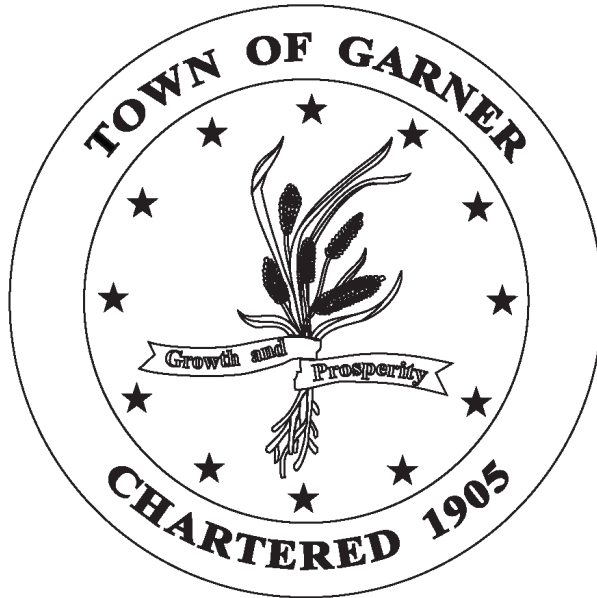


TOWN OF GARNER



Town Council Regular Session

March 02, 2020
7:00 p.m.

Garner Town Hall
900 7th Avenue
Garner, NC 27529

**Town of Garner
Town Council Agenda
March 2, 2020**

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 Ken Marshburn

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

- B. PLEDGE OF ALLEGIANCE: Council Member Demian Dellinger

- C. INVOCATION: Council Member Demian Dellinger

- 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.....Page 7

1. The Economic Development Department will present the new marketing-based website for economic development. This website is being funded by the Garner Economic Development Corporation.

Presenter: Joseph Stallings, Economic Development Director

- G. CONSENT.....Page 8

1. Annexation 19-12 (Starling) & Annexation 20-01 (Capaforte)

These 2 voluntary annexation petitions were submitted in order to connect to public water and sewer on Vandora Springs Rd. Single-family homes are proposed to be built on these properties. (ANX 19-12) Julie Starling – Satellite annexation, (ANX 20-01) John Capaforte – Satellite annexation

Action: Consider adopting Resolution (2020) 2408 to set public hearings for April 6

2. Recognition of Disposable Property.....Page 14
Presenter: Joe Binns, Interim Police Chief

Recognize service weapon and badge of First Class Officer Steven Doak as disposable property, so they can be awarded to him in recognition of his retirement from the Town after almost 15 years of service.

Action: Consider approving Resolution (2020) 2407

3. Stop Conditions - Avenue at White Oak Phase 1.....Page 16
Presenter: Chris Johnson, Town Engineer

The Engineering Department is seeking approval of a two Stop Conditions in the Avenue at White Oak Phase 1 on White Oak Ridge Drive at the intersection with Garner Road and Eagle Rare Lane at the intersection with White Oak Ridge Drive to serve as basic traffic control measures.

Action: Consider adopting Ordinance (2020) 4044

4. Stop Conditions - Minglewood Townhomes.....Page 21
Presenter: Chris Johnson, Town Engineer

The Engineering Department is seeking approval of four Stop Conditions in Minglewood Townhomes on Kineton Woods Way at the intersection with Minglewood Drive, Gosford Lane at the intersection with Kineton Woods Way, Wilmont Lane at the intersection with Minglewood Drive, and Wilmont Lane at the intersection with Gosford Lane to serve as basic traffic control measures.

Action: Consider adopting Ordinance (2020) 4045

5. Budget Amendment – Asset Forfeiture.....Page 25
Presenter: David Beck, Finance Director

The Police Department is requesting to utilize \$3,894 from Asset Forfeiture Restricted Fund Balance for the purchase of qualifying police department non-capital items. The funds will be used to purchase Narcan nasal spray which is used to treat individuals during an opioid overdose

Action: Consider adopting Ordinance (2020) 4046

6. Budget Amendment – PRCR Donations.....Page 27
Presenter: David Beck, Finance Director

The PRCR Department has received several donations from citizens towards the purchase of either memorial benches or bricks for the veteran's memorial. The donations will be used to purchase these items and have them installed.

Action: Consider adopting Ordinance (2020) 4047

7. Council Meeting Minutes.....Page 29
Presenter: Stella Gibson, Town Clerk

Council meeting minutes from January 21, 2020, January 28, 2020, February 3, 2020
Closed session minutes from January 21, 2020 and February 3, 2020

Action: Consider approving minutes

8. Approval of Planning and Inspection Positions.....Page 50
Presenter: BD Sechler, Human Resources Director

Approval of 1/1.0 new Planning Technician position in the Planning Department and 1/1.0 new Building Inspector position in Inspections.

Action: Consider recommending approval

9. Budget Amendment - Planning and Inspection Technician Positions.....Page 51
Presenter: David Beck, Finance Director

At the February 25, 2020 work session meeting, staff from the Planning and Inspections departments presented staffing requests for Council consideration. After some questions and discussion, both requests received favorable feedback from Council and are now being presented for formal approval.

Action: Consider adopting Ordinance (2020) 4048

H. PUBLIC HEARINGS

1. SUP-SP-19-12 Tru Hotel.....Page 53
Presenter: Stacy Harper, Principal Planner

Special Use Permit Site Plan application submitted by Herring-Sutton & Associates, PA for a hotel on a 4.17 +/- acre tract. The site is located at the rear of 545 US

Highway 70 East and may be further identified as a portion of Wake County PIN# 1720-19-6910.

Action: Consider approving with conditions

2. CUP-SP-19-21, US HWY 70 Dental Office.....Page 83
Presenter: Stacy Harper, Principal Planner

Special Use Permit Site Plan application submitted by Herring-Sutton & Associates, PA for a medical office on a 1.56 +/- acre tract. The site is located at the front of 545 US Highway 70 East and may be further identified as a portion of Wake County PIN# 1720-19-6910.

Action: Consider approving with conditions

I. NEW/OLD BUSINESS

1. 2020 Annual Resurfacing Contract - Bid Award and Change Order #1.....Page 99
Presenter: Chris Johnson, Town Engineer

Staff to present information to Town Council regarding bid award of 2020 Annual Resurfacing Contract and to obtain approval for change order to add several streets to the contract due to competitive pricing received.

Action: Consider awarding project to Daniels Inc. of Garner; Approve CO#1; authorize Town Manager to execute contract and CO#1.

2. Appoint Deputy Finance Officer.....Page 104
David Beck, Finance Director

North Carolina General Statute chapter 159 requires each local government to have a finance officer, lays out the duties of the position, and allows for deputy finance officers to be appointed as needed. A duly appointed deputy finance officer has the authority to carry out all the required duties of the finance officer in their absence. Having a deputy finance officer provides financial safeguards and ensures that all duties of the finance officer position are adequately and effectively covered.

Action: Consider adopting Resolution (2020) 2409

3. Human Resource Committee Appointment Recommendations.....Page 108
Presenter: HR Committee Members Elmo Vance and Demian Dellinger

The Human Resources Committee of the Town Council conducted interviews to fill mid-

term vacancies on the Parks, Recreation and Cultural Resources and the Senior Center Advisory Boards. The Committee presents the following recommendations: PRCR - Mon Peng Yueh; Senior Center - Sharon Verity, Ann Morgan. The term of these appointments will be June 30, 2020.

Action: Consider appointing nominees

4. UDO Re-Write Steering Committee Appointment Recommendations.....Page 110
Presenter: Jeff Triezenberg, Planning Director

Request from the Planning Department to appoint members to serve on the Steering Committee for the UDO Re-Write project.

