

TOWN OF GARNER



TOWN COUNCIL MEETING

January 2, 2018
7:00 P.M.

Garner Town Hall
900 7th Avenue
Garner, NC 27529

**Town of Garner
Town Council Agenda
January 2, 2018**

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

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

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

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

- B. PLEDGE OF ALLEGIANCE: Council Member Kathy Behringer

- C. INVOCATION: Council Member Kathy Behringer

- D. PETITIONS AND COMMENTS

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

- E. ADOPTION OF AGENDA

- F. PRESENTATIONS

- G. CONSENT

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

1. Ordinance Amending FY2017/2018 Operating Budget Page 3
Presenter: Pam Wortham, Finance Director

Budget amendment to allow the purchase of a new vehicle for the Information Technology Department.

Action: Approve Ordinance (2018) 3897

2. Ordinance Amending FY2017/2018 Operating Budget Page 6
Presenter: Pam Wortham, Finance Director

This budget amendment is to recognize the revenue associated with East Wake Television sending 50% of the pass-through funds from the State back to us to support half of the cost of the Communications Specialist position. This amendment also adjusts the budget to reflect that this position is a full-time position with benefits, which is

different from the supplemental position without benefits originally approved in the FY 2017-18 budget.

Action: Approve Ordinance (2018) 3898

3. Stipulation of Dismissal – Calvin Davenport, Inc. v Town of Garner & ADW Page 9
Architects, 16-CVS-15166
Presenter: William E. Anderson, Town Attorney

This civil lawsuit against the Town for monies claimed by the contractor on the contract price and via proposed change orders has been resolved, without the payment of any funds to the contractor by the Town or the architect, by the filing of a Stipulation of Dismissal. A copy of this agreement will be provided at the Council Meeting.

Action: Authorize Execution of Stipulation of Dismissal

H. PUBLIC HEARINGS

1. Special Use Permit SUP-SP-17-05, TranSource Garner Facility Page 10
Presenter: Jeff Triezenberg, Planning Director

Request for special use site plan approval for a truck sales and service facility. The site is located at 4200 Waterfield Drive.

Action: Approve Special Use Permit SUP-SP-17-05

2. Comprehensive Growth Plan Amendment GP 17-03, New Rand Road Page 20
Presenter: David Bamford, Planning Services Manager

Request for a long-range plan amendment to change the 2006 plan's future land use designation from "Neighborhood Secondary Residential" to "Neighborhood Activity Center."

Action: Approve Comprehensive Growth Plan Amendment

I. NEW/OLD BUSINESS

J. COMMITTEE REPORTS

K. MANAGER REPORTS

1. garner info

L. ATTORNEY REPORTS

M. COUNCIL REPORTS

N. ADJOURNMENT

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: January 2, 2018		
Subject: Ordinance Amending FY2017/2018 Operating Budget		
Location on Agenda: Consent		
Department: Finance		
Contact: Pam Wortham, Finance Director		
Presenter: Pam Wortham, Finance Director		
Brief Summary: We have been unable to locate a used vehicle to purchase for the IT department that adheres to the Town's vehicle purchase policy. This request is to transfer funds from the PRCR budget to the IT budget to allow the purchase of a new vehicle.		
Recommended Motion and/or Requested Action: Adopt Ordinance (2018) 3897		
Detailed Notes:		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input type="radio"/>
Manager's Comments and Recommendations: N/A		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	PW	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

FINANCE DEPARTMENT MEMORANDUM

TO: RODNEY DICKERSON, TOWN MANAGER
FROM: PAM WORTHAM, FINANCE DIRECTOR
SUBJECT: BUDGET AMENDMENT-IT VEHICLE
DATE: DECEMBER 18, 2017

GENERAL FUND

In the Fiscal Year 2017-18, through the VERT process, Town Council approved the purchase of a used pickup truck for the Information Technology Department to replace their current vehicle. The budget amount is currently at \$21,112. The Public Works Department has searched for a used truck that adheres to our used vehicle purchasing policy while staying within the budget, and has had no success.

A new truck on state contract will cost approximately \$24,500. The mini-bus we recently purchased for the Senior Center came in a little under budget. I am proposing that we use the \$4,000 remaining in that budget to add to the IT budget. This will allow them to purchase a new vehicle as opposed to continuing to search for a used vehicle that could be 5 years old and have substantial miles on it.

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

ORDINANCE NO. (2017) 3897

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

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

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

General Fund Budget Changes:

Department/ Category	Description	Current	Amended	Net Change
<i>Expenditures</i>				
10574100-537410	PRCR Adult & Senior Vehicle	\$59,200	\$55,200	-\$4,000
10491000-537410	IT Vehicle	\$21,112	\$25,112	+\$4,000

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 2nd day of January, 2018.

Ronnie S. Williams, Mayor

ATTEST: _____
Stella L. Gibson, Town Clerk

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: January 2, 2018		
Subject: Ordinance Amending FY2017/2018 Operating Budget		
Location on Agenda: Consent		
Department: Finance		
Contact: Pam Wortham, Finance Director		
Presenter: Pam Wortham, Finance Director		
Brief Summary: This budget amendment is to recognize the revenue associated with East Wake Television sending 50% of the pass-through funds from the State back to us to support half of the cost of the Communications Specialist position. This also adjusts the budget to reflect that this position is a full-time position with benefits, which is different from the supplemental position without benefits originally approved in the FY 2017-18 budget.		
Recommended Motion and/or Requested Action: Adopt Ordinance (2018) 3898		
Detailed Notes: See attached memo.		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input type="radio"/>
Manager's Comments and Recommendations: N/A		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	PW	
Finance Director:	PW	
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

FINANCE DEPARTMENT MEMORANDUM

TO: RODNEY DICKERSON, TOWN MANAGER
FROM: PAM WORTHAM, FINANCE DIRECTOR
SUBJECT: BUDGET AMENDMENT-COMMUNICATIONS PERSONNEL
DATE: DECEMBER 19, 2017

GENERAL FUND

Town Council approved the proposal to make the communications specialist position full time for 9 months. PEG Media Partners would return half of the PEG funding the Town currently pays on an annual basis. Last year that amount was \$27,211. Included in the budget is a supplemental position for 9 months at \$22,760. This would be a full-time position next year. Any shortfall in funding would come from the General Fund. The enclosed budget amendment recognizes the revenue received and puts it in the appropriate budget line-item.

