highway 50 that are either NCDOT or private development. The Town does not have any road improvement projects along Highway 50. ETJ will be discussed at the Retreat.
- Garner Showcase of Talent at GPAC 3:00 p.m. to 4:30 p.m. and 7:00 p.m. to 8:30 p.m.
- Mike Wiley’s Brown versus Board of Education: Over Fifty Years Later at GPAC March 8th at 7:30 p.m.
- Introduced the Town’s new Deputy Town Clerk, Rebecca Murray.

ATTORNEY REPORTS

On October 5, 2023, Town Council adopted Resolution (2023) 2513a authorizing financing in the amount of \$750,000 for the Tryon Station affordable rental housing project. The developer/borrower has requested that Wake County and the Town of Garner subordinate their loans to the construction loan and to an interest rate swap during the permanent loan phase. This item will be placed on the February 20th agenda for official action.

COUNCIL REPORTS

Matthews

- Noted the three-way stop sign in Historic Garner.
- Reported spending time at Aversboro Elementary School with the “Think Small, Y’all” Group. It was a great event with a good turnout. He praised the Police Department for the wonderful job they are doing.

Behringer

- Requested an updated list of the advisory board members.

Dellinger

- Stated he visited a tiny home community in Pittsboro. He also mentioned how interested the County is in housing and mental health.

Singleton

- Stated he was concerned with the number of projects on Creech Road and the need to look at projects as a whole, instead of individually so as to avoid severe congestion in the area. This will be further discussed at the Council Retreat.

Mayor Gupton and Mayor ProTem Vance had nothing to report.

CLOSED SESSION

Pursuant to N.C. General Statutes Section 143.318.11(a)(3) to consult with the Town Attorney regarding litigation.

Council met in Closed Session with Town Attorney and staff to receive information and give direction on the handling or settlement of a claim or potential litigation.

ADJOURN: 8:18 p.m.

DRAFT

**Town of Garner
Town Council Special Meeting Minutes
February 7, 2024**

The Council met at 4:00 p.m. in the Ronnie S. Williams Council Chambers at Town Hall, located at 900 7th Avenue, Garner.

CALL MEETING TO ORDER/ROLL CALL: Mayor Buddy Gupton

Present: Mayor Buddy Gupton, Mayor ProTem Elmo Vance, Council Members Kathy Behringer, Demian Dellinger, Phil Matthews, and Gra Singleton

Staff Present: Rodney Dickerson-Town Manager

CALL MEETING TO ORDER/ROLL CALL: Mayor Buddy Gupton

Action: Adjourn to Closed Session

Motion: Vance
Second: Dellinger
Vote: 5:0

CLOSED SESSION

Pursuant to N.C. General Statutes Section 143.318.11(a)(6) to discuss the qualifications, competence, performance, character, fitness, or conditions of appointment of an individual public officer or employee.

Council met in Closed Session to discuss an employee evaluation.

ADJOURN: 3:52 p.m.

**Town of Garner
Town Council Regular Meeting Minutes
February 20, 2024**

The Council met at 6:00 p.m. in the Ronnie S. Williams Council Chambers at Town Hall, located at 900 7th Avenue, Garner.

CALL MEETING TO ORDER/ROLL CALL: Mayor Buddy Gupton

Present: Mayor Buddy Gupton, Mayor ProTem Elmo Vance, Council Members Kathy Behringer, Phil Matthews, and Demian Dellinger

Council Member Gra Singleton arrived at 6:40 p.m.

Staff Present: Rodney Dickerson-Town Manager, John Hodges-Assistant Town Manager, Jodi Miller-Assistant Town Manager, David Beck-Finance Director, Sara Warren-Budget Director, Jeff Triezenberg-Planning Director, Ashley Harris-Planner, Terri Jones-Town Attorney, Erin Joseph-Assistant Planning Director, Leah Harrison-Town Engineer, Stella Gibson-Town Clerk, Rebecca Murray-Deputy Town Clerk.

PLEDGE OF ALLEGIANCE: Council Member Phil Matthews

INVOCATION: Council Member Phil Matthews

PETITIONS AND COMMENTS

Carol Holloway, Garner daycare owner, requested that the Town bring in some child/family entertainment centers along with an aquatics center and more quality hotels.

ADOPTION OF AGENDA

Motion: Dellinger
Second: Vance
Vote: 4:0

PRESENTATIONS

Mayor ProTem Vance presented Leah Harrison, Town Engineer, with a Proclamation recognizing February 18-24 as National Engineers Week.

The State of the Town video was shown highlighting the exciting advances happening in the Town.

CONSENT

Voluntary Contiguous Annexation Petition # ANX-23-15 Dougher Light Industrial

Presenter: Ashley Harris, Planner

Voluntary contiguous annexation petition (ANX-23-15) submitted by Dougher Properties LLC to bring 1.84 +/- acres into the corporate limits of the Town of Garner. The property is generally located at 0 High Hope Lane (immediately north of 101 High Hope Lane) and may be otherwise identified as Wake County PIN 1721313405.

Action: Motion to set public hearing for March 5, 2024; Approve Resolution (2024) 2568

Budget Amendment - PD Donation

Presenter: David Beck, Finance Director

The Police Department received a generous donation of \$2,000 in August 2022 to support its K-9 program. The funds went unspent in the prior fiscal year so they became part of fund balance at year end. The department would like to utilize the funds at this time to purchase supplies and materials for K-9 training. The funds will be pulled out of fund balance and placed into the department's budget.

Action: Approve Ordinance (2024) 5246

Stop Conditions - Edge of Auburn

Presenter: Leah Harrison, Engineering Director

The Engineering Department is seeking approval of fourteen stop conditions in Edge of Auburn subdivision as basic traffic control measures.

Action: Approve recommended Stop Conditions, Ordinance (2024) 5248

Stop Conditions - Exchange at 401

Presenter: Leah Harrison, Engineering Director

The Engineering Department is seeking approval of three stop conditions in Exchange at 401 Subdivision Phase 4 as basic traffic control measures.

Action: Approve recommended Stop Conditions, Ordinance (2024) 5249

Stop Conditions - Georgia's Landing

Presenter: Leah Harrison, Engineering Director

The Engineering Department is seeking approval of twenty stop conditions in Georgia's Landing Subdivision Phase 1 as basic traffic control measures.

Action: Approve recommended stop conditions, Ordinance (2024) 5250

Surplus Property – Police Department

Presenter: David Beck, Finance Director

Due to the purchase of new equipment the Police Department has a number of cameras and related components that are no longer compatible and can be declared as surplus property.

Action: Approve Resolution (2024) 2569

Total Personnel Rewards Strategy Enhancements

Presenter: Sabrina McDonald, Human Resources Director

Presentation of proposed additional total personnel rewards strategies.

Action: Approve personnel benefits and enhancements as presented during the January 2024 work session.

SOW #2 (Garner Recreation Center Playground) - TranSystems Corporation

Presenter: Maria Munoz-Blanco, PRCR Director

Present Statement of Work #2 (SOW #2) with TranSystems Corporation for design services for the playground project to be located at Garner Recreation Center.

Action: Approve SOW #2 with TranSystems and authorize Town Manager to execute contract.

Tryon Station Affordable Housing Financing

Presenters: John Hodges, Assistant Town Manager & Terri Jones, Town Attorney

On October 5, 2023, Town Council adopted Resolution (2023) 2513a authorizing financing in the amount of \$750,000 for the Tryon Station affordable rental housing project. The resolution authorizes the Town Manager to negotiate details of the transaction and execute any necessary loan documents. The developer/borrower has requested that Wake County and the Town of Garner subordinate their loans to the construction loan and to an interest rate swap during the permanent loan phase.

Action: Approve subordinate loan position during permanent loan period and approve Resolution (2024) 2513b

Action: Approve Consent Agenda with the exception of GEDC Small Area Study item which was pulled for discussion.

Motion: Matthews

Second: Dellinger

Vote: 4:0

GEDC Small Area Study Funding Budget Amendment

Presenter: Sara Warren, Budget Director

Ms. Warren explained that the Town is appropriating \$150,000 into the Economic Development budget for three small area studies. One of those studies is approximately \$50,000 and is being conducted by the GEDC and they are prepared to draw down that \$50,000. The remaining \$100,000 will remain in the Economic Development budget until partners can be found for the remaining two small area studies.

Action: Authorize a budget amendment of \$150,000 for GEDC for three Small Area Studies; Adopt Ordinance (2024) 5247

Motion: Matthews

Second: Behringer

Vote: 4:0

PUBLIC HEARINGS

Voluntary Contiguous Annexation Petition # ANX-23-16 Town Liles Property

Presenter: Jeff Triezenberg, Planning Director

Voluntary contiguous annexation petition (ANX-23-16) submitted by Town of Garner to bring 124.69 +/- acres into the primary corporate limits of the Town of Garner. The property is located at 2518 and 2605 Benson Road and may be otherwise identified as Wake County PINs 1619445820, 1619458482 and 1619537903. An additional 6.44 +/- acres of intervening right-of-way within Rand Road and NC 50 is included with this request for a total of 131.13 +/- acres.

Action: Adopt Ordinance (2024) 5252

There was no public comment.

Mayor Gupton closed the hearing.

Motion: Vance
Second: Behringer
Vote: 4:0

Tier 1 Conditional Rezoning # CZ-23-03, 309 Holman Drive

Presenter: Jeff Triezenberg, Planning Director

Tier 1 conditional district rezoning request submitted by Shalom Christian Community Church to rezone approximately 1.55 +/- acres from Residential 4 (R4) to Neighborhood Mixed Use (CMX C###) Conditional. The site is located along Holman Drive and may be further identified as Wake County PIN 1710893586. Use conditions are proposed.

Action: Close public hearing and refer case to Planning Commission for consistency review and recommendation

There was no public comment.

Mayor Gupton closed the hearing.

Motion: Matthews
Second: Vance
Vote: 5:0

Voluntary Satellite Annexation Petition #ANX-23-07 All Star Mobile Home Park

Presenter: Jeff Triezenberg, Planning Director

Voluntary Satellite Annexation Petition (ANX-23-07), submitted by Michael Conlon and Chris Barry of ACG All Star, LLC to bring +/- 72.16 acres into the corporate limits of the Town of Garner. The property is generally located at 2217 Michael Dr, north of Simpkins Road and may otherwise be identified as Wake County PIN 0791529528.

Police Chief Lorie Smith reported the number of police calls to this location in 2023.

The applicant was no present or available to answer questions.

There was no public comment.

Mayor Gupton closed the hearing.

Action: Deny motion to adopt Ordinance (2024) 5251

Motion: Singleton
Second: Matthews
Vote: 5:0

Tier 2 Conditional Rezoning Request # CZ-MP-22-13 1306 Creech Road

Presenter: Jeff Triezenberg, Planning Director

Tier 2 conditional rezoning request submitted by CR 1306 & 0 LLC to rezone approximately 42.02 +/- acres from Rural Agricultural (RA) to Multifamily B (MF-B C276) Conditional and Commercial Mixed Use (CMX C276) Conditional for a mixed-use development of 312 multi-family units and 5,000 square feet of commercial space. The site is located on the east side of Creech Road between Jewell Street and Plaza Drive and may further be identified as Wake County PIN(s) 1711888266, 1711896388, 1711992165, 1711886316, 1711886436, 1711886546, 1711886207, 1711887268, 1711889254.

Randy Herman presented an overview of the project.

Jeff Hockanadel, Traffic Engineer, and Beth Blackmon, Engineer, responded to Council questions.

David Watson, Sonya Blackmon, Ricky Peace, Cyndra Fye, Louise Cook, and Nolan Saunders spoke in opposition of the project.

Emily Scott posed a question regarding the greenway.

Action: Hold public hearing open until April 16, 2024.

Motion: Dellinger
Second: Singleton
Vote: 5:0

NEW/OLD BUSINESS

None

COMMITTEE REPORTS

Council Member Behringer reported that a student had received a scholarship from Garner Women's Club.

MANAGER REPORTS

- Talk of the Town
- Showcase of Talent at GPAC on February 24th at 3:00 p.m. and 7:00 p.m.
- Mr. Dickerson gave an update on the homeless encampment beside the Town Welcome Sign.

ATTORNEY REPORTS

None

COUNCIL REPORTS

Dellinger

- Reported early voting was open at Avery Street until March 2nd. Gave a reminder to remember your ID before going.

Gupton

- Encouraged Citizens to get out and vote.

Matthews

- Congratulated staff on the great job at the Council Retreat.
- Welcomed our new Assistant Planning Director, Erin Joseph.

Vance

- Shared about a tour given by Wake Med President and CEO and who provided an update on the groundbreaking for the mental health hospital coming later this year.
- Attended African American History read along at Vandora Springs.
- Praised our Police Department on the great job they are doing working with citizens and attending the rap session at Heavenly Cuts.
- The GPAC Jazz and Dinner was a great success.

Council Members Singleton and Behringer had nothing to report.

CLOSED SESSION

Council met in closed session to discuss the qualifications, competence, performance, character, fitness, or conditions of appointment of an individual public officer or employee. No action was taken.

ADJOURN: 10:15 p.m.

**Town of Garner
Town Council Regular Meeting Minutes
February 27, 2024**

The Council met at 6:00 p.m. in the Ronnie S. Williams Council Chambers at Town Hall, located at 900 7th Avenue, Garner.

CALL MEETING TO ORDER/ROLL CALL: Mayor Buddy Gupton

Present: Mayor Buddy Gupton, Mayor ProTem Elmo Vance, Council Members Kathy Behringer, Phil Matthews, and Demian Dellinger

Staff Present: John Hodges-Assistant Town Manager, Jodi Miller-Assistant Town Manager, David Beck-Finance Director, Jeff Triezenberg-Planning Director, Terri Jones-Town Attorney, Erin Joseph-Assistant Planning Director, Leah Harrison-Town Engineer, Mari Howe-Management Analyst, Paul Padgett, Inspections Director, Stella Gibson-Town Clerk, Rebecca Murray-Deputy Town Clerk.

CALL MEETING TO ORDER/ROLL CALL: Mayor Buddy Gupton

ADOPTION OF AGENDA

Motion: Vance
Second: Matthews
Vote: 5:0

DISCUSSION/REPORTS

Development Services Software, Portal and Website Updates

Presenter: Mari Howe, Management Analyst and Paul Padgett, Inspections Director

Ms. Howe and Mr. Padgett presented an overview of the recently launched development services software and walked-through a demonstration of the portal as well as updates to the website.

Action: Receive as information

MANAGER REPORTS

Review of updates to the Pending Agenda Report

Mr. Hodges provided an update on the status of the LMG

ATTORNEY REPORTS

Attorney Jones reported that she will be attending the Municipal Attorney's Winter Conference on Thursday, February 29 and Friday, March 1.

COUNCIL REPORTS

Dellinger

- Requested a Council field trip around Garner to visit projects approved over the past several years in order to assess them. He also requested to visit other projects around Wake County to see what the Town can draw inspiration from for our Garner Forward Plan.

Matthews

- Veterans Group is hosting Salute to the Troops at Aversboro Church on Sunday, March 10th, from 4:00 p.m. to 6:00 p.m. Encouraged folks to come out and enjoy family fun with inflatables and hot dogs.

Singleton

- Thanked the Engineering Department for getting the striping on 5th Avenue and resurfacing the stop bars at Vandora Avenue. He also was happy to see that the missing pieces on Lakeside have all been reconnected.

Mayor ProTem Vance, Council Member Behringer had nothing to report.

CLOSED SESSION

Pursuant to N.C. General Statutes Section 143.318.11(a)(6) to discuss the qualifications, competence, performance, character, fitness, or conditions of appointment of an individual public officer or employee.

Action: Move to approve a Mutual Separation Agreement with the Town Manager Rodney Dickerson with a separation effective on March 1, 2024 at 4pm and authorize the Mayor execute the Mutual Separation Agreement on behalf of the Town

Motion: Matthews

Second: Vance

Vote: 5:0

Mayor Gupton read the following statement:

The Garner Town Council and Town Manager Rodney Dickerson have agreed to a mutual separation effective March 1, 2024.

The Town Council is grateful for Mr. Dickerson's 23 years of service to the Town. He has served as town manager since March 2016. Mr. Dickerson was initially employed as an assistant to the town manager and later as assistant town manager before being appointed town manager.

As town manager, Mr. Dickerson led the Town through the difficult COVID-19 pandemic. He also guided the Town through completion of several major bond projects, oversaw key property acquisitions and had numerous other significant accomplishments that have helped make Garner a great place to be. During his tenure, three Town departments achieved national accreditation or re-accreditation—Public Works, Police, and Parks, Recreation and Cultural Resources.

Action: Appoint Jodi Miller to serve as interim town manager.

Motion: Behringer

Second: Dellinger

Vote: 5:0

Jodi Miller will serve as interim town manager beginning 4 p.m. on March 1. Ms. Miller joined the Town as an assistant town manager in February 2022. Prior to that, she had served as deputy county manager for Durham County since 2016. Ms. Miller also served as a deputy city manager for the City of

Williamsburg, Va., for 16 years. The Town Council looks forward to working with Ms. Miller and staff during this transitional period.

ADJOURN: 10:15 p.m.

DRAFT

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: March 5, 2024		
Subject: Human Resources Software Acquisition		
Location on Agenda: Consent <input checked="" type="checkbox"/>		
Department: Human Resources		
Contact: Sabrina McDonald, Human Resources Director		
Presenter: Sabrina McDonald, Human Resources Director		
<p>Brief Summary:</p> <p>The Human Resources Department undertook an RFP process in September 2023 with the help of Peak Performance Technologies to source and vet a Human Resources Information System (HRIS) software product. An HRIS will greatly improve the efficiency of HR processes and centralize all components of employee record keeping and payroll in an accessible cloud-based software. The HRIS project team has conducted software demos following a successful RFP solicitation and recommends selecting ADP to implement new HR and Payroll software. Implementation is estimated to take 4-6 months and staff is targeting October 1, 2024 to go live with payroll and core HR functions.</p>		
<p>Recommended Motion and/or Requested Action: Consider approving Ordinance (2024) 5256 and Authorize staff to begin contract negotiations with ADP for HRIS software and approve budget amendment.</p>		
<p>Detailed Notes:</p> <p>The attached memo to Town Management outlines the steps taken to source and select an HRIS vendor. In addition, Peak Performance Technologies' consulting services proposal and the Town's Request for Proposals for an HRIS Vendor are included for reference.</p>		
<p>Funding Source: General Fund</p>		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
<p>Manager's Comments and Recommendations:</p>		
<p>Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/></p>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:		
Finance Director:		
Town Attorney:		
Town Manager:	JM	
Town Clerk:		

HUMAN RESOURCES

MEMORANDUM

DATE: February 28, 2024

TO: Jodi Miller, Assistant Town Manager

CC: Mari Howe, Special Projects Manager

FROM: Sabrina McDonald, Human Resources Director

SUBJECT: Human Resources Information Software Acquisition

Background

In early 2023, the Town of Garner identified the need to replace the current manual system of fragmented Human Resources records, applications, forms, and spreadsheets with a comprehensive Human Resources Information System (HRIS). HRIS software suites provide a range of solutions including recruiting, onboarding, core human resource transactions, employee benefits, payroll, data collection and retention, and time and attendance. In addition to bringing all HR functions under a unified system, HRIS software builds a stronger connection between the HR and Finance departments by automating payroll processes to connect the HRIS with the Town's MUNIS software.

The Town hired Peak Performance Technologies, an external HRIS consultant who works with local governments and higher education institutions, to advise the Town throughout the software exploration and vetting process. Peak Performance Technologies is vendor agnostic and has worked with over 300 cloud software selections that included HR, Benefits, and Payroll. Mari Howe, Special Projects Manager, served as the internal project manager for HRIS software sourcing and implementation. She worked with the consultant to coordinate a team of HR staff and key departmental users to document and validate pain points, opportunities to improve, staffing challenges, reporting challenges and barriers to change.

Vendor Selection Process

Peak Performance provided a framework for creating a Request for Proposals that included over 450 distinct business requirements, broken out by HR functions:

- Payroll and payroll processing
- Time and Attendance System (including leave requests and absence management)
- Benefits management (Integration with NCHIP's Business Solver system)
- Talent management (recruiting, onboarding, and offboarding)
- Performance management
 - Career development

- Succession planning
- Tracking of licenses, certificates, credentials, and competencies
- Diversity/Equity/Inclusion reporting and dashboard capabilities
- Position Management (position control and handling multiple jobs)
- Compensation Management
- Learning Management
- Document Management
- Policy Administration
- Mobile Capabilities
- Employee Self-Service

The Town issued the RFP in September 2023. A copy of the RFP has been provided. Several leading vendors initially responded, and the Town received six submissions from Paycom, UKG, NeoGov, Dominion Payroll, ADP, and Paylocity. A team of cross-departmental stakeholders were assembled to review and assess the proposals and demonstrations. The staff included Human Resources staff members, the Special Projects Manager, the Finance Director, the Payroll Manager, and the Inspections Director (based on his prior experience with sourcing and implementing Development Services software).

The team invited all six vendors to conduct initial demonstrations of their software's capabilities, ranging from 2-4 hours each. After this first round, the team selected ADP and Paylocity for further demonstrations; these vendors were asked to conduct additional demonstrations of core HR and payroll functions, provide a sandbox environment for staff experience, and discuss implementation processes.

In addition to the demonstrations, staff conducted formal and informal reference checks for each of the remaining vendors, including requesting feedback from staff's HR and Finance listservs and speaking with 1-2 current clients identified by the vendors. These checks, combined with the demonstrations, access to "test drive" environments, and further analysis of software implementation and maintenance costs, provided sufficient detail for final analysis and decision-making.

Only one vendor, ADP, met the Town's business requirements with a combination of technology solutions, simplified ease of use, training, and customer service, and raised no major concerns for our evaluation team. The vendor matrix below highlights how well each vendor met expectations or posed a risk to successfully implementing an HRIS:

EVALUATION CRITERIA	RFP VENDORS					
	ADP	PAYLOCITY	NEOGOV	UKG	PAYCOM	DOMINION
Met Business Requirements						
Simplified Business Processes						
Demonstrated Ease of Use						
Robust Reporting & Analytics						
Overall Technology Framework						
Implementation Approach						
Training & Support Approach						
Market Presence						
Quality of References			N/A	N/A	N/A	N/A
Matrix Legend:	Satisfactory		Raised Some Concerns		Posed Significant Risk	

Cost

The projected cost to implement ADP’s HRIS software is approximately \$120,657.64 in the first year with an annual subscription cost of \$95,257.64 and a one-time set up fee of \$25,400. ADP has offered a five year contract with price lock that would save \$39,657.90 compared to an annually renewing contract with a 4% escalator. In addition, there would likely be cost savings from using ADP’s time and attendance application to replace the Town’s annual contract for Executime. Executime is currently billed at \$30,077 as an add-on to MUNIS.

ADP Cost	Year 1	Year 2	Year 3	Year 4	Year 5	5 Year Total
Annual Subscription	\$95,257.64	\$95,257.64	\$95,257.64	\$95,257.64	\$95,257.64	\$476,288.20
One-Time Set Up Fee	\$25,400.00	-	-	-	-	\$25,400.00
Total Annual Cost	\$120,657.64	\$95,257.64	\$95,257.64	\$95,257.64	\$95,257.64	\$501,688.20

Recommendation

After all demonstrations, reference checks and deliberation, the evaluation team recommends pursuing ADP for the Human Resources Information Systems software solution. Staff believes that ADP’s products will provide the Town with a comprehensive human resources solution that can modernize key functions such as employee actions, position control, onboarding, leave management, and record retention. Implementing HRIS software will also simplify and streamline internal processes for all Town employees and managers involved with recruiting and talent management, performance evaluation, and payroll processing. With ADP’s HRIS software, our small HR team can leverage anticipated time-savings from process automation and software efficiency to continue improving and expanding our high-quality service to the Town’s employees.

With Town Management’s approval, staff will pursue a Council action to appropriate the funds and begin contract negotiations. Once contract negotiations are complete, ADP estimates a timeline of 4-6 months for payroll and core HR implementation. Staff is targeting October 1 for this initial phase; additional components may continue to be implemented in the following 6-8 months. Please feel free to reach out if there is any further questions or items for discussion.



Request for Proposals

Human Resources Information System Modernization Project

Town of Garner, North Carolina

900 7th Avenue | Garner NC 27529

garnernc.gov



Release Date | September 20, 2023

Submittals Due | October 16, 2023

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Attachments

Attachment A – Town of Garner HRIS Requirements	
Attachment B – Town of Garner Standard Services Contract	

Introduction

The Town of Garner, North Carolina is seeking information on leading cloud based Human Resources Information System (HRIS) platforms that incorporate the following features and functionality:

- Talent management (recruiting, onboarding, and offboarding)
- Performance management
- Career development
- Succession planning
- Tracking of licenses, certificates, credentials, and competencies
- Diversity/Equity/Inclusion reporting and dashboard capabilities
- Position management (position control and handling multiple jobs)
- Compensation management
- Learning Management
- Document Management
- Policy Administration
- Mobile capabilities
- Employee self-service
- Payroll and payroll processing
- Scheduling time and managing absences/leave requests
- Benefits management (Integration with existing system Business Solver)
- Compliance reporting (optional)
- Travel and expense reporting (optional)

Current HRIS Environment

The current HR environment includes aging and fragmented technologies, siloed business processes and data that is difficult to aggregate and decipher. The following systems comprise most of the day-to-day applications utilized in the course of our business operations:

- Microsoft Office – Record Keeping
- Executime – Time and Attendance
- FMLA – Spreadsheets
- Payroll – Munis
- Laserfiche – Electronic (PDF) Personnel Files
- Talent Space/Halogen (Cornerstone OnDemand Product) - Performance Evaluations

General Information

Selection Process

The qualification and selection of a vendor will be in accordance with NCGS 143-129.8 (Best Value Procurement). The Town intends to contract with one (1) vendor that can provide an entire portfolio of HR, Benefits, Payroll and Time and Attendance solutions. The selected vendor will be required to complete the Town's standard Services Contract – see Attachment B – Town of Garner Standard Services Contract for more details. Any deviations from this standard language must be submitted with the Cost Proposal.

Submittal Format

All vendor responses should be delivered via email no later than 5:00 PM EST on Monday, October 16, 2023 to Shannon Fonville at sfonville@garnernc.gov.

There is no limit to how many pages the submittal can include but we request any marketing related literature be attached separately in appendices or separate files. These files can be sent in Microsoft Word, PDF, or Excel format. If any files are password protected, they will be considered non-compliant. The submittal should include at a minimum three files:

- One file labeled "Vendor Name – Town of Garner HRIS Project Technical Proposal"
- One file labeled "Vendor Name – Town of Garner HRIS Project Cost Proposal"
- One file labeled "Vendor Name – Town of Garner HRIS Requirements"
 - Must use Attachment A – Town of Garner HRIS Requirements and save in Excel .xlsx format

Contacts for Questions and Submittals

General Information	Submittals
DEADLINES	DEADLINES
<i>Email confirmation of intent to participate by</i> Wednesday, September 27, 2023 – 5:00PM EST <i>Submit questions related to this solicitation via email by:</i> Friday, September 29, 2023 - 5:00PM EST	<i>Submit HRIS Proposals by</i> Monday, October 16, 2023 – 5:00PM EST
CONTACT FOR QUESTIONS	CONTACT FOR SUBMITTALS
Sabrina McDonald Human Resources Director, Town of Garner smcdonald@garnernc.gov	Shannon Fonville Purchasing Officer, Town of Garner sfonville@garnernc.gov
Information regarding this RFP, including any addenda, will be posted on the Town's website at www.garnernc.gov .	

General Information

Schedule of Events

Milestone	Targeted Date
Release of RFP	September 20, 2023
Vendors confirm if they're responding to RFP (Email confirmation to smcdonald@garnernc.gov)	September 27, 2023
Question & Answer Teleconference	October 2, 2023
Vendors schedule Demo Dates in advance	October 6, 2023
Vendor Responses Due by 5:00PM EST (Email submittals to sfonville@garnernc.gov)	October 16, 2023
Product Functionality Demos	October 31 – November 9, 2023
Technology and Implementation Demos	November 13 – 17, 2023
Vendor Selection & Notification	Tentatively December 2023:
Contract Negotiations	TBD

Vendors will be allowed to ask additional questions in writing until the day of their demonstration. All questions should be directed to Sabrina McDonald at smcdonald@garnernc.gov.

Other Information

Selection Committee

A selection committee of Town staff members will review RFP submissions and rank them in keeping with the criteria contained herein. Each RFP will be evaluated based on the vendor's responses to the requirements of this RFP. The Town reserves the right to obtain clarifications or additional information from any vendor regarding its RFP.

After reviewing the proposals by the Selection Committee, vendors may be requested to schedule and deliver detailed product and service workshops to further evaluate your HRIS capabilities. These product demonstrations will be scheduled well in advance to ensure all parties are available. A selection of the top firm will be made, and the Town will enter into contract negotiations for the HRIS software and associated implementation services.

Costs

Any cost incurred by a vendor in preparing or submitting an RFP for the project shall be the vendor's sole responsibility.

Ownership of Proposals

Upon receipt by the Town, each RFP becomes the property of the Town and is considered a public record except for material that qualifies as "Trade Secret" information under North Carolina General Statute 66-152 et seq.

General Information

RFPs will be reviewed by the Town's Selection Committee, as well as other Town staff and members of the general public who submit public record requests after a selection result has been announced to the public.

To properly designate material as a trade secret under these circumstances, each vendor must take the following precautions:

- Any trade secrets submitted by the vendor should be submitted in a separate file marked "Trade Secret – Confidential and Proprietary Information – Do Not Disclose Except for the Purpose of Evaluating this Qualification package," and
- The same trade secret/confidentiality designation should be stamped on each page of the trade secret materials contained in the file.

Any firm that designates its entire proposal as a trade secret may be disqualified from consideration.

Registration with Secretary of State for North Carolina

Vendors responding to this RFP wishing to enter into a contract must be properly registered with the North Carolina Secretary of State. The awarded HRIS software provider selected under this RFP will be responsible for providing all professional, technical, managerial, and administrative staff with the appropriate skills and qualifications to perform required services.

Disclosures of Conflict of Interest

Pursuant to the State of North Carolina laws regarding disclosures of Conflicts of Interest, the HRIS vendor wishing to be provide services is asked to inform the Town regarding all potential organizational conflicts of interest in its proposal, including any subconsultants which may present an organizational conflict of interest. If there are any such conflicts, the information should be attached in a letter addressed to the Town's purchasing officer as identified on first page of this RFP. The letter should carefully consider roles and responsibilities of the organization and/or individual identified and provide a recommended approach for resolving any said conflicts.

Town Reserved Rights and Options

The Town expects to select one (1) HRIS software provider. The Town reserves the right to modify any part of this RFP by issuing one (1) or more addenda during the RFP response period. The Town reserves the right to reject any or all responses to the RFP, to advertise for new RFP responses or to accept any RFP response, in whole or part, deemed to be in the best interest of the Town.

Insurance Requirements

The Town shall be named an additional insured on the selected vendor's Certificate of Liability Insurance and the selected vendor shall maintain insurance policies at all times with minimum limits as outlined in the Town's standard Services Contract (see attachment).

In addition, the selected vendor shall maintain a Cyber Liability Insurance policy, with limits not less than \$3,000,000 per claim. Coverage shall be sufficiently broad to respond to the duties and obligations proposed by the vendor in their proposal regarding sensitive information in any form in Provider's care, custody, or control, or for which Provider is legally responsible, and shall include but not be limited to third party liability coverage for loss resulting from denial of service, unauthorized access, security failure, system failure, extortion, or any failure to prevent disclosure of sensitive information, including but not limited to personal identifying information or protected health information.

Vendor Qualifications & References

Vendor Profile

1. Provide a brief history of your company, your company culture, and your primary business focus.
Include full legal name of the company, year company was established, company location that would support the Town of Garner, number of people currently employed, and any changes in ownership during the last five years. Describe your organization's mission statement, culture, and the strategic direction of products and services.
2. Provide a brief overview of your products with a summary of the functionality.
Include the name, version and modules of your product that are recommended for this RFP. What distinguishes your product from other HRIS solutions? What enhancements are planned for your product over the next three years? Marketing materials may be attached as part of this response.
3. How many HRIS clients do you have and are any of these considered public sector?
Provide information on the total number of clients using HRIS solutions, examples of public sector organizations using these solutions and specific details regarding which functionality they utilize.
4. What experience have you had implementing your HRIS product in public sector?
Provide evidence of successful completion of a project in public sector of a similar size and complexity and highlight the experience of the assigned project lead or team members in implementing an HRIS for public sector clients.
5. How does your company stay current with development in human resources and how do you incorporate new requirements into future product releases?