Action: Consider appointing recommended individuals

J. COMMITTEE REPORTS

K. MANAGER REPORTS

1. Garner info
2. Update on Fire MOU Committee
3. Census Update
4. Reschedule of BRT, March 3 from 4:00 p.m. to 7:00 p.m. at the Senior Center

L. ATTORNEY REPORTS

M. COUNCIL REPORTS

N. ADJOURNMENT

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: March 2, 2020		
Subject: Economic Development Website Presentation		
Location on Agenda: Presentations		
Department: Economic Development		
Contact: Joe Stallings		
Presenter: Joe Stallings		
Brief Summary: Mr. Stallings will be presenting the new marketing based website for Garner Economic Development. This website is being provided by the Garner Economic Development Corporation and will be used as the online face for Garner's economic development efforts.		
Recommended Motion and/or Requested Action: This is for review only.		
Detailed Notes:		
Funding Source: n/a		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations: 		
Attachments Yes: <input type="radio"/> No: <input checked="" type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JBS	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

Town of Garner
Town Council Meeting
Agenda Form

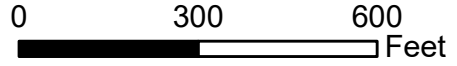
Meeting Date: March 2, 2020		
Subject: Annexation 19-12 (Starling) & Annexation 20-01 (Capaforte)		
Location on Agenda: Consent		
Department: Planning		
Contact: David Bamford, AICP; Planning Services Manager		
Presenter: David Bamford, AICP; Planning Services Manager		
<p>Brief Summary:</p> <p>These 2 voluntary annexation petitions were submitted in order to connect to public water and sewer on Vandora Springs Rd. Single-family homes are proposed to be built on these properties.</p> <ul style="list-style-type: none"> • (ANX 19-12) Julie Starling – Satellite annexation • (ANX 20-01) John Capaforte – Satellite annexation 		
<p>Recommended Motion and/or Requested Action:</p> <p>Adopt Resolution (2020) 2408 to set the public hearings for April 6, 2020.</p>		
<p>Detailed Notes:</p> <p>See attached vicinity map and staff reports.</p>		
<p>Funding Source:</p> <p>n/a</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:	JST	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

u\ · Mayor and Town Council
7k\ U · David Bamford, AICP; Planning Services Manager
oy" K #u · **ANX-19-12: Starling Property**
) ° u · March 2, 2020

ANNEXATION APPLICATION: ANX-19-12
OWNERS: Julie Starling
CONTIGUOUS / SATELLITE: Satellite
LOCATION OF PROPERTY: 2302 Vandora Springs Road
WAKE COUNTY PIN #: 1700-45-9940
REAL ESTATE ID #: 0467264
AREA: 1.01 +/- acres
ZONING: Single-Family Residential (R-40)
ASSOCIATED DEVELOPMENT PLAN: None. Property owner is requesting to connect to public water and sewer on Vandora Springs Rd for the construction of a new single-family home; per the k 8 U , an annexation petition is required for the extension of service.
RECOMMENDATION: Set Public Hearing for April 6, 2020

Town of Garner Planning Department

Annexation ANX 19-12



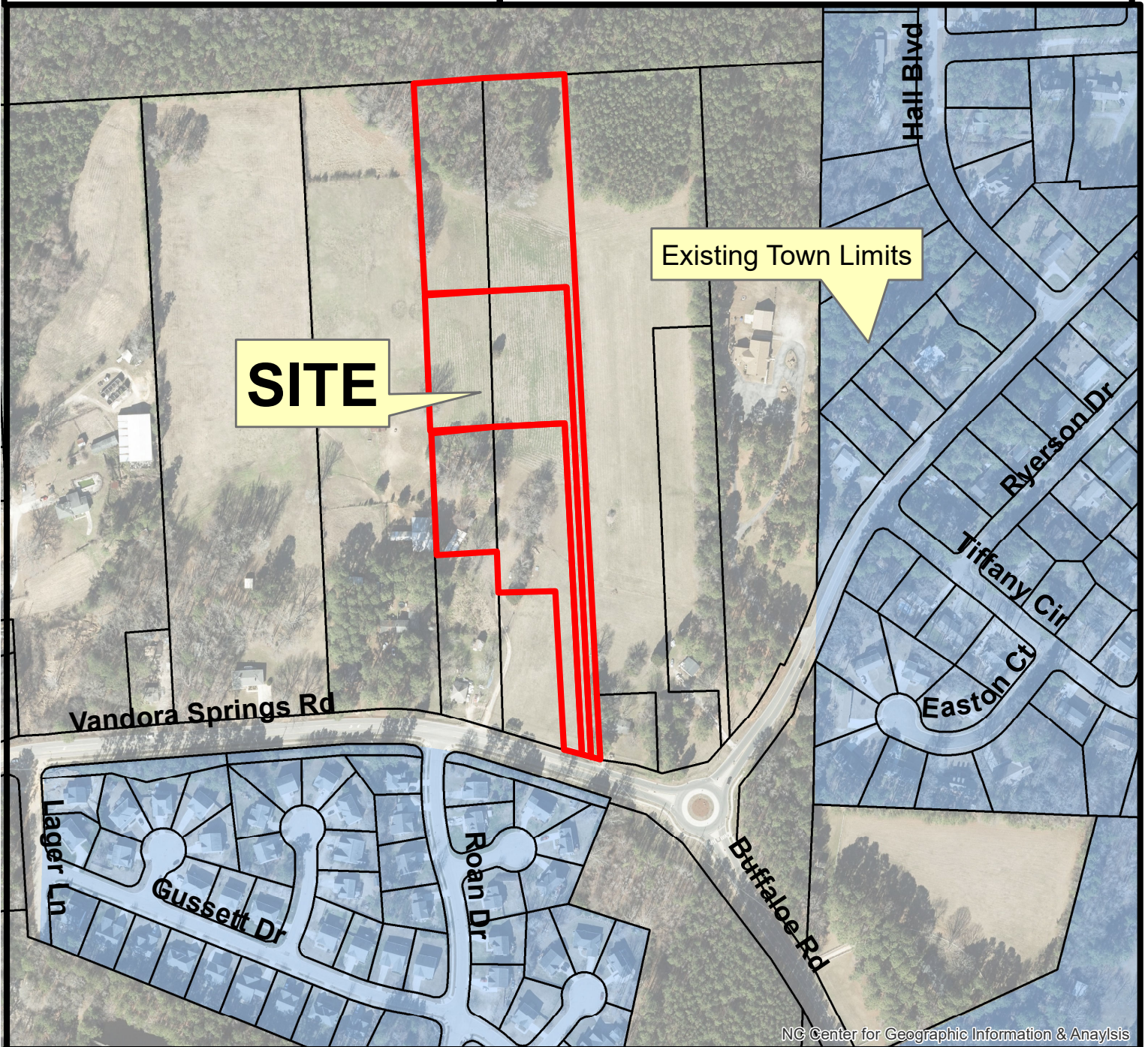
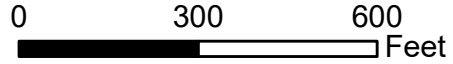
Owner: Julie Starling
Location: 2302 Vandora Springs Rd
Area: 1.01
Pin: 1700459940

u\ · Mayor and Town Council
7k\ U · David Bamford, AICP; Planning Services Manager
oy" K #u · **ANX-20-01: Capaforte Property**
) ° u · March 2, 2020

ANNEXATION APPLICATION: ANX-20-01
OWNERS: John Capaforte
CONTIGUOUS / SATELLITE: Satellite
LOCATION OF PROPERTY: 125, 145, and 165 Cedarcroft Drive
WAKE COUNTY PIN #: 1700-46-9863, 1700-46-9467, 1700-46-9168
REAL ESTATE ID #: 0027663, 0471294, 0471293
AREA: 9.45 +/- acres
ZONING: Single-Family Residential (R-40)
ASSOCIATED DEVELOPMENT PLAN: None. Property owner is requesting to connect to public water and sewer on Vandora Springs Rd for the construction of a new single-family home; per the k 8 U . , an annexation petition is required for the extension of service.
RECOMMENDATION: Set Public Hearing for April 6, 2020