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

ORDINANCE NO. (2017) 3898

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

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

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

General Fund Budget Changes:

Department/ Category	Description	Current	Amended	Net Change
<i>Expenditures</i>				
10425000-510200	Comm-Salaries	\$71,785	\$106,960	+\$35,175
10425000-510220	Comm-Salaries-Temp	\$18,750	\$-0-	-\$18,750
10425000-510500	Comm-Group Insurance	\$17,256	\$25,609	+\$8,353
10425000-510700	Comm-Retirement	\$9,001	\$13,701	+\$4,700
<i>Revenues</i>				
10305000-465077	PEG Media Cost Share	\$0	\$27,211	\$27,211
10309000-496900	Appropriated Fund Balance	\$1,576,901	\$1,579,168	\$2,267

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 2nd day of January, 2018.

Ronnie S. Williams, Mayor

ATTEST: _____
Stella L. Gibson, Town Clerk

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: January 2, 2018		
Subject: Stipulation of Dismissal - Calvin Davenport, Inc. v. Town of Garner and ADW Architects, 16-CVS- 15166		
Location on Agenda: Consent		
Department: Legislative		
Contact: William E. Anderson, Town Attorney		
Presenter: William E. Anderson, Town Attorney		
Brief Summary: Reference: This civil lawsuit against the Town for monies claimed by the contractor on the contract price and via proposed change orders has been resolved, without the payment of any funds to the contractor by the Town or the architect, by the filing of a Stipulation of Dismissal. A copy of this agreement will be provided at the Council Meeting.		
Recommended Motion and/or Requested Action: Authorize Execution of Agreement		
Detailed Notes:		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations: N/A		
Attachments Yes: No: <input checked="" type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	WEA	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: January 2, 2018		
Subject: SUP-SP-17-05- TranSource Garner facility		
Location on Agenda: Public Hearings		
Department: Planning		
Contact: Jeff Triezenberg, AICP; Planning Director		
Presenter: Jeff Triezenberg, AICP; Planning Director		
Brief Summary: TranSource Inc. is requesting special use site plan approval for a truck sales and service facility at 4200 Waterfield Drive.		
Recommended Motion and/or Requested Action: Staff recommends approval of Special Use Permit application SUP SP 17-05		
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: N/A		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JT	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

Design. Connect. Sustain.



Planning Department Staff Report

TO: Mayor and Town Council

FROM: Jeff Triezenberg, AICP, Planning Director

SUBJECT: *Special Use Site Plan - SUP-SP-17-05, TranSource*

DATE: January 2, 2018

I. PROJECT AT A GLANCE

Project Number: SUP-SP-17-05, TranSource

Applicant: TranSource, Inc.

Owner: Greenfield 40 Associates, LLC

Plan Prepared by: Davis-Martin-Powell and Associates

General Description -

Proposed Use: Truck and trailer sales, service and leasing facility

Project Location: 4200 Waterfield Drive

Wake Count PIN(s): 1720-83-6982 & 1720-93-1560

Zoning Classification: MXD-1 (an obsolete district) within the I-40 Overlay

Key Meeting Dates -

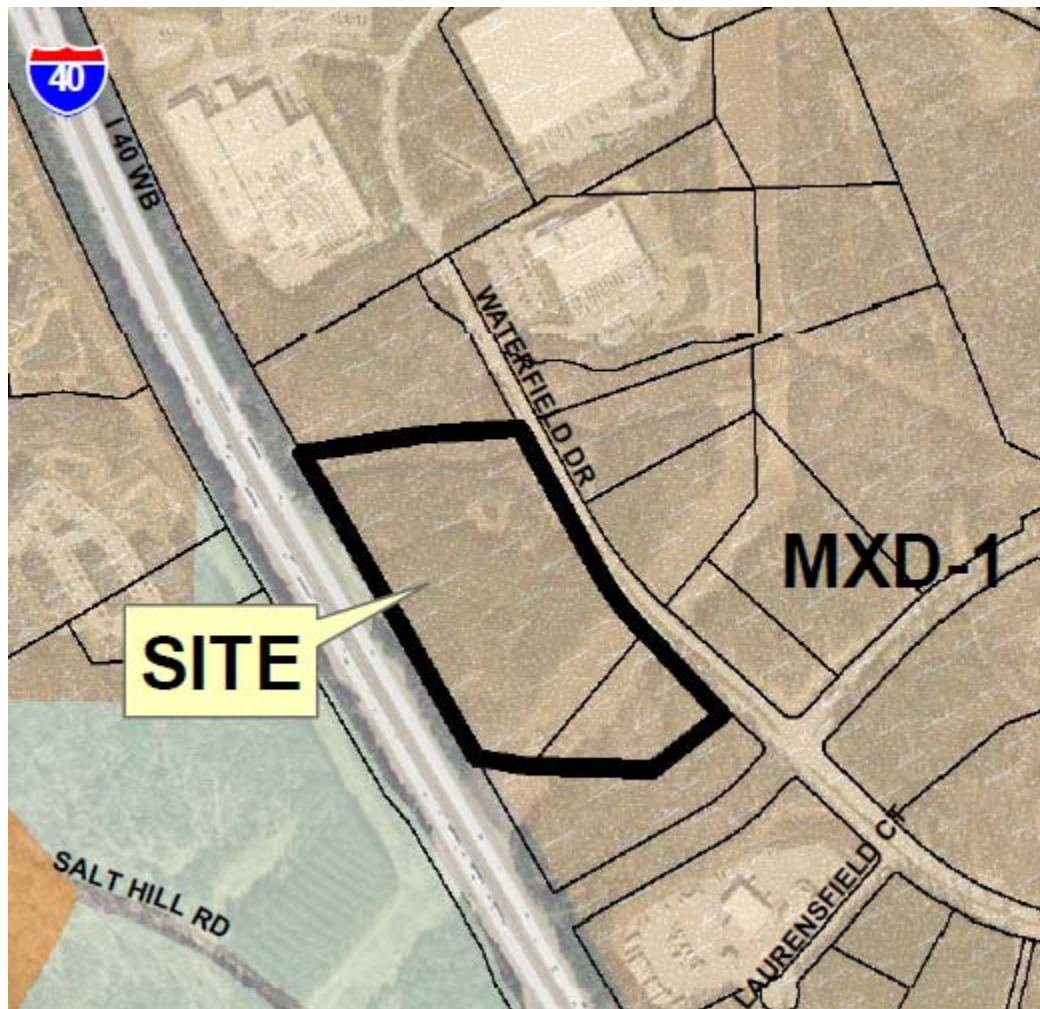
Planning Commission: December 11, 2017

Town Council Public Hearing: January 2, 2017

II. ADJACENT ZONING AND LAND USE

North:	MXD-1	Vacant, Manufacturing, Warehouse
South:	MXD-1	Undeveloped, Truck leasing and service facility
East:	MXD-1	Vacant
West:	MXD-1 & R-40	I-40, Apartments, Vacant

Overall Neighborhood Character: Greenfield Business Park contains a mix of uses; mental health facility, office buildings, auto sales and service, truck leasing and service, manufacturing, warehouse and distribution.