Financial Sustainability

1. What is your company's annual sales/revenue?
Provide annual sales, percentage of your organization's revenue that comes from HRIS/payroll customers and percentage of research and development budget that is specific to your HRIS/payroll product.
2. Are there any outstanding or former lawsuits against your company?
If so, please explain what impact an unfavorable outcome of a current lawsuit would have on the company. If your organization was involved in a previous lawsuit, provide details and the outcome.
3. Has your firm ever been terminated from a project before completion? If yes, explain.

Vendor References

Please provide contact information for five references. Each reference should include the following:

- Company Name & Address
- Contact Person & Telephone Number
- Products/services Purchased by Reference
- Date Purchased
- Similarities and Differences in Reference (product/service) and that Proposed to the Town of Garner
- Duration of Implementation Services

Vendor Qualifications & References

Implementation Details

The Town of Garner desires information regarding implementation of the HRIS platform including but not limited to the following details:

- Effective project management and resource allocation and utilization
- Implementation activities following a structured deployment methodology. At a minimum, Town of Garner expects the vendor to provide the following:
 - Planning and analysis phase
 - Requirements definition
 - Design and Fit Gap activities
 - Configuration utilizing a prototyping approach
 - Development of integrations, workflows, reports and portal and mobile connections
 - Data conversion including extraction and data validation assistance
 - Insights into the vendor's change management approach that includes the following:
 - Communication plan
 - Business process standardization
 - Process impact analysis
 - Role-based end user training
 - Process to ensure user procedures are effectively documented
 - Cultural alignment where applicable
 - Robust testing plan (unit, integration, system, UAT and parallel testing)
 - Creation of a production support model that ensures a process of continuous process optimization is embedded throughout the organization

Additional Information:

Town of Garner desires additional insights into the vendor's platform including:

6. Do you offer your products as Licensed, Hosted, SaaS or all three?
7. If you offer a Hosted and/or a SaaS solution:
8. What is the data center and network infrastructure?
9. What security methods or technologies you use or provide to secure your hosting and/or SaaS environment and data centers?
10. What types of technical resources are required?
11. Does your hosting solution include a guaranteed level of system performance, such as sub-second response time?
12. Provide an overview of your system architecture and core functions (e.g., role-based access, workflows, configuration and customization, number of concurrent users who can access the HRIS).
13. Describe your security architecture, including any significant failures, breaches or issues encountered in the last five years. What methods are supported for disaster recovery and data archiving?
14. Does the product have the capability of using common Multi-Factor Authentication methods such as Microsoft Azure AD, Secure LDAP, etc? If so, which methods?
15. Does the product require plug-ins for full functionality? If so, what type?

HRIS Functional Product Requirements

Requirement Matrix

To submit a complete proposal, vendors must complete the requirement matrix found in Attachment A – Town of Garner HRIS Requirements. The matrix includes 11 function areas that the Town is looking for in a successful HRIS product.

Requirement Matrix - Table of Contents		
Tab	Functional Area	Requirements
1	General Requirements	24
2	Talent Management	40
3	Performance Management	46
4	Onboarding & Offboarding	15
5	Benefits Management	70
6	Payroll & Payroll Processing	93
7	Timekeeping & Leave Management	31
8	Position Management	27
9	Compensation Management	18
10	Compliance Reporting	19
11	Technical Requirements	34

Requirement Responses

For all functional requirements listed, the Vendor should indicate if and how their product can satisfy the desired functionality. Vendors may select from the following options:

- **Out of the Box:** Requirement is available out of the box as a standard offering without requiring configuration.
- **Free customization:** Requirement is possible through free configuration by Vendor or implementation partner.
- **Paid customization:** Requirement can be satisfied for an additional fee to Vendor or implementation partner.
- **Third-party application:** Requirement can be satisfied with the addition of another application. Vendor should detail the name and estimated cost of the application, if possible.
- **Planned future feature:** Requirement can be satisfied by a product upgrade that is established or underway on the vendor's product roadmap. List estimate quarter and year when functionality is expected.
- **Not available:** The listed functionality is not part of the respondent's product.

Vendors may provide additional information to support their selection in the comment column of the matrix.

High Level Pricing Information

Cost Proposal Requirements

Please provide information related to how you price your HRIS platform. The Town understands that final pricing models may change once contract negotiations begin. However, vendors should provide high level estimates for:

- Initial one-time implementation and licensing costs
- Ongoing annual licensing and maintenance costs

Please note if there are additional costs for customization and/or third-party integrations that will be needed to meet the Town's requirements. Estimates for these additional costs are desired, if available.

Anticipated System Users:

- Approximately 220 full time employees
- Approximately 50-75 part time employees



Digital Transformation in Public Sector

Overview of Peak Performance Technologies

Brief History of Peak

- Founded in 2008
- 100% woman owned
- 85% public sector focused (Remainder are private colleges)
- 175+ customers since 2008
 - Federal Agencies
 - State Governments / Agencies
 - State 4-year universities
 - Community and technical colleges
 - School districts
 - Cities and Counties
 - Transit/Port Authorities/Utilities
 - Other
- Public Sector Shared Services Expertise

Brief History of Peak

- Peak has helped evaluate the following vendors over the last 18 months:
 - Oracle Cloud (several times)
 - CGI
 - Microsoft Dynamics
 - Infor
 - Workday (several times)
 - SAP (multiple times)
 - UKG
 - ADP
 - Ceridian
 - Paycom
 - Paycor
 - Higher education specific vendors with their own HCM and Finance platforms

Advisory Services

- Strategic Planning and Cloud Strategies
- Organizational Readiness and IT Assessments
- ERP Audits/Health Checks
- Technical Platform Consolidation
- Vendor Selections and Contract Negotiations
- Shared Services
- HR Transformation / Modernization Strategies
- Data Governance
- Cyber Security Audits

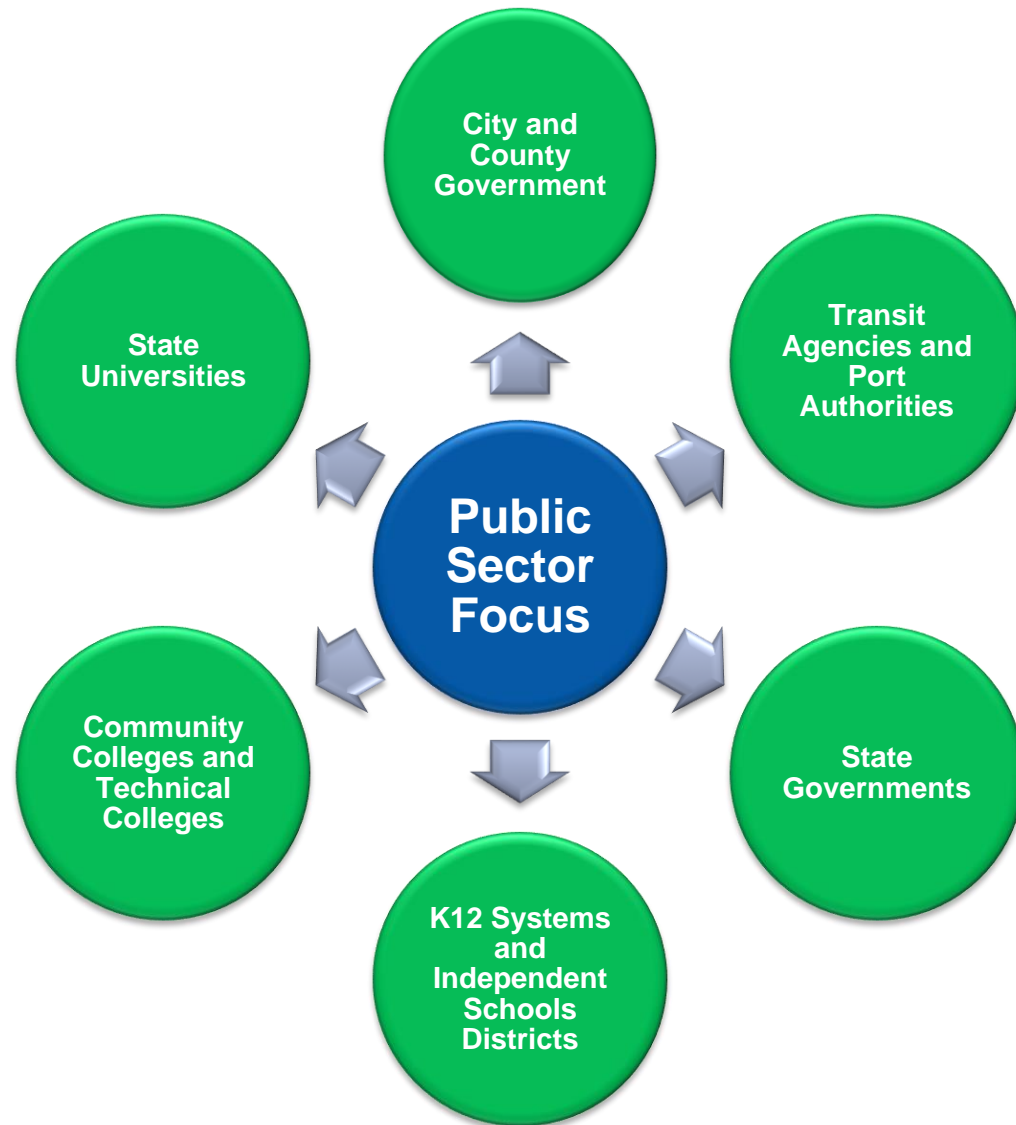
Program Management Services

- PMO Creation or Optimization
- Program Management
- Project Management
- Organizational Change Management
- Risk Management and IV&V
- Cultural Alignment and Team Building
- Shared Services and Outsourcing of Key Functions
- Production Support Models/Continuous Process Optimization

Change Management Activities

- Stakeholder Analysis
- Communication Strategy/Plans/Communiques/Website
- Change Agent
- Business Process Analysis, Reengineering
- Future State Reimagining Workshops
- Analysis of Segregation of Duties
- Cultural Alignment
- Team Building and Conflict Resolution
- Impact Analysis
- Testing Activities
- Training Activities
- Documentation of User Procedures (Position Based)
- Creation of Support Model to ensure continuous process optimization

Public Sector Target Market



Representative Public Sector Customers

Customers	Customers	Customers	Customers
Department of Treasury	Gwinnett County	Allendale County, SC	Maricopa County Colleges (10 separate schools)
IRS	Mecklenburg County	Dorchester County, SC	City Universities of NY (20+ schools)
Homeland Security	City of Raleigh	Fairfield County, SC	University of SC
Dept. of Agriculture	Maricopa County	Chester County, SC	College of Lake County
Dept of Forest Services	City of Phoenix	Chesterfield, SC	Bucks County Colleges
Library of Congress	Weld County	Edgefield County, SC	Arizona State Univ.
GAO	McCormick County, SC	Williamsburg County, SC	University System of Alaska
State of Georgia (148 agencies)	Newberry County, SC	Hampton County, SC	Colorado University System
State of Florida	Richland County, SC	Dillion County, SC	University of Florida
State of South Carolina	Lexington County, SC	Bamburg County, SC	Ohio University
State of New York	Greenville County, SC	Lee County, SC	Lorain County Colleges
Lancaster County	Charleston County, SC	Darlington County, SC	University of Akron
City of Lancaster	Horry County, SC	Marlboro County, SC	Port Authority of Pittsburgh
Washington County	Berkley County, SC	Abbeville County, SC	M.A.R.T.A (Atlanta transit)
Dekalb County	Beaufort County, SC	Calhoun County, SC	Quinsigamond College
City of Atlanta	Orangeburg County, SC	Florence County, SC	College of Southern Idaho
Forsyth County	Sumter County, SC	University System of GA (32 schools)	Yavapi County Colleges

Primary Consultant

- Rob Cardelli
 - 29 years of education and government consulting
 - Personally worked with over 200 public sector customers
 - Former executive from Ernst & Young and Accenture's public sector practices
 - Expert at vendor selections (over 100)
 - Expert at HR Transformation
 - Personally led the implementations of most of the products Garner evaluated
 - Expert at Project Management
 - Expert at Organizational Change Management

ORDINANCE NO. (2024) 5256

ORDINANCE AMENDING ORDINANCE NO. (2023) 5209 WHICH ESTABLISHED THE 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:

Revenue Amendment Request

ACCOUNT NUMBER	DESCRIPTION	PROJECT	CURRENT BUDGET	REVENUE CHANGE	REVISED BUDGET
10309000-496900	Appropriated Fund Balance		\$ 6,558,764	\$ 120,657	\$ 6,679,421
20600000-471000	Transfer from General Fund	10491	\$ 580,816	\$ 120,657	\$ 701,473

TOTAL REVENUE INCREASE (DECREASE) \$ 241,314.00

Expenditure Amendment Request

ACCOUNT NUMBER	DESCRIPTION	PROJECT	CURRENT BUDGET	EXPENDITURE CHANGE	REVISED BUDGET
20600000-521000	Professional Services	10491	\$ 100,000	\$ 120,657	\$ 220,657
10590000-552020	Tsf To Cap Reserv Proj Fund 20		\$ 4,153,124	\$ 120,657	\$ 4,273,781

TOTAL EXPENDITURE INCREASE (DECREASE) \$ 241,314.00

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 5th day of March 2024.

Buddy Gupton, Mayor

ATTEST:

Stella L. Gibson , Town Clerk

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: March 5, 2024 		
Subject: Voluntary Contiguous Annexation Petition # ANX-23-15, Dougher Light Industrial		
Location on Agenda: Public Hearings 		
Department: Planning		
Contact: Ashley Harris, Planner II		
Presenter: Ashley Harris, Planner II		
<p>Brief Summary:</p> <p>Voluntary contiguous annexation petition submitted by Dougher Properties LLC to bring 1.84 +/- acres into the corporate limits of the Town of Garner. The property is generally located at 0 High Hope Lane (immediately north of 101 High Hope Lane) and may be otherwise identified as Wake County PIN 1721313405.</p>		
<p>Recommended Motion and/or Requested Action:</p> <p>Consider motion to adopt ordinance (2024) 5255.</p>		
<p>Detailed Notes:</p> <p>This petition accompanies the Tier 2 Planned Development Rezoning request for Dougher Light industrial (CZ-MP-23-01) approved on December 5, 2023 for a light industrial business park and additional building. The property is currently in the Town's ETJ, but would be incorporated into the Town's primary corporate limits if approved. Per the Raleigh-Garner Merger Agreement, an annexation petition is required for the extension of service.</p>		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
<p>Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/></p>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JST	
Finance Director:		
Town Attorney:		
Town Manager:		
Town Clerk:		

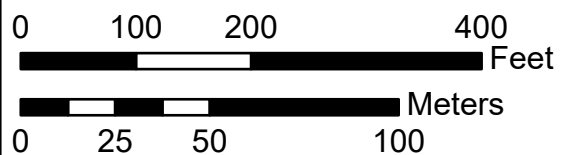


**Town of Garner
Planning Department**

**Annexation
ANX-23-15**



Owner: Dougher Properties, LLC
Project: Dougher Light Industrial
Location: High Hope Ln
Pin #: 1721-31-3405
Area: +/- 1.84 AC Total





PLANNING MEMORANDUM

DATE: March 5, 2024
TO: Honorable Mayor Gupton and Town Council Members
FROM: Ashley Harris, Planner II
SUBJECT: Voluntary Contiguous Annexation Petition # ANX-23-15, Dougher Light Industrial

ANNEXATION APPLICATION:	ANX-23-15
OWNERS:	Dougher Properties LLC
CONTIGUOUS / SATELLITE:	Contiguous
LOCATION OF PROPERTY:	0 High Hope Lane
WAKE COUNTY PIN #:	1721313405
REAL ESTATE ID #:	0139316
AREA:	1.84 +/- acres
ZONING:	Light Industrial (LI C271) Conditional Commercial Highway Overlay (CHO) District and Limited Access Highway Overlay (LHO) District
ASSOCIATED DEVELOPMENT PLAN:	This petition follows a request for public water and sewer at Dougher Light Industrial (CZ-MP-23-01), approved on December 5, 2023; per the <i>Raleigh-Garner Merger Agreement</i> , an annexation petition is required for the extension of service.
RECOMMENDATION:	Adopt annexation ordinance.
<u>KEY DATES:</u>	
PUBLIC HEARING:	March 5, 2024
ANNEXATION EFFECTIVE:	March 5, 2024

Return to:
Stella Gibson
Town of Garner
900 7th Avenue
Garner, NC 27520

ORDINANCE NO. (2024) 5255

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

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

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

WHEREAS, the Town Clerk has certified the sufficiency of the petition, and a public hearing on the question of this annexation was held at 900 7th Avenue in the Town of Garner Town Hall at 6:00 PM on March 5, 2024, after due notice was published electronically on the Town's website on February 23, 2024; and

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

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

Section 1. By virtue of the authority granted by G.S. 160A-31, as amended, the following described territory is hereby annexed and made part of the Town of Garner as of March 5, 2024.

ANX-23-15, Dougher Industrial – Contiguous annexation:
1.86 +/- acres located generally 0 High Hope Lane; Wake County PIN
1721313405.

Legal Description

Beginning at a new iron pipe on the western right of way of High Hope Lane; said point having NC grid coordinates of N(y)= 711, 266.11', E(x)=2,123,471.43', said iron point also being located N 05° 40' 17" W 309.33' from the centerline intersection of High Hope Lane and east Garner road (NCSR 1004); thence leaving said right of way, N 86° 32' 30" W a distance of 256.22' to a new iron pipe; Thence 12° 13' 38" E a distance of 68.83' to an existing iron pipe; thence n 77° 48' 42" W a distance of 94.75' to a new iron pipe; thence N 01° 00' 38" E a distance of 129.54' to a point by a creek; thence along with said creek S 88° 59' 22" E a distance of 20.23' to a point; thence N 52° 43' 13" E a distance of 44.86' to a point, Thence N 16° 49' 00" E a distance of 76.90' to a point; thence 35° 20' 44" E a distance of 494.60' to a new iron pipe; which is the point of beginning, containing an area of 86,072 square feet or 1.976 acres, per survey conducted by CMP Professional Land Surveyors dated July 6, 2022.

Section 2. Upon and after the 5th day of March 2024, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Garner and shall be entitled to the same privileges and benefits as other parts of the Town of Garner. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

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

Adopted this 5th day of March 2024.

Buddy Gupton, Mayor

ATTEST:

Stella L. Gibson, Town Clerk

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: March 5, 2024 		
Subject: Tier 2 Conditional Rezoning # CZ-MP-23-02, Wall Store Road		
Location on Agenda: Public Hearings		
Department: Planning		
Contact: Ashley Harris, Planner II		
Presenter: Ashley Harris, Planner II		
<p>Brief Summary:</p> <p>Tier 2 conditional rezoning request submitted by Capital Partners of NC, LLC to rezone 8.95 +/- acres from Rural Agricultural (RA) and Multifamily B (MF-B C258) to Multifamily B (MF-B C277) Conditional for the development of a maximum of 60 townhouses. The site is generally located on the south side of Wall Store Road, west of Rock Quarry Road, and may be further identified as Wake County PIN(s) 1731610922, 1731518872 and a part of 1731607909.</p>		
<p>Recommended Motion and/or Requested Action:</p> <p>Consider closing public hearing to refer case to Planning Commission for consistency review and recommendation.</p>		
<p>Detailed Notes:</p> <p>Zoning conditions are proposed that restrict the range of MF-B permissible uses to a list of two and provide architectural commitments that address appearance and quality of materials and construction.</p>		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
<p>Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/></p>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JST	
Finance Director:		
Town Attorney:		
Town Manager:	JM	
Town Clerk:		



**Town of Garner
Planning Department**

**Tier 2 Conditional
Rezoning CZ-MP-23-02**



Project: Wall Store Road
Applicant: Capital Properties of North Carolina, LLC
Owners: Michael Braxton Poole, Sr;
CAM Holdings LLC; ITAC 356 LLC
Location: 2920 Wall Store Rd
Pin #: 1731-61-0922, 1731-51-8872,
& Portion of 1731-60-7909

Proposed Use: Townhomes
Current Zoning: RA, MF-B
Proposed Zoning: MF-B
Acreage: 8.95 +/-
Overlay: Not Applicable

PLANNING MEMORANDUM

DATE: March 5, 2024

TO: Honorable Mayor Gupton and Town Council Members

FROM: Ashley Harris, Planner II

SUBJECT: Tier 2 Conditional Rezoning # CZ-MP-23-02, Wall Store Road

I. PROJECT AT A GLANCE

Project Number(s): CZ-MP-23-02

Request: Tier 2 conditional rezoning request submitted by Capital Partners of NC, LLC to rezone 8.69 +/- acres from Rural Agricultural (RA) and MF-B (MF-B C258) Conditional to Multifamily B (MF B C277) Conditional for the development of a maximum of 60 townhouses. The site is generally located on the south side of Wall Store Road, west of Rock Quarry Road, and may be further identified as Wake County PIN(s) 1731610922, 1731518872, and a portion of 1731607909. Zoning conditions restricting range of permitted uses and adding commitments above and beyond the requirements of the UDO included.

Applicant: Capital Partners of NC, LLC

Owner: Michael Braxton Poole, Sr. CAM Holdings LLC

Key Meeting Dates:

Public Hearing: March 5, 2024

Planning Commission: TBD

Action: TBD





II. ZONING AND CONTEXT

EXISTING ZONING: The existing zoning of the site is **Rural Agricultural (RA)** and **Multifamily B (MF-B C258) Conditional**.

The Rural Agricultural (RA) District primarily accommodates agriculture, silviculture, and rural residential (aka large-lot single-family residential) uses. Other uses typically found in rural areas, including utility structures and other compatible uses are also found in the district. Properties zoned RA are typically found in areas outside the Town's corporate limits where public water and sewer services are not readily available.

The following uses are permitted in the RA district by right or by special use permit (see UDO Article 6):

- | | |
|--|---|
| 1. Single-Family Detached | 16. Other Outdoor Parks and Open Space Uses Not Listed (SUP) |
| 2. Manufactured Home – Class A | 17. Public Park, Passive Open Space, Nature Park |
| 3. Manufactured Home – Class B | 18. Bed and Breakfast Home, 8 rooms or fewer |
| 4. Other Group Living Uses Not Listed (SUP) | 19. In Home Family Childcare Home |
| 5. Group Care (with 9 or fewer residents) | 20. Crematorium (SUP) |
| 6. Assembly, Civil, Service Fraternal Clubs, Lodges and Similar Uses | 21. Water Treatment, Wastewater Treatment, Natural Gas, Electric Substation (SUP) |
| 7. Community Center | 22. Minor Utility |
| 8. Higher Education (SUP) | 23. Solar Farms (SUP) |
| 9. School, Primary or Secondary | 24. Telecommunication Facility |
| 10. Emergency Services | 25. Other Agricultural Uses Not Listed (SUP) |
| 11. Prison, Jail, Detention Facility (SUP) | 26. Agriculture or Silviculture |
| 12. Cemetery | 27. Greenhouse, Nursery (commercial), indoor operations |
| 13. Religious Institution | 28. Greenhouse, Nursery (commercial), outdoor operations (SUP) |
| 14. Golf Course or Country Club, Private | |
| 15. Horse Stables and Related Facilities | |

A portion of the site was rezoned to MF-B C258 in 2022. The MF-B district is intended to primarily accommodate more intense multifamily uses with larger structures that contain more units. Structures are more urban in character and are located closer to the street than in the MF-A District with parking generally in the rear. These multifamily developments generally are clustered around active areas and allow people to live closer to places where they work and play. Some nonresidential or mixed-use structures and uses may also occur. The Multifamily Residential B (MF-B C258) Conditional district includes the following zoning conditions:

1. Permitted use table:

Use Category	Specific Use	MF-B C258
Residential Use*	Townhouse	P
	Multifamily (triplex and higher, including apartment)	P

** Any form of group living protected by state or federal statute for use in single-family dwellings shall be permitted according to the specific use standards of the Garner Unified Development Ordinance.*

2. Stormwater control measures shall be enclosed with commercial-grade black aluminum picket fencing.
3. The multi-family apartments shall include the following amenities:
 - a. clubhouse with health club totaling a minimum of 6,000 sf;
 - b. swimming pool, sun deck and grilling area totaling a minimum of 2,500 sf;

- c. play lawn and outdoor gathering space measuring at least 150' X 75'; and
 - d. landscaped dog park with seating totaling a minimum of 2,000 sf.
4. The multi-family apartments shall be subject to the following architectural guidelines:
- a. The permitted primary exterior building materials for the principal and accessory buildings developed on the site shall be brick veneer or similar masonry products, stone, manufactured stone, stucco and cementitious siding or a Combination of the foregoing and shall vary in type and color;
 - b. The masonry component shall be a minimum of 20% per building;
 - c. Vinyl may not be used as an exterior building material. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings;
 - d. Offsets in the plane of each façade for each apartment building to be provided. Secondary (side) facades shall have hip roofs; primary facades (front and rear) shall have hip accents with roof planes that vary from the primary roof plane;
 - e. Primary (front or rear) facades addressing public streets shall not contain breezeway openings with visible stairwells; and
 - f. The project shall include a mix of building types.
5. The townhouse units shall include a landscaped dog park. The dog park shall be a minimum 2,000 sf with seating to accommodate up to 6 people.
6. The townhouse units shall be subject to the following architectural guidelines:
- a. Townhouse buildings shall have a 2' horizontal offset in the front and rear planes of the building every second unit;
 - b. Each unit shall have at least a 12' x 20' one-car garage which may be front-loaded; front-facing garage doors shall be paneled doors with carriage hardware and windows and shall vary from building to building;
 - c. Vinyl siding is not permitted; however, vinyl windows, decorative elements, and trim are permitted;
 - d. A minimum of 20% of the front facade of each unit shall be masonry, stone, or brick veneer;
 - e. Townhouse units shall have turn down slab or stem wall construction with 12" exposed on front; front and sides shall be clad with brick or stone veneer in a continuous wainscoting; rear shall have paint to cover exposed concrete;
 - f. Articulation in the side elevations shall include side entry doors and two or more windows; gable ends to have a horizontal band board at the attic floor level with a different pattern or color of siding above and below the band board;
 - g. First floor glazing shall consist of front doors with windows, sidelights and/or transoms;
 - h. 8" minimum eaves and rakes on front, rear, and sides to be provided;
 - i. Townhouse units shall have covered entry porches or stoops;
 - j. Front-loaded townhouse units shall have at least 10' x 10' rear patios; and
 - k. Townhouse units with rear yards along Auburn-Knightdale Rd shall have enhanced landscaping.

Contextual Setting:

This site is located on the south side of Wall Store Road, west of Rock Quarry Road. The area is undergoing increased development, with several residential projects under construction or in review with town staff.

North: Large Lot Residential / Vacant Tracts (Wake County R-30 Zoning)

South: Single-Family Detached/Attached (Auburn Village) and Townhomes/Apartments (Burnette Farms)

East: Single-Family Residential (Large Lot and Burnette Farms)

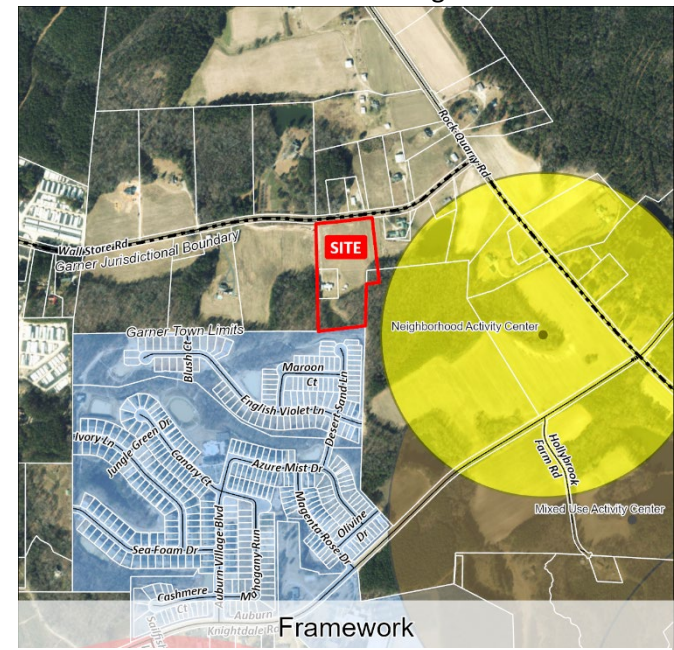
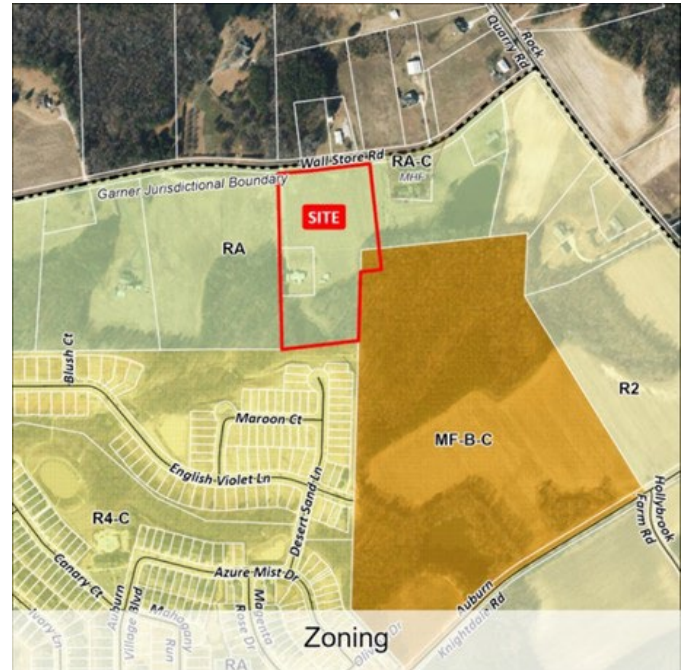
West: Large Lot Residential and Agricultural

Auburn-Knightdale Road and Rock Quarry Road are NCDOT corridors with a growing amount of daily traffic. Auburn-Knightdale Road collects local traffic and connects future activity centers at US 70 (Regional Transit Activity Center) and Rock Quarry Road (Neighborhood and Community Activity centers). The most recent NCDOT traffic count for Auburn-Knightdale Road (collected every two years) is 6,300 in 2021 and showing a steady upward trajectory from 3,700 trips per day since 2013. Consequently, the roadway has some capacity for growth and is being upgraded with a center turn lane and separated infrastructure for pedestrians and cyclists with development.

Rock Quarry Road collects local traffic but also functions as a commuter route for the larger area into downtown Raleigh. The most recent NCDOT traffic count for Rock Quarry Road (collected every two years) is 6,400 in 2021 and showing a steady upward trajectory from 3,900 trips per day since 2011. Consequently, the roadway has some capacity for growth and is being upgraded with additional lanes, medians, and separated infrastructure for pedestrians and cyclists with development.

Lastly, Wall Store Road is a rural secondary NCDOT route that connects Auburn Church Road to Rock Quarry Road. NCDOT has not collected data along this roadway since 2015 when counts were at 1,100 trips per day. Consequently, the roadway has some capacity for growth but lacks separated infrastructure for pedestrians and cyclists.

This area will be heavily influenced by the impending completion of NC 540 (estimated 2028/2029) which will feature an interchange at Rock Quarry Road just to the south and east of this site adjacent to Edge of Auburn.



PROPOSED ZONING: The proposed zoning of the site is **Multifamily B (MF-B C277) Conditional**.

The MF-B district is intended to primarily accommodate more intense multifamily uses with larger structures that contain more units. Structures are more urban in character and are located closer to the street than in the MF-A District with parking generally in the rear. These multifamily developments generally are clustered around active areas and allow people to live closer to places where they work and play. Some nonresidential or mixed-use structures and uses may also occur.