**Town of Garner
Planning Department**

**Annexation
ANX 20-01**



NC Center for Geographic Information & Analysis

Owner: John Capaforte
Location: 125, 145, 165 Cedarcroft Drive
Area: 9.45
Pin: 1700469863, 1700469467, 1700469168

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: March 2, 2020		
Subject: Recognition of disposable property		
Location on Agenda: Consent		
Department: Police		
Contact: Tracey Hamilton, Executive Assistant		
Presenter: Joe Binns, Interim Police Chief		
Brief Summary: Recognize service weapon and badge of First Class Officer Steven Doak as disposable property, so they can be awarded to him in recognition of his retirement from the Town after almost 15 years of service. ***No Presentation***		
Recommended Motion and/or Requested Action: Consider approving Resolution (2020) 2407		
Detailed Notes:		
Funding Source: n/a		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JMB	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

RESOLUTION NO. (2020) 2407
RESOLUTION AUTHORIZING DISPOSITION OF PERSONAL PROPERTY

WHEREAS, First Class Officer Steven Doak will retire from the Garner Police Department on March 31, 2020 following fourteen years of service to the Town of Garner; and

WHEREAS, pursuant to N.C.G.S. 20-187.2, a governing board of a unit of government may award a retiring member of the law-enforcement agency their badge and service side arm at no cost to the retiring employees;

WHEREAS, pursuant to G.S. 160A-266 municipalities are authorized to dispose of personal property;

THEREFORE, BE IT RESOLVED that SigSauer P226 service sidearm, Serial # UU715602 and the badge carried by First Class Officer Steven Doak be deemed as disposable property and awarded to him, at no cost, on the occasion of his retirement; and

THEREFORE, BE IT FURTHER RESOLVED that First Class Officer Steven Doak will be responsible for obtaining the necessary permits as required by law to possess and carry such a side arm further described as a SigSauer P226, Serial # UU715602.

Duly adopted this 2nd day of March 2020.

Ken Marshburn, Mayor

ATTEST:

Stella Gibson, Town Clerk

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: March 2, 2020		
Subject: Stop Conditions - Minglewood Townhomes		
Location on Agenda: Consent		
Department: Engineering		
Contact: Chris Johnson, PE		
Presenter: Chris Johnson, PE		
Brief Summary: The Engineering Department is seeking approval of four Stop Conditions in Minglewood Townhomes on Kinton Woods Way at the intersection with Minglewood Drive, Gosford Lane at the intersection with Kinton Woods Way, Wilmont Lane at the intersection with Minglewood Drive, and Wilmont Lane at the intersection with Gosford Lane to serve as basic traffic control measures.		
Recommended Motion and/or Requested Action: Consider recommended Stop Conditions, Ordinance (2020) 4045		
Detailed Notes: See attached memo, maps, and ordinance.		
Funding Source: n/a		
Cost: n/a	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:	CJ	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

TO: Rodney Dickerson, Town Manager
FROM: Chris Johnson, PE - Town Engineer
DATE: February 18, 2020
SUBJECT: Stop Conditions within Avenue at White Oak

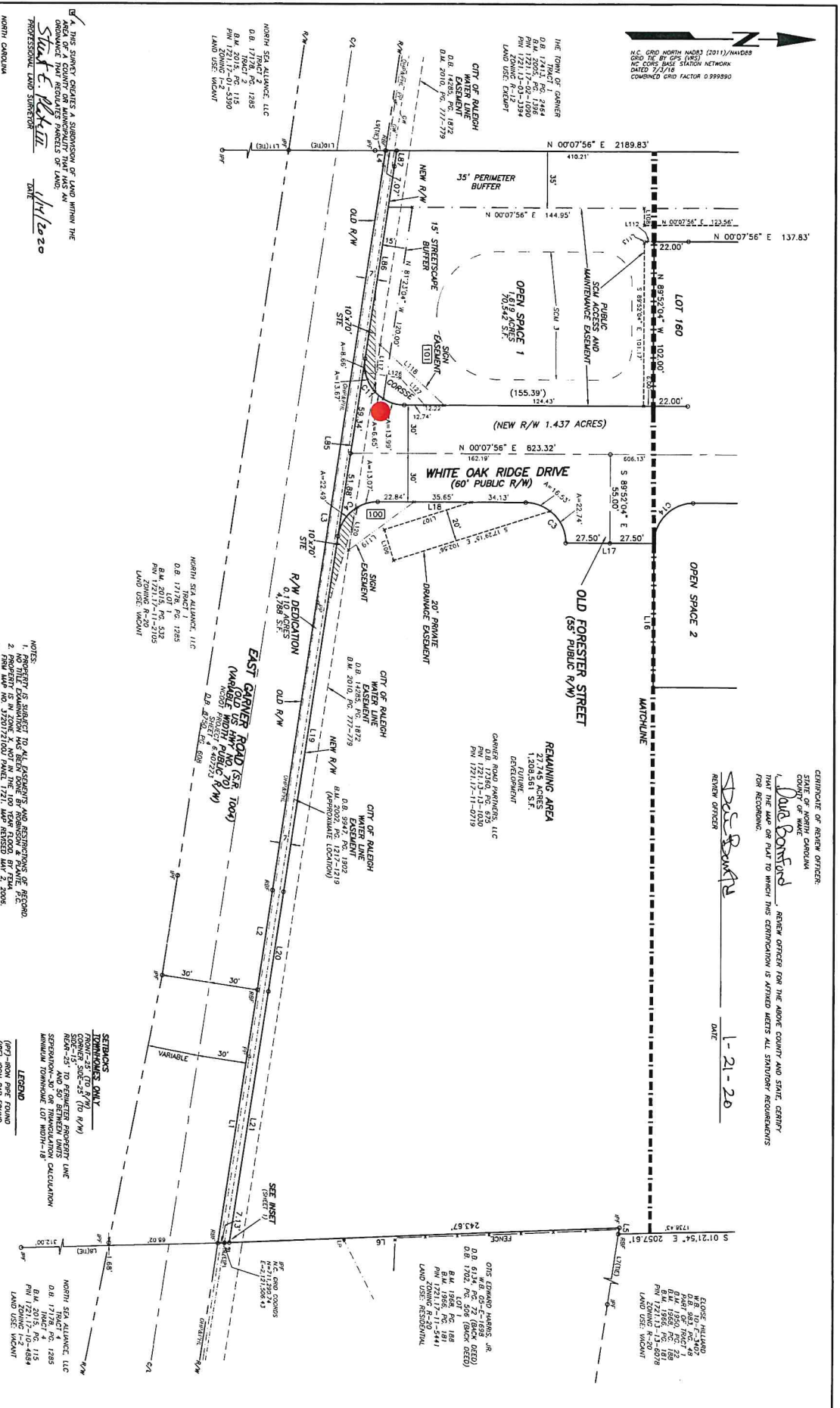
The Engineering Department is recommending the following street intersections for stop conditions:

	<u>Stop Condition</u>	<u>Through Street</u>
1	White Oak Ridge Drive	Garner Road
2	Eagle Rare Lane	White Oak Ridge Drive

These stop conditions will serve as basic traffic control measures. The Engineering Department recommends amending the Town Code of Ordinances to include these stop conditions. Please let me know if there are any questions.

Attachment: Vicinity Map

N.C. GRID NORTH MGRS (2011) MGRS
THE BR GPS (NAD 83) LOCAL NETWORK
DATED 7/2/18
COMBINED GRID FACTOR 0.99950



CERTIFICATE OF SURVEY OFFICER:
STATE OF NORTH CAROLINA
COUNTY OF WAKE
Dora Bonford
REVIEW OFFICER FOR THE ABOVE COUNTY AND STATE CERTIFICATE OF SURVEY.
THE REVIEW OFFICER OR PLAN TO WHICH THIS CERTIFICATION IS ATTACHED MEETS ALL STATUTORY REQUIREMENTS FOR RESUBMISSION.