III. SITE PLAN PROJECT DATA

- Acreage:** 17.36 acres total of two parcels. A recombination of parcels is required before a building permit is issued. One of the two parcels is outside the town limits; therefore, a petition for annexation must be filed before a building permit is issued.
- Building Size:** One building, 43,068 square feet in size and 30 feet in height, will house office space and service bays.
- Building Material and Color:** The front of the building is two stories and finished with a combination of brick, block and architectural panels all in varying shades of gray. The rear portion of the building, housing the service bays will be predominately embossed structural insulated panels with some block, also in varying shades of gray.
- Landscape and Buffer Requirements:** The plan as proposed meets the requirements of the Landscape Ordinance. This site has a 220 foot wide Duke Energy easement running through it, which prohibits planting trees to prevent potential damage to the transmission lines. This area was excluded from calculations to determine the required number of trees.
- Tree Cover:*** Requirements met with existing vegetation
- Street Buffers:*** 25 foot street buffer along Waterfield Drive reflects proposed street trees in the event existing trees do not meet the requirements.
- A 50 foot undisturbed buffer is shown along the I-40 frontage; additional evergreen material is proposed just outside the buffer in the event the existing vegetation doesn't meet the screening requirements of the I-40 Overlay District.
- Perimeter Buffers:*** 15 foot buffers along north and south property lines; existing vegetation to meet the screening requirements except for approximately 180 feet along the south property line which will be planted to meet buffer requirements.
- Parking Spaces:** ***Number*** - Parking is based on the number of bays and number of employees
- **Required:** 90 (4 accessible)
 - **Proposed:** 109 (5 accessible)

Environmental Features:	This site does not contain a FEMA designated floodplain; however, there is a feature subject to Neuse River riparian buffer rules along the north property line. No encroachments into the buffer are proposed.
Fire Protection:	The Inspections Department and Fire Department reviewed the plan for fire protection and have given their approval.
Infrastructure:	<p>Stormwater Management - This project is subject to nitrogen and water quantity requirements. The developer is proposing two wet detention ponds to handle detention of the 1, 10 and 25-year storm events. Payment to a private mitigation bank will not be required to bring the overall project into compliance with the Neuse Rules as this site is included in the Greenfield South development which has an already approved nitrogen accounting agreement.</p> <p>Water/Sewer – Connections to public water and sewer proposed. Due to the onsite configuration of sewer lines, construction drawing approval for a private sewer system is required by the City of Raleigh.</p> <p>Transportation/Access – Site will have two points of access off Waterfield Drive.</p>
Duke Energy Easement:	A condition of approval recommended to the Planning Commission was “Prior to review by Town Council, Planning staff shall be in receipt of the Letter of No Objection from Duke Energy for the proposed site plan.” The Planning Department received the letter; therefore, the condition has been satisfied.

IV. SITE PLAN CONFORMITY WITH APPLICABLE ADOPTED TOWN PLANS AND POLICIES

2010 Garner Transportation Plan:

A review of the Transportation Plan revealed no additional right-of-way needed along Waterfield Drive at this location; therefore, this project as proposed may be considered in conformance with the 2010 Garner Transportation Plan.

Parks & Recreation, Open Space & Greenways Master Plan:

A review of the Parks and Recreation, Open Space and Greenways Master Plan revealed no plan recommendations in the project area; therefore, this project, as proposed, may be considered consistent with the Parks & Recreation, Open Space & Greenways Master Plan.

Unified Development Ordinance Regulations:

After sufficient review and plan revisions, staff finds this project, as now proposed, to be in conformance with the regulations of the Unified Development Ordinance.

V. PLANNING COMMISSION NOTES AND RECOMMENDATION

The Planning commission reviewed this request at their December 11, 2017 meeting. On a unanimous vote of 6:0, the Planning Commission confirmed staff's findings in Section IV of this report that SUP-SP-17-05, TranSource, was in conformity with adopted town plans and policies.

VI. COUNCIL MOTION WORKSHEET

SPECIAL USE PERMIT ACTION WORKSHEET

Approve: I move that the Council accept the staff statements regarding plan consistency in Section IV of this report as our own and find the application meets the 10 permit criteria in Section 3.14.D. and therefore approve SUP-SP-17-05, TranSource, with the three standard conditions and two site specific conditions listed on the attached permit.

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

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

Condition #1:

Condition #2:

Condition #3, (etc.):

or

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

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

- ___ 1. The proposed use will endanger the public health or safety
because/as evidenced by _____;
- ___ 2. The proposed use will substantially injure the value of adjoining or abutting property;
because/as evidenced by _____;
- ___ 3. The proposed use does not comply with all applicable provisions of this UDO;
because/as evidenced by _____;
- ___ 4. If completed as proposed, the development will not comply with all requirements of this section;
because/as evidenced by _____;
- ___ 5. The proposed use will not be compatible with the proximate area in which it is to be located;
because/as evidenced by _____;
- ___ 6. The proposed use is inconsistent with the Transportation Plan, other relevant adopted plans and policies, and the stated purpose and intent of this UDO (the fact that the use is permitted under certain circumstances in the zoning district creates a rebuttable presumption that the proposed use is in harmony with the intent of the UDO as relates to the general zoning plan);
because/as evidenced by _____;
- ___ 7. The proposed use is incompatible with adjacent uses in terms of building scale, site design, buffering and screening, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
because/as evidenced by _____;
- ___ 8. Any significant adverse impacts resulting from the use will not be mitigated or offset, including impacts on the natural environment;
because/as evidenced by _____;
- ___ 9. The public safety, transportation and utility facilities and services will not be available to serve the subject property while maintaining sufficient levels of service for existing development;
because/as evidenced by _____;
- ___ 10. Adequate assurances of continuing maintenance have not been provided;
because/as evidenced by _____;