NOTE: All applicable requirements of the Garner Unified Development Ordinance will be met, including setbacks and dimensional requirements, open space, streets, utilities, building design, parking, lighting, landscaping, stormwater management, nitrogen reduction, water supply watershed protection, floodplain management, and tree conservation/preservation/protection.

Conditions: The applicant has identified the two (of a possible 18) uses that are permitted in the MF-B district by right or by special use permit to be part of the proposed C277 districts:

1. Permitted Use table:

Use Category	Specific Use	C277
Residential Use*	Townhouse (3 or 4 dwelling units per structure)	P
	Townhouse (> 4 dwelling units per structure)	P

* Any form of group living protected by state or federal statute for use in single-family dwellings shall be permitted according to the specific use standards of the Garner Unified Development Ordinance.

2. Stormwater control measure shall be enclosed with commercial-grade black aluminum picket fencing.
3. The townhouse units shall be subject to the following architectural guidelines:
 - a. Townhouse buildings shall have a 2' horizontal offset in front and rear planes of the building every second unit;
 - b. Each unit shall have at least a 12' x20' one-car garage with paneled doors;
 - c. Vinyl siding is not permitted, however vinyl windows, decorative elements, and trim are permitted;
 - d. A minimum of 20% of the front façade of each unit shall be masonry, stone, or brick veneer;
 - e. Townhouse units shall have turn down slab or stem wall construction with 12" exposed on front; front and sides shall be clad with brick or stone veneer in a continuous wainscoting; rear shall have paint to cover exposed concrete;
 - f. Articulation in the side elevations shall include two or more windows; gable ends to have a horizontal band board at the attic floor level with a different pattern or color of siding above and below the band board;
 - g. First floor glazing shall consist of front doors with windows, sidelights and/or transoms;
 - h. 8" minimum eaves and rakes on front, rear, and sides to be provided; and
 - i. Townhouse units shall have covered [front] entry porches.
4. Additional planting along Wall Store Road of 1 additional understory tree per 100 linear feet of road frontage.
5. Vegetative screen shall be planted and maintained at a minimum height of 3' within two years of planting at the ends of alleys adjacent to the Minor Collector Right of Way, subject to the location of proposed utilities and easements.

Master Plan Condition/Site Data:

Area:

8.69 +/- acres

Units/Bldg Size:

60 townhouses
(~6.9 du/acre)

Open Space:

0.87 +/- acres required;
25% must be active

Privately maintained open space areas are a combination of qualifying conservation areas and recreation space. Abundant conservation areas exist on site in the form of wetlands, floodplains and conservation buffer overlays. Recreation space will include qualifying open areas and pedestrian trails with connections to a new segment of public greenway.

Stormwater Notes:

The site is not located within the watershed protection area but is subject to stormwater water quality requirements for nitrogen as well as water quantity requirements for the 1-, 10-, and 25-year storm events. To satisfy these needs, the development plans to use a single stormwater control measure (SCM).



Utility Notes:

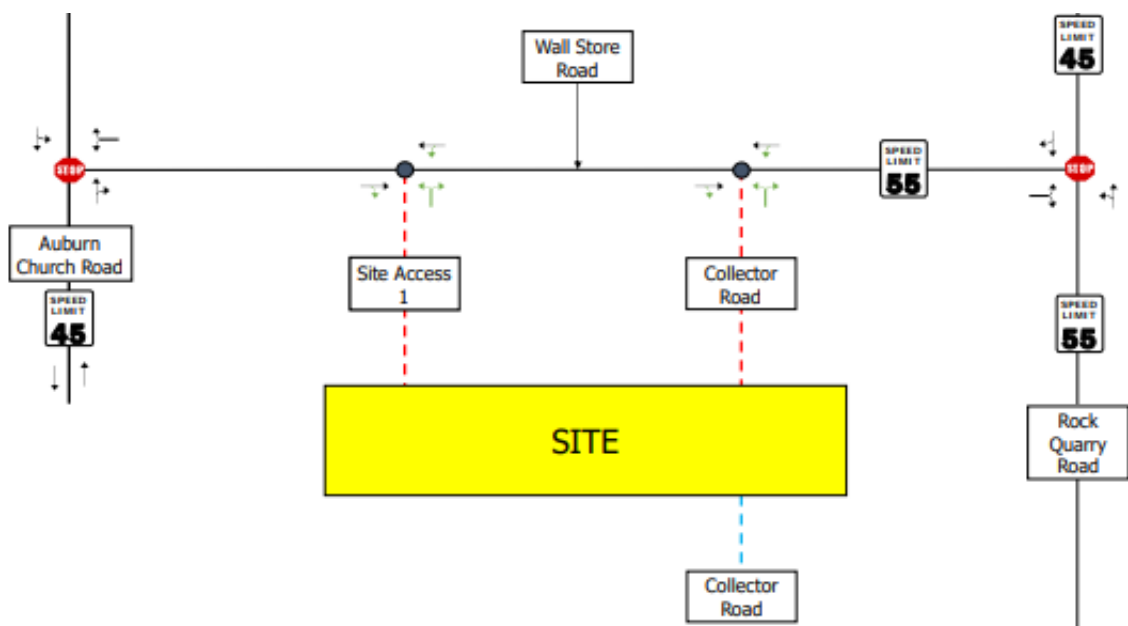
The site will be served by City of Raleigh water and sewer infrastructure. Water and sewer will connect to the utility lines in the adjacent Burnette Farms development. Sewer lines will be extended to adjacent and upstream properties per the Raleigh Water policy.

Transportation Notes:

The project will have two points of access: one from Wall Store Road and one from the adjacent Burnette Farms subdivision. Curb, gutter, sidewalk and additional pavement will be installed along Wall Store Road. A Traffic Impact Analysis (TIA) was required by the Town for this proposal but not by NCDOT. The TIA was completed in February of 2023. The TIA highlighted the following:

- Expected 407 trips (one-way) on the average weekday,
- Expected 6 inbound trips in the AM peak hour (~ 1 every 10 minutes)
- Expected 20 outbound trips in the AM peak hour (~ 1 every 3 minutes)
- Expected 19 inbound trips in the PM peak hour (~ 1 every 3 minutes)
- Expected 13 outbound trips in the PM peak hour (~ 1 every 5 minutes)

No off-site improvements are recommended as needed to reflect the very limited proportional impact of the added traffic generated by this proposal; however, the figure below shows the 2027 future build out lane configuration.



Significant Environmental/Cultural Feature Notes:

As depicted to the right, there is an existing stream with associated buffers along the southern boundary of the project. There is also an existing pond, which is proposed to remain. This area of the property is reserved for tree preservation and pedestrian trails, including a segment of public greenway.



III. PROPOSAL REVIEW

NEIGHBORHOOD MEETING(S): Staff identified 126 properties and occupants within the notification radius as shown at right and provided the list to the applicant for first class mailed notices. A series of meetings were held as follows:

- June 1, 2023, at 6:00 PM in the Garner Senior Center. There were approximately 28 people in attendance.
- September 7, 2023, at 5:30 PM in the Best Western Plus Edison Inn Conference Room at 1595 Mechanical Blvd. There were approximately 11 people in attendance.

Full neighborhood meeting information, including a list of questions and concerns, is attached at the end of this report for further detail.

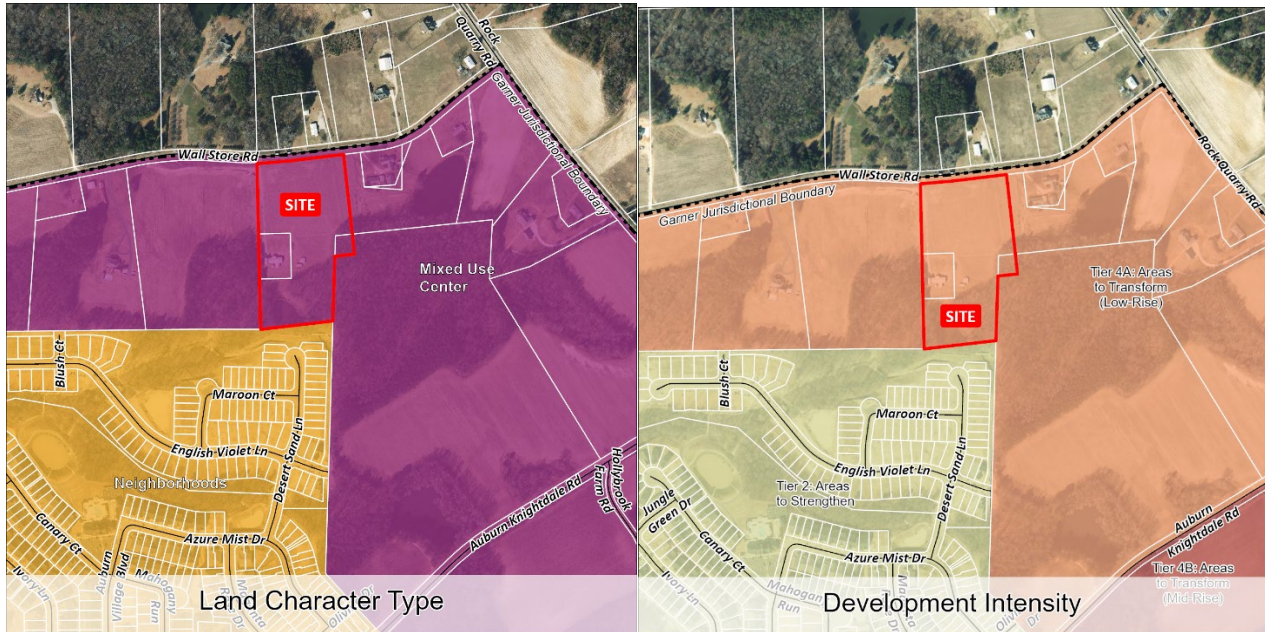


PLAN CONSISTENCY: When considering a rezoning request, the Planning Commission is required by state statute to make a written recommendation regarding the consistency of the zoning proposal with the Town's current Comprehensive Plan and other applicable adopted plans. Specifically, a comprehensive plan is only advisory in nature and has no independent regulatory effect; nor does it expand, diminish or alter the scope of the Town of Garner UDO. A determination of inconsistency with the Plan does not preclude a rezoning request from being found to be reasonable. In those cases where the request is deemed inconsistent yet reasonable, an amendment to the Comprehensive Plan is automatically made upon approval of the request.

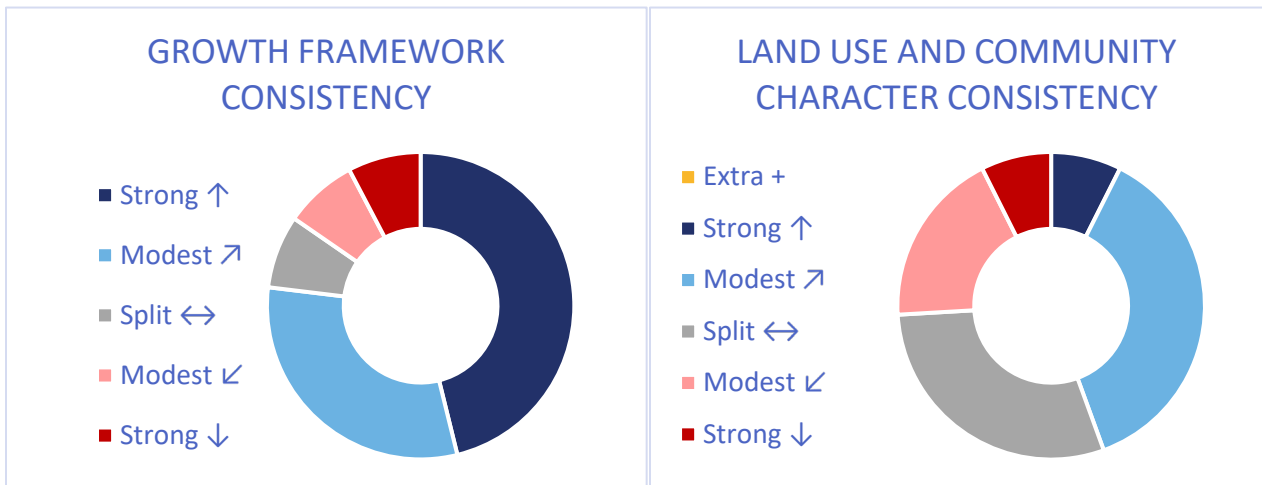
Staff notes that the applicable plans for Tier 2 rezoning requests are typically:

- The 2023 Garner Forward Comprehensive Plan,
- The 2010/2018 Garner Transportation Plan,
- The most recent Parks and Recreation Master Plan, and
- The Swift Creek Land Management Plan (where applicable). *n/a for CZ-MP-23-03*

2023 Garner Forward Comprehensive Plan Staff Review Summary:



Strong Support	Modest Support	Split Modest	Modest Non-Support	Strong Non-Support
↑	↗	↔	↘	↓



13 growth framework criteria were evaluated using the scale above with a finding of modest support. While MF-B is a supported zoning district in Mixed-Use Areas, the proposal itself does not put forth a mix of uses on this specific site (modest non-support). The site outside of the Neighborhood Activity Center which would suggest that the highest intensities and densities would be found to the south and east of this site. Therefore, townhouses, which are a recommended building type, could be viewed as more favorable on this site, especially with adjacent townhouses and single-family detached adjacent to the south and southeast. Three-story townhouse building types (# of stories not conditioned at this time) would also lend a nod to the higher desired level of intensity that the plan also calls for. The comprehensive plan places a more specific emphasis on the types of open space and natural features that should be proposed with new development. Specifically, the lack of a playground open space feature was the strong non-supporting framework element.

27 land use and community character criteria were determined applicable or possible to address in a meaningful way. While there is a slight lean towards consistency at the present time, staff feels that minor changes or additions of details to either the master plan or written conditions could swing the pendulum further. Several of these revolve around enhancing the street frontage areas beyond just the addition of ornamental trees along Wall Store Road, exploring the use of open space for creating a stronger central focal point to the neighborhood, and proffering additional conditions (or clarifying existing ones) that may speak more directly to specific recommendations of the comprehensive plan.

With some continued fine tuning in response to this evaluation tool and additional public input, staff will likely be able to support an overall finding of consistency.

See full “Staff Consistency Review Item Detail” attached at the end of this report for more information, and staff is available to answer any questions regarding individual ratings.

REASONABLENESS: In addition to approving a statement regarding plan consistency upon the advice of the Planning Commission, the Town Council must also approve a statement of reasonableness when making their decision. Sources of reasonableness are included in Section 4.6.1.F. of the Garner Unified Development Ordinance. They include:

1. Consistency (or lack thereof) with the Comprehensive Plan and other adopted plans.
2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood.
3. Suitability of the subject property for uses permitted by the current versus the proposed district.
4. Whether the proposed change tends to improve the balance of uses or meets a specific demand in the Town.
5. Availability of sewer, water, transportation infrastructure, stormwater facilities, and other necessary infrastructure generally suitable and adequate for the proposed use.
6. Preservation of key features of the natural environment.

IV. RECOMMENDATION

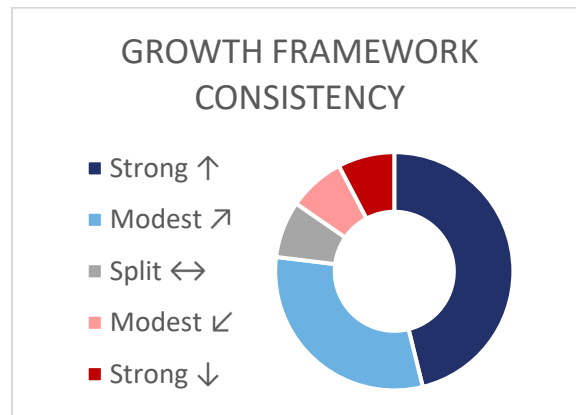
Staff recommends that once the Town Council has heard comments, concerns and questions from the general public that conditional zoning request # CZ-MP-23-02 be referred to the Planning Commission for their review and recommendation regarding plan consistency.

In the event Town Council requests the applicant or staff to provide specific additional information, the public hearing may be continued to a specific date and time which allows sufficient time for applicant response and any needed staff review.

ATTACHMENT: STAFF CONSISTENCY REVIEW ITEM DETAIL

CHAPTER 2: FRAMEWORK MAPS AND CROSSWALKS CONSISTENCY SECTION

Strong Support	Modest Support	Split Modest	Modest Non-Support	Strong Non-Support
↑	↗	↔	↘	↓



Growth Framework Map Designations

General Framework Map: No Activity Center Designation

Character Typology Map: Mixed-Use Areas

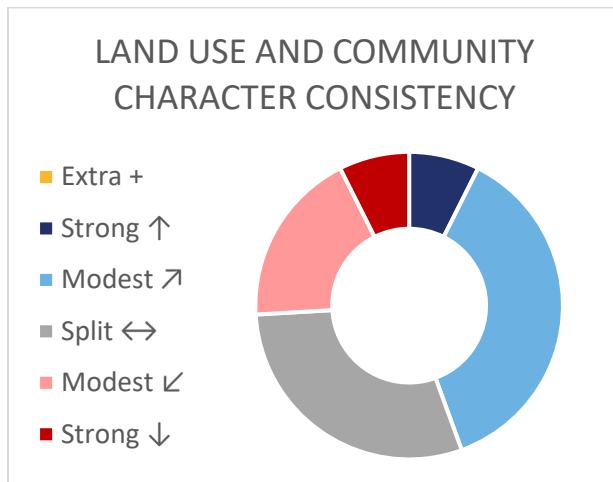
Development Change & Intensity Map: Level Four "A" – Area to Transform (Low-Rise)

Character Area Crosswalk pp.58-59		
<i>Note: Project may include more than one proposed zoning designation – rated Strong Support or Strong Non-Support only.</i>		
Z1	Zoning District #1: MF-B Conditional	↑
Z2	Zoning District #2:	n/a
Development Intensity Metrics pp.64-65		
<i>Note: Rated on full 5-point scale.</i>		
I1	Prevailing Development Pattern: Mix of Uses (Stacked or In-Block)	↘
I2	Prevailing Building Heights: 3 to 5 Stories	↔
I3	Building Enclosure Ratio: (no data)	n/a
I4	Typical Block Lengths: 300 – 800 feet (no internal streets)	↗
I5	Transportation Choices: Auto primarily at regional level, bike/ped connections locally	↗
I6	Parking Provisions: Surface Lots	↑
I7	Setbacks or Build-To Lines: Build-To (using alleys, technically setback, but functions as build-to)	↗
I8	Typical Street Cross Section: Suburban (existing roads)	↑

Building Typology Crosswalks pp.66-67 & 72-73			Note: Rated Strong Support or Strong Non-Support only.
R1	Residential Building Type 1: Townhome		↑
R2	Residential Building Type 2:		n/a
R3	Residential Building Type 3:		n/a
N1	Non-Residential Building Type 1:		n/a
N2	Non-Residential Building Type 2:		n/a
N3	Non-Residential Building Type 3:		n/a
Block Sizes and Patterns Crosswalk p.76			Note: Rated on full 5-point scale.
P1	Block Size and Pattern: Curvilinear Streets in Modified Grid		↗
Open Space and Natural Features Crosswalk pp.78-79			Note: Rated Strong Support or Strong Non-Support only.
O1	Feature 1: Trail or Greenway		↑
O2	Feature 2: Common Greens (adjacent to trails)		↑
O3	Feature 3: Playground (should be included in all residential neighborhoods)		↓
O4	Feature 4:		

CHAPTER 3: STRENGTH OF LAND USE AND COMMUNITY CHARACTER CONSISTENCY











Strong Support	Modest Support	Split Modest	Modest Non-Support	Strong Non-Support
↑	↗	↔	↘	↓



Land Use and Community Character




Note: Projects that fall within one of the six identified Focus Areas may exhibit adherence to the plan's guiding principles as expressed in the table of recommendations below by calling out specific guidance illustrated in pages 146 through 215. Evaluation within these Focus Areas should consider the potential use of the Focus Area's parcels collectively. Decisions about future development on individual parcels can be made in a manner that optimizes the utilization of land while adhering to the community's objectives.

Is project within a Focus Area? If so, specify; if not, "n/a": n/a

Theme 1 – Emphasis on the Public Realm		
	<i>Note: applicable to all project adjacent to public property or public streets in the absence of an overall public realm master plan.</i>	
1a <i>p.91</i>	Project uses elements of the public realm as organizing features for the neighborhood, district, or activity center. 	
1b <i>p.91</i>	Project emphasizes consistent design features or treatments for a corridor or destination that creates a common sense of place for users. 	
1c <i>p.91</i>	Project thinks of streets as linear parks with public spaces and activated private spaces (e.g. outdoor seating) located throughout the corridor. 	
1d <i>p.91</i>	Project increases minimum open space requirements for private property adjacent to the public realm in terms of size, shape, and location to activate spaces. 	
1e <i>p.91</i>	Project reimagines the definition of open space adjacent to the public realm to include, but not be limited to, plazas, outdoor seating and pocket parks that activate spaces. 	





Theme 2 – Land Use Mix and Development Intensity













Note: The following recommendations supplement the maps and broader recommendations of Chapter 2.












2a <i>p.95</i>	Project emphasizes bringing new employment, retail, and services to town residents; and/or provides greater home choices in the community to support different backgrounds: the creative class, working class, retirees, and children. 	↔
2b <i>p.96</i>	Project, if located at or near a mixed-use activity center on the General Framework Map, furthers the activity center as a place people can live, work, shop, play, and be entertained, as well as supporting connection to any nearby activity centers via bus circulator, bicycle lanes, sidewalks, or greenways to minimize the number of vehicle trips in the community. 	↗
2c <i>p.98</i>	Project's open spaces, if located within the expanded civic center area, provide order in the landscape and provide opportunities for informal community gathering. 	n/a
2d <i>p.98</i>	Project, if located within the expanded civic center area, provides an opportunity to increase the number of residents living in or near the area (e.g. integrates new housing through infill development or redevelopment of existing sites) in a manner that established a stronger relationship to the surrounding community character and context (e.g. building orientation to streets, public spaces, and surrounding non-residential development). 	n/a
2e <i>p.99</i>	Project, if located within the downtown area, promotes the vision of a more traditional, small-town downtown area with activity on both sides of the railroad with neighborhoods surrounding the historic downtown that provide stability for the area along with recreation uses in, and leading into, the historic downtown. 	n/a
2f <i>p.100</i>	Project, if located within the downtown area along Main Street or Garner Road, adds buildings that face the railroad corridor with building heights of at least two stories. 	n/a
2g <i>p.101</i>	Project does not seek to reclassify activity centers, character areas, or development intensities (as shown on the maps in Chapter 2) to residential unless it is part of a mixed-use development and plays a subservient role to the non-residential components of the same development. 	↘




Theme 3 – Home & Neighborhood Choices

Note: Applicable to projects proposing the addition of dwelling units of any type.


3a <i>p.108</i>	Project further diversifies the Town's mix of housing options for lease and for ownership alike: variety in price points, variety in sizes of single-family houses, variety in multi-family types (duplexes, triplexes, quadplexes, townhouses, multifamily condominiums, apartment buildings and live/work buildings), allows or provides accessory dwelling units. 	↘
3b <i>p.109</i>	Project offers homes that include architectural details that provide visual interest along the street, including façade treatments, front porches, roof eaves, roof pitches, and windows. 	↗
3c <i>p.109</i>	Project offers a scale of homes and the spaces between them that conveys a welcoming environment that includes maximum fence heights and minimum materials, landscaping, or driveway placement. 	↔
3d <i>p.109</i>	Project provides similar home types and styles that face each other on a street, meaning transitions between home types occur at the rear lot line or along an alleyway. 	↑

3e <i>p.109</i>	Project provides a connected network of streets and sidewalks to serve the neighborhood; limiting cul-de-sacs to areas with environmental concerns or steep slopes. 	↑
3f <i>p.109</i>	Project provides street trees that can provide tree canopy over neighborhood streets when trees reach maturity. 	↗
3g <i>p.109</i>	Project provides garages, and especially garage doors, that are secondary in size, scale, and design as compared to the principal structure. 	↗
3h <i>p.109</i>	Project provides different types of open spaces with the neighborhood and are located as prominent features (e.g. a central green as a focal point and small neighborhood parks in close proximity to residential blocks). 	↓
3i <i>p.109</i>	Project emphasizes a neighborhood design that has a defined center and edges in terms of mixing home densities or housing types. 	↔
3j <i>p.115</i>	Project provides a product mix that is aimed at workforce housing (small homes, townhomes, duplexes, cluster housing, row homes and small condominium buildings). 	↔
Theme 4 – Site Design and Development Scale <i>Note: Applicable to specific types and locations of projects as noted.</i>		
4a <i>p.124</i>	Projects with multiple buildings demonstrate architectural unity and use of compatible quality and type of building materials. 	↗
4b <i>p.128</i>	Projects on smaller infill or redevelopment sites where existing development patterns are established and expected to remain in the future, propose a massing and scale of new buildings that is similar to nearby surrounding buildings. 	n/a
4c <i>p.128</i>	Projects on larger infill or redevelopment sites propose new lots or buildings that are significantly different in mass or scale from adjacent development to be located toward the center of the site, and lots or buildings near the perimeter transitioning in massing and scale between the center and the existing surrounding development. 	n/a
4d <i>p.128</i>	Projects for new commercial, light industrial, or flex space development adjacent to residential areas propose uses and operations that are considered low-intensity, unobtrusive, or at a scale and design compatible with the adjacent residential neighborhoods. 	n/a
4e <i>p.128</i>	Projects for new activity centers exhibit effective transitions between the project's residential and non-residential uses and include safe and convenient pedestrian and bicycle access for nearby residents. 	n/a
4f <i>p.128</i>	Projects in large activity centers focus density and intensity around existing or new street intersections on or adjacent to the site and provide appropriate transitions to less intense edges of the site compatible with adjacent existing development. 	n/a

4g <i>p.128</i>	Projects opposite a street from existing development exhibit complementary lot sizes, building mass and building placement. Changes in scale and massing take place along streets rather than across streets, or at rear lot lines/alleyways. 	n/a
4h <i>p.128</i>	Project recognizes a significant building character in the project area that is expected to remain and proposes new buildings and site design elements that are similar in size and architectural detail, including roof types windows, doors, awnings, arcades, cornices, façade materials, outdoor furniture, or other building and site details. 	n/a
4i <i>p.129</i>	Projects with new neighborhoods exhibit a well-formed center, including a civic open space such as a park, square, or plaza, depending on its location within the range of contexts from suburban to urban. 	↙
4j <i>p.129</i>	Project with new neighborhoods exhibit organization around a pedestrian shed, where all residents are within a short 5-minute walk of a meaningful destination such as mixed-use areas or other civic open spaces. This pedestrian shed is typically circular but may be linear in the case of corridor development. 	↔
4k <i>p.131</i>	Projects located at activity centers in the General Framework Map promote increased development density and mix of uses. 	n/a
Theme 5 – Community Connections <i>Note: Focus on “systems”, including roads, greenways, transit, parks, utilities, natural areas, and floodplains.</i>		
5a <i>p.132</i>	Project connects streets dispersing traffic and limiting congestion, except where there are topographic or ecological constraints, or neighborhood safety concerns (e.g., excessive cut-through traffic or the absence of sidewalks to reduce vehicle-pedestrian conflicts). 	↗
5b <i>p.132</i>	Project will construct a network of connected sidewalks, side paths and other pedestrian passages that provides more interesting walking and jogging alternatives, access to a variety of neighborhoods and destinations, and more opportunity for social interaction. 	↗
5c <i>p.133</i>	Projects along an important mobility corridor (US 70, US 401, NC 50, Timber Drive, White Oak Rd, Ten Ten Rd, Creech Rd, Garner Rd, Aversboro Rd, Vandora Springs Rd) promote improved access management (ingress/egress, circulation, stub outs, cross access, connectivity, etc.) for the corridor. 	n/a
5d <i>p.138</i>	Project exhibits open spaces aimed at maximizing a comprehensive, connected, and continuous larger (Town-wide) open space network that is easily recognizable and accessible to residents. 	↗
5e <i>p.138</i>	Project demonstrates preservation of the existing hydrological pattern of drainage and percolation, the use low impact or light imprint development strategies, and a consideration of the least technologically complex solutions first. 	↔
5f <i>p.139</i>	Project demonstrates green street solutions such as small rain gardens, bioretention systems, bioswales, infiltration planters, flow-through planters, and pervious paving materials. 	↓

Theme 6 – Natural Conservation and Historic Preservation		
<i>Note: Applies to projects where floodplains, mature tree canopy and historic resources are present.</i>		
6a <i>p.142</i>	Project demonstrates efforts to preserve and plant shade trees to assist in the prevention of stream erosion, save energy, and cool streets and buildings. 	↔
6b <i>p.143</i>	Projects located along the Swift Creek corridor and its tributaries protects those areas and promotes them as an important part of a comprehensive and connected system of green space integrated into the surrounding built environment. 	n/a
6c <i>p.144</i>	Project demonstrates efforts to identify and ultimately protect historic structures and other historic resources on the site or relocates a historic structure to another location suitable for its preservation. 	n/a

EXTRA CREDIT SECTION

E-2a <i>p.102</i>	Project represents infill development or redevelopment that helps to shorten vehicle trip lengths, minimize expensive infrastructure expansion investments, and avoid the loss of rural areas for future development beyond municipal limits. 	n/a
E-2b <i>p.102</i>	Project offers land or building space dedicated for new parks, schools or something else to meet future community facility and service needs. 	n/a
E-3a <i>p.112</i>	Project demonstrates (through research or studies) consideration of vulnerabilities to surrounding neighborhoods such as gentrification or displacement, or it provides evidence of the equitable distribution of benefits associated with the project for the neighborhood in which it is located. 	n/a
E-4a <i>p.125</i>	Project adaptively reuses existing non-residential buildings that are either abandoned or in decline and exhibits reinvestment in building architecture, parking lot design, landscaping or open space. 	n/a
E-5a <i>p.136</i>	Project demonstrates an applicant's work with appropriate Town officials to modify street standards that result in a better representation of the conditions for their particular development context. 	n/a
E-5b <i>p.139</i>	Project dedicates land for a future park or builds a park to be made accessible to the public in an area of interest identified by Town officials. 	n/a

May 22, 2023

Dear Property Owner,

On behalf of the owners of **2920 and 2930 Wall Store Road**, I would like to invite you to attend a neighborhood information meeting concerning the development of said property. Specifically, Capital Partners of NC, LLC has requested a rezoning of said property from RA to MF-A to allow for the development of attached townhomes. The meeting details are as follows:

June 1st, 2023
6:00 PM
Garner Senior Center
Dining Room
205 E. Garner Rd
Garner, NC 27529

Per Town of Garner ordinance requirements, we are notifying you of this meeting because your property is located within the written notification area for public hearings. While this meeting is not a public hearing, it is an opportunity for you to meet with the owners and/or applicants to hear about their intention to rezone and/or develop the land. You are encouraged to ask questions and express concerns so that we may help you to more fully understand the proposed project.

Town Planning staff will not be in attendance at this meeting, but if you have additional questions about the project, you may contact the Town's case manager, David Bamford at 919-773-4443 or dbamford@garnernc.gov. Property owners within the notification area will receive a separate notice from Town Planning staff when a public hearing is scheduled before the Garner Town Council.

If you have any questions about this neighborhood information meeting, or if you are unable to attend and would like to speak with someone regarding the proposal, please feel free to contact me at 919-866-4509 or beth.blackmon@timmons.com. We look forward to seeing you at the meeting.