Dora Bonford
REVIEW OFFICER
DATE: 1-21-20

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE ORDINANCE AND REGULATORY JURISDICTION OF THE CITY OF RALEIGH, NORTH CAROLINA.
Stefanie Plante
DATE: 1/11/2020
PROFESSIONAL LAND SURVEYOR



NOTE:
MEASUREMENTS WERE DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL ANGLES ARE OBSERVED OR COMPUTED CORRECTIONS.
SCALE IN FEET
0 40 80 120

OWNER:
GARBER ROAD PARTNERS, LLC
PO BOX 10669
RALEIGH, NC 27605

OWNER:
ROBINSON & PLANTE, P.C.
LAND SURVEYING
970 TRINITY RD, SUITE 200
RALEIGH, NC 27607
PHONE: (919)859-6030 FAX: (919)859-6032
CUP-19-09
CUP-SB-18-02
CUD-2-18-04

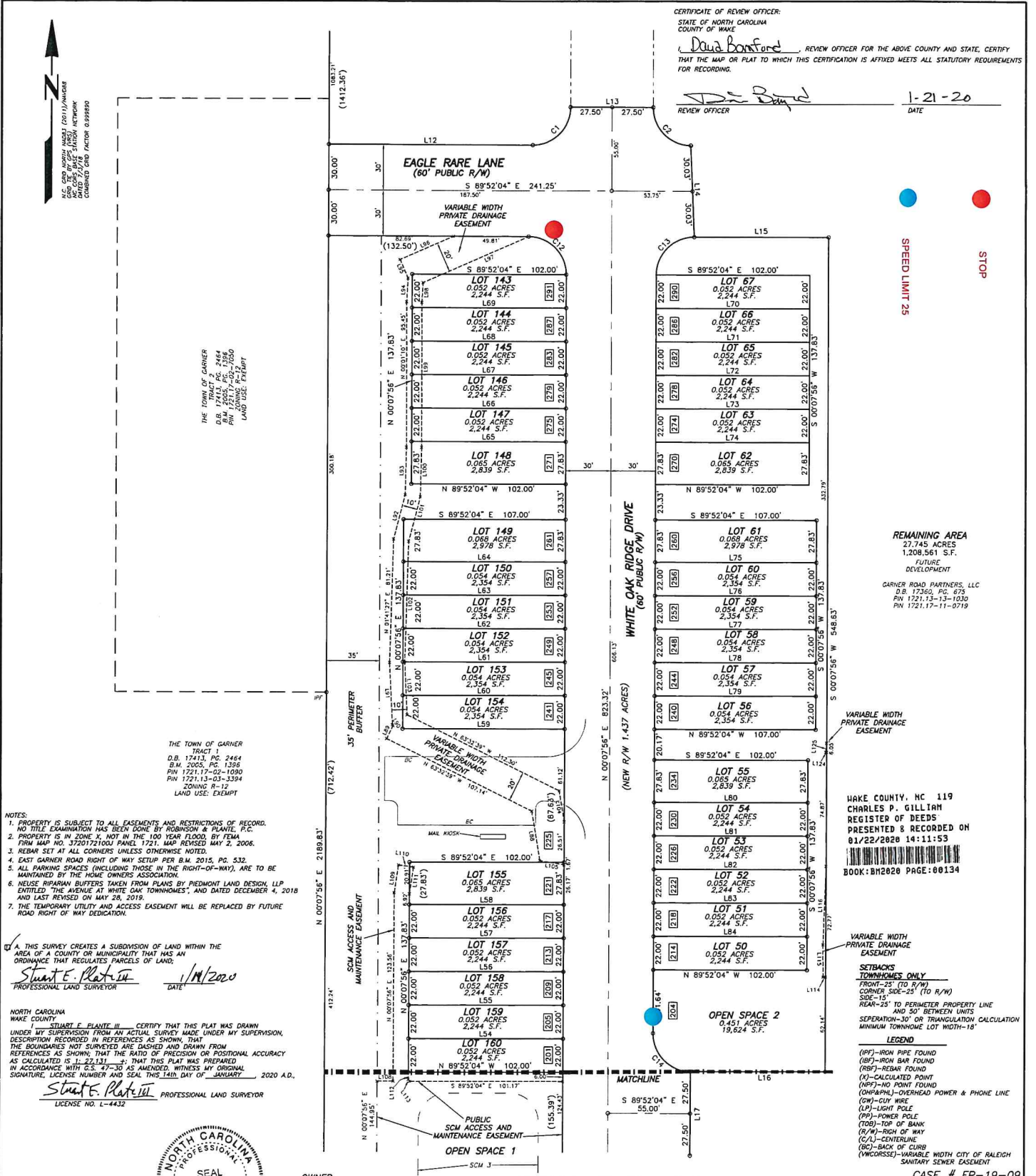
REVISIONS

NO.	DESCRIPTION
1	PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2	PROPERTY IS IN ZONE X AND IN THE 100 YEAR FLOOD BR FEMA.
3	PERMITS FOR 1721 MAP REVISED MAY 2, 2008.
4	EAST CAROLINA ROAD RIGHT OF WAY SETUP PER B.L. 2015, P.C. 532.
5	OPEN SPACES (INCLUDING THOSE IN THE RIGHT-OF-WAY) ARE TO BE DIMENSIONED TO THE CENTERLINE OF THE ROAD AND TO BE DIMENSIONED TO THE CENTERLINE OF THE ROAD AND TO BE DIMENSIONED TO THE CENTERLINE OF THE ROAD AND TO BE DIMENSIONED TO THE CENTERLINE OF THE ROAD.
6	THE TEMPORARY UTILITY AND ACCESS EASEMENT WILL BE REPLACED BY FUTURE ROAD RIGHT OF WAY DEDICATION.

FINAL SUBDIVISION PLAT
THE AVENUE AT WHITE OAK
PHASE 1
COUNTY: WAKE
SCALE: 1"=40'
SURVEY DATE: 1-14-20
CHECKED & CLOSURE BY: SEP
DRAWN BY: KW
FILE: AMOSUPP153
SHEET 3 OF 4

RECORDED IN BOOK OF MAPS **2020** PAGE **135**

CERTIFICATE OF REVIEW OFFICER:
 STATE OF NORTH CAROLINA
 COUNTY OF WAKE
Dana Bonford REVIEW OFFICER FOR THE ABOVE COUNTY AND STATE, CERTIFY
 THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS
 FOR RECORDING.
D. Bonford REVIEW OFFICER
 1-21-20 DATE



SPEED LIMIT 25
 STOP

REMAINING AREA
 27.745 ACRES
 1,208,561 S.F.
 FUTURE DEVELOPMENT
 GARNER ROAD PARTNERS, LLC
 D.B. 12360, PG. 673
 PIN 1721.13-13-1030
 PIN 1721.17-11-0719

WAKE COUNTY, NC 119
 CHARLES P. GILLIAM
 REGISTERED DEEDS
 PRESENTED & RECORDED ON
 01/22/2020 14:11:53
 BOOK: 8H2020 PAGE: 00134

SETBACKS
 TOWNHOMES ONLY
 FRONT-25' (TO R/W)
 CORNER SIDE-25' (TO R/W)
 SIDE-15'
 REAR-25' TO PERIMETER PROPERTY LINE
 AND 50' BETWEEN UNITS
 SEPARATION-30' OR TRIANGULATION CALCULATION
 MINIMUM TOWNHOME LOT WIDTH-18'

LEGEND
 (RPF)-IRON PIPE FOUND
 (RBF)-IRON BAR FOUND
 (RRB)-REBAR FOUND
 (X)-CALCULATED POINT
 (NPF)-NO POINT FOUND
 (OWHP)-OVERHEAD POWER & PHONE LINE
 (CW)-CUI WIRE
 (LP)-LIGHT POLE
 (PP)-POWER POLE
 (TOB)-TOP OF BANK
 (R/W)-RIGHT OF WAY
 (C/L)-CENTERLINE
 (BC)-BACK OF CURB
 (W/CORSES)-VARIABLE WIDTH CITY OF RALEIGH
 SANITARY SEWER EASEMENT

CASE # FP-19-09
 CUP-SB-18-02
 CUD-Z-18-04

- NOTES:
- PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
 - PROPERTY IS IN ZONE X, NOT IN THE 100 YEAR FLOOD, BY FEMA FIRM MAP NO. 372072101J PANEL 1721. MAP REVISED MAY 2, 2006.
 - REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - EAST GARNER ROAD RIGHT OF WAY SETUP PER B.M. 2015, PG. 532.
 - ALL PARKING SPACES (INCLUDING THOSE IN THE RIGHT-OF-WAY), ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - NEUSE RIPARIAN BUFFERS TAKEN FROM PLANS BY PIEDMONT LAND DESIGN, LLP ENTITLED "THE AVENUE AT WHITE OAK TOWNHOMES", AND DATED DECEMBER 4, 2018 AND LAST REVISED ON MAY 28, 2019.
 - THE TEMPORARY UTILITY AND ACCESS EASEMENT WILL BE REPLACED BY FUTURE ROAD RIGHT OF WAY DEDICATION.