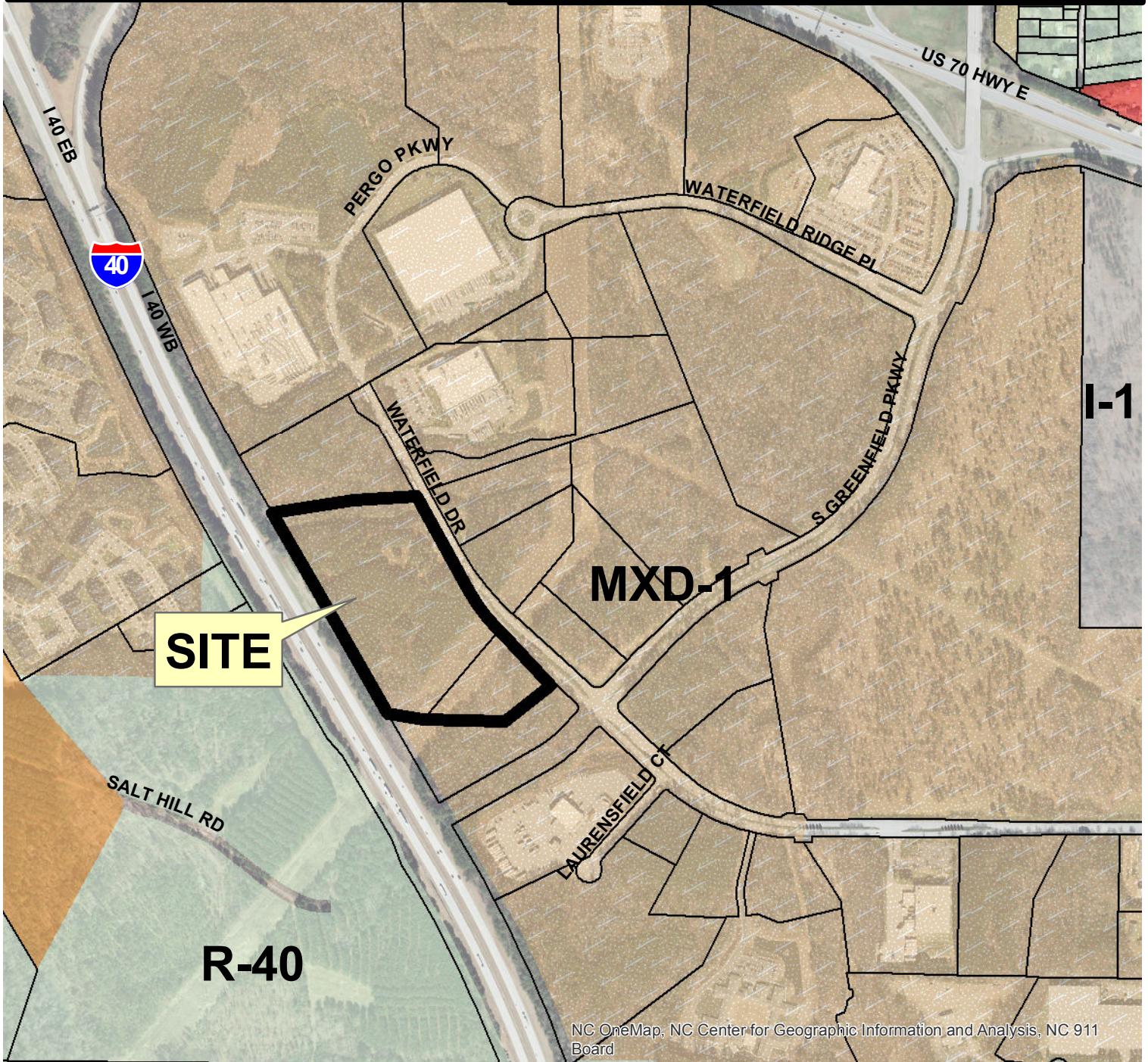
and therefore, deny Special Use Permit for TranSource – SUP-SP-17-05.



Town of Garner Planning Department

Special Use Permit SUP-SP-17-05

0 300 600 1,200
Feet



NC OneMap, NC Center for Geographic Information and Analysis, NC 911 Board

Project: Transource Garner facility
 Applicant: Transource Inc
 Owner: Greenfield Associates LLC
 Location: 4200 Waterfield Drive
 PIN: 1720836982 & 1720931560

Proposed Use: Truck sales and service
 Current Zoning: MXD-1
 Overlay: I-40
 Acreage: 17.3

**TOWN OF GARNER
SUP-SP-17-05 – TransSource
SOCIAL USE PERMIT**

APPLICANT	TranSource, Inc. Attn: Dan Bland 8700 Triad Drive Greensboro NC 27235
LOCATION	4200 Waterfield Drive
USE	Truck sales and service
DATE ISSUED	January 2, 2018

I. COMPLETENESS OF APPLICATION

The application is complete.

II. COMPLIANCE WITH ORDINANCE REQUIREMENTS

The application complies with all applicable requirements of the Unified Development Ordinance.

III. GRANTING THE APPLICATION

The application is granted, subject to the following conditions:

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

IV. SPECIFIC TO THE PROJECT

1. Prior to issuance of a building permit, the two lots shall be recombined into one.
2. Prior to issuance of a building permit, an annexation petition for the parcel identified as 1720-93-1560 shall be submitted.

Cc: Davis-Martin-Powell and Associates
Attn: Eddie MacEldowney
6415 Old Plank Road, High Point NC 27265

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: January 2, 2018		
Subject: Comprehensive Growth Plan Amendment (case number: CGP-17-03)		
Location on Agenda: Public Hearings		
Department: Planning		
Contact: David Bamford, AICP; Planning Services Manager		
Presenter: David Bamford, AICP; Planning Services Manager		
Brief Summary: <p>The area in question is the south east corner of the intersection of US 70 E and New Rand Road. A group of 8 tracts have been assembled for possible development. The applicant, LRC Realty, has filed a long-range plan amendment to change the 2006 plan's future land use designation from "Neighborhood Secondary Residential" to "Neighborhood Activity Center." This would allow neighborhood-scale retail in this area. Due to timing issues for the applicant, they wish to proceed now and not wait for the adoption of the Garner Forward Plan (target adoption is around February / March 2018). Property owners include Barney Linthicum, Ben Linthicum, Nancy Tillet, and Milton Hinnant.</p>		
Recommended Motion and/or Requested Action: <p>Staff recommends approval of Comprehensive Growth Plan Amendment applications CGP-17-03</p>		
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: <p>N/A</p>		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JT	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