Sincerely,



Beth Blackmon
Sr. Project Manager
Timmons Group

PIN_NUM	OWNER	ADDR1	ADDR2	ADDR3
1731427132	WALL, CARL LINNIE II WALL, KATHY R	2820 WALL STORE RD	GARNER NC 27529-9203	
1731529551	DEAN, THOMAS DEAN, SUSAN	2929 WALL STORE RD	GARNER NC 27529-8710	
1731530011	PHILLIPS, ELIZABETH TRUSTEE ELIZABETH PHILLIPS REVOCABLE TRUST	760 LANTANA AVE	CLEARWATER FL 33767-1426	
1731435041	DARE, MARGARET PHILLIPS DARE, MICHAEL	2801 WALL STORE RD	GARNER NC 27529-8708	
1731620585	DEAN, THOMAS DEAN, SUSAN	2929 WALL STORE RD	GARNER NC 27529-8710	
1731529752	DEAN, THOMAS DEAN, SUSAN	2929 WALL STORE RD	GARNER NC 27529-8710	
1731540137	RQ LAND LLC	7803 GLENROY RD STE 200	MINNEAPOLIS MN 55439-3126	
1731502475	BRYDA, ALBERT W BRYDA, SUSAN J	133 AZURE MIST DR	RALEIGH NC 27610-8291	
1731508818	THE JOAN NATOMA BRADY FAMILY TRUST	295 ENGLISH VIOLET LN	RALEIGH NC 27610-7293	
1731706353	BURNETTE FARMS LLC	PO BOX 18724	RALEIGH NC 27619-8724	
1731518872	CAM HOLDINGS LLC	1540 GRAND WILLOW WAY	RALEIGH NC 27614-6002	
1731622761	MCLAMB, JAMES H MCLAMB, ANDREA K	3017 WALL STORE RD	GARNER NC 27529-8712	
1731509373	VANN, JOHN VANN, MARIA	213 AZURE MIST DR	RALEIGH NC 27610-9723	
1731600821	CASTIGLIONE, DONNA BOHN, ROBERT	401 ENGLISH VIOLET LN	RALEIGH NC 27610-7295	
1731610197	PEACOCK, CHARLENE ROBERTSON, MARY	174 DESERT SAND LN	RALEIGH NC 27610-7291	
1731509836	DODSON, LEWIS DODSON, DEBRA	307 ENGLISH VIOLET LN	RALEIGH NC 27610-7294	
1731507700	ALEXANDER, JOSEPH B ALEXANDER, YOLANDRA N	280 ENGLISH VIOLET LN	RALEIGH NC 27610-7293	
1731418304	UMPHREY, MARGARET UMPHREY, GOLLON	151 ENGLISH VIOLET LN	RALEIGH NC 27610-7292	
1731503472	NGUYEN, LOC NGUYEN, AMELIA	149 AZURE MIST DR	RALEIGH NC 27610-8291	
1731600660	KUNG, TSE GUIN	414 ENGLISH VIOLET LN	RALEIGH NC 27610-7295	
1731600622	LICHTMAN, JEROME L TRUSTEE LICHTMAN, BARBARA TRUSTEE	408 ENGLISH VIOLET LN	RALEIGH NC 27610-7295	
1731518176	HANRAHAN, DIANE	197 MAROON CT	RALEIGH NC 27610-8027	
1731504907	REISS, JOHN HENRY TRUSTEE REISS, SUSAN ANN TRUSTEE	119 MAROON CT	RALEIGH NC 27610-8027	
1731503731	FITZGERALD, GERALD FITZGERALD, VALERIE	238 ENGLISH VIOLET LN	RALEIGH NC 27610-7293	
1731625196	POOLE, MICHAEL BRAXTON SR	3008 WALL STORE RD	GARNER NC 27529-8711	
1731624249	POOLE, MICHAEL B SR POOLE, CAROL DEVANEY	3008 WALL STORE RD	GARNER NC 27529-8711	
1731514016	SANDLER, SUSAN F	131 MAROON CT	RALEIGH NC 27610-8027	
1731507808	ALSTON, DEDRA CAMPBELL, LONNIE	283 ENGLISH VIOLET LN	RALEIGH NC 27610-7293	
1731500869	CALATLANTIC GROUP INC	1100 PERIMETER PARK DR STE 112	MORRISVILLE NC 27560-9119	
1731505430	DAZA, JAIME DAZA, ELIZABETH	175 AZURE MIST DR	RALEIGH NC 27610-8291	
1731418977	WALL, CARL LINNIE II WALL, KATHY R	2820 WALL STORE RD	GARNER NC 27529-9203	
1731600982	HOOD, MARY	132 DESERT SAND LN	RALEIGH NC 27610-7291	
1731519116	CANNON, ALICE G	203 MAROON CT	RALEIGH NC 27610-8028	
1731516090	SAMSON, RIZA CHERYLL SAMSON, EUSTACE	172 MAROON CT	RALEIGH NC 27610-8027	
1731508878	BROMELL, SYNETHIA BROMELL, CHRISTOPHER	301 ENGLISH VIOLET LN	RALEIGH NC 27610-7294	
1731501805	SHAW, DEVATA	208 ENGLISH VIOLET LN	RALEIGH NC 27610-7293	
1731830796	CROSS, DEBORAH LYNCH CROSS, LEONARD EDWARD	PO BOX 1187	GARNER NC 27529-1187	
1731632117	PHILLIPS, CLAUDE D JR TRUSTEE MITCHELL, SUZANNE P TRUSTEE	2725 WALL STORE RD	GARNER NC 27529-8707	
1731501409	WEISBERG, HOWARD WEISBERG, ROBIN	111 AZURE MIST DR	RALEIGH NC 27610-8291	
1731505480	LONG, BARBARA B	183 AZURE MIST DR	RALEIGH NC 27610-8291	
1731407760	AUBURN VILLAGE HOMEOWNERS ASSOCIATION INC	4112 BLUE RIDGE RD STE 110	RALEIGH NC 27612-4652	
1731610085	RAMPY, REBECCA	150 DESERT SAND LN	RALEIGH NC 27610-7291	
1731610193	SMIZER, CARMELA	168 DESERT SAND LN	RALEIGH NC 27610-7291	
1731610291	LANCASTER, JOHN LANCASTER, SANDRA	180 DESERT SAND LN	RALEIGH NC 27610-7291	
1731610373	HAMEL, THOMAS TRUSTEE HAMEL, KIMBERLY H TRUSTEE	198 DESERT SAND LN	RALEIGH NC 27610-7291	
1731518126	KURDEWAN, VALERIE	1244 ALDRICH RD	JACKSON NJ 08527-1448	
1731517187	TOWARD, DENISE TOWARD, SCOTT	185 MAROON CT	RALEIGH NC 27610-8027	
1731517080	PEREZ, CANDELARIO REYES DE REYES, ALTAGRACIA M MONTERO	184 MAROON CT	RALEIGH NC 27610-8027	
1731504638	HALL, DONNA	250 ENGLISH VIOLET LN	RALEIGH NC 27610-7293	
1731600533	AUBURN VILLAGE HOMEOWNERS ASSOCIATION INC	4112 BLUE RIDGE RD STE 100	RALEIGH NC 27612-4652	
1731513986	WALL, CARL LINNIE II	2820 WALL STORE RD	GARNER NC 27529-9203	
1731515060	HARDY, ANITA HARDY, DEMETRIUS B	154 MAROON CT	RALEIGH NC 27610-8027	
1731507868	FRYXELL, OLAF J	289 ENGLISH VIOLET LN	RALEIGH NC 27610-7293	
1731508710	LETOURNEAU, LUCY HARDING LETOURNEAU, ROLLAND JERROLD	8211 TRIPLE CROWN RD	BOWIE MD 20715-4538	
1731500907	GARRETT, DOLLIE RAMONA GARRETT, DARYL J	190 ENGLISH VIOLET LN	RALEIGH NC 27610-7292	
1731509346	KHAN, TARA KHAN, MONIS	207 AZURE MIST DR	RALEIGH NC 27610-9723	
1731516127	KINGERY, MARY E	161 MAROON CT	RALEIGH NC 27610-8027	
1731505699	DILORENZO, SUSAN	268 ENGLISH VIOLET LN	RALEIGH NC 27610-7293	
1731503689	HUTCHERSON, GARY HUTCHERSON, ELIZABETH	244 ENGLISH VIOLET LN	RALEIGH NC 27610-7293	
1731418374	ROBERTS, MICHAEL ROBERTS, JAMIE	157 ENGLISH VIOLET LN	RALEIGH NC 27610-7292	
1731624198	POOLE, MICHAEL BRAXTON SR	3008 WALL STORE RD	GARNER NC 27529-8711	
1731636050	MOSELEY, MICHAEL J MOSELEY, SHERYL	6752 ROCK QUARRY RD	RALEIGH NC 27610-9614	
1731712968	CROSS, ROBBIE HERMAN	6840 ROCK QUARRY RD	RALEIGH NC 27610-9616	
1731501448	BECKER, MARK KASTNER, JAMES JR	115 AZURE MIST DR	RALEIGH NC 27610-8291	
1731501487	PATRICK, ERNESTO PATRICK, MONICA	119 AZURE MIST DR	RALEIGH NC 27610-8291	
1731502426	EATON, CAROLE JEAN EATON, JOSEPH CLIFTON	123 AZURE MIST DR	RALEIGH NC 27610-8291	
1731509674	SMITH, CURTIS DALE SMITH, JUNE JOHNSON	400 ENGLISH VIOLET LN	RALEIGH NC 27610-7295	
1731601718	RUTHERFORD, ALAIN	413 ENGLISH VIOLET LN	RALEIGH NC 27610-7295	
1731505847	LAESSLE, REGINA N WEBSTER	265 ENGLISH VIOLET LN	RALEIGH NC 27610-7293	
1731502783	GOMEZ, ROLANDO G GOMEZ, DONNA F	232 ENGLISH VIOLET LN	RALEIGH NC 27610-7293	
1731502735	TOWNSEND, PATRICIA A	226 ENGLISH VIOLET LN	RALEIGH NC 27610-7293	
1731418106	GRAHAM, CALVIN CRAIGWELL, ETTA	150 ENGLISH VIOLET LN	RALEIGH NC 27610-7292	

1731601508 MARCUS-TAYLOR, OPHELIA TAYLOR, NATHAN JR	420 ENGLISH VIOLET LN	RALEIGH NC 27610-7295
1731600870 VANBLARCOM, EVELYN R VANBLARCOM, KEVIN A	407 ENGLISH VIOLET LN	RALEIGH NC 27610-7295
1731517147 TANNER, KATHIE YARBROUGH	179 MAROON CT	RALEIGH NC 27610-8027
1731514100 BARTMAN, ROBERT	137 MAROON CT	RALEIGH NC 27610-8027
1731516010 IACONE, RONALD IACONE, MARY	160 MAROON CT	RALEIGH NC 27610-8027
1731419391 WIESEMANN, ARTHUR C III WIESEMANN, MAUREEN B	169 ENGLISH VIOLET LN	RALEIGH NC 27610-7292
1731627759 ORTIZ, ALEJANDRO ROBLERO HERNANDEZ, DORA NELY BRAVO	6756 ROCK QUARRY RD	RALEIGH NC 27610-9614
1731516167 DALY, CONSTANCE DALY, DENNIS	167 MAROON CT	RALEIGH NC 27610-8027
1731509949 LOPEZ, JOSE A. TORRE MELENDEZ, SARA MUNOZ	208 MAROON CT	RALEIGH NC 27610-8028
1731419333 ADAMS, JENNIFER ADAMS, SHIRLEY	163 ENGLISH VIOLET LN	RALEIGH NC 27610-7292
1731628419 POOLE, MICHAEL BRAXTON JR POOLE, ANGELA OCONNELL	3024 WALL STORE RD	GARNER NC 27529-8711
1731610922 POOLE, MICHAEL BRAXTON SR	3008 WALL STORE RD	GARNER NC 27529-8711
1731535013 PHILLIPS, CLAUDE DOUGLAS JR	2901 WALL STORE RD	GARNER NC 27529-8710
1731610081 CLAYTON, JOSEPH CLAYTON, KAREN	144 DESERT SAND LN	RALEIGH NC 27610-7291
1731514012 HICKS, MARCIA T PRICE, GERALD A	125 MAROON CT	RALEIGH NC 27610-8027
1731504809 ARTOWSKY, RANDALL H ARTOWSKY, SUSAN A	107 MAROON CT	RALEIGH NC 27610-8027
1731517030 WISE, JUDITH A	178 MAROON CT	RALEIGH NC 27610-8027
1731506659 LABAK, RICHARD LABAK, LISA	5 STANDISH ST	WORCESTER MA 01604-3211
1731505648 ULLRICH, JANE H	262 ENGLISH VIOLET LN	RALEIGH NC 27610-7293
1731501788 DUGAN, DENNIS ROSS, DEBORAH	220 ENGLISH VIOLET LN	RALEIGH NC 27610-7293
1731625367 POOLE, MICHAEL B SR POOLE, CAROL DEVANEY	3008 WALL STORE RD	GARNER NC 27529-8711
1731504421 CORDERY, STEVEN CORDERY, PATRICIA	155 AZURE MIST DR	RALEIGH NC 27610-8291
1731503424 GIDLEY, CRAIG	141 AZURE MIST DR	RALEIGH NC 27610-8291
1731518382 STEWART, LYNNE STEWART, TERRY	197 DESERT SAND LN	RALEIGH NC 27610-7291
1731504903 CARRUTHERS, WILLIAM L CARRUTHERS, BARBARA JEAN	139 HICKORY RIDGE TRL	HENRICO NC 27842-9241
1731508969 DORSHIMER, KENNETH LEE	196 MAROON CT	RALEIGH NC 27610-8027
1731509909 SCHRODER, STEPHEN D TRUSTEE TRUSTEE OF STEPHEN D SCHRODER REVOCABLE LIVING TRU	202 MAROON CT	RALEIGH NC 27610-8028
1731610099 VAUGHAN, RACHEL CASANDRA	162 DESERT SAND LN	RALEIGH NC 27610-7291
1731504804 HALL, MATTHEW SCOTT HALL, KATHERINE JEAN	101 MAROON CT	RALEIGH NC 27610-8027
1731508667 MARKERT, RONALD MARKERT, MARSHA	1212 PEACHCREEK RD	CENTERVILLE OH 45458-3264
1731507750 GOODMAN, CLIFFORD GOODMAN, FRANCINE	286 ENGLISH VIOLET LN	RALEIGH NC 27610-7293
1731624754 MCLAMB, JAMES HAROLD MCLAMB, ANDREA KOCH	3017 WALL STORE RD	GARNER NC 27529-8712
1731504480 GAMMONS, LINDA GAMMONS, MICHAEL	167 AZURE MIST DR	RALEIGH NC 27610-8291
1731600986 CLYMENS, ZANETA LEA	138 DESERT SAND LN	RALEIGH NC 27610-7291
1731610295 HOBBY COURT PROPERTIES LLC	6320 DANPATCH LN	WILLOW SPRING NC 27592-6819
1731518278 ROBBINS, JUDITH	191 DESERT SAND LN	RALEIGH NC 27610-7291
1731518274 SIBLEY, ANTHONY M	185 DESERT SAND LN	RALEIGH NC 27610-7291
1731519156 KRYWENKO, GAIL KRYWENKO, PAWLO	209 MAROON CT	RALEIGH NC 27610-8028
1731517107 HUNTER, MICHAEL HUNTER, JOAN	173 MAROON CT	RALEIGH NC 27610-8027
1731508929 RODRIGUEZ-MARTIN, DULCE	190 MAROON CT	RALEIGH NC 27610-8027
1731510248 MATHYS, ALEXANDER MATHYS, SHARON	175 ENGLISH VIOLET LN	RALEIGH NC 27610-7292
1731600888 ROSS, JANET	126 DESERT SAND LN	RALEIGH NC 27610-7291
1731610299 STREET, DONNA STREET, DANNY	192 DESERT SAND LN	RALEIGH NC 27610-7291
1731516050 PATEL, HENNA PRAMOD	217 FOSKEY DR	CARY NC 27518-7065
1731506858 RONAYNE, LINDA K	277 ENGLISH VIOLET LN	RALEIGH NC 27610-7293
1731506808 MALESKY, ELIZABETH	271 ENGLISH VIOLET LN	RALEIGH NC 27610-7293
1731504698 LIGHT, SUSAN	256 ENGLISH VIOLET LN	RALEIGH NC 27610-7293
1731501841 RABELL, MARCIA RABELL, ROBERT	10560 E WASHINGTON ST	ALBION PA 16401-1404
1731500933 JACIMORE, LAURA	196 ENGLISH VIOLET LN	RALEIGH NC 27610-7292
1731733150 THE TURNER GROUP INC	6741 ROCK QUARRY RD	RALEIGH NC 27610-9615

May 22, 2023

Dear Current Resident,

On behalf of the owners of **2920 and 2930 Wall Store Road**, I would like to invite you to attend a neighborhood information meeting concerning the development of said property. Specifically, Capital Partners of NC, LLC has requested a rezoning of said property from RA to MF-A to allow for the development of attached townhomes. The meeting details are as follows:

June 1st, 2023
6:00 PM
Garner Senior Center
Dining Room
205 E. Garner Rd
Garner, NC 27529

Per Town of Garner ordinance requirements, we are notifying you of this meeting because your property is located within the written notification area for public hearings. While this meeting is not a public hearing, it is an opportunity for you to meet with the owners and/or applicants to hear about their intention to rezone and/or develop the land. You are encouraged to ask questions and express concerns so that we may help you to more fully understand the proposed project.

Town Planning staff will not be in attendance at this meeting, but if you have additional questions about the project, you may contact the Town's case manager, David Bamford at 919-773-4443 or dbamford@garnernc.gov. Property owners within the notification area will receive a separate notice from Town Planning staff when a public hearing is scheduled before the Garner Town Council.

If you have any questions about this neighborhood information meeting, or if you are unable to attend and would like to speak with someone regarding the proposal, please feel free to contact me at 919-866-4509 or beth.blackmon@timmons.com. We look forward to seeing you at the meeting.

Sincerely,



Beth Blackmon
Sr. Project Manager
Timmons Group

NAME	SITE_ADDRE	CITY ZIP
CURRENT RESIDENT	2817 WALL STORE RD	GARNER, NC 27529
CURRENT RESIDENT	2933 WALL STORE RD	GARNER, NC 27529
CURRENT RESIDENT	2920 WALL STORE RD	GARNER, NC 27529
CURRENT RESIDENT	3005 WALL STORE RD	GARNER, NC 27529
CURRENT RESIDENT	3020 WALL STORE RD	GARNER, NC 27529
CURRENT RESIDENT	6769 ROCK QUARRY RD	RALEIGH, NC 27610
CURRENT RESIDENT	6732 ROCK QUARRY RD	RALEIGH, NC 27610
CURRENT RESIDENT	110 CANARY CT	RALEIGH, NC 27610
CURRENT RESIDENT	191 MAROON CT	RALEIGH, NC 27610
CURRENT RESIDENT	2908 WALL STORE RD	RALEIGH, NC 27610
CURRENT RESIDENT	300 ENGLISH VIOLET LN	RALEIGH, NC 27610
CURRENT RESIDENT	114 ENGLISH VIOLET LN	RALEIGH, NC 27610
CURRENT RESIDENT	2930 WALL STORE RD	RALEIGH, NC 27610
CURRENT RESIDENT	274 ENGLISH VIOLET LN	RALEIGH, NC 27610
CURRENT RESIDENT	113 MAROON CT	RALEIGH, NC 27610
CURRENT RESIDENT	306 ENGLISH VIOLET LN	RALEIGH, NC 27610
CURRENT RESIDENT	186 DESERT SAND LN	RALEIGH, NC 27610
CURRENT RESIDENT	200 DESERT SAND LN	RALEIGH, NC 27610
CURRENT RESIDENT	166 MAROON CT	RALEIGH, NC 27610
CURRENT RESIDENT	214 ENGLISH VIOLET LN	RALEIGH, NC 27610



Wall Store Road Neighborhood Meeting Exhibit



0 200 400 800 ft
1 inch equals 400 feet


Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



Meeting Sign-in Sheet

Project:	Wall Store Road Rezoning	Meeting Date:	June 1, 2023
Faciliator:	Timmons Group	Place/ Room:	Garner Senior Center

Name	Address	Phone	Email
Beth Blackmon	5410 Trinity Rd, Suite 102, Raleigh NC 27607	919-866-4509	beth.blackmon@timmons.com
Elizabeth Ange	5410 Trinity Rd, Suite 102, Raleigh NC 27607	984-255-2366	elizabeth.ange@timmons.com
Jeff Hochanadel	5410 Trinity Rd, Suite 102, Raleigh NC 27607	919-866-4511	jeff.hochanadel@timmons.com
Hunter Mullins	5410 Trinity Rd, Suite 102, Raleigh NC 27607	(919) 532-3272	hunter.mullins@timmons.com
Mike Nedgria	1540 Brand Willow Way, Raleigh, NC 27614	919-779-9664	cpncllc@gmail.com
Daniel Smoot	1415 Hillsborough Street, Raleigh, NC 27605-1828	(919) 789-1864	daniel.smoot@madisonholding.com
Susan Reiss	119 MAROON CT, RALEIGH, NC 27610	✓	SAREISSRA@YAHOO.COM
Susan Artowsky	107 MAROON CT Raleigh NC 27610	✓	artowsky368@comcast.net

Name	Address	Phone	Email
Marci Price	125 Maroon Ct. Raleigh 27610	919-600-2004	marcia3129a@att.net
Frank & Cliff Goodman	286 English Violet Rd Raleigh ²⁷⁶¹⁰	919-917-7136	CliffGoodman@Hotmail/
Pat Townsend	^{RA2 27610} 226 English Violet Ln	⁶⁰²⁻³²¹⁻⁴⁷⁸² 919-917-7136	Running on Central Circuit @ 9mail.com
OLAF FRYXELL	^{RAL. NC 27610} 289 ENGLISH VIOLET LN	336-601-8549	ofryxell@gmail.com
ROLANDO GOMEZ	232 ENGLISH VIOLET LN. ^{RAL NC 27610}	919 271-5858	ROLANDO GOMEZ @ Bellsouth.net
Carl/Kathy Wall	2820 Wall Store Rd.		ckwall2@bellsouth.net
Charles Phillips	2901 WALL STORE RD		Wrencrest9@gmail.com
Mary Hood	132 Desert Sand Ln Ral	⁶⁶⁰²⁻ 549-1388	mhood55@gmail.com
ELIZABETH MALESKY	271 English Violet Lane 27610	919-594-1112	FredLizM@AOL.com

Name	Address	Phone	Email
Colby Mitchell	714 Mordecai Towne Pl	(919) 500-1262	colbybmitchell@gmail.com
Graydon Towne	714 Mordecai Towne Pl	(919) 455-3995	6TAV019111@APLCCCL.com
Deborah Ross	220 English Violet Ln	571-324-2287	deborahross07@comcast.net
Alan Ahvams	272 Azure Mist Dr	7327101267	alandahvams76@gmail.com
Susan Dean	2933 Wall Store Rd	919-971-5762	susan.dean81@gmail.com
Mike & Carol Poole	3008 Wall Store Rd	919-662-5406	cbellider@bellsouth.net
KRISTEN MURPHY	185 IVORY LN	240 372 0324	03umsu0225@gmail.com
Leslie See	7012 Farmdale Rd.	919-218-4204	lesliegsee@aol.com
Mona Garrett	190 English Violet Ln	919-795-7860	monag0720@gmail

Summary of Discussion From the Neighborhood Meeting			
Project:	Wall Store Road	Meeting Date:	Thursday, June 1, 2023
Applicant:	Timmons Group - Beth Blackmon	Place/ Room:	Garner Senior Center
Contact Information:	beth.blackmon@timmons.com 919-866-4509	Time:	6:00 PM

Summary of questions/ comments and responses from the neighborhood meeting:

Questions/ Concern #1: How many units and who is it aimed at?

Applicant Response: Only 60 units at market rate. We are not targeting age restricted, this is a very traditional townhome development. All homes are rear loaded because of Garners new UDO. Meaning, all homes will front the main roads, with garages and driveways in the back.

Questions/ Concern #2: Does this connect to Auburn Village?

Applicant Response: No, it connects to Burnette Farms which then connects to Auburn Village at the two existng stub streets from Auburn Village, English Violet and Olivine Dr.

Questions/ Concern #3: Are there any proposed plans to enlarge the existing roads? From 2 lanes to 4 lanes? Traffic is going to be backed up if these are just 2 lane roads.

Applicant Response: This is what the Town's Transportation Plan calls for. On Wall Store Road, we only make improvements to our half of the road. And whoever develops the farside of the road will widen the rest of the road. NCDOT leans on developer to improve a lot of the roads. NCDOT and the Town work to come up with the Town's Transportation Plan. There will be a collector through Burnette Farms.

Questions/ Concern #4: Are you improving all of Wall Store Road?

Applicant Response: Only the portion of the road right in front of the property will be widened. There are rules about improvements fronting property not part of the development.

Questions/ Concern #5: When are you hoping to start?

Applicant Response: The first rezoning submittal will be in June. Rezoning takes about a year. Assuming approval, preliminary plans take another 6-10 months then CDs take another 8-12 months. And vertical construction will be some time after that. So generally 2-3 years.

Questions/ Concern #6: Where are you getting water and sewer? Will it affect our utilities?

Applicant Response: This development is very dependent on Burnette Farms. It will be getting utilities from it. Capacity studies are required so you won't see an effect.

Questions/ Concern #7: Is there any new development with single family detached homes?

Applicant Response: Auburn station and Edge of Auburn are near by with single family homes. But this development will only have townhomes.

Questions/ Concern #8: Do we have to protect trees?

Applicant Response: The UDO requires 18% tree preservation. But we have a lot of farm land, and don't have a lot of trees to begin with. So we will have to plant more trees. Streams and wetland are also protected, these area are protected by the state and federal government.

Questions/ Concern #9: Sidewalks?

Applicant Response: Yes, sidewalks are required on both sides of the street in Garner now.

Questions/ Concern #10: Schools?

Applicant Response: Developers have to fill out the WCPSS new development form so that school system can anticipate the growth.

Questions/ Concern #11: Parking?

Applicant Response: Controlled by the ordinance. 2 spaces per every townhome units + 1 per every 8 for guest + mail kiosk parking. Each townhome will have a garage and a driveway spot.

Questions/ Concern #12: Who are the police for this area?

Applicant Response: This falls under Garner. But a sheriff will respond if they can get there quicker.

Questions/ Concern #13: The greenway you showed, is that the greenway in Auburn Village?

Applicant Response: The public greenway in Auburn Village is further to the west adjacent to Wall's property. The existing private trail in Auburn Village will not connect.

Questions/ Concern #14: Can you make a larger exhibit that shows Auburn village for the next time?

Applicant Response: Yes, we make another exhibit showing Auburn Village for the next meeting.



SITE DATA:

PINS	1731610922 & 1731518872
TOTAL AREA	8.7 +/- AC
EXISTING ZONING	RA
PROPOSED ZONING	MF-A
TOWNHOMES PROPOSED	60 UNITS (6.9 DUA)

<div></div> 22' X 84'	40 UNITS
<div></div> 26' X 96'	20 UNITS

OPEN SPACE REQUIRED (10%)	0.87 +/- AC
OPEN SPACE PROVIDED	OVER 0.87 +/- AC

- ** LIGHTING WILL FOLLOW UDO STANDARDS
- ** TREE PRESERVATION WILL FOLLOW UDO STANDARDS

ZONING CONDITIONS

1. Permitted use table:

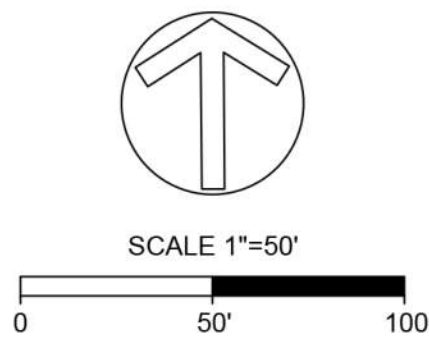
Use Category	Specific Use	MF-A
Household Living**	Townhouse	P

** Any form of group living protected by state or federal statute for use in single-family dwellings shall be permitted according to the specific use standards of the Garner Unified Development Ordinance.

2. Stormwater control measure shall be enclosed with commercial-grade black aluminum picket fencing.
3. The townhouse units shall be subject to the following architectural guidelines:
- a. Townhouse buildings shall have a 2' horizontal offset in the front and rear planes of the building every second unit;
 - b. Each unit shall have at least a 12' x 20' one-car garage;
 - c. Vinyl siding is not permitted; however, vinyl windows, decorative elements, and trim are permitted;
 - d. A minimum of 20% of the front façade of each unit shall be masonry, stone, or brick veneer;
 - e. Townhouse units shall have turn down slab or stem wall construction with 12' exposed on front; front and sides shall be clad with brick or stone veneer in a continuous wainscoting; rear shall have paint to cover exposed concrete;
 - f. Articulation in the side elevations shall include side entry doors and two or more windows; gable ends to have a horizontal band board at the attic floor level with a different pattern or color of siding above and below the band board;
 - g. First floor glazing shall consist of front doors with windows, sidelights and/or transoms;
 - h. 8" minimum eaves and rakes on front, rear, and sides to be provided; and
 - i. Townhouse units shall have covered entry porches.

WALL STORE ROAD

Conceptual Development Plan - February 3, 2023



Beth Blackmon

From: Daniel Smoot <daniel.smoot@madisonholding.com>
Sent: Friday, June 2, 2023 4:18 PM
To: Beth Blackmon; Michael Nedriga
Subject: Re: tomorrow 5/31

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Beth,

Topics discussed included the number of proposed townhouse units, location of townhouse units, minor collector road connection to future Burnette Farms, greenway connection to Burnette Farms, existing pond on site, open space, tree preservation, architectural zoning conditions, and project timeline.

Thanks,

Daniel H. Smoot
Principal

+1(919) 789-1864
daniel.smoot@madisonholding.com



Madison Holding, LLC
1415 Hillsborough Street
Raleigh, NC 27605-1828

On Jun 2, 2023, at 3:32 PM, Daniel Smoot <daniel.smoot@madisonholding.com> wrote:

Beth, hi Mike Nedriga and I met with some neighbors in Auburn Village to discuss the townhouse project on Wall Store Road. Specifically, the adjacent neighbors in the cul-de-sac on Desert Sand Lane reached out to us and asked for a meeting in person where we could walk and talk about the development site. We gathered in the yard of Tom and Kim Hamel, the last house in the cul-de-sac. Here are the meeting details:

5/31/23
2:30pm-3:30pm
Tom and Kim Hamel, 198 Desert Sand Lane
Danny Street, 192 Desert Sand Lane
Bill Lancaster, 180 Desert Sand Lane

Judy Robbins, 191 Desert Sand Lane
Tony Sibley, 185 Desert Sand Lane
Gail Krywenko, 209 Maroon Court
Liz Hutcherson, 244 English Violet Lane

Best regards,

Daniel H. Smoot

Principal

+1(919) 789-1864
daniel.smoot@madisonholding.com
<Outlook-fzj5d0b3.png>

Madison Holding LLC
1415 Hillsborough Street
Raleigh, NC 27605-1828

From: Tom and Kim Hamel <tomandkimhamel@gmail.com>
Sent: Friday, June 2, 2023 2:28 PM
To: Daniel Smoot <daniel.smoot@madisonholding.com>
Subject: Re: tomorrow 5/31

Tony Sibley, Judy Robbins and Liz Hutcherson
I'm not sure what Gail's last name is, and there was no Terry Stewart. You are correct re Danny and Bill. Liz is the only non immediate neighbor, they live on English Violet. Gail is on the corner of Maroon Court and Desert Sand Lane.
Always good to see you and happy to meet Mike! Hope the meeting last evening went well. Let us know if there is anything we can do to help.

On Fri, Jun 2, 2023 at 2:08 PM Daniel Smoot <daniel.smoot@madisonholding.com> wrote:

Kim, hey it was great to see you and Tom earlier this week! I'm glad I was able to introduce you and your neighbors to Mike Nedriga to learn more about his townhouse project on Wall Store Road and to give you an update on Burnette Farms. I wanted to make sure I know who all stopped by your yard and wondered if you could help me with some names?

I remember Bill Lancaster and Danny Street from previous meetings at your house, but I think the other folks were new names and faces for me. Terry Stewart? Gail Krywenko? Liz...? Who else am I forgetting? I want to keep everyone informed of the progress on these projects, particularly because I think everyone is an immediate neighbor.

Thanks so much! Have a great weekend.