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
Stuart E. Plante III 1/11/2020
 PROFESSIONAL LAND SURVEYOR DATE

NORTH CAROLINA
 WAKE COUNTY
 I, STUART E. PLANTE III CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DESCRIPTION RECORDED IN REFERENCES AS SHOWN, THAT THE BOUNDARIES NOT SURVEYED ARE DASHED AND DRAWN FROM REFERENCES AS SHOWN, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:12,231. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 42-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 14TH DAY OF JANUARY 2020 A.D.
Stuart E. Plante III PROFESSIONAL LAND SURVEYOR
 LICENSE NO. L-4432



OWNER:
 GARNER ROAD PARTNERS, LLC
 PO BOX 10669
 RALEIGH, NC 27605

SEE SHEET 4 FOR CERTIFICATES, LINE TABLE, AND CURVE TABLE.

REVISIONS		FINAL SUBDIVISION PLAT		ROBINSON & PLANTE, P.C. LAND SURVEYING C-2687	
		THE AVENUE AT WHITE OAK PHASE 1		970 TRINITY ROAD RALEIGH, NC 27607 PHONE: (919)859-6030 FAX: (919)859-6032	
TOWNSHIP: ST. MARY'S		COUNTY: WAKE		SURVEY DATE: 1-14-19	SURVEYED BY: TO
STATE: NORTH CAROLINA				SCALE: 1"=40'	DRAWN BY: KW
ZONE: MF-2-C		PIN 1721.13-13-1030 PIN 1721.17-11-0719		CHECKED & CLOSURE BY: SEP	FILE: AWOSUBPHS1S2 SHEET: 2 OF 4

NOTE:
 DISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.
 0 40 80 120
 SCALE IN FEET
 RECORDED IN BOOK OF MAPS 2020 PAGE 134

ORDINANCE NO. (2020) 4044

AN ORDINANCE AMENDING SECTION 10-42b OF THE
CODE OF ORDINANCES REGARDING STOP CONDITIONS

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF GARNER, NORTH
CAROLINA:

Section One. That Section 10-42b be and is hereby amended by adding the following stop
intersections:

STOP CONDITION

Avenue at White Oak

Eagle Rare Lane

THROUGH CONDITION

Garner Road

White Oak Ridge Drive

Section Two. That the above streets will be included alphabetically in the codification of
this section.

Duly adopted this 2nd day of March, 2020.

Ken Marshburn, Mayor

ATTEST: _____
Stella Gibson, Town Clerk

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: March 2, 2020		
Subject: Stop Conditions - Minglewood Townhomes		
Location on Agenda: Consent		
Department: Engineering		
Contact: Chris Johnson, PE		
Presenter: Chris Johnson, PE		
Brief Summary: The Engineering Department is seeking approval of four Stop Conditions in Minglewood Townhomes on Kinton Woods Way at the intersection with Minglewood Drive, Gosford Lane at the intersection with Kinton Woods Way, Wilmont Lane at the intersection with Minglewood Drive, and Wilmont Lane at the intersection with Gosford Lane to serve as basic traffic control measures.		
Recommended Motion and/or Requested Action: Consider recommended Stop Conditions, Ordinance (2020) 4045		
Detailed Notes: See attached memo, maps, and ordinance.		
Funding Source: n/a		
Cost: n/a	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:	CJ	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

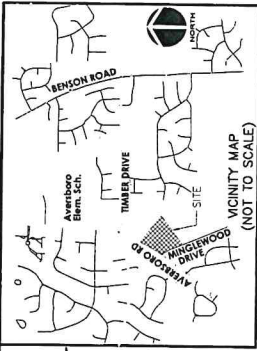
TO: Rodney Dickerson, Town Manager
FROM: Chris Johnson, PE - Town Engineer
DATE: February 18, 2020
SUBJECT: Stop Conditions within Avenue at White Oak

The Engineering Department is recommending the following street intersections for stop conditions:

	<u>Stop Condition</u>	<u>Through Street</u>
1	Kinton Woods Way	Minglewood Drive
2	Gosford Lane	Kinton Woods Way
3	Wilmont Lane	Minglewood Drive
4	Wilmont Lane	Gosford Lane

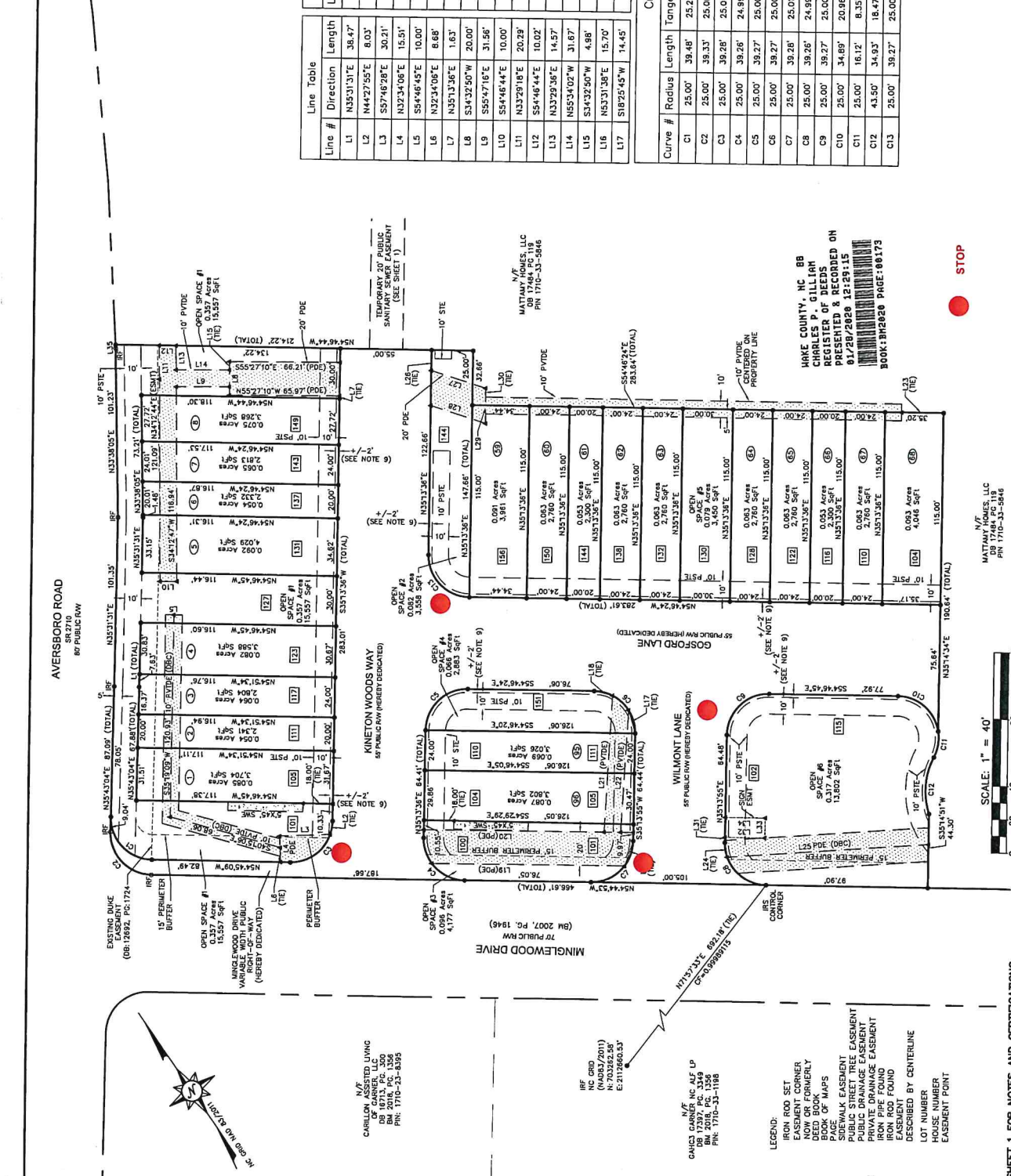
These stop conditions will serve as basic traffic control measures. The Engineering Department recommends amending the Town Code of Ordinances to include these stop conditions. Please let me know if there are any questions.