Planning Department Memorandum

TO: Town Council

FROM: David Bamford, AICP; Planning Services Manager

SUBJECT: *Comprehensive Growth Plan Amendments: CGP-17-03*

DATE: January 2, 2018

PROJECT AT A GLANCE

Project Number(s): CGP-17-03

Applicant: LRC Realty

Owners: Barney Linthicum, Ben Linthicum,
Nancy Tillet, Milton Hinnant

General Description -

Project Location: Southeast corner of US 70 E and New Rand Road

Project Area: 3.15 +/- acres

Wake Count PIN(s): 1711-80-4420, 1711-80-3341, 1711-80-3476,
1711-80-3521, 1711-80-3403, 1711-80-3139,
1711-80-3133, 1711-80-3255

Zoning Classifications: CR (2 lots) & R-9 (6 lots)

Requested Action: Amend land use intensities map as noted herein

Current Map Classification: 1-Mile Neighborhood Secondary Residential

Requested Map Classification: Neighborhood Activity Center

Key Meeting Dates -

Planning Commission: August 14, 2017

Town Council Public Hearing: January 2, 2018

BACKGROUND / REQUEST SUMMARY

This proposed plan amendment is not associated with any rezoning or development plan application at this time. However, site plan and / or rezoning applications for development may be forthcoming in the future. The owners and applicant wish to file this plan amendment in advance as a prerequisite step so that any future proposals would be in compliance with the Town's plan. While the new Plan update (Garner Forward) is underway, the applicant wishes to proceed now and not wait for the adoption of the new plan. This is due to scheduling and timing issues on their end. The new Plan target adoption is around February / March 2018.

LAND USE MAP ANALYSIS

Existing vs. Proposed Designations:

Existing: According to the current *Town of Garner Comprehensive Growth Plan*, the site is designated as a **1-Mile Secondary Residential Area** for the Neighborhood Activity Center at US 70 HWY E and NC 50 (Benson Rd). The site is a residential support area and not part of the Neighborhood Focus Area.

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

Proposed: The proposed designation for the site is **Neighborhood Activity Center**. This Center is designed to serve the daily needs of the surrounding residential population. These centers are pedestrian scaled with a limited mixed-use area at the center. At the core, generally located at the intersection of major or minor arterials, is an area of mixed-use development with neighborhood scaled convenience retail/service, schools, professional offices, churches, civic functions, formal open spaces and higher density residential.

The recommended zoning districts for a **Neighborhood Activity Center** include: CBD (Central Business District), NC (Neighborhood Commercial), O&I (Office & Institutional), NO (Neighborhood Office), MF2 (Multi-family), MF1, MXD, TND, PUD, and R9. Recommended density for residential development is up to 9 units per acre.

Adjacent Plan Designations, Land Use & Zoning:

North: Designation: 1 Mile Neighborhood Secondary Residential Area

Land Uses:

1. US HWY 70 E
2. Single-family @ northwest corner (R-9)

3. Single-family @ northeast corner (CR)
4. Light industrial @ northeast corner (I-1 and I-2)

South: Designation: 1 Mile Neighborhood Secondary Residential Area

Land Uses:

1. Single-family (R-9)

East: Designation: 1 Mile Neighborhood Secondary Residential Area

Land Uses:

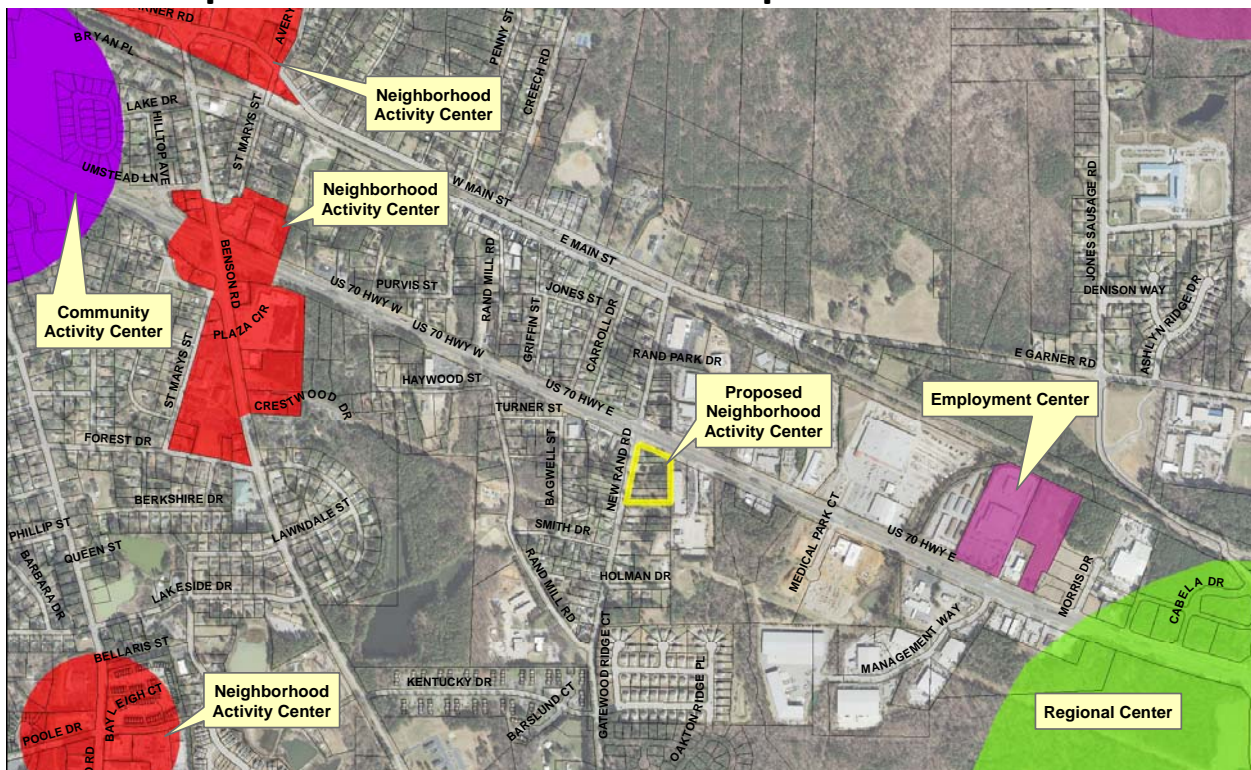
1. Commercial – Team Power Sports (SB)
2. Commercial – Auto Marine Service (SB)