Daniel H. Smoot

Principal

+1(919) 789-1864
daniel.smoot@madisonholding.com

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Madison Holding LLC
[1415 Hillsborough Street](#)
[Raleigh, NC 27605-1828](#)

From: Tom and Kim Hamel <tomandkimhamel@gmail.com>

Sent: Tuesday, May 30, 2023 7:59 PM

To: Daniel Smoot <daniel.smoot@madisonholding.com>

Subject: tomorrow 5/31

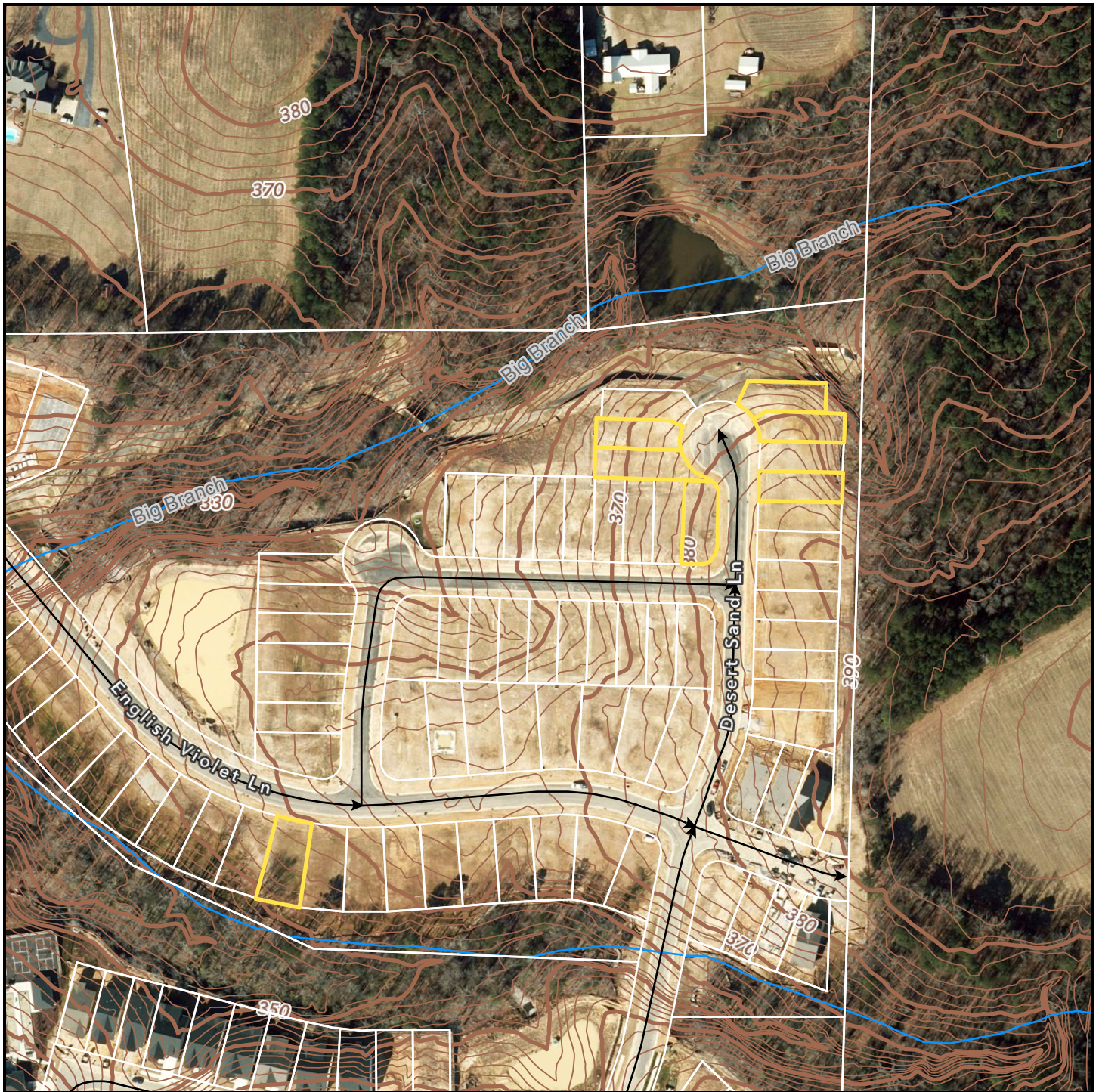
Hey Daniel,

We look forward to seeing you tomorrow afternoon! Let me know what time works best for you!

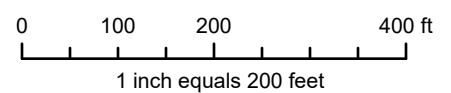
Kim

<20230531 Wall Store Road meeting map.pdf>

<imaps_export_20230602T192255.110Z.csv>



On Site Meeting for Wall Store Road 5/31/23 2:30pm



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August 22, 2023

Dear Property Owner,

On behalf of the owners of **2920 and 2930 Wall Store Road**, I would like to invite you to attend the second neighborhood information meeting concerning the development of said property. Specifically, Capital Partners of NC, LLC has requested a rezoning of said property from RA to MF-B to allow for the development of attached townhomes. The meeting details are as follows:

September 7th, 2023
5:30 PM
Best Western Plus Edison Inn
Conference Room
1595 Mechanical Blvd
Garner, NC 27529

Per Town of Garner ordinance requirements, we are notifying you of this meeting because your property is located within the written notification area for public hearings. While this meeting is not a public hearing, it is an opportunity for you to meet with the owners and/or applicants to hear about their intention to rezone and/or develop the land. You are encouraged to ask questions and express concerns so that we may help you to more fully understand the proposed project.

Town Planning staff will not be in attendance at this meeting, but if you have additional questions about the project, you may contact the Town's case manager, Ashley Harris at 919-773-4444 or aharris@garnernc.gov. Property owners within the notification area will receive a separate notice from Town Planning staff when a public hearing is scheduled before the Garner Town Council.

If you have any questions about this neighborhood information meeting, or if you are unable to attend and would like to speak with someone regarding the proposal, please feel free to contact me at 919-866-4509 or beth.blackmon@timmons.com. We look forward to seeing you at the meeting.

Sincerely,



Beth Blackmon
Sr. Project Manager
Timmons Group

August 22, 2023

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If you have any questions about this neighborhood information meeting, or if you are unable to attend and would like to speak with someone regarding the proposal, please feel free to contact me at 919-866-4509 or beth.blackmon@timmons.com. We look forward to seeing you at the meeting.

Sincerely,



Beth Blackmon
Sr. Project Manager
Timmons Group

Name	ADDRESS1	ADDRESS2	ADDRESS3
HARDY, ANITA HARDY, DEMETRIUS B	154 MAROON CT	RALEIGH NC 27610-8027	
IACONE, RONALD IACONE, MARY	160 MAROON CT	RALEIGH NC 27610-8027	
ULLRICH, JANE H	262 ENGLISH VIOLET LN	RALEIGH NC 27610-7293	
REISS, JOHN HENRY TRUSTEE REISS, SUSAN ANN TRUSTEE	119 MAROON CT	RALEIGH NC 27610-8027	
FRANZHEIM, ANDREW J FRANZHEIM, SUZIE TIEN	6752 ROCK QUARRY RD	RALEIGH NC 27610-9614	
SANDLER, SUSAN F	131 MAROON CT	RALEIGH NC 27610-8027	
LETOURNEAU, LUCY HARDING LETOURNEAU, ROLLAND JERROLD	8211 TRIPLE CROWN RD	BOWIE MD 20715-4538	
MCLAMB, JAMES HAROLD MCLAMB, ANDREA KOCH	3017 WALL STORE RD	GARNER NC 27529-8712	
DEAN, THOMAS DEAN, SUSAN	2929 WALL STORE RD	GARNER NC 27529-8710	
POOLE, MICHAEL BRAXTON JR POOLE, ANGELA OCONNELL	3024 WALL STORE RD	GARNER NC 27529-8711	
BURNETTE FARMS LLC	PO BOX 18724	RALEIGH NC 27619-8724	
PEREZ, CANDELARIO REYES DE REYES, ALTAGRACIA M MONTERO	184 MAROON CT	RALEIGH NC 27610-8027	
HALL, MATTHEW SCOTT HALL, KATHERINE JEAN	101 MAROON CT	RALEIGH NC 27610-8027	
CROSS, DEBORAH LYNCH CROSS, LEONARD EDWARD	PO BOX 1187	GARNER NC 27529-1187	
CARRUTHERS, WILLIAM L TRUSTEE CARRUTHERS, BARBARA J TRUSTEE	139 HICKORY RIDGE TRL	HENRICO NC 27842-9241	
RAMPY, REBECCA	150 DESERT SAND LN	RALEIGH NC 27610-7291	
RODRIGUEZ-MARTIN, DULCE	190 MAROON CT	RALEIGH NC 27610-8027	
LICHTMAN, JEROME L TRUSTEE LICHTMAN, BARBARA TRUSTEE	408 ENGLISH VIOLET LN	RALEIGH NC 27610-7295	
CROSS, ROBBIE HERMAN	6840 ROCK QUARRY RD	RALEIGH NC 27610-9616	
WISE, JUDITH A	178 MAROON CT	RALEIGH NC 27610-8027	
DALY, CONSTANCE DALY, DENNIS	167 MAROON CT	RALEIGH NC 27610-8027	
POOLE, MICHAEL B SR POOLE, CAROL DEVANEY	3008 WALL STORE RD	GARNER NC 27529-8711	
DIORENZO, SUSAN	268 ENGLISH VIOLET LN	RALEIGH NC 27610-7293	
KINGERY, MARY E	161 MAROON CT	RALEIGH NC 27610-8027	
DODSON, LEWIS DODSON, DEBRA	307 ENGLISH VIOLET LN	RALEIGH NC 27610-7294	
MARKERT, RONALD MARKERT, MARSHA	1212 PEACHCREEK RD	CENTERVILLE OH 45458-3264	
LIGHT, SUSAN	256 ENGLISH VIOLET LN	RALEIGH NC 27610-7293	
MALESKY, ELIZABETH	271 ENGLISH VIOLET LN	RALEIGH NC 27610-7293	
PHILLIPS, ELIZABETH TRUSTEE ELIZABETH PHILLIPS REVOCABLE TRUST	760 LANTANA AVE	CLEARWATER FL 33767-1426	
RONAYNE, LINDA K	277 ENGLISH VIOLET LN	RALEIGH NC 27610-7293	
HUTCHERSON, GARY HUTCHERSON, ELIZABETH	244 ENGLISH VIOLET LN	RALEIGH NC 27610-7293	
AUBURN VILLAGE HOMEOWNERS ASSOCIATION INC	ELITE MANAGEMENT	4112 BLUE RIDGE RD STE 100	RALEIGH NC 27612-4652
LAESSLE, REGINA N WEBSTER	265 ENGLISH VIOLET LN	RALEIGH NC 27610-7293	
VANBLARCOM, EVELYN R VANBLARCOM, KEVIN A	407 ENGLISH VIOLET LN	RALEIGH NC 27610-7295	
SMITH, CURTIS DALE SMITH, JUNE JOHNSON	400 ENGLISH VIOLET LN	RALEIGH NC 27610-7295	
CLAYTON, JOSEPH CLAYTON, KAREN	144 DESERT SAND LN	RALEIGH NC 27610-7291	
WALL, CARL LINNIE II	2820 WALL STORE RD	GARNER NC 27529-9203	
KRYWENKO, GAIL KRYWENKO, PAWLO	209 MAROON CT	RALEIGH NC 27610-8028	
HALL, DONNA	250 ENGLISH VIOLET LN	RALEIGH NC 27610-7293	
TANNER, KATHIE YARBROUGH	179 MAROON CT	RALEIGH NC 27610-8027	
PATEL, HENNA PRAMOD	217 FOSKEY DR	CARY NC 27518-7065	
BARTMAN, ROBERT	137 MAROON CT	RALEIGH NC 27610-8027	
FRYXELL, OLAF J	289 ENGLISH VIOLET LN	RALEIGH NC 27610-7293	
ORTIZ, ALEJANDRO ROBLERO HERNANDEZ, DORA NELY BRAVO	6756 ROCK QUARRY RD	RALEIGH NC 27610-9614	

DORSHIMER, KENNETH LEE
 SAMSON, RIZA CHERYLL SAMSON, EUSTACE
 ARTOWSKY, RANDALL H ARTOWSKY, SUSAN A
 ALSTON, DEDRA CAMPBELL, LONNIE
 GOODMAN, CLIFFORD GOODMAN, FRANCINE
 KUNG, TSE GUIN
 WIESEMANN, ARTHUR C III WIESEMANN, MAUREEN B
 SMIZER, CARMELA
 PEACOCK, CHARLENE ROBERTSON, MARY
 LANCASTER, JOHN LANCASTER, SANDRA
 SCHRODER, STEPHEN D TRUSTEE TRUSTEE OF STEPHEN D SCHRODER REVOCABLE LIVING TRU
 KURDEWAN, VALERIE
 LABAK, RICHARD LABAK, LISA
 ROSS, JANET
 VAUGHAN, RACHEL CASANDRA
 STREET, DONNA STREET, DANNY
 HAMEL, THOMAS TRUSTEE HAMEL, KIMBERLY H TRUSTEE
 SIBLEY, ANTHONY M
 LOPEZ, JOSE A. TORRE MELENDEZ, SARA MUNOZ
 HANRAHAN, DIANE
 MATHYS, ALEXANDER MATHYS, SHARON
 HOOD, MARY
 PHILLIPS, CLAUDE DOUGLAS JR
 PHILLIPS, CLAUDE D JR TRUSTEE MITCHELL, SUZANNE P TRUSTEE
 HOBBY COURT PROPERTIES LLC
 ROBBINS, JUDITH
 HUNTER, MICHAEL HUNTER, JOAN
 HICKS, MARCIA T PRICE, GERALD A
 BROMELL, SYNETHIA BROMELL, CHRISTOPHER
 ALEXANDER, JOSEPH B ALEXANDER, YOLANDRA N
 THE JOAN NATOMA BRADY FAMILY TRUST
 FITZGERALD, GERALD TRUSTEE FITZGERALD, VALERIE TRUSTEE
 RUTHERFORD, ALAIN
 STEWART, LYNNE STEWART, TERRY
 CANNON, ALICE G
 CASTIGLIONE, DONNA BOHN, ROBERT
 CAM HOLDINGS LLC
 TOWARD, DENISE TOWARD, SCOTT
 CLYMENS, ZANETA LEA
 Current Resident
 Current Resident
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 Current Resident
 Current Resident
 Current Resident

196 MAROON CT	RALEIGH NC 27610-8027
172 MAROON CT	RALEIGH NC 27610-8027
107 MAROON CT	RALEIGH NC 27610-8027
283 ENGLISH VIOLET LN	RALEIGH NC 27610-7293
286 ENGLISH VIOLET LN	RALEIGH NC 27610-7293
414 ENGLISH VIOLET LN	RALEIGH NC 27610-7295
169 ENGLISH VIOLET LN	RALEIGH NC 27610-7292
168 DESERT SAND LN	RALEIGH NC 27610-7291
174 DESERT SAND LN	RALEIGH NC 27610-7291
180 DESERT SAND LN	RALEIGH NC 27610-7291
202 MAROON CT	RALEIGH NC 27610-8028
1244 ALDRICH RD	JACKSON NJ 08527-1448
5 STANDISH ST	WORCESTER MA 01604-3211
126 DESERT SAND LN	RALEIGH NC 27610-7291
162 DESERT SAND LN	RALEIGH NC 27610-7291
192 DESERT SAND LN	RALEIGH NC 27610-7291
198 DESERT SAND LN	RALEIGH NC 27610-7291
185 DESERT SAND LN	RALEIGH NC 27610-7291
208 MAROON CT	RALEIGH NC 27610-8028
197 MAROON CT	RALEIGH NC 27610-8027
175 ENGLISH VIOLET LN	RALEIGH NC 27610-7292
132 DESERT SAND LN	RALEIGH NC 27610-7291
2901 WALL STORE RD	GARNER NC 27529-8710
2725 WALL STORE RD	GARNER NC 27529-8707
6320 DANPATCH LN	WILLOW SPRING NC 27592-6819
191 DESERT SAND LN	RALEIGH NC 27610-7291
173 MAROON CT	RALEIGH NC 27610-8027
125 MAROON CT	RALEIGH NC 27610-8027
301 ENGLISH VIOLET LN	RALEIGH NC 27610-7294
280 ENGLISH VIOLET LN	RALEIGH NC 27610-7293
295 ENGLISH VIOLET LN	RALEIGH NC 27610-7293
238 ENGLISH VIOLET LN	RALEIGH NC 27610-7293
413 ENGLISH VIOLET LN	RALEIGH NC 27610-7295
197 DESERT SAND LN	RALEIGH NC 27610-7291
203 MAROON CT	RALEIGH NC 27610-8028
401 ENGLISH VIOLET LN	RALEIGH NC 27610-7295
1540 GRAND WILLOW WAY	RALEIGH NC 27614-6002
185 MAROON CT	RALEIGH NC 27610-8027
138 DESERT SAND LN	RALEIGH NC 27610-7291
2920 Wall Store Rd	Garner, NC 27529
2908 Wall Store Rd	Garner, NC 27529
2817 Wall Store Rd	Garner, NC 27529
3029 Wall Store Rd	Garner, NC 27529
2925 Wall Store Rd	Garner, NC 27529
3005 Wall Store Rd	Garner, NC 27529

Current Resident	7121 Rock Quarry Rd	Raleigh, NC 27610
Current Resident	6769 Rock Quarry Rd	Raleigh, NC 27610
Current Resident	7116 Rock Quarry Rd	Raleigh, NC 27610
Current Resident	114 English Violet Ln	Raleigh, NC 27610
Current Resident	274 English Violet Ln	Raleigh, NC 27610
Current Resident	300 English Violet Ln	Raleigh, NC 27610
Current Resident	306 English Violet Ln	Raleigh, NC 27610
Current Resident	255 English Violet Ln	Raleigh, NC 27610
Current Resident	113 Maroon Ct	Raleigh, NC 27610
Current Resident	106 Maroon Ct	Raleigh, NC 27610
Current Resident	122 Maroon Ct	Raleigh, NC 27610
Current Resident	166 Maroon Ct	Raleigh, NC 27610
Current Resident	191 Maroon Ct	Raleigh, NC 27610
Current Resident	111 Desert Sand Ln	Raleigh, NC 27610
Current Resident	112 Desert Sand Ln	Raleigh, NC 27610
Current Resident	121 Desert Sand Ln	Raleigh, NC 27610
Current Resident	141 Desert Sand Ln	Raleigh, NC 27610
Current Resident	120 Desert Sand Ln	Raleigh, NC 27610
Current Resident	186 Desert Sand Ln	Raleigh, NC 27610
Current Resident	175 Desert Sand Ln	Raleigh, NC 27610
Current Resident	200 Desert Sand Ln	Raleigh, NC 27610
Current Resident	2930 Wall Store Rd	Garner, NC 27529
Current Resident	3020 Wall Store Rd	Garner, NC 27529
Current Resident	6732 Rock Quarry Rd	Raleigh, NC 27610
Current Resident	2933 Wall Store Rd	Garner, NC 27529



Wall Store Road Neighborhood Meeting Exhibit



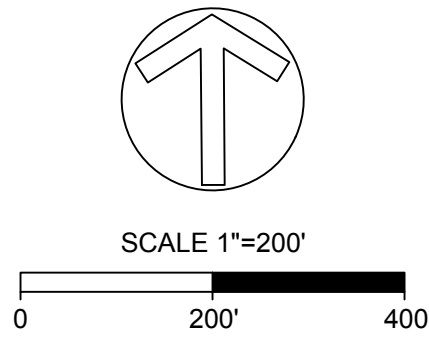
0 200 400 800 ft
1 inch equals 400 feet

Disclaimer
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WALL STORE ROAD



NEIGHBORHOOD MEETING EXHIBIT - September 7, 2023



1. Development on this site will comply with the Town's Unified Development Ordinance and other applicable standards and plans adopted by the Town of Garner.
2. Road improvements and other requirements of the Town's Transportation Plan shall be required at site or subdivision plan.
3. Sidewalks, trails, and open space areas shown on this plan are approximate. Final location and design to be determined at site or subdivision plan review.
4. Where a conflict between graphic representation and text information on this sheet is present, the text shall prevail.
5. Wall Store Road will be widened to half a major collector section.



PINS	1731610922 & 1731518872
TOTAL AREA	8.7 +/- AC
EXISTING ZONING	RA
PROPOSED ZONING	MF-B
TOWNHOMES PROPOSED	60 UNITS (6.9 DUA)

	22' X 84'	40 UNITS
	26' X 96'	20 UNITS

OPEN SPACE REQUIRED (10%)	0.87 +/- AC
OPEN SPACE PROVIDED	OVER 0.87 +/- AC
CONNECTIVITY RATIO	1.66

**** TREE PRESERVATION WILL FOLLOW UDO STANDARDS**

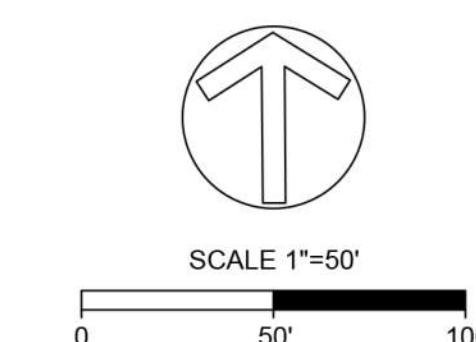
** PUBLIC GREENWAY ALIGNMENT WILL BE FINALIZED WITH THE SUBDIVISION PLAN TO ALIGN WITH THE BURNETTE FARMS PUBLIC GREENWAY

ZONING CONDITIONS

Use Category	Specific Use	MF-B
Household Living**	Townhouse (3 or 4 dwelling units per structure)	P
	Townhouse (>4 dwelling units per structure)	P

*** Any form of group living protected by state or federal statute for use in single-family dwellings shall be permitted according to the specific use standards of the Garner Unified Development Ordinance.*

2. Stormwater control measure shall be enclosed with commercial-grade black aluminum picket fencing.
3. The townhouse units shall be subject to the following architectural guidelines:
 - a. Townhouse buildings shall have a 2' horizontal offset in the front and rear planes of the building every second unit;
 - b. Each unit shall have at least a 12' x 20' one-car garage with paneled doors.
 - c. Vinyl siding is not permitted; however, vinyl windows, decorative elements, and trim are permitted;
 - d. A minimum of 20% of the front façade of each unit shall be masonry, stone, or brick veneer;
 - e. Townhouse units shall have turn down slab or stem wall construction with 12" exposed on front; front and sides shall be clad with brick or stone veneer in a continuous wainscoting; rear shall have paint to cover exposed concrete;
 - f. Articulation in the side elevations shall include two or more windows; gable ends to have a horizontal band board at the attic floor level with a different pattern or color of siding above and below the band board;
 - g. First floor glazing shall consist of front doors with windows, sidelights and/or transoms;
 - h. 8" minimum eaves and rakes on front, rear, and sides to be provided; and
 - i. Townhouse units shall have covered entry porches.
4. Additional planting along Wall Store Road of 1 additional understory tree per 100 linear feet of road frontage.
5. Vegetative screen shall be planted and maintained at a minimum height of three feet within two years of planting at the ends of alleys adjacent to the Minor Collector Right of Way subject to the location of proposed utilities and easements.





Meeting Sign-in Sheet

Project:	Wall Store Road Rezoning	Meeting Date:	September 7, 2023
Faciliator:	Timmons Group	Place/ Room:	Best Western

Name	Address	Phone	Email
Beth Blackmon	5410 Trinity Rd, Suite 102, Raleigh NC 27607	919-866-4509	beth.blackmon@timmons.com
Elizabeth Ange	5410 Trinity Rd, Suite 102, Raleigh NC 27607	984-255-2366	elizabeth.ange@timmons.com
Hunter Mullins	5410 Trinity Rd, Suite 102, Raleigh NC 27607	(919) 532-3272	hunter.mullins@timmons.com
Mike Nedgria	1540 Brand Willow Way, Raleigh, NC 27614	919-779-9664	cpncllc@gmail.com
Daniel Smoot	1415 Hillsborough Street, Raleigh, NC 27605-1828	(919) 789-1864	daniel.smoot@madisonholding.com

Meeting Sign-in Sheet

Project:	Wall Store Road Rezoning	Meeting Date:	September 7, 2023
Faciliator:	Timmons Group	Place/ Room:	Garner Senior Center

Name	Address	Phone	Email
Mike & Carol Poole	3008 Wall Store Rd. GARNER, NC 27529	919-889-8321	cbelldev@ bellsouth.net
Mary Sacre	160 Haroon Ct		maryiacene@yahoo
Kathy / Carl Wall	2820 Wall Store Rd.	919 7106628	ckwall2@bellsouth.net
ANDREW FRANZHEIM	6752 Rock Quarry Rd	603 661 3992	franzheim.a@gmail.com

Summary of Discussion From the Neighborhood Meeting			
Project:	Wall Store Road	Meeting Date:	September 7th, 2023
Applicant:	Timmons Group - Beth Blackmon	Place/ Room:	Best Western - Garner
Contact Information:	beth.blackmon@timmons.com 919-866-4509	Time:	5:30 PM

Summary of questions/ comments and responses from the neighborhood meeting:

Questions/ Concern #1: Will the vacant land to the west of the property be developed?

Applicant Response: No, there are no plans submitted and those property owners are here.

Questions/ Concern #2: Are these condos or apartments? How many?

Applicant Response: These are attached townhomes. 60 units.

Questions/ Concern #3: How will this attach to Auburn Village?

Applicant Response: This does not directly connect to Auburn Village. But rather, it connects to Burnette Farms subdivision, which connects to the two existing stub streets from Auburn Village.

Questions/ Concern #4: What's going to happen with Auburn Knightdale Road with all the new development?

Applicant Response: Auburn Village dedicated right of way and added a through lane. Burnette Farms will dedicate right-of-way and asphalt. Turn lanes will be added and the ultimate cross section is 3 lanes for Auburn Knightdale Road. Each new development will have different requirements to what they need to add and construct. Wall Store Road Townhomes will make the improvements to their half of Wall Store Road.

Questions/ Concern #5: Where can we find plans of Burnette Farms?

Applicant Response: Garner has these plans on their interactive development map now. It will be a subdivision plan. We can also send it to you, if you provide us your email address.

Questions/ Concern #6: Are you widening Wall Store Road?

Applicant Response: Yes, the ultimate cross section is 75'. And we will improve our half of the pavement and right-of-way dedication. It will look like Auburn Knightdale Road in front of Auburn Village, with the extra pavement striped out since the complete right of way will not be dedicated.

TIMMONS GROUP

5410 TRINITY ROAD, SUITE 102 • RALEIGH, NC 27607

RALEIGH NC 275

25 AUG 2023PM 11



FP **US POSTAGE**
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First-Class - IMI

ZIP 27607

08/24/2023

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LETOURNEAU, LUCY HARDING
LETOURNEAU, ROLLAND JERROLD
8211 TRIPLE CROWN RD
BOWIE MD 20715-4538

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FORWARD TIME EXP ATN TO SEND
LETOURNEAU
8211 TRIPLE CROWN RD
BOWIE MD 20715-4538

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27607-6000

20715-45381

TIMMONS GROUP

5410 TRINITY ROAD, SUITE 102 • RALEIGH, NC 27607

RALEIGH NC 275

25 AUG 2023PM 4 L



FP **US POSTAGE**
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First-Class - IMI

ZIP 27607

08/24/2023

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STREET, DONNA STREET, DANNY
192 DESERT SAND LN
RALEIGH NC 27610-7291

NIXIE 276 CE 1 0208/30/23

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

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BC:

27607600327

*2680-07789-20-24

27610-729102

Page 119

TIMMONS GROUP

5410 TRINITY ROAD, SUITE 102 • RALEIGH, NC 27607

RALEIGH NC 275

25 AUG 2023PM 5 L



US POSTAGE
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First-Class - IMI

ZIP 27607

08/24/2023

036B 0011828383

Current Resident
106 Maroon Ct
Raleigh, NC 27610

NSN

NIXIE

276 CE 1

0209/02/23

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

NSN

BC:

27607600027

* 0040-00000-00-00

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TIMMONS GROUP

5410 TRINITY ROAD, SUITE 102 • RALEIGH, NC 27607

RALEIGH NC 275

25 AUG 2023PM 5 L



US POSTAGE
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First-Class - IMI

ZIP 27607

08/24/2023

036B 0011828383

Current Resident
121 Desert Sand Ln
Raleigh, NC 27610

NSN

NIXIE

276 CE 1

0209/02/23

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

NSN

BC:

2760760002810

* 2000-01000-00-17

27607600028121

TIMMONS GROUP

5410 TRINITY ROAD, SUITE 102 • RALEIGH, NC 27607

RALEIGH NC 275

25 AUG 2023 PM 11



FP **US POSTAGE**
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First-Class - IMI
ZIP 27607
08/24/2023
036B 0011828383

Current Resident
141 Desert Sand Ln
Raleigh, NC 27610

NSN

NIXIE 276 CE 1 0209/02/23

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NO SUCH NUMBER
UNABLE TO FORWARD

NSN BC: 27607600327 *0100-05020-01-00
276076003 27610-729141

TIMMONS GROUP

5410 TRINITY ROAD, SUITE 102 • RALEIGH, NC 27607

RALEIGH NC 275

25 AUG 2023 PM 11



FP **US POSTAGE**
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First-Class - IMI
ZIP 27607
08/24/2023
036B 0011828383

Current Resident
200 Desert Sand Ln
Raleigh, NC 27610

NSN

NIXIE 276 CE 1 0209/02/23

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UNABLE TO FORWARD

NSN BC: 27607600327 *0485-00215-02-42
276076003 27610-7291

TIMMONS GROUP

5410 TRINITY ROAD, SUITE 102 • RALEIGH, NC 27607

RALEIGH NC 275

25 AUG 2023 PM 11



FP **US POSTAGE**
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First-Class - IMI

ZIP 27607

08/24/2023

036B 0011828383

Current Resident
6769 Rock Quarry Rd
Raleigh, NC 27610

NSN

NIXIE 276 CE 1 0209/02/23

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NO SUCH NUMBER
UNABLE TO FORWARD

NSN

BC: 27607600327 *2600-01760-02-17

27607-5000
27610-961

TIMMONS GROUP

5410 TRINITY ROAD, SUITE 102 • RALEIGH, NC 27607

RALEIGH NC 275

25 AUG 2023 PM 11



FP **US POSTAGE**
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First-Class - IMI

ZIP 27607

08/24/2023

036B 0011828383

Current Resident
122 Maroon Ct
Raleigh, NC 27610

NSN

NIXIE 276 CE 1 0209/02/23

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UNABLE TO FORWARD

NSN

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27610-802722

TIMMONS GROUP

5410 TRINITY ROAD, SUITE 102 • RALEIGH, NC 27607

RALEIGH NC 275

25 AUG 2023PM 1 L



FP **US POSTAGE**
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First-Class - IMI
ZIP 27607
08/24/2023
036B 0011828383

Current Resident
7121 Rock Quarry Rd
Raleigh, NC 27610

NSN

NIXIE 276 CE 1 0209/02/23

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UNABLE TO FORWARD

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27610-962321

TIMMONS GROUP

5410 TRINITY ROAD, SUITE 102 • RALEIGH, NC 27607

RALEIGH NC 275

25 AUG 2023PM 1 L



FP **US POSTAGE**
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First-Class - IMI
ZIP 27607
08/24/2023
036B 0011828383

Current Resident
255 English Violet Ln
Raleigh, NC 27610

NSN

NIXIE 276 CE 1 0209/02/23

RETURN TO SENDER
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UNABLE TO FORWARD

NSN BC: 27607600327 *2680-01893-02-17
27607-6003
27610-729355

TIMMONS GROUP

5410 TRINITY ROAD, SUITE 102 • RALEIGH, NC 27607

RALEIGH NC 275

25 AUG 2023PM 1 L



FP **US POSTAGE**
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First-Class - IMI

ZIP 27607

08/24/2023

036B 0011828383

Current Resident
114 English Violet Ln
Raleigh, NC 27610

NSN

NIXIE

276 CE 1

0209/02/23

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

NSN

BC:

27607600327

*2680-01896-02-17

276076003
27610-729244

TIMMONS GROUP

5410 TRINITY ROAD, SUITE 102 • RALEIGH, NC 27607

RALEIGH NC 275

25 AUG 2023PM 6 L



FP **US POSTAGE**
\$000.63⁰

First-Class - IMI

ZIP 27607

08/24/2023

036B 0011828383

Current Resident
175 Desert Sand Ln
Raleigh, NC 27610

NIXIE

276 CE 1

0209/02/23

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

NSN

BC:

27607600327

*2680-01896-02-17

276076003
27610-729175

TIMMONS GROUP

5410 TRINITY ROAD, SUITE 102 • RALEIGH, NC 27607

RALEIGH NC 275

25 AUG 2023PM 11



FP **US POSTAGE**
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First-Class - IMI

ZIP 27607

08/24/2023

036B 0011828383

Current Resident
112 Desert Sand Ln
Raleigh, NC 27610

NSN

NIXIE 276 CE 1 0209/02/23

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UNABLE TO FORWARD

NSN BC: 27607600227 *2680-01807-02-17

27607-6003
27610-729112

TIMMONS GROUP

5410 TRINITY ROAD, SUITE 102 • RALEIGH, NC 27607

RALEIGH NC 275

25 AUG 2023PM 11



FP **US POSTAGE**
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First-Class - IMI

ZIP 27607

08/24/2023

036B 0011828383

Current Resident
111 Desert Sand Ln
Raleigh, NC 27610

NSN

NIXIE 276 CE 1 0209/02/23

RETURN TO SENDER
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UNABLE TO FORWARD

NSN BC: 27607600227 *2680-01808-02-17

27607-6003
27610-729111

TIMMONS GROUP

5410 TRINITY ROAD, SUITE 102 • RALEIGH, NC 27607

RALEIGH NC 275

25 AUG 2023PM 1 L



FP **US POSTAGE**
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First-Class - IMI
ZIP 27607
08/24/2023
036B 0011828383

Current Resident
3020 Wall Store Rd
Garner, NC 27529

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NIXIE 276 CE 1 0208/30/23

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UNABLE TO FORWARD

NSN

BC: 27607600327 *2780-00002-00-N

27607-6003
27529-071120

TIMMONS GROUP

5410 TRINITY ROAD, SUITE 102 • RALEIGH, NC 27607

RALEIGH NC 275

25 AUG 2023PM 1 L



FP **US POSTAGE**
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First-Class - IMI
ZIP 27607
08/24/2023
036B 0011828383

Current Resident
3029 Wall Store Rd
Garner, NC 27529

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TIMMONS GROUP

5410 TRINITY ROAD, SUITE 102 • RALEIGH, NC 27607

RALEIGH NC 275

25 AUG 2023PM 6 L



FP **US POSTAGE**
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First-Class - IMI
ZIP 27607
08/24/2023
036B 0011828383

Current Resident
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Garner, NC 27529

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NO SUCH NUMBER
UNABLE TO FORWARD

NSN

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2727529-070930

TIMMONS GROUP

5410 TRINITY ROAD, SUITE 102 • RALEIGH, NC 27607

RALEIGH NC 275

25 AUG 2023PM 6 L



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First-Class - IMI
ZIP 27607
08/24/2023
036B 0011828383

Current Resident
2817 Wall Store Rd
Garner, NC 27529

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UNABLE TO FORWARD

NSN

BC: 27607600327 *2948-03030-25-42

2727529-070817

TIMMONS GROUP

5410 TRINITY ROAD, SUITE 102 • RALEIGH, NC 27607

RALEIGH NC 275

25 AUG 2023 PM 6 L



FP **US POSTAGE**
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First-Class - IMI

ZIP 27607

08/24/2023

036B 0011828383

Current Resident
3005 Wall Store Rd
Garner, NC 27529

NIXIE

276 CE 1

0208/30/23

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

NSN

BC: 27607600327

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TIMMONS GROUP

5410 TRINITY ROAD, SUITE 102 • RALEIGH, NC 27607

RALEIGH NC 275

25 AUG 2023 PM 1 L



FP **US POSTAGE**
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First-Class - IMI

ZIP 27607

08/24/2023

036B 0011828383

Current Resident
2925 Wall Store Rd
Garner, NC 27529

NIXIE

276 CE 1

0208/30/23

RETURN TO SENDER
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UNABLE TO FORWARD

NSN

BC: 27607600327

*0680-02000-10-40

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TIMMONS GROUP

5410 TRINITY ROAD, SUITE 102 • RALEIGH, NC 27607

RALEIGH NC 276

25 AUG 2023 PM 3 L



US POSTAGE
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First-Class - IMI

ZIP 27607

08/24/2023

036B 0011828383

Current Resident
2908 Wall Store Rd
Garner, NC 27529

NSN

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27607600327



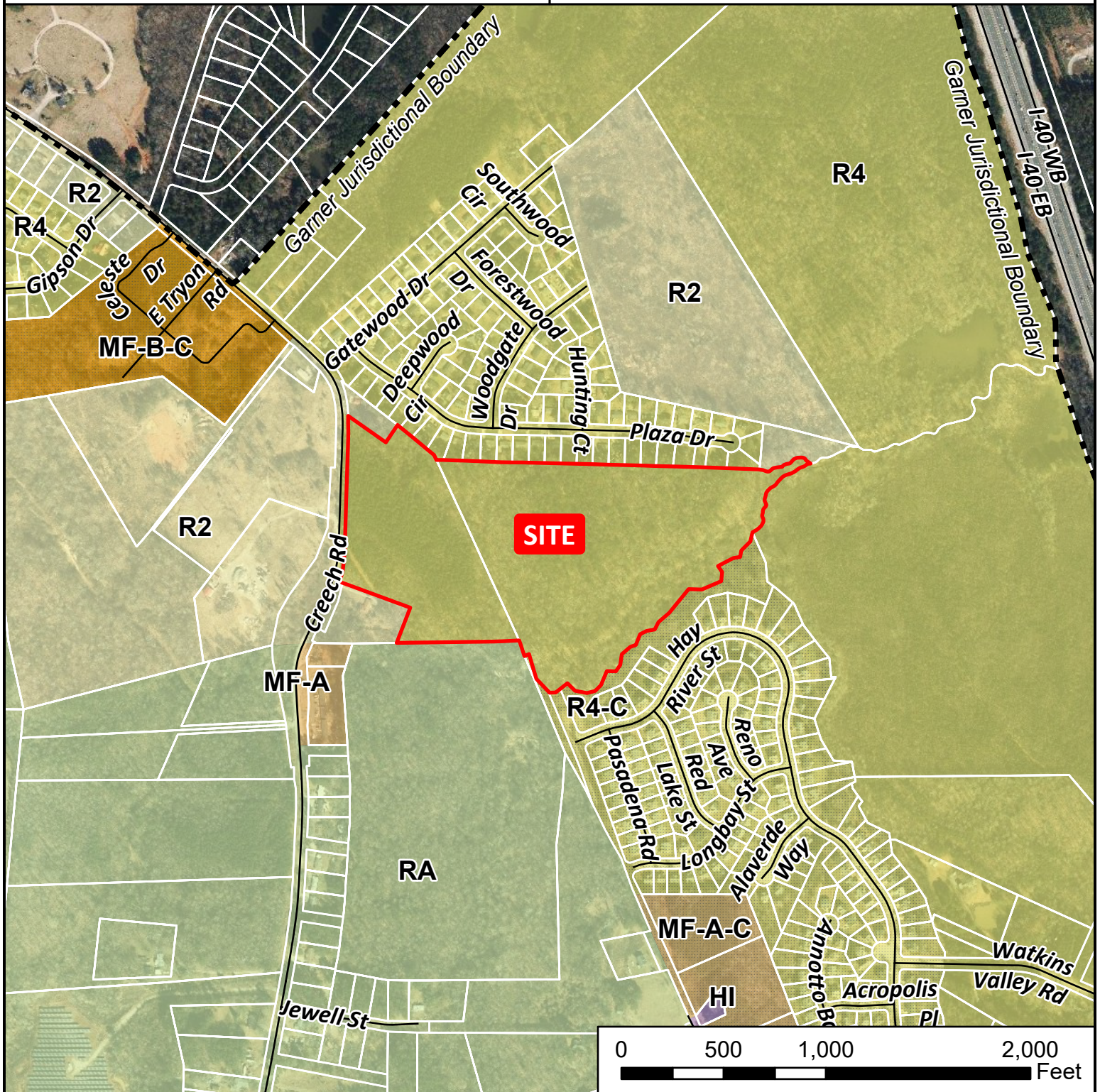
Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: March 5, 2024		
Subject: Zoning Map Amendment w/ Subdivision Plan # CZ-SB-20-09, Wilmington Place		
Location on Agenda: Public Hearings		
Department: Planning		
Contact: Jeff Triezenberg, AICP, GISP; Planning Director		
Presenter: Jeff Triezenberg, AICP, GISP; Planning Director & Alison Jones, CZO; Development Review Manager		
Brief Summary: Conditional rezoning request submitted by Site Investments, LLC, to rezone 39.54 +/- acres from Single-Family Residential (R-9) and Multi-Residential (MR-1) to Multifamily 1 (MF-1 C236) Conditional for the construction of up to 55 zero-lot-line single-family detached homes and 61 townhouses. The 39.54-acre site is located off of Creech Road, south of Gatewood Subdivision and may be further identified as Wake County PIN(s) 1712900580 and 1722001533. Zoning conditions restricting range of permitted uses and adding commitments above and beyond the requirements of the UDO are included.		
Recommended Motion and/or Requested Action: Consider closing public hearing to refer to Planning Commission for consistency review and recommendation.		
Detailed Notes: The neighborhood meeting was held virtually on November 22, 2021 and a second neighborhood meeting was held in person on December 28, 2021 at the Garner Senior Center. As of July 5, 2022, the Town Council approved ZTA-22-01 and CZ-22-01, adopting a new Unified Development Ordinance and establishing new zoning districts. This request is now modified to be from Residential 4 (R4) to Multifamily A (MF-A C236) Conditional. However, due to permit choice rules, the request is to be considered according to the rules of the former UDO which was in effect at the time of application which required a full subdivision plan.		
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:	JST	
Finance Director:		
Town Attorney:		
Town Manager:		
Town Clerk:		



Town of Garner Planning Department

Conditional District Zoning Application CZ-SB-20-09



Project: Wilmington Place
Applicant: Site Investments, LLC
Owner: O Creech Road Investments, LLC
Location: O Creech Road
Pin #: 1712-90-0580 and 1722-00-1533

Proposed Use: Townhouses / Residential Cluster
Current Zoning: Residential-4 (R4)
Proposed Zoning: MF-A C236
Acreage: 39.54 +/-
Overlay: N/A

PLANNING MEMORANDUM

DATE: March 5, 2024

TO: Honorable Mayor Gupton and Town Council Members

FROM: Jeff Triezenberg, AICP, GISP; Planning Director & Alison Jones, CZO; Development Review Manager

SUBJECT: Conditional Rezoning # CZ-SB-20-09, Wilmington Place

I. PROJECT AT A GLANCE

Project Number(s): CZ-SB-20-09

Request: Conditional rezoning request submitted by Site Investments, LLC, to rezone 39.54 +/- acres from Single-Family Residential (R-9) and Multi-Residential (MR-1) to Multifamily 1 (MF-1 C236) Conditional for the construction of up to 55 zero-lot-line single-family detached homes and 61 townhouses. The 39.54-acre site is located off of Creech Road, south of Gatewood Subdivision and may be further identified as Wake County PIN(s) 1712900580 and 1722001533. Zoning conditions restricting range of permitted uses and adding commitments above and beyond the requirements of the UDO are included.

Applicant: Site Investments, LLC

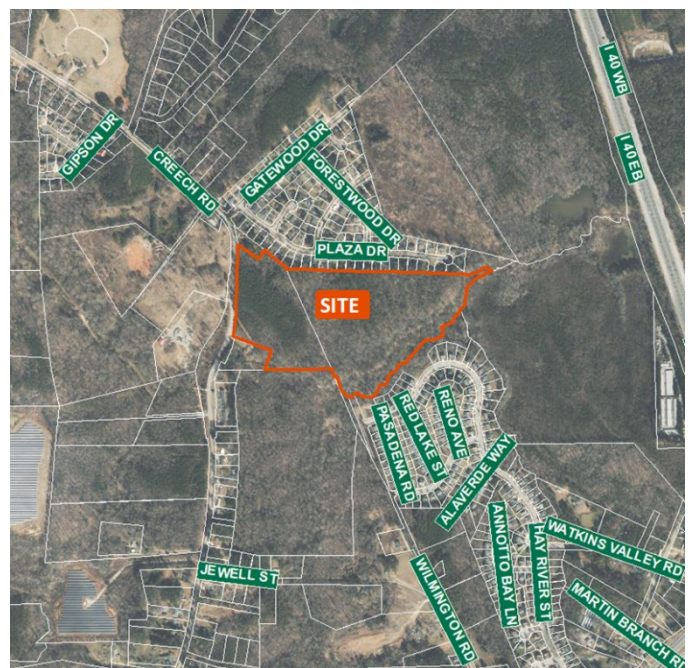
Owner: 0 Creech Road
Investments, LLC

Key Meeting Dates:

Public Hearing: March 5, 2024

Planning Commission: TBD

Action: TBD



II. ZONING AND CONTEXT

EXISTING ZONING: At the time of application, the existing zoning was Single-Family Residential (R-9) and Multi-Residential District (MR-1). After July 5, 2022, the site is zoned **Residential 4 (R4)**.

The R2, R4 and R8 districts are designed to create and maintain livable residential neighborhoods composed primarily of single-family residences and, in other select locations, such institutional, public, low-intensity nonresidential, house-scale multifamily, and other compatible uses that do not detract from the character of each district as a place for healthful, quiet, and aesthetically pleasing residential living. These districts generally provide a transition between areas of the Rural Agricultural (RA) District designation and more intense multifamily and nonresidential or mixed-use areas and are typically found within Garner's corporate limits.

Specifically, the R4 district accommodates suburban residential development at a moderate density. These neighborhoods primarily consist of detached single-family structures or duplexes and require public water and sewer service as well as infrastructure to support walking and outdoor recreation.

The following uses are permitted in the R4 district by right or by special use permit (see UDO Article 6):

- | | |
|--|--|
| 1. Single-Family Detached | 7. School, Primary or Secondary |
| 2. Two-Family Dwelling (2 dwelling units per structure, aka Duplex) | 8. Emergency Services |
| 3. Manufactured Home – Class A | 9. Religious Institution |
| 4. Group Care (with 9 or fewer residents) | 10. Golf Course or Country Club, Private |
| 5. Assembly, Civil, Service Fraternal Clubs, Lodges and Similar Uses | 11. Public Park, Passive Open Space, Nature Park |
| 6. Community Center | 12. Bed and Breakfast Home, 8 rooms or fewer |
| | 13. In Home Family Child Care Home |
| | 14. Minor Utility |

Contextual Setting:

This site is located east of Creech Road and northwest of the Hunter's Mark Subdivision in an area that is lightly developed at the present time. Uses in the vicinity include single-family detached, small scale multifamily and vacant parcels. The area is heavily influenced by Creech Road as the primary traffic corridor in the immediate vicinity. The future extension and connection of Wilmington Road also plays an important role for providing access to Interstate 40.

- North: Single-family (Gatewood)
- East: Vacant Tract
- South: Single-family (Hunter's Mark) and Vacant Tracts
- West: Vacant Tracts



This stretch of Creech Road (State Route 2564) is primarily two lanes (future cross-section: a collector street with two lanes with center turn lane and/or median). Creech Road collects local traffic and connects Sanderford and future Tryon roads (Neighborhood Activity Center) to downtown (Neighborhood Activity

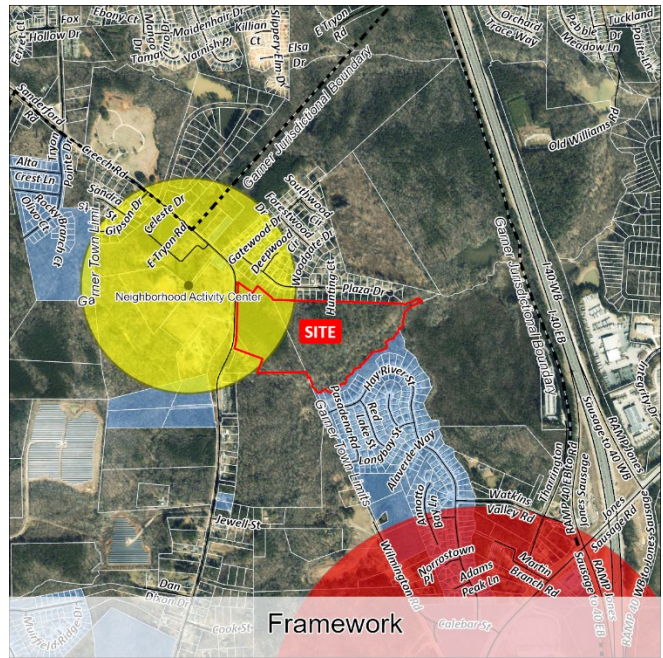
Center) and adjacent areas. The most recent NCDOT traffic counts for Creech Road (collected every two years) is 5,200 in 2021 and showing a slow upward trajectory from 4,500 trips per day since 2015. Consequently, the roadway has some capacity for growth but lacks separated infrastructure for pedestrians and cyclists.

PROPOSED ZONING: The proposed zoning for the site at the time of submittal was **Multifamily 1 (MF-1 C236) Conditional**.

The MF-1 district was designed to create and maintain higher density residential neighborhoods composed primarily of multifamily dwellings and, as special uses, those service, institutional, public and other compatible uses that are so designed, constructed and maintained that they do not detract from the quality of the neighborhood as a place for healthful, quiet and aesthetically pleasing residential living. When evaluating an application for the MF-1 zoning district, emphasis shall be given to the location of the proposed district to adjoining developed property to ensure that such district is carefully located and achieves a satisfactory relationship with the surrounding properties.

NOTE: All applicable requirements of the applicable version of the Garner Unified Development Ordinance will be met, including setbacks and dimensional requirements, open space, streets, utilities, building design, parking, lighting, landscaping, stormwater management, nitrogen reduction, water supply watershed protection, floodplain management, and tree conservation/preservation/protection.

Conditions: The applicant has identified three (of a possible 21) uses that are permitted in the MF-1 district by right or by special use permit to be part of the proposed C236 district. If approved, this proposed conditional district would be adopted as **Multifamily A (MF-A C236) Conditional**.



1. Proposed Permitted Use Table

Use Category	Specific Use	MF-1 C236
Household Living*	Single-Family Detached	P
	Residential Cluster	P
	Townhouse	P

* Any form of group living protected by state or federal statutes shall be permitted according to the specific use standards of the Garner Unified Development Ordinance.

- All townhouses shall be a minimum of 1500 square feet. All single-family homes shall be a minimum of 1750 square feet.
- All townhouses shall have at least a one-car garage and a driveway with a minimum length of 22 feet measured outside the public right of way. HOA covenants shall require owners to maintain the UDO-required minimum of 2 off-street parking spaces for each unit.
- All single-family homes shall have a minimum parking pad for two cars and shall be accessed from the rear alley. 1- or 2-car garages are optional.

5. Vinyl siding will not be permitted on any unit style; however, vinyl windows, decorative elements, and trim are permitted. Front color variations between adjacent units shall be utilized.
6. Each proposed home shall include at least two of the following siding types on the front façade: (a) board and batten; (b) horizontal lap siding; (c) shake siding; (d) stone/masonry accent. Garage doors for all homes shall have carriage door hardware and windows and will also be finished with a minimum 24-inch stone/masonry water table.
7. A covered front porch, a minimum of 20 square feet, shall be provided as a part of all homes.
8. An outdoor deck or patio a minimum of 100 square feet is required on all homes.
9. The side elevations of townhome end units shall feature at least two glazed elements.
10. Single-family homes shall have a minimum of two glazed elements per habitable floor for each side elevation.
11. Shutters and/or window trim shall be provided on the front and side facades of all homes with right-of-way frontage.
12. All homes shall have a minimum of 12" eaves/roof overhang on the front façade with a minimum of 12" eaves/roof overhang on all sides.
13. On townhomes, the roof line cannot be a single mass; it must be broken up either horizontally and/or vertically between, at minimum, every second unit within one townhome building group.
14. To provide visual diversity, no more than two continuous townhome units shall be allowed with the same setback. The variation shall be at least 18 inches.
15. The same front façade, excluding the water table, may not be allowed on two adjoining lots or units. Color changes will not count toward this requirement.
16. The Overall Maximum density shall be no greater than 3.25 units per acre.
17. The Project will have both townhomes and single-family homes. The minimum percentage of single-family lots will be at least 40%.
18. The public greenway will be completed before the last plat is recorded.
19. There will be three grassy areas for lawn play and three 10 feet x 10 feet minimum size pergolas with one pergola on each grassy lawn area.
20. The total provided open space for the project will be at least 10 acres.

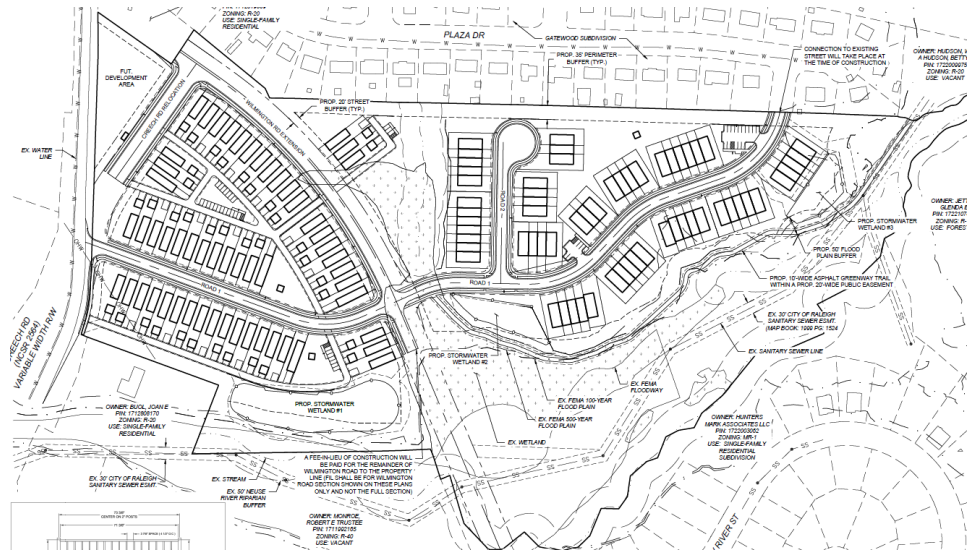
39.54 +/- acres

55 single-family zero-lot-line homes, and 61 townhouses (~2.93 du/acre)

9.9 +/- acres required;

Privately maintained open space areas are a combination of qualifying conservation areas and recreation space. Abundant conservation areas exist on site in the form of wetlands, floodplains and conservation buffer overlays. Recreation space will include three open space lawns with pergolas and a new segment of public greenway.

Site is not located within the watershed protection area, but is subject to stormwater water quality requirements for nitrogen as well as water quantity requirements for the 1-, 10-, and 25-year storm events. To satisfy these needs, the development plans to use three constructed wetland stormwater control measures (SCMs).



Utility Notes:

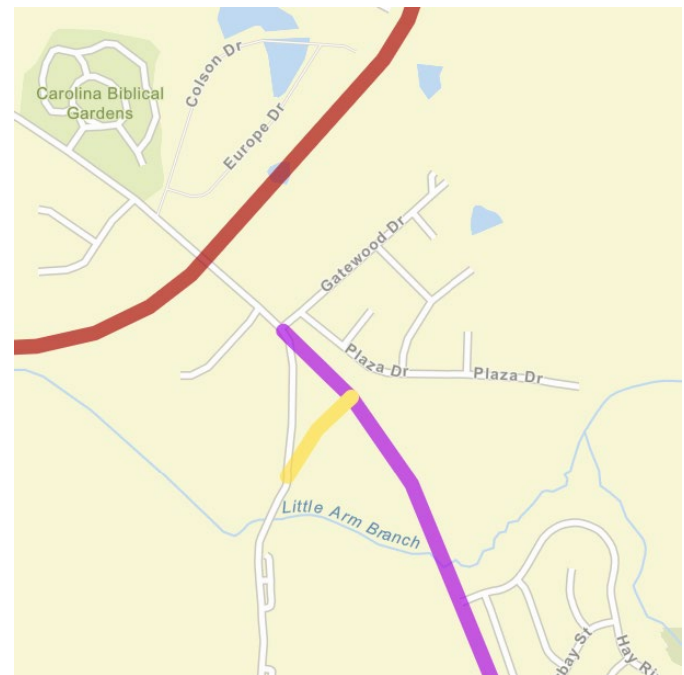
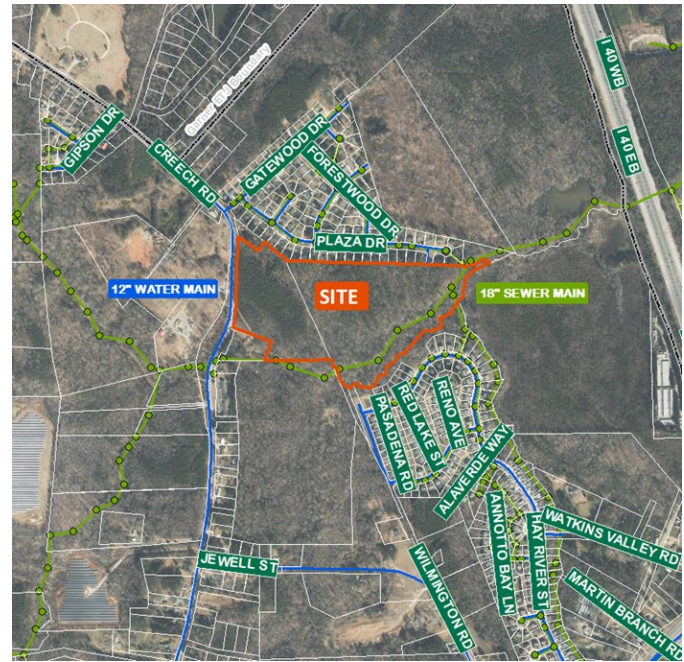
As depicted at right, the site has access to be served by City of Raleigh water and sewer infrastructure. Water will connect to an existing 12" water main running along Creech Road and private service will be extended through the site. Sewer will connect into an existing 18" outfall along Little Arm Branch which roughly coincides with the southern property line. Sewer lines will be extended to adjacent and upstream properties per the Raleigh Water policy.

Transportation Notes:

The project will have two points of access: one from Creech Road and one to Plaza Drive in the Gatewood Subdivision. A Traffic Impact Analysis (TIA) was not required with this proposal, but due to the property's location at the future intersection of two NCDOT thoroughfares (Creech and Wilmington Roads), a significant amount of coordination with both the Town's Engineering Department and NCDOT was required.

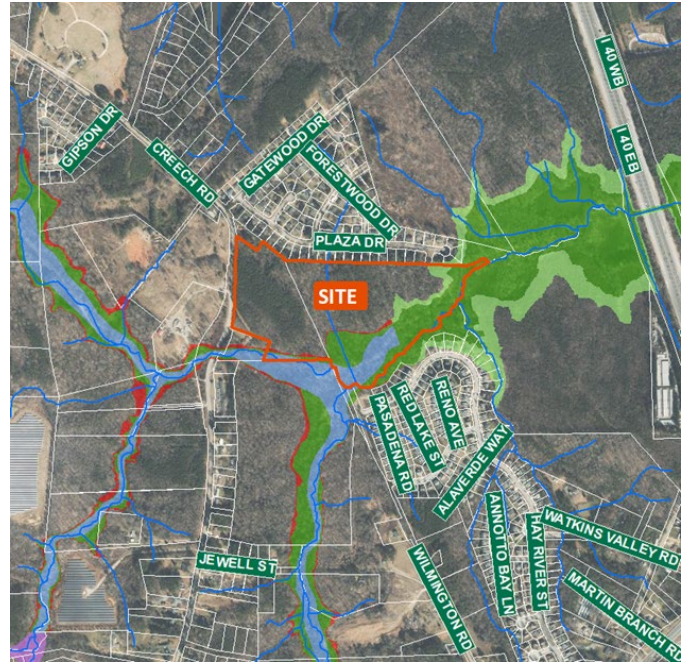
Through those discussions, NCDOT indicated support for the eventual realignment of Creech Road to the east while Wilmington Road would be extended in a continuous arc to join existing Creech Road at its intersection with Gatewood Drive as depicted by the yellow and purple lines at right. The red line represents the future extension of Tryon Road from existing Tryon Road to Sunnybrook Road. Subdivision plans exhibit how much of this

future realignment can be accomplished at this time, as the applicant does not control all of the land necessary for the complete final solution. The applicant is responsible for paying a fee-in-lieu for half of the future crossing of Little Arm Branch for Wilmington Road. Funding for the remaining half is not currently identified.



Significant Environmental/Cultural Feature Notes:

As depicted at right, there are FEMA designated floodplains (green) and associated conservation buffers at the southern and southeastern boundary of the project. This area of the property is reserved for pedestrian trails and tree preservation.



III. PROPOSAL REVIEW

NEIGHBORHOOD MEETING(S): Staff identified 115 properties within the notification radius as shown at right and provided the list to the applicant for first class mailed notices. Meetings were held as follows:

- November 22, 2021 - held virtually via Microsoft Teams at 6:00pm with 12 people documented in attendance.
- December 28, 2021 - held in the Garner Senior Center at 6:00pm with 4 people documented in attendance.

Full neighborhood meeting information, including a list of questions and concerns, is attached at the end of this report for further detail.

PLAN CONSISTENCY: When considering a rezoning request, the Planning Commission is required by state statute to make a written recommendation regarding the consistency of the zoning proposal with the Town's current Comprehensive Plan and other applicable adopted plans. Specifically, a comprehensive plan is only advisory in nature and has no independent regulatory effect; nor does it expand, diminish or alter the scope of the Town of Garner UDO. A determination of inconsistency with the Plan does not preclude a rezoning request from being found to be reasonable. In those cases where the request is deemed inconsistent yet reasonable, an amendment to the Comprehensive Plan is automatically made upon approval of the request.