Attachment: Vicinity Map



Line Table			
Line #	Direction	Length	Delta
L1	N45°31'31"E	36.47'	11.38°
L2	N54°22'48"W	116.01'	
L3	S57°46'28"E	30.21'	126.05°
L4	N32°34'06"E	15.51'	81.86°
L5	S54°46'45"E	10.00'	73.27°
L6	N32°34'06"E	8.68'	8.79°
L7	N35°13'36"E	1.63'	121.74°
L8	S34°32'50"W	20.00'	12.30°
L9	S55°47'16"E	31.56'	34.40°
L10	S54°46'44"E	10.00'	34.57°
L11	N33°29'18"E	20.29'	20.97°
L12	S54°46'44"E	10.02'	5.28°
L13	N33°29'36"E	14.57'	31.12°
L14	S55°34'02"W	31.67'	23.93°
L15	S34°32'50"W	4.98'	12.00°
L16	N53°31'36"E	15.70'	23.83°
L17	S16°25'45"W	14.45'	2.16°

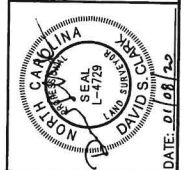
Curve Table			
Curve #	Radius	Tangent Chord Bearing	Ch. Length
C1	25.00'	S83°10'27"E	35.50'
C2	25.00'	S92°23'27"E	35.40'
C3	25.00'	N80°14'13"E	35.36'
C4	25.00'	S94°53'39"E	35.35'
C5	25.00'	S80°13'56"W	35.36'
C6	25.00'	N9°48'14"W	35.36'
C7	25.00'	N80°14'31"E	35.36'
C8	25.00'	S94°52'28"E	35.35'
C9	25.00'	S80°13'55"W	35.35'
C10	25.00'	N14°48'06"W	32.12'
C11	25.00'	16.12'	8.35'
C12	43.50'	S39°07'26"W	34.00'
C13	25.00'	S94°46'24"E	35.36'



STOP

CASE # FP-19-12
CASE # CUP-SB-18-05
PROJECT # : 48530044
PROJ. SVR. : DCS
DRAWN BY : JRC
FIELD BK. :
COMP. FILE. : W102_48530044_PHASE-1A
SHEET # : 2 OF 2

FINAL SUBDIVISION, EASEMENT AND RIGHT-OF-WAY DEDICATION PLAT
OF
MINGLEWOOD TOWNHOMES PHASE 1A
FOR
MATTAMY HOMES, LLC
DATE: 11/08/2019 SCALE: 1" = 40'
TOWN OF GARNER WAKE COUNTY NORTH CAROLINA



MCKIM & CREED
1730 Varsity Drive Suite 500
Raleigh, North Carolina 27606
Phone: (919) 233-8091, Fax: (919) 233-8031
NC FIR # P-1222
Internet Site: <http://www.mckimcreed.com>

DATE	REVISION	INITIAL

- LEGEND:
 ● IRON ROD SET
 N/F NOW OR FORMERLY
 DB DEED BOOK
 P/M PLAT OR MAPS
 S/E SIDEWALK EASEMENT
 P/STE PUBLIC STREET TREE EASEMENT
 P/DRN PUBLIC DRAINAGE EASEMENT
 P/PD IRON PIPE FOUND
 E/ASM EASEMENT BY CENTERLINE
 L/NT LOT NUMBER
 S/E/NT SURVEY NUMBER
 E/PT EASEMENT POINT

N/C CAROLAN ASSISTED LIVING OF GARNER, LLC DB 17297, PC 3549 BM 2018, PC 1390 PIN: 1710-33-8395
 N/C GRID (NAD83/2011) P: 703262.58 E: 471068.35
 GARCIS GARNER NC A/F LP DB 17297, PC 3549 BM 2018, PC 1390 PIN: 1710-33-1188
 MATTAMY HOMES, LLC DB 17448, PC 1119 PIN 1710-33-8846

HAKE COUNTY, NC
CHARLES P. GILLIAM
REGISTERED & RECEIVED ON
01/28/2020 12:58:15
BOOK: BK2628 PAGE: 00173

ORDINANCE NO. (2020) 4045

AN ORDINANCE AMENDING SECTION 10-42b OF THE
CODE OF ORDINANCES REGARDING STOP CONDITIONS

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF GARNER, NORTH
CAROLINA:

Section One. That Section 10-42b be and is hereby amended by adding the following stop
intersections:

STOP CONDITION

THROUGH CONDITION

Kineton Woods Way

Minglewood Drive

Gosford Lane

Kineton Woods Way

Wilmont Lane

Minglewood Drive

Wilmont Lane

Gosford Lane

Section Two. That the above streets will be included alphabetically in the codification of
this section.

Duly adopted this 2nd day of March, 2020.

Ken Marshburn, Mayor

ATTEST: _____
Stella Gibson, Town Clerk

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: March 2, 2020		
Subject: Budget Amendment - Police Forfeiture Funds		
Location on Agenda: Consent		
Department: Finance		
Contact: David C. Beck, Finance Director		
Presenter: David C. Beck, Finance Director		
Brief Summary: The Police Department is requesting to utilize \$3,894 from Asset Forfeiture Restricted Fund Balance for the purchase of qualifying police department non-capital items. The funds will be used to purchase Narcan nasal spray which is used to treat individuals during an opioid overdose.		
Recommended Motion and/or Requested Action: Consider adopting Ordinance (2020) 4046		
Detailed Notes:		
Funding Source: Restricted fund balance		
Cost: \$3,894	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:		

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: March 2, 2020		
Subject: Budget Amendment - PRCR Donations		
Location on Agenda: Consent		
Department: Finance		
Contact: David C. Beck, Finance Director		
Presenter: David C. Beck, Finance Director		
Brief Summary: The PRCR Department has received several donations from citizens towards the purchase of either memorial benches or bricks for the veteran's memorial. The donations will be used to purchase these items and have them installed.		
Recommended Motion and/or Requested Action: Consider adopting Ordinance (2020) 4047		
Detailed Notes:		
Funding Source: Donations, no cost to the Town		
Cost: \$3,575	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. (2020) 4047

ORDINANCE AMENDING ORDINANCE NO. (2019) 3982 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:

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ACCOUNT NUMBER	DESCRIPTION	PROJECT	CURRENT BUDGET	REVENUE CHANGE	REVISED BUDGET
10305000-465352-98380	Contributions - Parks & Rec		\$ -	\$ 1,425	\$ 1,425
10305000-465045	Veterans Mem Brick Sales		\$ -	\$ 2,150	\$ 2,150

TOTAL REVENUE INCREASE (DECREASE) \$ 3,575.00

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ACCOUNT NUMBER	DESCRIPTION	PROJECT	CURRENT BUDGET	EXPENDITURE CHANGE	REVISED BUDGET
10574200-523300-98380	Departmental Supplies		\$ -	\$ 1,425	\$ 1,425
10574200-523300-40545	Departmental Supplies		\$ -	\$ 2,150	\$ 2,150

TOTAL EXPENDITURE INCREASE (DECREASE) \$ 3,575.00

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 2nd day of March, 2020.