West: Designation: 1 Mile Neighborhood Secondary Residential Area

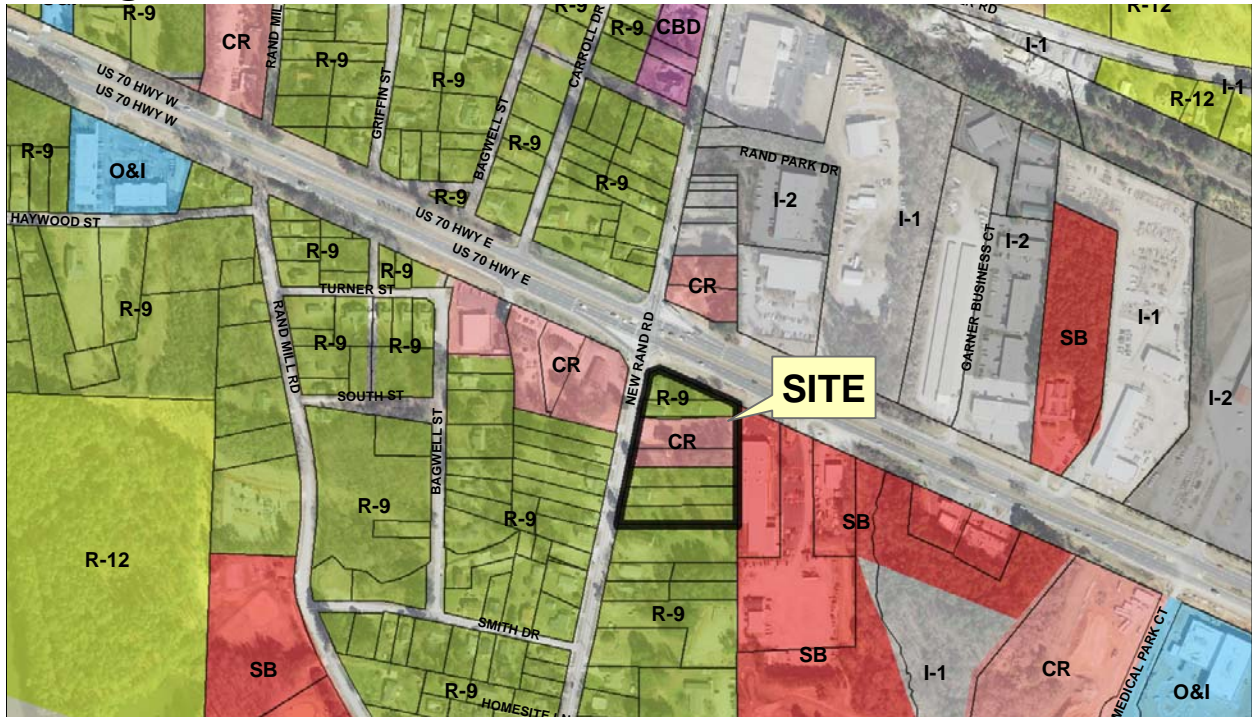
Land Uses:

1. Single-family (R-9)
2. Commercial – ABC (CR)
3. Commercial – Capital Pool and Spa (CR)
4. Office – Home Towne Realty (CR)

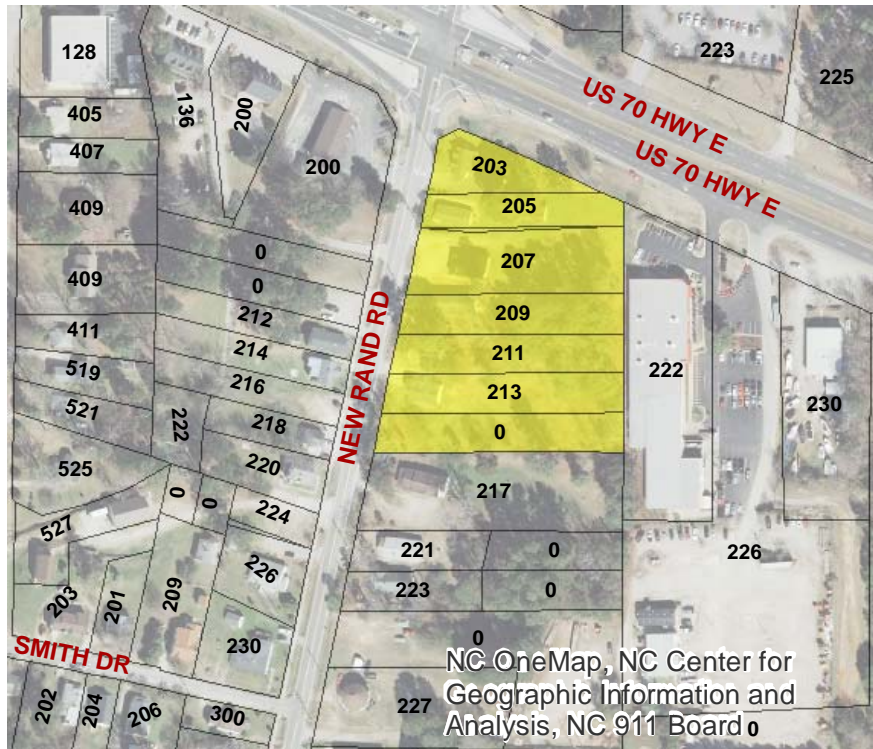
2006 Comprehensive Growth Plan Map



Zoning



Boundary of site





STAFF COMMENTARY

Plan Organization and Structure:

The current Comprehensive Growth Plan was adopted in 2006 to guide the development and redevelopment of Garner over the next 10 to 15 years. The Plan recommends activity and focus centers around certain major intersections and thoroughfares. Residential densities are also suggested based on the focus area it is associated with.

The largest activity center on the Plan is the **Regional**. These are large-scale commercial centers located on the western side of Garner along US HWY 401 and US HWY 70 and also on the eastern side along US HWY 70 and I-40.

Employment Centers are areas to promote commercial, industrial, and business park development. On the Plan, these centers are located along Garner Station Boulevard & Junction Boulevard; Jones Sausage Road & I-40; and east of I-40 along US HWY 70 E. This includes Greenfield and White Oak Business Parks.