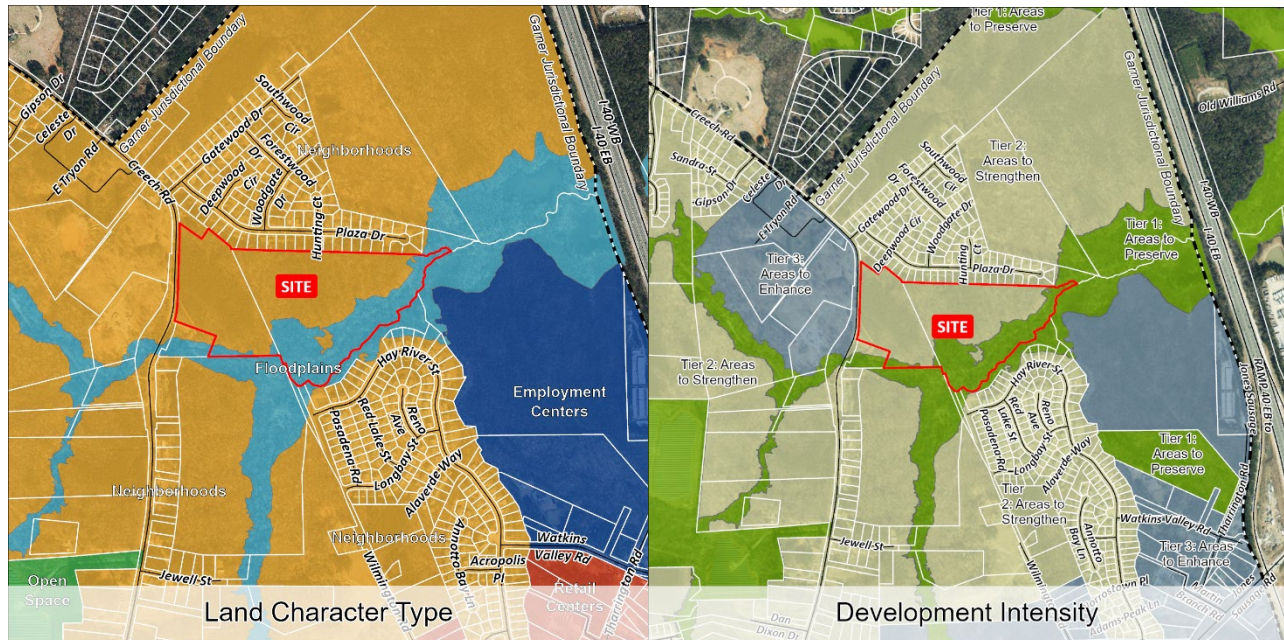
Staff notes that the applicable plans for Tier 2 rezoning requests (or those still with a full subdivision plan set) are typically:

- The 2023 Garner Forward Comprehensive Plan,
- The 2010/2018 Garner Transportation Plan,
- The most recent Parks and Recreation Master Plan, and
- The Swift Creek Land Management Plan (where applicable). *n/a for CZ-SB-20-09*

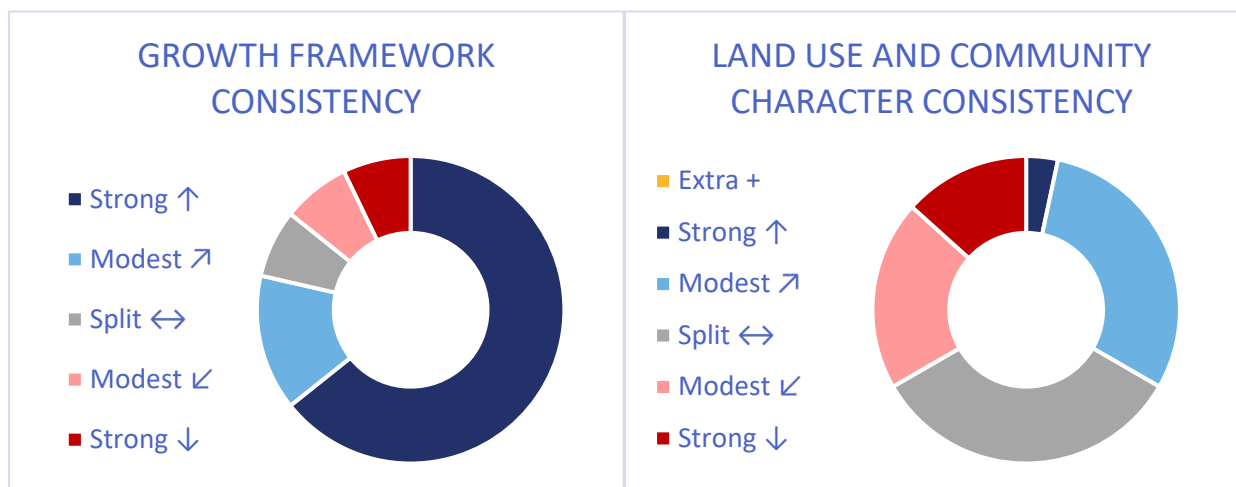


Neighborhood Meeting

2023 Garner Forward Comprehensive Plan Staff Review Summary:



Strong Support	Modest Support	Split Modest	Modest Non-Support	Strong Non-Support
↑	↗	↔	↘	↓



14 growth framework criteria were evaluated using the scale above with a finding of fairly strong support. MF-A (which the old MF-1 was converted to) is a recommended zoning district for Neighborhood typology. The fact that part of the site is located within a Neighborhood Activity Center might suggest that higher densities might be appropriate, the fact that the Development Intensity Category is “Level Two – Areas to Strengthen” tempers that expectation for this area. The adjacent area suffers from a lack of pedestrian and bicycle infrastructure that this project might connect to, meaning that travel will be extremely auto dependent in the near term. Otherwise, the lack of a playground open space feature was the only strong non-supporting framework element.

30 land use and community character criteria were determined applicable or possible to address the criteria in a meaningful way. Consistency is divided. Staff would note the fact that this is the oldest project in the

pipeline and is using a version of the Unified Development Ordinance that is far removed in time from today's comprehensive plan. Most notably, the plans suffer from a lack of defining central features to organize the site as the current comprehensive plan now promotes. Enhancements to the frontage areas along streets and exploring possibilities for tying the site's open spaces more closely to the public realm (streets and the public greenway) could also help the proposal become more consistent. The highest degrees of consistency grow from the applicant's proposal to bring a new type of housing – the single family detached, small lot (zero-lot-line row house) with parking/garages in the rear. This building type can target the working class much like a townhouse but with the added benefit of being detached on its own lot.

See full "Staff Consistency Review Item Detail" attached at the end of this report for more information, and staff is available to answer any questions regarding individual ratings.

REASONABLENESS: In addition to approving a statement regarding plan consistency upon the advice of the Planning Commission, the Town Council must also approve a statement of reasonableness when making their decision. Sources of reasonableness are included in Section 4.6.1.F. of the Garner Unified Development Ordinance. They include:

1. Consistency (or lack thereof) with the Comprehensive Plan and other adopted plans.
2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood.
3. Suitability of the subject property for uses permitted by the current versus the proposed district.
4. Whether the proposed change tends to improve the balance of uses or meets a specific demand in the Town.
5. Availability of sewer, water, transportation infrastructure, stormwater facilities, and other necessary infrastructure generally suitable and adequate for the proposed use.
6. Preservation of key features of the natural environment.

IV. RECOMMENDATION

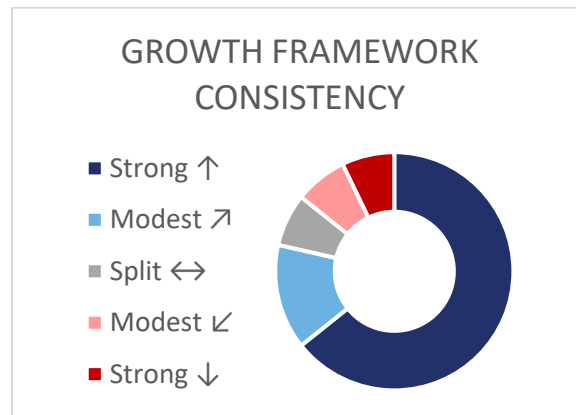
Staff recommends that once the Town Council has heard comments, concerns and questions from the general public that conditional zoning request # CZ-SB-20-09 be referred to the Planning Commission for their review and recommendation regarding plan consistency.

In the event Town Council requests the applicant or staff to provide specific additional information, the public hearing may be continued to a specific date and time which allows sufficient time for applicant response and any needed staff review.

ATTACHMENT: STAFF CONSISTENCY REVIEW ITEM DETAIL

CHAPTER 2: FRAMEWORK MAPS AND CROSSWALKS CONSISTENCY SECTION

Strong Support	Modest Support	Split Modest	Modest Non-Support	Strong Non-Support
↑	↗	↔	↘	↓



Growth Framework Map Designations

General Framework Map: Partly in Neighborhood Activity Center

Character Typology Map: Neighborhoods

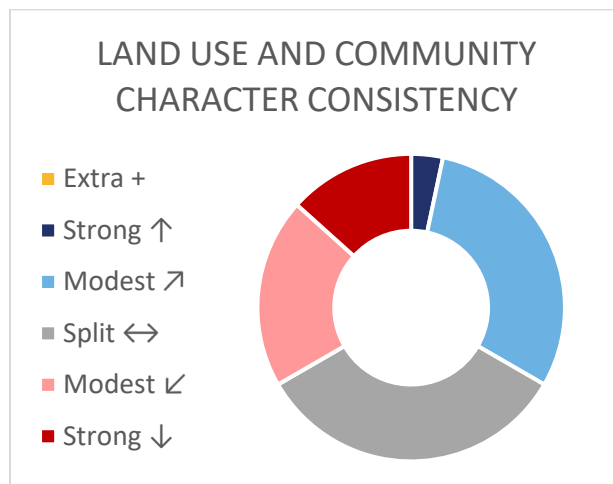
Development Change & Intensity Map: Level Two – Area to Strengthen

Character Area Crosswalk pp.58-59		
<i>Note: Project may include more than one proposed zoning designation – rated Strong Support or Strong Non-Support only.</i>		
Z1	Zoning District #1: MF-A Conditional	↑
Z2	Zoning District #2:	n/a
Development Intensity Metrics pp.64-65		
<i>Note: Rated on full 5-point scale.</i>		
I1	Prevailing Development Pattern: Separated Uses	↑
I2	Prevailing Building Heights: 1 to 3 Stories	↑
I3	Building Enclosure Ratio: (no data)	n/a
I4	Typical Block Lengths: 300 – 800 feet	↗
I5	Transportation Choices: Auto primarily (no nearby pedestrian/cycling facilities to connect to)	↘
I6	Parking Provisions: Surface Lots	↑
I7	Setbacks or Build-To Lines: Setbacks	↔
I8	Typical Street Cross Section: Suburban	↑

Building Typology Crosswalks pp.66-67 & 72-73			Note: Rated Strong Support or Strong Non-Support only.
R1	Residential Building Type 1: Single-Family Detached, Small Lot		↑
R2	Residential Building Type 2: Townhome		↑
R3	Residential Building Type 3:		n/a
N1	Non-Residential Building Type 1:		n/a
N2	Non-Residential Building Type 2:		n/a
N3	Non-Residential Building Type 3:		n/a
Block Sizes and Patterns Crosswalk p.76			Note: Rated on full 5-point scale.
P1	Block Size and Pattern: Curvilinear Streets in Modified Grid		↗
Open Space and Natural Features Crosswalk pp.78-79			Note: Rated Strong Support or Strong Non-Support only.
O1	Feature 1: Trail or Greenway		↑
O2	Feature 2: Common Greens (adjacent to clubhouse and two other informal spaces)		↑
O3	Feature 3: Playground (should be included in all residential neighborhoods)		↓
O4	Feature 4:		n/a

CHAPTER 3: STRENGTH OF LAND USE AND COMMUNITY CHARACTER CONSISTENCY

Strong Support	Modest Support	Split Modest	Modest Non-Support	Strong Non-Support
↑	↗	↔	↘	↓



Land Use and Community Character





Note: Projects that fall within one of the six identified Focus Areas may exhibit adherence to the plan's guiding principles as expressed in the table of recommendations below by calling out specific guidance illustrated in pages 146 through 215. Evaluation within these Focus Areas should consider the potential use of the Focus Area's parcels collectively. Decisions about future development on individual parcels can be made in a manner that optimizes the utilization of land while adhering to the community's objectives.

Is project within a Focus Area? If so, specify; if not, "n/a": n/a

Theme 1 – Emphasis on the Public Realm		
<i>Note: applicable to all project adjacent to public property or public streets in the absence of an overall public realm master plan.</i>		
1a <i>p.91</i>	Project uses elements of the public realm as organizing features for the neighborhood, district, or activity center.	↔
1b <i>p.91</i>	Project emphasizes consistent design features or treatments for a corridor or destination that creates a common sense of place for users.	↔
1c <i>p.91</i>	Project thinks of streets as linear parks with public spaces and activated private spaces (e.g. outdoor seating) located throughout the corridor.	↘
1d <i>p.91</i>	Project increases minimum open space requirements for private property adjacent to the public realm in terms of size, shape, and location to activate spaces.	↘
1e <i>p.91</i>	Project reimagines the definition of open space adjacent to the public realm to include, but not be limited to, plazas, outdoor seating and pocket parks that activate spaces.	↓









Theme 2 – Land Use Mix and Development Intensity













Note: The following recommendations supplement the maps and broader recommendations of Chapter 2.












2a <i>p.95</i>	Project emphasizes bringing new employment, retail, and services to town residents; and/or provides greater home choices in the community to support different backgrounds: the creative class, working class, retirees, and children. 	
2b <i>p.96</i>	Project, if located at or near a mixed-use activity center on the General Framework Map, furthers the activity center as a place people can live, work, shop, play, and be entertained, as well as supporting connection to any nearby activity centers via bus circulator, bicycle lanes, sidewalks, or greenways to minimize the number of vehicle trips in the community. 	
2c <i>p.98</i>	Project's open spaces, if located within the expanded civic center area, provide order in the landscape and provide opportunities for informal community gathering. 	n/a
2d <i>p.98</i>	Project, if located within the expanded civic center area, provides an opportunity to increase the number of residents living in or near the area (e.g. integrates new housing through infill development or redevelopment of existing sites) in a manner that established a stronger relationship to the surrounding community character and context (e.g. building orientation to streets, public spaces, and surrounding non-residential development). 	n/a
2e <i>p.99</i>	Project, if located within the downtown area, promotes the vision of a more traditional, small-town downtown area with activity on both sides of the railroad with neighborhoods surrounding the historic downtown that provide stability for the area along with recreation uses in, and leading into, the historic downtown. 	n/a
2f <i>p.100</i>	Project, if located within the downtown area along Main Street or Garner Road, adds buildings that face the railroad corridor with building heights of at least two stories. 	n/a
2g <i>p.101</i>	Project does not seek to reclassify activity centers, character areas, or development intensities (as shown on the maps in Chapter 2) to residential unless it is part of a mixed-use development and plays a subservient role to the non-residential components of the same development. 	




Theme 3 – Home & Neighborhood Choices

Note: Applicable to projects proposing the addition of dwelling units of any type.







3a <i>p.108</i>	Project further diversifies the Town's mix of housing options for lease and for ownership alike: variety in price points, variety in sizes of single-family houses, variety in multi-family types (duplexes, triplexes, quadplexes, townhouses, multifamily condominiums, apartment buildings and live/work buildings), allows or provides accessory dwelling units. 	
3b <i>p.109</i>	Project offers homes that include architectural details that provide visual interest along the street, including façade treatments, front porches, roof eaves, roof pitches, and windows. 	
3c <i>p.109</i>	Project offers a scale of homes and the spaces between them that conveys a welcoming environment that includes maximum fence heights and minimum materials, landscaping, or driveway placement. 	
3d <i>p.109</i>	Project provides similar home types and styles that face each other on a street, meaning transitions between home types occur at the rear lot line or along an alleyway. 	

3e <i>p.109</i>	Project provides a connected network of streets and sidewalks to serve the neighborhood; limiting cul-de-sacs to areas with environmental concerns or steep slopes. 	↔
3f <i>p.109</i>	Project provides street trees that can provide tree canopy over neighborhood streets when trees reach maturity. 	↗
3g <i>p.109</i>	Project provides garages, and especially garage doors, that are secondary in size, scale, and design as compared to the principal structure. 	↗
3h <i>p.109</i>	Project provides different types of open spaces with the neighborhood and are located as prominent features (e.g. a central green as a focal point and small neighborhood parks in close proximity to residential blocks). 	↘
3i <i>p.109</i>	Project emphasizes a neighborhood design that has a defined center and edges in terms of mixing home densities or housing types. 	↓
3j <i>p.115</i>	Project provides a product mix that is aimed at workforce housing (small homes, townhomes, duplexes, cluster housing, row homes and small condominium buildings). 	↑
Theme 4 – Site Design and Development Scale <i>Note: Applicable to specific types and locations of projects as noted.</i>		
4a <i>p.124</i>	Projects with multiple buildings demonstrate architectural unity and use of compatible quality and type of building materials. 	↗
4b <i>p.128</i>	Projects on smaller infill or redevelopment sites where existing development patterns are established and expected to remain in the future, propose a massing and scale of new buildings that is similar to nearby surrounding buildings. 	n/a
4c <i>p.128</i>	Projects on larger infill or redevelopment sites propose new lots or buildings that are significantly different in mass or scale from adjacent development to be located toward the center of the site, and lots or buildings near the perimeter transitioning in massing and scale between the center and the existing surrounding development. 	n/a
4d <i>p.128</i>	Projects for new commercial, light industrial, or flex space development adjacent to residential areas propose uses and operations that are considered low-intensity, unobtrusive, or at a scale and design compatible with the adjacent residential neighborhoods. 	n/a
4e <i>p.128</i>	Projects for new activity centers exhibit effective transitions between the project's residential and non-residential uses and include safe and convenient pedestrian and bicycle access for nearby residents. 	↔
4f <i>p.128</i>	Projects in large activity centers focus density and intensity around existing or new street intersections on or adjacent to the site and provide appropriate transitions to less intense edges of the site compatible with adjacent existing development. 	n/a

4g <i>p.128</i>	Projects opposite a street from existing development exhibit complementary lot sizes, building mass and building placement. Changes in scale and massing take place along streets rather than across streets, or at rear lot lines/alleyways. 	n/a
4h <i>p.128</i>	Project recognizes a significant building character in the project area that is expected to remain and proposes new buildings and site design elements that are similar in size and architectural detail, including roof types windows, doors, awnings, arcades, cornices, façade materials, outdoor furniture, or other building and site details. 	n/a
4i <i>p.129</i>	Projects with new neighborhoods exhibit a well-formed center, including a civic open space such as a park, square, or plaza, depending on its location within the range of contexts from suburban to urban. 	↓
4j <i>p.129</i>	Project with new neighborhoods exhibit organization around a pedestrian shed, where all residents are within a short 5-minute walk of a meaningful destination such as mixed-use areas or other civic open spaces. This pedestrian shed is typically circular but may be linear in the case of corridor development. 	↙
4k <i>p.131</i>	Projects located at activity centers in the General Framework Map promote increased development density and mix of uses. 	↔
Theme 5 – Community Connections <i>Note: Focus on “systems”, including roads, greenways, transit, parks, utilities, natural areas, and floodplains.</i>		
5a <i>p.132</i>	Project connects streets dispersing traffic and limiting congestion, except where there are topographic or ecological constraints, or neighborhood safety concerns (e.g., excessive cut-through traffic or the absence of sidewalks to reduce vehicle-pedestrian conflicts). 	↙
5b <i>p.132</i>	Project will construct a network of connected sidewalks, side paths and other pedestrian passages that provides more interesting walking and jogging alternatives, access to a variety of neighborhoods and destinations, and more opportunity for social interaction. 	↙
5c <i>p.133</i>	Projects along an important mobility corridor (US 70, US 401, NC 50, Timber Drive, White Oak Rd, Ten Ten Rd, Creech Rd, Garner Rd, Aversboro Rd, Vandora Springs Rd) promote improved access management (ingress/egress, circulation, stub outs, cross access, connectivity, etc.) for the corridor. 	↗
5d <i>p.138</i>	Project exhibits open spaces aimed at maximizing a comprehensive, connected, and continuous larger (Town-wide) open space network that is easily recognizable and accessible to residents. 	↔
5e <i>p.138</i>	Project demonstrates preservation of the existing hydrological pattern of drainage and percolation, the use low impact or light imprint development strategies, and a consideration of the least technologically complex solutions first. 	↗
5f <i>p.139</i>	Project demonstrates green street solutions such as small rain gardens, bioretention systems, bioswales, infiltration planters, flow-through planters, and pervious paving materials. 	↓

Theme 6 – Natural Conservation and Historic Preservation		
<i>Note: Applies to projects where floodplains, mature tree canopy and historic resources are present.</i>		
6a <i>p.142</i>	Project demonstrates efforts to preserve and plant shade trees to assist in the prevention of stream erosion, save energy, and cool streets and buildings. 	↔
6b <i>p.143</i>	Projects located along the Swift Creek corridor and its tributaries protects those areas and promotes them as an important part of a comprehensive and connected system of green space integrated into the surrounding built environment. 	n/a
6c <i>p.144</i>	Project demonstrates efforts to identify and ultimately protect historic structures and other historic resources on the site or relocates a historic structure to another location suitable for its preservation. 	n/a

EXTRA CREDIT SECTION

E-2a <i>p.102</i>	Project represents infill development or redevelopment that helps to shorten vehicle trip lengths, minimize expensive infrastructure expansion investments, and avoid the loss of rural areas for future development beyond municipal limits. 	n/a
E-2b <i>p.102</i>	Project offers land or building space dedicated for new parks, schools or something else to meet future community facility and service needs. 	n/a
E-3a <i>p.112</i>	Project demonstrates (through research or studies) consideration of vulnerabilities to surrounding neighborhoods such as gentrification or displacement, or it provides evidence of the equitable distribution of benefits associated with the project for the neighborhood in which it is located. 	n/a
E-4a <i>p.125</i>	Project adaptively reuses existing non-residential buildings that are either abandoned or in decline and exhibits reinvestment in building architecture, parking lot design, landscaping or open space. 	n/a
E-5a <i>p.136</i>	Project demonstrates an applicant's work with appropriate Town officials to modify street standards that result in a better representation of the conditions for their particular development context. 	n/a
E-5b <i>p.139</i>	Project dedicates land for a future park or builds a park to be made accessible to the public in an area of interest identified by Town officials. 	n/a

Wilmington Townes Neighborhood Meeting Summary

On Monday, November 22, 2021, a neighborhood meeting was held to inform neighbors of the proposed Wilmington Townes project and to gain their feedback for consideration in development of the preliminary plans. The notification sent to the neighbors is attached along with the list of neighbors notified. The neighbors that attended the meeting are shown on the attached Microsoft Teams Attendance Report. The attendees that represented the development team included Jon Frazier, FLM Engineering, and Chuck Walker, Entitlement Preservation Group.

Following a brief presentation by the development team, the neighbors in attendance were invited to ask questions and share concerns. Below is a list of the questions, comments, and concerns raised along with answers provided by the development team. The questions and answers are summarized for brevity.

Andi Dees (Plaza Drive Resident)

Q1: Can you explain how Wilmington Road will be extended to Creech Road in the future?

A: Wilmington Road will extend through Parcel No. 1712819009 in the future and will look the same as the road depicted on the Wilmington Townes plans (curb and gutter, sidewalk on both sides, etc.).

Q2: Will there be increased traffic on Plaza Drive?

A: We do not anticipate that Plaza Drive will see a significant increase in traffic. The proposed connections to Creech Road offer a much more direct route to access Creech Road, and we expect residents to utilize the proposed connections instead of Plaza Drive. The connection to Plaza Drive is required by the Town of Garner because of the right-of-way that is current stubbed to the subject property and will be primarily for a secondary means of access to the proposed development (for emergency vehicles or similar in the event the primary access is blocked).

Q3: Will the proposed development be within the Town of Garner?

A: Yes.

Emily Scott (Hay River Street Resident)

Q1: Can you describe the potential environmental impacts?

A: Environmental impacts have been avoided with the proposed plan to the extent practical and result mainly from the town's required extension of Wilmington Road. Any impacts will be permitted appropriately with the property authorities. Stormwater runoff will be controlled through three stormwater wetlands, which provide both quantity and quality control.

Q2: Will there be noise impacts to the residents of Hay River Street?

A: We do not anticipate significant noise impacts to Hay River Street. The closest townhomes will be approximately 390' away from the Hay River Street lots, and the wooded flood plain and stream buffer will remain intact.

Q3: Will the proposed development be within the Town of Garner?

A: Yes.

Q4: Can you discuss the proposed greenway?

A: Per the Town of Garner's requirement, a greenway is proposed along the route of the existing sewer easement.

Larry Murphy (Pasadena Road Resident)

Q1: How many units are proposed?

A: 146 townhomes.

Q2: What is the proposed price range?

A: It is difficult to estimate the price of the units due to the fluctuations in material pricing, but we anticipate that pricing will start in the \$300,000s.

Q3: What is the proposed size of the units?

A: The units west of the proposed Wilmington Road extension are three-story, 20' x 60' footprints, which would equate to 3,600 square feet. With the proposed garage, the units would still be over 2,000 square feet. The units east of the proposed Wilmington Road extension are two-story, 22' x 60' and 26' x 60' units, and thus, would be expected to be over 2,000 square feet as well.

Q4: What is the anticipated project timing?

A: If the rezoning and preliminary plans are approved by the town, we would expect construction to begin by the end of 2022 after construction drawings have been approved and appropriate permits have been obtained.

Greg Buol (Creech Road Resident)

Q1: Will there be one initial connection on Creech Road?

A: Yes, until Wilmington Road is extended and the existing Creech Road is abandoned, there will be one proposed connection to Creech Road. The connection will be positioned such that it meets NCDOT requirements such as sight distance, spacing, etc.

Q2: Will the proposed development have public water and sewer?

A: Yes, the development will be served with public water and sewer through the City of Raleigh.

Q3: Will there be a connection of Wilmington Road across the stream?

A: Right-of-way will be dedicated and a fee-in-lieu will be paid by this project for a future connection of Wilmington Road across the stream by the Town of Garner.

Linell Robinson (Plaza Drive Resident)

Q1: Will there be improvements on Plaza Drive?

A: No improvements to Plaza Drive are proposed because a significant increase in traffic on Plaza Drive is not anticipated. Garner's Transportation Plan also shows an extension of Tryon Road north of the Gatewood Subdivision that may provide relief from traffic on Creech Road in the future.

November 29, 2021

**Reference: Wilmington Townes
Neighborhood Meeting Notification**

Dear Neighbor:

We are writing to notify you of a neighborhood meeting to discuss the proposed Wilmington Townes project located on Creech Road (Wake County PINs 1712-90-0580 and 1722-00-1533). The attached site plan and zoning conditions have been submitted to the Town of Garner and are currently under review by town staff.

Due to the ongoing COVID-19 pandemic closures and guidelines, the meeting will be virtual and will be held on Monday, November 22, 2021 from 6:00 PM to 7:00 PM. The virtual meeting link and alternate telephone call-in information are listed below.

For Virtual Meeting Access (Microsoft Teams):

Enter <https://bit.ly/3wxTiWN>, into the web browser of your choice.

Please note, for virtual meeting access, your computer must include a microphone and speakers.

For Access via Telephone (Voice Only):

Telephone Number: 919.999.3953
Conference ID Code: 146 221 4#

We look forward to your attendance.

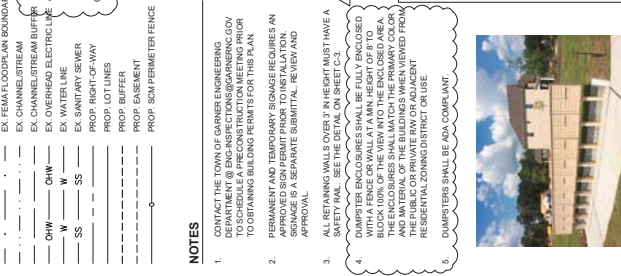
Sincerely,



Jon D. Frazier, PE, LEED AP
Principal
919.610.1051
jfrazier@flmengineering.com

DEVEL	STREE	PIN NU	TOTAL	EXISTING	JURISDI	CURRE	PROP C	PROP C	REQUIR	REQUIR	SETBACK	FRONT	REAR	SIDE
-------	-------	--------	-------	----------	---------	-------	--------	--------	--------	--------	---------	-------	------	------

REQUIRE	
PROVIDE	
PARKING	
REQUIRE	
SUBJECT	
ON LOT	
MAL K	
AFTER	
POSTAGE	
+ 20.24	
SPACE	
PROPOSE	
DEVELOP	
SITE IN	
SUBJECT	
KNIGHT	
919.711	
ENGINEER	
FILM EN	
PO BOX	
BRIDGE	
919.42	
LEGEND	



EXAMPLE MAIL BOX DETAIL
NOT TO SCALE

SCM AND RETAINING WALL BLACK ALUMINUM FENCE DETAIL
NO SCALE

SOIL APPROVED OR AVOIDANT ACCEPTED



October 11, 2021

Town of Garner 900
7th Avenue Garner
NC 27529

Re: Conditional Use Rezoning – Wilmington Townes

Based on the standards of the Unified Development Ordinance, this petition requests consideration of a Conditional Use District Zoning authorizing or excluding the uses and/or conditions described below. All uses and/or conditions requested to be authorized and/or excluded are allowed by right in the district requested and this fact is hereby acknowledged by the applicant.

1. Permitted Use Table:

USE CATEGORY	SPECIFIC USE
HOUSEHOLD LIVING	TOWNHOUSE

- Any form of group living protected by state or federal statute for use in single-family dwellings shall be permitted according to the specific use standards of the Garner Unified Development Ordinance.
- All townhouses shall be a minimum of 1,500 square feet.
- All townhouses shall have at least a one-car garage.
- All townhouse shall have a minimum .046-gauge vinyl siding or an equivalent. Front color variations between adjacent units shall be utilized.
- Each Townhome Group (which is defined as a building containing multiple townhouse units) shall include at least two (2) of the following siding types on the front façade: (a) board and batten; (b) horizontal lap siding; and/or (c) shake siding.
- Except for one (1) unit per Townhome Group, the front façade of all units shall be minimally finished with the equivalent of a 24" stone/masonry water table.
- Garage doors for all townhomes shall have carriage door hardware and windows.
- A covered front porch a minimum of 20 square feet shall be provided as part of all townhouses.
- An outdoor deck or patio a minimum of 100 square feet is required on all dwelling units.

11. The side elevations of each end unit shall feature at least two (2) glazed elements.
12. Shutters or window trim shall be provided on the front facade of all townhome dwellings and side facades of all townhome dwellings with right of way frontage. Trim dimensions shall be a minimum of one (1) inch by four (4) inches.
13. All homes shall have a minimum 8" eaves on the front facade with a minimum 8" roof overhang on all sides.
14. On townhomes, roof line cannot be a single mass; it must be broken up either horizontally and/or vertically between, at minimum, after every third unit within one townhome building group
15. To provide visual diversity, no more than three contiguous townhome units shall be allowed with the same setback. Variations in setback shall be at least 2 feet.