Ken Marshburn, Mayor

ATTEST:

Stella L. Gibson , Town Clerk

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: March 2, 2020		
Subject: Council Meeting Minutes		
Location on Agenda: Consent		
Department: Administration		
Contact: Stella Gibson, Town Clerk		
Presenter: Stella Gibson, Town Clerk		
Brief Summary: Council meeting minutes from January 21, 2020, January 28, 2020, February 3, 2020 Closed session minutes from January 21, 2020 and February 3, 2020		
Recommended Motion and/or Requested Action: Consider approving minutes		
Detailed Notes:		
Funding Source: n/a		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations: 		
Attachments Yes: <input 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:		

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

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

Staff Present: Rodney Dickerson-Town Manager, Matt Roylance-Asst. Town Manager-Operations, John Hodges-Asst. Town Manager-Asst. Town Manager-Development Services, Jeff Triezenberg-Planning Director, David Beck-Finance Director, Alison Jones-Planner, David Bamford-Planning Services Manager, Mike Franks-Budget & Special Projects Manager, Sonya Shaw-PRCR Director, Rob Smith-Asst. PRCR Director, Joe Stallings-Economic Development Director, Rick Mercier-Communications Manager, Chris Johnson-Town Engineer, Fred Baggett-Interim Town Attorney, and Stella Gibson-Town Clerk

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Elaine Jenkins, 4612 Winterlochen Road, expressed appreciation for the work Council does.

Rebecca Lakey, 1311 Sycamore Drive, expressed her concerns of high-speed drivers going down Sycamore Drive. The road consists of 15 houses of which 2 are vacant. There are 177 vehicles cutting through the road every day with speeds that double the posted speed limit of 25mph. Mr. Dickerson stated the traffic calming policy is written for the entire town; however, he will ask the Police Department to provide additional traffic enforcements in that area.

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Motion: Behringer
Second: Singleton
Vote: 5:0

Mayor Marshburn recognized the members of Boy Scout Troop 202 who were present.

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Presenter: Sonya Shaw, PRCR Director

Mr. Smith presented a Proclamation recognizing the Optimist Club for their service and commitment to the community.

Presenter: Mike Franks, Budget & Special Projects Manager

Mr. Franks recognized Bret Kelly, IT Director, for submitting the winning suggestion in this year's Employee Savings Initiative.

Presenter: John Hodges-Asst. Town Manager-Development Services and Matt Crook & Rory Dowling

Consultants from DFI presented findings from their market feasibility study as part of their predevelopment services for the Town-owned site next to the Recreation Center.

Presenter: Chris Johnson, Town Engineer

Approve an inter-municipal agreement between the Town and City of Raleigh for the costs associated with the design and construction of a 12" waterline replacement in conjunction with the sidewalk project.

Action: Approve and authorize the Manager to execute the inter-municipal agreement with the City of Raleigh

Presenter: Chris Johnson, Town Engineer

Approve contract amendment 5 with Ramey Kemp & Associates (RKA) for the design of a waterline replacement along the limits of the project. This work will be reimbursed by the City of Raleigh through an inter-municipal agreement.

Action: Approve and authorize the Manager to execute contract amendment #5 with Ramey Kemp & Associates

Presenter: David Beck, Finance Director

During the 12/17/2019 meeting, Council authorized the use of fund balance to allow the Police Department to purchase three Dodge Durango vehicles in FY 19-20. The original budget had funding in it for three Dodge Chargers which are not available for purchase. The Durango vehicles are the only viable option and come at an increased cost of \$36,004.

Action: Adopt Ordinance (2020) 4037

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Presenter: Stella Gibson, Town Clerk

Council meeting minutes from November 19, 2019, November 26, 2019, December 2, 2019, and January 6, 2020. Closed session minutes from November 19, 2019, November 26, 2019, December 2, 2019.

Action: Approve Minutes

Motion: Singleton
Second: Matthews
Vote: 5:0

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Mayor Marshburn explained the procedures to be followed during this hearing and asked Council to disclose any ex parte communications. Hearing none, the Town Clerk administered the Affirmation of Oath to the following: Brian Wise, Rynal Stephenson, Joe Faulkner, David Bamford, Jeff Triezenberg, Alison Jones, and Chris Johnson.

Mayor Marshburn opened the hearing and asked staff to provide the staff report.

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David Bamford, Planning Services Manager

Conditional use zoning (CUD-Z-19-09) and associated conditional use site plan (CUP-SP-19-17) request submitted by Signature Development Group, LLC to re-zone 19.73 +/- acres from Single-Family Residential (R-40) and Residential Mobile Home (RMH) to Multi-Family 2 Conditional Use (MF-2 C222) for 288 residential living apartment units. The site is located at 7555 White Oak Rd. and may be further identified as Wake County PIN(s) 1720-53-3317, 1720-53-2042, 1720-52-4844, 1720-52-3554, 1720-52-5597 and 1720-52-8735.

Mr. Wise, Faulkner, and Stephenson provided an overview of the project.

Glenn Gardner, 7623 White Oak Road, stated he was not protesting the project but had concerns regarding the cemetery and the amount of traffic on White Oak Road.

Mayor Marshburn closed the hearing and called for a motion.

Action: Move the Town Council accept staff's statements regarding zoning consistency with the Garner Forward Comprehensive Plan, detailed in Section IV of the staff report, as our own and I therefore move further that the Town Council adopt Ordinance No. (2020) 4038 approving rezoning request CUD-Z-19-09 as it is reasonable and in the public interest because it will likely allow household living and supporting day care uses that are attractive to younger families with children as well as older residents looking to maintain private but smaller outdoor spaces, allow adequate buffers and usable open spaces

that help to preserve and protect adjacent housing stock, and allow the development of an appropriate density of housing in the area in which it is located.

Mr. Wise agreed to add the following condition: Prior to construction drawing approval, a fee-in-lieu of sidewalk along the eastern margin of White Oak Road between the southeast corner of the intersection of Salt Hill and White Oak roads to the terminus of the existing sidewalk adjacent to the Target Corporation parcel, otherwise known as Wake County PIN# 1720-45-8348, shall be submitted and agreed to by the Town Engineer with actual payment to be received prior to issuance of the first building permit.

Motion: Matthews
Second: Vance
Vote: 3:2

Council Member Dellinger voted nay as he had concerns regarding the lack of sidewalk connectivity of this project to the White Oak Shopping Center.

Council Member Singleton voted nay due to the amount of traffic this project would put on White Oak Road.

Action: Move the Council accept the staff statements regarding plan consistency in Section VII of this report as our own and find the application meets the 10 permit criteria in Section 3.14.D. and therefore approve CUP-SP-19-17, Elevate at White Oak, with the three standard conditions and six site-specific conditions to be listed on the permit that will be prepared by staff.

Motion: Vance
Second: Behringer
Vote: 3:2

Council Member Dellinger voted nay as he had concerns regarding the lack of sidewalk connectivity of this project to the White Oak Shopping Center.

Council Member Singleton voted nay due to the amount of traffic this project would put on White Oak Road.

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Presenter: Sonya Shaw, PRCR Director

McAdams presented an overview of the Comprehensive Plan recommendations and action steps.

Action: Adopt Comprehensive Plan

Motion: Singleton

Second: Matthews
Vote: 5:0

Presenter: David Beck, Finance Director

The Town Council authorized moving forward on refunding the outstanding 2010 Build America Bonds at their 12/17/2019 meeting. The Local Government Commission has approved the Town's request to refund the bonds. The final action for Council is to approve the Bond Issuance and Sale Resolution as presented. By refinancing this debt with a more favorable rate, the Town will save \$336,875 on interest costs.