Community Activity Centers are the largest with higher intense commercial uses and higher residential densities suggested.

Neighborhood Activity Centers are less intense and suggest lower residential densities and neighborhood-scale commercial development.

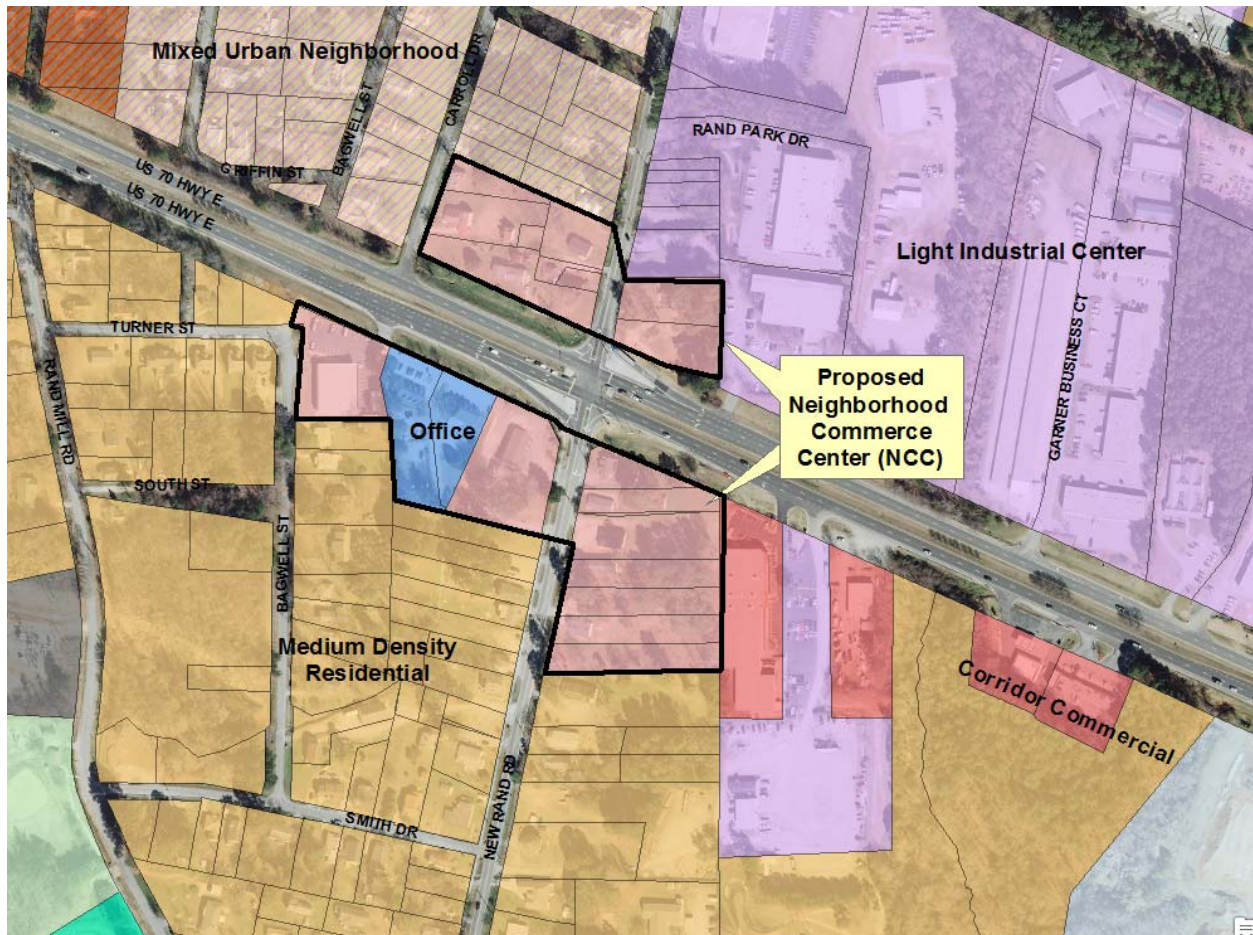
Garner Forward Draft Map (target adoption February / March 2018):

The draft Garner Forward future land use map designates all 4 corners of US HWY 70 E and New Rand Road as a **Neighborhood Commerce Center (NCC)**.

The Garner Forward **NCC** category emphasizes smaller commercial centers that are within close walking proximity (1/4-mile to ½-mile) of residential uses. Typical mix of uses would include retail sales, service, convenience stores, restaurants, or office uses that share a common parking area and may have a small anchor such as a grocery store.

The draft map of this area reflects increasing development pressures at this intersection and also takes into account the existing commercial uses and zoning already in this vicinity (see zoning map on previous page). Some of the concerns heard during the Garner Forward public comments period was the need to keep commercial development from encroaching down New Rand Road and the need for a defined stopping point or boundary for any commercial development. Protecting the existing residential neighborhoods is important. Boundaries need to be clearly defined and set, and the draft Garner Forward map attempts to do that (see map below).

Draft Garner Forward Future Land Use Map



Requested Amendment:

This request is to re-designate these 8 tracts from Neighborhood Secondary Residential, which only recommends single-family uses, to a Neighborhood Activity Center which allows both multi-family, office, and neighborhood-scale commercial and retail uses.

This site contains 2 tracts zoned Community Retail (CR) and 6 tracts zoned Residential 9 (R-9). The CR tracts can be developed as commercial now with site plan approval. This proposed map change would increase the future development intensity of the other six remaining R-9 properties within this proposed Neighborhood Center boundary from strictly single-family to other possibilities such as office or retail.

The current 2006 Plan did not designate the intersection of New Rand Road and US HWY 70 E as an activity center. However, the Planning Department has received numerous development inquiries over the years for this area. With the growth Garner is

experiencing and expecting, there are development pressures at this intersection, and the property owners and applicant are assembling a block of tracts for future commercial development. This map amendment step is being done in advance of any future rezoning and site plan application. No specific development plan is proposed at this time. Any future rezoning or site plan application would still go through a formal review process and be evaluated as it relates to the comprehensive plan map. In addition, any future development in this area will be subject to the US 70/401 Overlay District regardless of zoning category.