OWNER

KROHN, SEAN KROHN, IRENE HENRIETTE
RODRIGUEZ, ESTUARDO VALDEMAR RODRIGUEZ, LEONOR
AVERY, MICHAEL TODD
BURNETT, RAYMOND BURNETT, VIRGINIA MAE
DAVIS, ELIJAH L DAVIS, CARRIE M
REX RESIDENTIAL PROPERTY OWNER A, LLC
WATSON, RAKI A
CARR, MARGARET H
PERDUE, HOWARD E PERDUE, BETTY R JR
BARNES, ALONZA D BARNES, JEANNETTE L
ADAMS, DARLENE
WILSON, KENNETH WILSON, CYNTHIA
AVERY, JACKIE LEE AVERY, PATRICIA G
OPPENHEIM, KYLE STEVEN GOODPASTURE, MARION GRACE
TORRES-ALVAREZ, LEMUEL MALDONADO-SERRANO, SYLVIA A
ARE, SRINIVAS PINAPALA, GOPAL
TURNER, JEFFREY EARLE WATHEN, ALISON MCKENZIE
AVENT, IRMA JEAN
SMITH, JEREMIAH SMITH, ELIZABETH
COLEMAN, MARGARET B
MAGANA, CARLOS DEL TORO MAGANA, JORGE DEL TORO
KEITH, BERNARD R HOLMES, GAREASIA
STEWART, SHIRLEY A
ROGERS, CAROLYN H
DUELL, BETTY B
PASTRANA, EDGAR
MOORE, DELORES F MOORE, TERESA
DOBBIN, WALTER H AVERY, BARBARA A
WILLIAMS, ERNEST L WILLIAMS, JOYCE B
DAVIS, ANTHONY DAVIS, FRANCES DENISE
ROBINSON, LINELL ROBINSON, ARNETTA W
DANNAGER STRIKE LLC
EVANS, MARVIN EVANS, PATRICIA L
ROWE, WILLIE ROWE, JANIE H
ADAMS, JOHNNY
SANDERS, LOUISE PEEBLES, GWENDOLYN
AMH 2015-2 BORROWER LLC
NORWOOD, LAVAR D HARRIS, SHARHONDA D
ROMEO, GASPER D ROMEO, NANCY A
CRAWFORD, STORMY CANNADY
MCKNIGHT, CHARLOTTE ROGERS, DWIGHT
TORRES, ALEJANDRO LEON
WILLIAMS, SHALONDA S WILLIAMS, ALONZA JR
LUCAS, OTIS JR LUCAS, PEGGY B
HICKS, FREDRICK L HICKS, JO ANN S
JENKINS, JAVORD L JENKINS, LASONYA
ROGERS, SYLVIA P
HUNTERS MARK ASSOCIATES LLC
WRIGHT, ROBERT M SR
PENSCO TRUST COMPANY LLC CUSTODIAN INNA DENG IRA
PANOCENO, MARIBEL MOLINA
HUDSON, WILL A HUDSON, BETTY L
WALKER, PATRICIA A WALKER, DANNY L
GREEN, SYLVIA J
EDWARDS, TOMMY L EDWARDS, SHIRLEY B
ALTO ASSET COMPANY 2 LLC
EAO LLC
JETTER, GLENDA B
WAHL, BRIAN
ELLIS, BARBARA B
STRICKLAND, CHARLES C STRICKLAND, DORIS E
AVERY, DELWYN L
SMITH, CLARK GABLE HEIRS
DEES, ANDREA NOEL
GLENN, CALVIN R GLENN, GWENDOLYN F
SHANNON M SCOTT LIVING TRUST EMILY R SCOTT LIVING TRUST
BRYANT, JESSICA T
TAYLOR, MESHELLE A
PULLEY, DIANE PULLEY, COREY D
VANDEMORTEL, MARK A VANDEMORTEL, SHARON L
LIPSCOMB, MARY I
JIMMERSON, NATLYNN D
DOGGETT ASSOCIATES LLC (SEE 9325-1298 FOR CONVERSION)
ABROM, TONY G ABROM, JOFFE D
SHIELDS, BARBARA C BUNCH, CONNIE CHAVIS
ROGERS, TONISHIA DENISE
GARNER TOWN OF
GILL, MARY T GILL, MICHAEL
STEWART, CEDRIC STEWART, TIFFANY
GREGORY POOLE EQUIPMENT CO INC
GREEN, WILBUR VERTUS III
GSD INVESTMENTS LLC
HABITAT FOR HUMANITY OF WAKE COUNTY INC
DAHER, ALMA LINDSEY DAHER, WALEED K
GAINES, JOSEPH J GAINES, MERNILLA J
PROGRESS RALEIGH LLC
RALEIGH CITY OF
5000 THARRINGTON ROAD LLC
BAKER, ROSA L HEIRS
CURRIE, RUTHANNE
WRAY, LAWRENCE E RIDLEY, MICHAEL P HEIRS
MORGAN, DA'META
JORDAN, H EUGENE JORDAN, GWENDOLYN S
CTR PROPERTIES LLC
BUOL, JOAN E
MONROE, ROBERT E TRUSTEE
COOLEY, MARY L
BOULWARE, EDNA JEWEL
LEACH, BENITA
HINNANT, CHALMERS P JR
BEALE, JASON M BEALE, KENYATTA K
WILLIAMS, LATASHA L
STEPHENS, LIZZIE M STEPHENS, BRENDA S
YAP, CHO SING
SHIPLEY, ROBERT G JR SHIPLEY, VIRGINIA H
MILNE, BRIGNER C
HINSON, JAMES T HINSON, JO ANN
MCCARTHY, MIKE
HEATH, BETTY M
BUTLER, VERNELL BUTLER, ANNIE B
BLACKMAN, SONYA R
FYE, CYNDRAN ANN TORRES, CELSO ESTRADA
CREECH ROAD APARTMENTS LLC
CREECH, SANDI J
SELLERS, ARCHIE C SELLERS, NANCY W

ADDR1

7104 EASTOVER DR
1010 VERMONT AVE NW STE 719
308 PLAZA DR
203 WOODGATE DR
400 PLAZA DR
1505 KING STREET EXT STE 100
705 WINSTON DR
724 HAY RIVER ST
303 PLAZA DR
4013 HIGH MOUNTAIN DR
103 WOODGATE DR
3806 MERIWETHER DR APT C
405 PLAZA DR
701 HAY RIVER ST
4312 RUSHFORD LN
803 WILLOWMIST CT
156 PASADENA RD
PO BOX 27312
772 HAY RIVER ST
4408 WILMINGTON RD
107 ASHBOURNE CT
771 HAY RIVER ST
103 PLAZA DR
409 PLAZA DR
403 PLAZA DR
210 PLAZA DR
306 PLAZA DR
411 PLAZA DR
304 PLAZA DR
764 HAY RIVER ST
404 PLAZA DR
3434 EDWARDS MILL RD
204 PLAZA DR
102 WOODGATE DR
300 PLAZA DR
200 PLAZA DR
30601 AGOURA RD STE 200
732 HAY RIVER ST
208 CRICKET HOLLOW RUN
707 WEXFORD DR APT H
105 SOUTHWOOD CIR
102 HUNTING CT
203 PLAZA DR
302 PLAZA DR
101 GATEWOOD DR
733 HAY RIVER ST
100 HUNTING CT
PO BOX 31568
104 WOODGATE DR
PO BOX 173859
104 HUNTING CT
5325 EDINGTON LN
155 RED LAKE ST
100 PLAZA DR
402 PLAZA DR
5001 PLAZA ON THE LK STE 200
5909 FALLS OF NEUSE RD STE 200
114 E CAMDEN FOREST DR
716 HAY RIVER ST
102 PLAZA DR
104 PLAZA DR
207 PLAZA DR
143 JENMAR DR
106 PLAZA DR
800 HAY RIVER ST
796 HAY RIVER ST
700 HAY RIVER ST
780 HAY RIVER ST
3113 WAINWRIGHT CT
1420 CREECH RD
100 WOODGATE DR
201 PLAZA DR
1904 CHASE CT
164 PASADENA RD
101 HUNTING CT
783 HAY RIVER ST
PO BOX 446
406 PLAZA DR
410 PLAZA DR
4807 BERYL RD
165 PASADENA RD
6329 STATE ROAD 54
2420 N RALEIGH BLVD
157 PASADENA RD
316 W MILLBROOK RD STE 113
PO BOX 4090
PO BOX 590
1401 SUNDAY DR STE 113
105 PLAZA DR
502 PLAZA DR
917 WILLOW RUN SOUTH DR
708 HAY RIVER ST
3004 ALLENBY DR
3301 INTEGRITY DR
1408 CREECH RD
3225 BLUE RIDGE RD STE 117
503 PLAZA DR
505 PLAZA DR
310 PLAZA DR
3705 CHANCELLORSVILLE CT
788 HAY RIVER ST
779 HAY RIVER ST
103 HUNTING CT
8608 LAKEWOOD DR
4113 HUCKLEBERRY DR
1304 CREECH RD
1104 CREECH RD
1803 EVERGREEN AVE
2712 SIMPKINS RD
149 FOLK RD
1204 CREECH RD
225 FERN FOREST DR
8811 WESTGATE PARK DR
903 CREECH RD
1300 CREECH RD

ADDR2

RALEIGH NC 27603-5218
WASHINGTON DC 20005-4941
GARNER NC 27529-2730
GARNER NC 27529-2739
GARNER NC 27529-2732
CHARLESTON SC 29405-9442
SEYMOUR TN 37865-3426
GARNER NC 27529-6220
GARNER NC 27529-2729
RALEIGH NC 27603-8995
GARNER NC 27529-2737
DURHAM NC 27704-5407
GARNER NC 27529-2731
GARNER NC 27529-6219
GARNER NC 27529-7244
CARY NC 27519-7709
GARNER NC 27529-6221
RALEIGH NC 27611-7312
GARNER NC 27529-6220
GARNER NC 27529-9590
GARNER NC 27529-4609
GARNER NC 27529-6219
GARNER NC 27529-2725
GARNER NC 27529-2731
GARNER NC 27529-2731
GARNER NC 27529-2728
GARNER NC 27529-2730
GARNER NC 27529-2731
GARNER NC 27529-2730
GARNER NC 27529-6220
GARNER NC 27529-2732
RALEIGH NC 27612-4275
GARNER NC 27529-2728
GARNER NC 27529-2738
GARNER NC 27529-2730
GARNER NC 27529-2728
AGOURA HILLS CA 91301-2148
GARNER NC 27529-6220
CLAYTON NC 27520-5909
RALEIGH NC 27603-6616
GARNER NC 27529-2735
GARNER NC 27529-2724
GARNER NC 27529-2727
GARNER NC 27529-2730
GARNER NC 27529-2713
GARNER NC 27529-6219
GARNER NC 27529-2724
RALEIGH NC 27622-1568
GARNER NC 27529-2738
DENVER CO 80217-3859
GARNER NC 27529-2724
RALEIGH NC 27604-5939
GARNER NC 27529-6217
GARNER NC 27529-2726
GARNER NC 27529-2732
AUSTIN TX 78746-1053
RALEIGH NC 27609-4000
CARY NC 27518-9044
GARNER NC 27529-6220
GARNER NC 27529-2726
GARNER NC 27529-2726
GARNER NC 27529-2727
FUQUAY VARINA NC 27526-7082
GARNER NC 27529-2726
GARNER NC 27529-6223
GARNER NC 27529-6220
GARNER NC 27529-6220
GARNER NC 27529-6220
RALEIGH NC 27604-1637
GARNER NC 27529-2706
GARNER NC 27529-2738
GARNER NC 27529-2727
RALEIGH NC 27607-3173
GARNER NC 27529-6221
GARNER NC 27529-2723
GARNER NC 27529-6219
GARNER NC 27529-0446
GARNER NC 27529-2732
GARNER NC 27529-2732
RALEIGH NC 27606-1406
GARNER NC 27529-6222
NEW PORT RICHEY FL 34653-6037
RALEIGH NC 27604-2235
GARNER NC 27529-6222
RALEIGH NC 27609-4482
SCOTTSDALE AZ 85261-4090
RALEIGH NC 27602-0590
RALEIGH NC 27607-5173
GARNER NC 27529-2725
GARNER NC 27529-2734
RALEIGH NC 27615-5250
GARNER NC 27529-6220
RALEIGH NC 27604-5802
GARNER NC 27529-7201
GARNER NC 27529-2706
RALEIGH NC 27612-8060
GARNER NC 27529-2733
GARNER NC 27529-2733
GARNER NC 27529-2730
RALEIGH NC 27610-6379
GARNER NC 27529-6220
GARNER NC 27529-6219
GARNER NC 27529-2723
RALEIGH NC 27613-1112
RALEIGH NC 27612-3619
GARNER NC 27529-2704
GARNER NC 27529-2922
RALEIGH NC 27603-3007
RALEIGH NC 27603-4438
BLYTHEWOOD SC 29016-9031
GARNER NC 27529-2702
RALEIGH NC 27603-9724
RALEIGH NC 27617-4774
GARNER NC 27529-2917
GARNER NC 27529-2704

Meeting Summary

Total Number of Participants 14
Meeting Title Wilmington Townes Neighborhood Meeting
Meeting Start Time 11/22/2021, 5:50:31 PM
Meeting End Time 11/22/2021, 7:19:34 PM
Meeting Id 2a8be9a3-62e9-42d7-8306-0024c7e7ce89

Full Name	Join Time	Leave Time	Duration	Email	Role	Participant ID (UPN)
Jon Frazier	11/22/2021, 5:50:31 PM	11/22/2021, 6:50:33 PM	1h	jfrazier@flmengineering.com	Organizer	jfrazier@flmengineering.com
cwalker epgrouponline.com	11/22/2021, 5:59:04 PM	11/22/2021, 6:50:38 PM	51m 34s	cwalker@epgrouponline.com	Attendee	cwalker@epgrouponline.com
Adrian Emerson	11/22/2021, 6:00:47 PM	11/22/2021, 6:50:39 PM	49m 51s		Attendee	
Tasha Simpson	11/22/2021, 6:00:47 PM	11/22/2021, 7:19:34 PM	1h 18m		Attendee	
Emily Scott (Guest)	11/22/2021, 6:00:48 PM	11/22/2021, 6:50:36 PM	49m 47s		Attendee	
Greg Buol (Guest)	11/22/2021, 6:01:38 PM	11/22/2021, 6:50:34 PM	48m 55s		Attendee	
19199243941	11/22/2021, 6:01:59 PM	11/22/2021, 6:22:16 PM	20m 17s		Attendee	
19197803715	11/22/2021, 6:02:17 PM	11/22/2021, 6:03:16 PM	58s		Attendee	
Monica Delimata	11/22/2021, 6:02:30 PM	11/22/2021, 6:40:48 PM	38m 18s	monica.delimata@advance-auto.com	Attendee	monica.delimata@advance-auto.com
Sean (Guest)	11/22/2021, 6:03:05 PM	11/22/2021, 6:50:31 PM	47m 25s		Attendee	
Linell Robinson (Guest)	11/22/2021, 6:04:23 PM	11/22/2021, 7:05:27 PM	1h 1m		Attendee	
Andi Dees	11/22/2021, 6:07:46 PM	11/22/2021, 6:25:50 PM	18m 4s	Andi.Dees@townofcary.org	Attendee	Andi.Dees@townofcary.org
Larry Murphy	11/22/2021, 6:20:04 PM	11/22/2021, 6:50:33 PM	30m 29s		Attendee	
19198349902	11/22/2021, 6:27:07 PM	11/22/2021, 6:50:35 PM	23m 27s		Attendee	

SUMMARY OF NEIGHBORHOOD MEETING FOR WILMINGTON TOWNES

HELD:

DECEMBER 28, 2021, 6-7 PM AT THE GARNER SENIOR CENTER

FACILITATOR: CHARLES R. WALKER III

ASSISTING: ANGELA WALKER

ATTENDEES:

BETTY AND HOWARD PERDUE
SONYA BLACKMAN

LINELL ROBINSON

ITEMS DISCUSSED:

HOW MANY UNITS? 146

WILL THERE BE A CONNECTION TO GATEWOOD? YES, AT EXISTING ROW AT PLAZA DR.

HOW WILL WE DEAL WITH THE GATEWOOD ENTRANCE? WE ARE NOT MODIFYING THAT ENTRANCE AS PART OF THIS PROJECT. IT WILL BE MODIFIED AS AT OF THE TOWN'S TRANSPORTATION PLAN WHEN WILMINGTON WILL BE EXTENDED TO EXISTING CREECH RD THAT ELIMINATES THE CURRENT CURVE.

WHAT ARE THE PLANS FOR CREECH SINCE THE PROJECT IS ADDING TO THE TRAFFIC IN THAT AREA? IMPROVEMENTS AND CONNECTIONS SHOWN ON THE PLANS. WE DISCUSSED THE INTERIM CONNECTION TO CREECH, THE ATTACHMENT TO PLAZA DRIVE AND THE FUTURE EXTENSION OF WILMINGTON TOWARDS HUNTERS MARK SUBDIVISION.

WILL THERE BE STOP SIGNS AND LIGHTS? AT INTERSECTIONS, STOP SIGNS WILL BE INSTALLED. TRAFFIC LIGHTS WOULD BE INSTALLED WHEN DEEMED NECESSARY BY THE DOT.

TWO ENTRANCES? THREE TOTAL. ONE AT PLAZA DR AND ONE ON EXISTING CREECH. SECOND ENTRANCE ONTO CREECH WHEN THE RE-DESIGN OF CREECH TO THE NW IS COMPLETE.

WILL ROADS BE WIDENED NEAR THE FIRST THREE HOUSES IN GATEWOOD? NOT AS PART OF THIS PROJECT.

WILL THE EXISTING DUPLEXES ON THE WEST OF CREECH NEED TO BE REMOVED? NOT AS PART OF THIS PROJECT.

HOW FAR IS THE NEW WILMINGTON GOING TO GO? AS SHOWN ON PLANS, A COMBINATION OF CONSTRUCTION IN THE PROJECT AND FEE-IN-LIEU PAYMENTS TO THE PROPERTY LINE JUST AS HUNTERS MARK DID.

WHAT TYPE OF BUFFER ALONG GATEWOOD IF ANY? 35 FT WIDE PLANTED BUFFER AS SHOWN ON THE PLANS.

WHAT ABOUT DRAINAGE? STORMWATER DEVICES ARE SHOWN ON THE PLAN.

TWO OR THREE STORIES? PLANS CALL FOR UP TO THREE STORIES.

ANY LOW-INCOME HUD UNITS? NO, ALL MARKET-RATE.

WILL THIS PROJECT BE IN THE TOWN LIMITS? YES, UPON APPROVAL THE PROJECT WILL BE ANNEXED INTO THE TOWN.

ARE YOU GOING TO BUILD THE BRIDGE, IF NEEDED, TO CROSS THE CREEK? NO, ANY CONNECTION THERE WOULD BE INCLUDED AS PART OF THE FEE-IN-LIEU.

WHERE WILL THE TRYON RD EXTENSION BE? WE DISCUSSED ITS GENERAL LOCATION NW OF THIS PROJECT.

WHEN DOES THE PROJECT MOVE FORWARD WITH THE TOWN? WE ESTIMATED WE WILL BE HEARD IN THE JANUARY OR FEBRUARY MEETINGS. WE STRESSED WE DID NOT HAVE CONTROL OF THE SCHEDULE.

NEIGHBORHOOD MEETING SIGN-IN SHEET

Project:	Wilmington Townes	Meeting Date:	December 28, 2021
Facilitator:	Charles Walker, EPG	Place/Room:	Garner Sr. Center /Multipurpose Rm

[illegible]

December 13, 2021

**Reference: Wilmington Townes
Second Neighborhood Meeting Notification**

Dear Neighbor:

We are writing to notify you of a neighborhood meeting to discuss the proposed Wilmington Townes project located on Creech Road (Wake County PINs 1712-90-0580 and 1722-00-1533). The attached site plan and zoning conditions have been submitted to the Town of Garner and are currently under review by town staff.

We held a virtual meeting Monday, November 22, 2021, from 6:00 PM to 7:00 PM. Due to the changing COVID-19 pandemic closures and guidelines, the Town Staff requests we hold an in-person meeting as well. The in-person meeting will be held at the Garner Senior Center in the Multi-Purpose Room on December 28, 2021 from 6:00 to 7:30.

The address of GSC is 205 East Garner Road.

We look forward to your attendance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jon D. Frazier".

Jon D. Frazier, PE, LEED AP
Principal
919.610.1051
jfrazier@flmengineering.com

October 11, 2021

Town of Garner 900
7th Avenue Garner
NC 27529

Re: Conditional Use Rezoning – Wilmington Townes

Based on the standards of the Unified Development Ordinance, this petition requests consideration of a Conditional Use District Zoning authorizing or excluding the uses and/or conditions described below. All uses and/or conditions requested to be authorized and/or excluded are allowed by right in the district requested and this fact is hereby acknowledged by the applicant.

1. Permitted Use Table:

USE CATEGORY	SPECIFIC USE
HOUSEHOLD LIVING	TOWNHOUSE

2. Any form of group living protected by state or federal statute for use in single-family dwellings shall be permitted according to the specific use standards of the Garner Unified Development Ordinance.
3. All townhouses shall be a minimum of 1,500 square feet.
4. All townhouses shall have at least a one-car garage.
5. All townhouse shall have a minimum .046-gauge vinyl siding or an equivalent. Front color variations between adjacent units shall be utilized.
6. Each Townhome Group (which is defined as a building containing multiple townhouse units) shall include at least two (2) of the following siding types on the front façade: (a) board and batten; (b) horizontal lap siding; and/or (c) shake siding.
7. Except for one (1) unit per Townhome Group, the front façade of all units shall be minimally finished with the equivalent of a 24" stone/masonry water table.
8. Garage doors for all townhomes shall have carriage door hardware and windows.
9. A covered front porch a minimum of 20 square feet shall be provided as part of all townhouses.
10. An outdoor deck or patio a minimum of 100 square feet is required on all dwelling units.

11. The side elevations of each end unit shall feature at least two (2) glazed elements.
12. Shutters or window trim shall be provided on the front facade of all townhome dwellings and side facades of all townhome dwellings with right of way frontage. Trim dimensions shall be a minimum of one (1) inch by four (4) inches.
13. All homes shall have a minimum 8" eaves on the front facade with a minimum 8" roof overhang on all sides.
14. On townhomes, roof line cannot be a single mass; it must be broken up either horizontally and/or vertically between, at minimum, after every third unit within one townhome building group
15. To provide visual diversity, no more than three contiguous townhome units shall be allowed with the same setback. Variations in setback shall be at least 2 feet.

OWNER	ADDR1	ADDR2
KROHN, SEAN KROHN, IRENE HENRIETTE	7104 EASTOVER DR	RALEIGH NC 27603-5218
RODRIGUEZ, ESTUARDO VALDEMAR RODRIGUEZ, LEONOR	1010 VERMONT AVE NW STE 719	WASHINGTON DC 20005-4941
EVERY, MICHAEL TODD	308 PLAZA DR	GARNER NC 27529-2730
BURNETT, RAYMOND BURNETT, VIRGINIA MAE	203 WOODGATE DR	GARNER NC 27529-2739
DAVIS, ELIJAH L DAVIS, CARRIE M	400 PLAZA DR	GARNER NC 27529-2732
REX RESIDENTIAL PROPERTY OWNER A, LLC	1505 KING STREET EXT STE 100	CHARLESTON SC 29405-9442
WATSON, RAKI A	705 WINSTON DR	SEYMOUR TN 37865-3426
CARR, MARGARET H	724 HAY RIVER ST	GARNER NC 27529-6220
PERDUE, HOWARD E PERDUE, BETTY R JR	303 PLAZA DR	GARNER NC 27529-2729
BARNES, ALONZA D BARNES, JEANNETTE L	4013 HIGH MOUNTAIN DR	RALEIGH NC 27603-8995
ADAMS, DARLENE	103 WOODGATE DR	GARNER NC 27529-2737
WILSON, KENNETH WILSON, CYNTHIA	3806 MERIWETHER DR APT C	DURHAM NC 27704-5407
EVERY, JACKIE LEE EVERY, PATRICIA G	405 PLAZA DR	GARNER NC 27529-2731
OPPENHEIM, KYLE STEVEN GOODPASTURE, MARION GRACE	701 HAY RIVER ST	GARNER NC 27529-6219
TORRES-ALVAREZ, LEMUEL MALDONADO-SERRANO, SYLVIA A	4312 RUSHFORD LN	GARNER NC 27529-7244
ARE, SRINIVAS PINAPALA, GOPAL	803 WILLOWMIST CT	CARY NC 27519-7709
TURNER, JEFFREY EARLE WATHEN, ALISON MCKENZIE	156 PASADENA RD	GARNER NC 27529-6221
AVENT, IRMA JEAN	PO BOX 27312	RALEIGH NC 27611-7312
SMITH, JEREMIAH SMITH, ELIZABETH	772 HAY RIVER ST	GARNER NC 27529-6220
COLEMAN, MARGARET B	4408 WILMINGTON RD	GARNER NC 27529-9590
MAGANA, CARLOS DEL TORO MAGANA, JORGE DEL TORO	107 ASHBOURNE CT	GARNER NC 27529-4609
KEITH, BERNARD R HOLMES, GAREASIA	771 HAY RIVER ST	GARNER NC 27529-6219
STEWART, SHIRLEY A	103 PLAZA DR	GARNER NC 27529-2725
ROGERS, CAROLYN H	409 PLAZA DR	GARNER NC 27529-2731
DUELL, BETTY B	403 PLAZA DR	GARNER NC 27529-2731
PASTRANA, EDGAR	210 PLAZA DR	GARNER NC 27529-2728
MOORE, DELORES F MOORE, TERESA	306 PLAZA DR	GARNER NC 27529-2730
DOBBIN, WALTER H AVERY, BARBARA A	411 PLAZA DR	GARNER NC 27529-2731
WILLIAMS, ERNEST L WILLIAMS, JOYCE B	304 PLAZA DR	GARNER NC 27529-2730
DAVIS, ANTHONY DAVIS, FRANCES DENISE	764 HAY RIVER ST	GARNER NC 27529-6220
ROBINSON, LINELL ROBINSON, ARNETTA W	404 PLAZA DR	GARNER NC 27529-2732
DANNAGER STRIKE LLC	3434 EDWARDS MILL RD	RALEIGH NC 27612-4275
EVANS, MARVIN EVANS, PATRICIA L	204 PLAZA DR	GARNER NC 27529-2728
ROWE, WILLIE ROWE, JANIE H	102 WOODGATE DR	GARNER NC 27529-2738
ADAMS, JOHNNY	300 PLAZA DR	GARNER NC 27529-2730
SANDERS, LOUISE PEEBLES, GWENDOLYN	200 PLAZA DR	GARNER NC 27529-2728
AMH 2015-2 BORROWER LLC	30601 AGOURA RD STE 200	AGOURA HILLS CA 91301-2148
NORWOOD, LAVAR D HARRIS, SHARHONDA D	732 HAY RIVER ST	GARNER NC 27529-6220
ROMEO, GASPER D ROMEO, NANCY A	208 CRICKET HOLLOW RUN	CLAYTON NC 27520-5909
CRAWFORD, STORMY CANNADY	707 WEXFORD DR APT H	RALEIGH NC 27603-6616
MCKNIGHT, CHARLOTTE ROGERS, DWIGHT	105 SOUTHWOOD CIR	GARNER NC 27529-2735
TORRES, ALEJANDRO LEON	102 HUNTING CT	GARNER NC 27529-2724
WILLIAMS, SHALONDA S WILLIAMS, ALONZA JR	203 PLAZA DR	GARNER NC 27529-2727
LUCAS, OTIS JR LUCAS, PEGGY B	302 PLAZA DR	GARNER NC 27529-2730
HICKS, FREDRICK L HICKS, JO ANN S	101 GATEWOOD DR	GARNER NC 27529-2713
JENKINS, JAVORD L JENKINS, LASONYA	733 HAY RIVER ST	GARNER NC 27529-6219
ROGERS, SYLVIA P	100 HUNTING CT	GARNER NC 27529-2724
HUNTERS MARK ASSOCIATES LLC	PO BOX 31568	RALEIGH NC 27622-1568
WRIGHT, ROBERT M SR	104 WOODGATE DR	GARNER NC 27529-2738
PENSCO TRUST COMPANY LLC CUSTODIAN INNA DENG IRA	PO BOX 173859	DENVER CO 80217-3859
PANOCENO, MARIBEL MOLINA	104 HUNTING CT	GARNER NC 27529-2724
HUDSON, WILL A HUDSON, BETTY L	5325 EDINGTON LN	RALEIGH NC 27604-5939
WALKER, PATRICIA A WALKER, DANNY L	155 RED LAKE ST	GARNER NC 27529-6217
GREEN, SYLVIA J	100 PLAZA DR	GARNER NC 27529-2726
EDWARDS, TOMMY L EDWARDS, SHIRLEY B	402 PLAZA DR	GARNER NC 27529-2732
ALTO ASSET COMPANY 2 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746-1053
EAO LLC	5909 FALLS OF NEUSE RD STE 200	RALEIGH NC 27609-4000
JETTER, GLENDA B	114 E CAMDEN FOREST DR	CARY NC 27518-9044
WAHL, BRIAN	716 HAY RIVER ST	GARNER NC 27529-6220
ELLIS, BARBARA B	102 PLAZA DR	GARNER NC 27529-2726
STRICKLAND, CHARLES C STRICKLAND, DORIS E	104 PLAZA DR	GARNER NC 27529-2726
EVERY, DELWYN L	207 PLAZA DR	GARNER NC 27529-2727
SMITH, CLARK GABLE HEIRS	143 JENMAR DR	FUQUAY VARINA NC 27526-7082
DEES, ANDREA NOEL	106 PLAZA DR	GARNER NC 27529-2726
GLENN, CALVIN R GLENN, GWENDOLYN F	800 HAY RIVER ST	GARNER NC 27529-6223
SHANNON M SCOTT LIVING TRUST EMILY R SCOTT LIVING TRUST	796 HAY RIVER ST	GARNER NC 27529-6220
BRYANT, JESSICA T	700 HAY RIVER ST	GARNER NC 27529-6220
TAYLOR, MESHELLE A	780 HAY RIVER ST	GARNER NC 27529-6220
PULLEY, DIANE PULLEY, COREY D	3113 WAINWRIGHT CT	RALEIGH NC 27604-1637
VANDEMORTEL, MARK A VANDEMORTEL, SHARON L	1420 CREECH RD	GARNER NC 27529-2706
LIPSCOMB, MARY I	100 WOODGATE DR	GARNER NC 27529-2738
JIMMERSON, NATLYNN D	201 PLAZA DR	GARNER NC 27529-2727
DOGGETT ASSOCIATES LLC (SEE 9325-1298 FOR CONVERSION)	1904 CHASE CT	RALEIGH NC 27607-3173
ABROM, TONY G ABROM, JOFFE D	164 PASADENA RD	GARNER NC 27529-6221
SHIELDS, BARBARA C BUNCH, CONNIE CHAVIS	101 HUNTING CT	GARNER NC 27529-2723
ROGERS, TONISHIA DENISE	783 HAY RIVER ST	GARNER NC 27529-6219
GARNER TOWN OF	PO BOX 446	GARNER NC 27529-0446
GILL, MARY T GILL, MICHAEL	406 PLAZA DR	GARNER NC 27529-2732
STEWART, CEDRIC STEWART, TIFFANY	410 PLAZA DR	GARNER NC 27529-2732
GREGORY POOLE EQUIPMENT CO INC	4807 BERYL RD	RALEIGH NC 27606-1406
GREEN, WILBUR VERTUS III	165 PASADENA RD	GARNER NC 27529-6222
GSD INVESTMENTS LLC	6329 STATE ROAD 54	NEW PORT RICHEY FL 34653-6037
HABITAT FOR HUMANITY OF WAKE COUNTY INC	2420 N RALEIGH BLVD	RALEIGH NC 27604-2235
DAHER, ALMA LINDSEY DAHER, WALEED K	157 PASADENA RD	GARNER NC 27529-6222
GAINES, JOSEPH J GAINES, MERNILLA J	316 W MILLBROOK RD STE 113	RALEIGH NC 27609-4482
PROGRESS RALEIGH LLC	PO BOX 4090	SCOTTSDALE AZ 85261-4090
RALEIGH CITY OF	PO BOX 590	RALEIGH NC 27602-0590
5000 THARRINGTON ROAD LLC	1401 SUNDAY DR STE 113	RALEIGH NC 27607-5173
BAKER, ROSA L HEIRS	105 PLAZA DR	GARNER NC 27529-2725
CURRIE, RUTHANNE	502 PLAZA DR	GARNER NC 27529-2734
WRAY, LAWRENCE E RIDLEY, MICHAEL P HEIRS	917 WILLOW RUN SOUTH DR	RALEIGH NC 27615-5250
MORGAN, DA'META	708 HAY RIVER ST	GARNER NC 27529-6220
JORDAN, H EUGENE JORDAN, GWENDOLYN S	3004 ALLENBY DR	RALEIGH NC 27604-5802
CTR PROPERTIES LLC	3301 INTEGRITY DR	GARNER NC 27529-7201
BUOL, JOAN E	1408 CREECH RD	GARNER NC 27529-2706
MONROE, ROBERT E TRUSTEE	3225 BLUE RIDGE RD STE 117	RALEIGH NC 27612-8060
COOLEY, MARY L	503 PLAZA DR	GARNER NC 27529-2733
BOULWARE, EDNA JEWEL	505 PLAZA DR	GARNER NC 27529-2733
LEACH, BENITA	310 PLAZA DR	GARNER NC 27529-2730
HINNANT, CHALMERS P JR	3705 CHANCELLORSVILLE CT	RALEIGH NC 27610-6379
BEALE, JASON M BEALE, KENYATTA K	788 HAY RIVER ST	GARNER NC 27529-6220
WILLIAMS, LATASHA L	779 HAY RIVER ST	GARNER NC 27529-6219
STEPHENS, LIZZIE M STEPHENS, BRENDA S	103 HUNTING CT	GARNER NC 27529-2723
YAP, CHO SING	8608 LAKEWOOD DR	RALEIGH NC 27613-1112
SHIPLEY, ROBERT G JR SHIPLEY, VIRGINIA H	4113 HUCKLEBERRY DR	RALEIGH NC 27612-3619
MILNE, BRIGNER C	1304 CREECH RD	GARNER NC 27529-2704
HINSON, JAMES T HINSON, JO ANN	1104 CREECH RD	GARNER NC 27529-2922
MCCARTHY, MIKE	1803 EVERGREEN AVE	RALEIGH NC 27603-3007
HEATH, BETTY M	2712 SIMPKINS RD	RALEIGH NC 27603-4438
BUTLER, VERNELL BUTLER, ANNIE B	149 FOLK RD	BLYTHEWOOD SC 29016-9031
BLACKMAN, SONYA R	1204 CREECH RD	GARNER NC 27529-2702
FYE, CYNDRAN ANN TORRES, CELSO ESTRADA	225 FERN FOREST DR	RALEIGH NC 27603-9724
CREECH ROAD APARTMENTS LLC	8811 WESTGATE PARK DR	RALEIGH NC 27617-4774
CREECH, SANDI J	903 CREECH RD	GARNER NC 27529-2917
SELLERS, ARCHIE C SELLERS, NANCY W	1300 CREECH RD	GARNER NC 27529-2704