This area of Garner around the intersection of New Rand Road and US HWY 70 E contains a mix of existing residential and non-residential uses. Non-residential uses include: ABC, Home Towne Realty, Capital Pool and Spa, and Team Power Sports. Other uses include light industrial on the northeast quadrant. NCDOT reports approximately 24,000 – 26,000 vehicle trips per day in this area (Source: 2015 AADT). For New Rand Road, the daily counts are estimated at 4,300.

RECOMMENDATIONS:

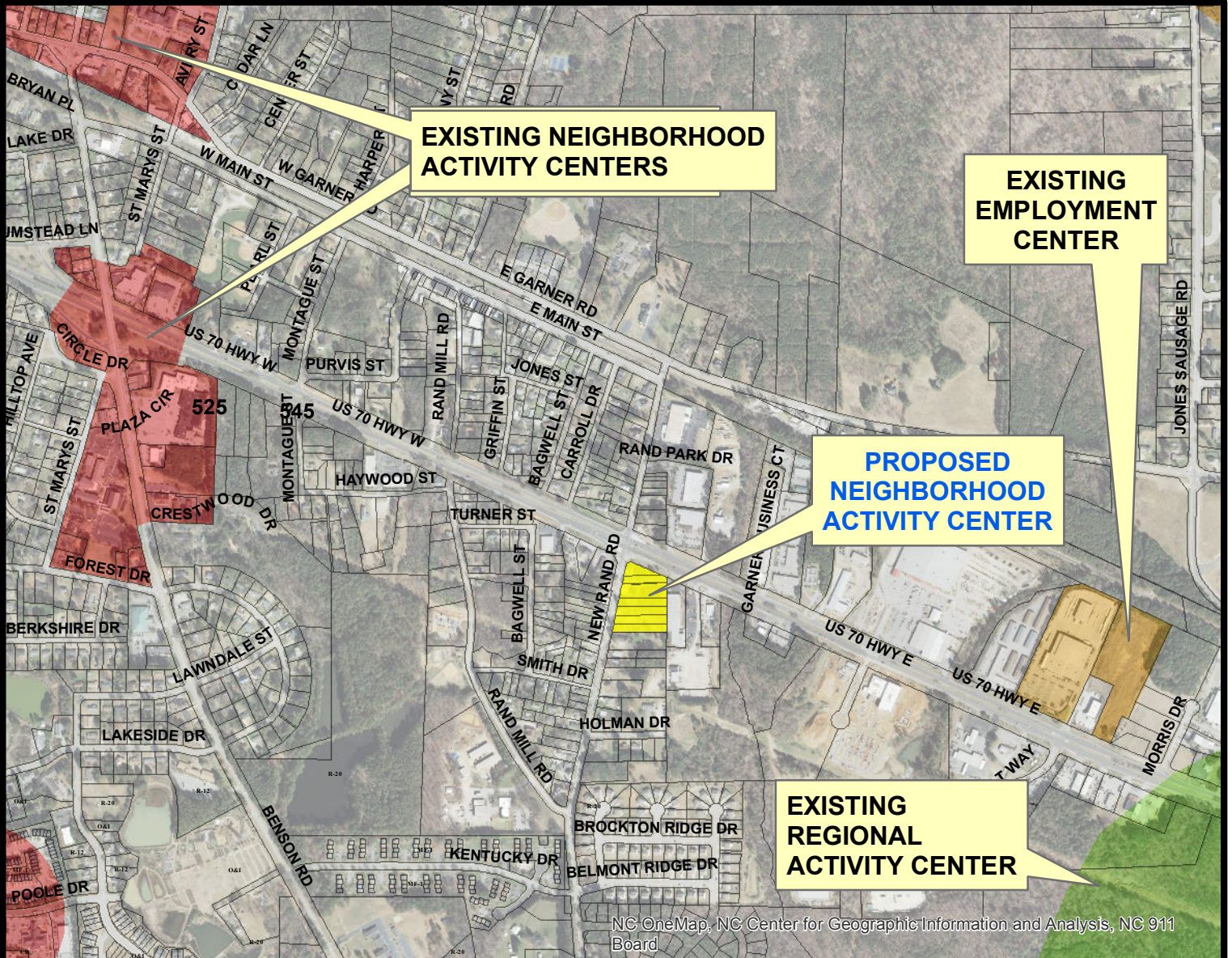
The Planning Commission reviewed this request at their August 14 meeting and unanimously recommends approval to the Town Council.

As a result of the findings expressed in the preceding commentary, staff has no objections and recommends approval of the request to amend the Plan as submitted.

Town of Garner Planning Department

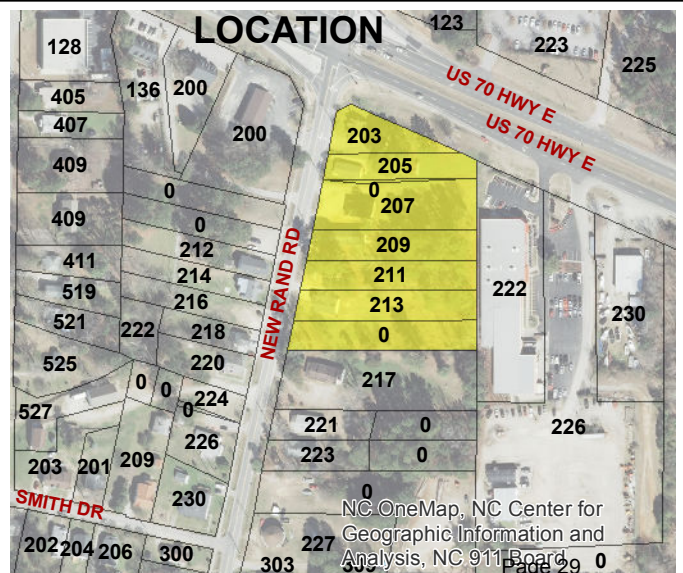
Comprehensive Growth Plan Amendment CGP 17-03

0 500 1,000 Feet



NC OneMap, NC Center for Geographic Information and Analysis, NC 911 Board

Property Location: East side of New Rand Road
 Property Owners: Barney Linthicum, Ben Linthicum, Nancy Tillet, Milton Hinnant
 Site PINs: 1711804420, 1711803341, 1711803476, 1711803521, 1711803403, 1711803139, 1711803133, 1711803255
 Site Acreage: 3.15
 Plan Recommendation: Residential
 Proposed Change: Neighborhood Activity Center



NC OneMap, NC Center for Geographic Information and Analysis, NC 911 Board