Action: Adopt Resolution (2020) 2405

Motion: Vance
Second: Matthews
Vote: 5:0

Presenter: Chris Johnson, Town Engineer

Request to authorize the construction bid award for the Timber Drive Sidewalks Connectors project (TIP#C-5604RA) to Sandhills Contractors.

Action: Consider approving/authorizing the Manager to execute contract with Sandhills Contractors pending concurrence from NCDOT, for a total construction budget of \$491,195

Motion: Singleton
Second: Behringer
Vote: 5:0

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- Garner info
- Quarterly Financial Report
- NC RR Update: Mr. Hodges stated NC RR will reimburse the Town \$20K toward the cost of relocating the Depot as well as installing permanent wrought iron fencing along Montague Street to New Rand Road. Once the fence is installed, the Town would be responsible for the maintenance. The Town will also be responsible for the installation of 114 parking space bumpers and the installation of no parking signs at the old Depot site.
- Mr. Dickerson reported the Depot foundation is being built now, then movers will come back to lower the building down on foundation. The slab for the Caboose has been poured and railing from the old Depot site will be used for the Caboose to sit on.

- The NAI Carolantic Realty Conference is January 22.
- The TCOG Addressing Housing Needs Conference is February 5; Council Members Vance and Dellinger will attend.

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Marshburn

- Asked to discuss the 2020 census at a future work session

Singleton

- Asked if there was discussion regarding holding a Council Retreat. Mr. Dickerson stated the first part of the Retreat was done earlier this year to discuss the CIP. The plan is to follow-up with another session to review each department's roles and responsibilities, the strategic plan, long range planning, and overview of the Town functions as well as strategic and long-range planning.
- Asked the Public Works Committee to review the Town's traffic calming policy and devices.

Vance

- Congratulated staff for their efforts preparing the PRCR Comprehensive Plan.

Dellinger

Asked to be include in the Public Works Committee meeting when traffic calming measures are discussed.

Mayor ProTem Behringer and Council Member Matthews had nothing to report.

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Pursuant to N.C. General Statutes 143-318.11(a)(4) to discuss economic development.

Motion: Behringer
 Second: Singleton
 Vote: 5:0

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Council met in closed session to discuss economic development and provided direction to staff.

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

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Present: Mayor Ken Marshburn, Mayor ProTem Kathy Behringer, Council Members Gra Singleton, Demian Dellinger, and Phil Matthews

Council Member Elmo Vance arrived at 7:30 p.m.

Staff Present: Rodney Dickerson-Town Manager, Matt Roylance-Asst. Town Manager-Operations, John Hodges-Asst. Town Manager-Development Services, Chris Johnson-Town Engineer, Mike Franks-Budget & Special Projects Manager, BD Sechler-HR Director, Jeff Triezenberg-Planning Director, Gaby Lontos-Lawler-Senior Planner-Transportation, Fred Baggett-Interim Town Attorney, and Stella Gibson-Town Clerk

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Motion: Behringer
Second: Singleton
Vote: 4:0

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Health and Benefits Renewal Kick Off with IBA

Presenter: BD Sechler, Human Resources Director & John Gasiorowski and Paul Sydor, Independent Benefit Advisors

The Town will continue providing health benefits through the current provider, Aetna. Staff enrollment is scheduled from May 4, 2020 through May 25, 2020. Benefits will become effective July 1, 2020.

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Presenter: Mike Franks, Budget & Special Projects Manager and Marcus Kinrade, Wake County Revenue Director

Mr. Kinrade provided a comprehensive overview of the revaluation process and its impact on the Town of Garner.

The revaluation process is conducted every four years and is designed to establish tax values at fair market value. In Garner, the average residential property increased by 23 percent and the average commercial property increased 32 percent. Residential growth was driven by increases in homes with lower values as homes less than \$250k increased by 31 percent on average. Growth in the commercial sector was driven by multiple categories including hotels (48%), apartments (45%), and industrial (31%).

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Presenter: Gaby Lontos-Lawlor, Senior Planner – Transportation and Mary Kate Morookian, Kimley-Horn & Associates

Consultants from Kimley-Horn & Associates provided a status update, an overview of initial findings from the study, and presented the next steps.

The Town of Garner secured funds through the Community Funding Areas Program (CFAP), provided by the North Carolina Capital Area Metropolitan Planning Organization (CAMPO), to complete a transit planning study. The CFAP is meant to encourage community-based transit projects that complement the Wake Transit Plan regional service development and to meet local transit needs. The Garner Transit Study will also develop an implementation plan and service model, evaluate transit capital investment needs, and identify potential funding sources.

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Presenter: Matt Poole, Fire Chief

Private 1st Class Zack Johnson provided information regarding recent studies that have drawn attention to the increased risk of cancer that firefighters face due to exposure to smoke and hazardous chemicals. Firefighters have a high risk of cancer because of the constant exposure to carcinogenic toxins such as polycyclic aromatic hydrocarbons (PAHs). Mr. Johnson also reviewed the GVFRs recent cancer prevention efforts.

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Presenter: Mike Franks, Budget & Special Projects Manager

Mr. Franks provided an overview of the FY 2020 budget and an initial outlook for the FY 2021 budget. Information related to the FY 2021 budget process as well as key dates were reviewed.

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- Groundhog Day Event is at 1:00 p.m. at White Deer Park
- Pennington Grove Phase 2 (income based senior housing/DHIC project at Heather Spring Drive) submitted an application. This project will be reviewed by staff as it's an expansion of what's already there.

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Dellinger

- Commented on the tax evaluation data; the trend is slowly evaporating where working people can afford to buy a house; the next few years are on a similar trajectory. This could change the fabric of the Town if we don't pay attention.

Vance

- Thanked the Public Works Department for removing debris from Hwy 50.

Behringer

- Asked that the bus stop sign for Route 20 be closer to Chadwick's; not in front of the Senior Center.
- While installing cable on Garner Road this week, AT&T left a mess on the sidewalk at 101 W. Garner Road and she requested they clean-up.
- Stated the Garner Education Foundation's recommended allowance for their scholarship program is \$10,000 and asked to potentially raise the amount to \$20,000.
- Previously, a committee was formed by the public regarding beautification and public code enforcement. Mr. Hodges stated the committee put several initiatives in place but there were no plans to reconvene.

Singleton

- Council Member Singleton advised it was good to see the sidewalk work on Spring Drive. There is continued work on the Hwy 70 turning lane. Construction on Montague Street is almost complete.

Matthews

- Council Member Matthews went to NAI this past week and there was a highlight presentation on Garner's great work. He also noted we need to be prepared for the growth coming to Garner and Wake County.

Marshburn

- WRAL published several sponsored articles highlighting the Town of Garner. A ceremony will be held on February 5th at 10:00 a.m. at the Rec Center in recognition of Martin Luther King, Jr.

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

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

Staff Present: Rodney Dickerson-Town Manager, John Hodges-Asst. Town Manager-Development Services, Matt Royslance-Asst. Town Manager-Operations, Rick Mercier-Communications Manager, David Bamford-Planning Services Manager, Chris Johnson-Town Engineer, David Beck-Finance Director, Stacy Harper-Senior Planner, Jeff Triezenberg-Planning Director, Joseph Stallings-Economic Development Director, Fred Baggett-Interim Town Attorney, and Stella Gibson-Town Clerk

hC) 8- \ 7° @ 8@V#- Council Member Elmo Vance

@†\ #° u@V Council Member Elmo Vance invited Rev. Dr. Kevin Sturdivant to deliver the invocation.

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Request to add a closed session to discuss economic development.

- Motion: Singleton
- Second: Vance
- Vote: 5:0

Mayor Marshburn read a Proclamation declaring February as Black Heritage Month.

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Presenter: MLK Celebration Committee

The MLK Committee presented the MLK Dream in Action award to Rev. Susan Hobbs.

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Presenter: David Beck, Finance Director

An interest only debt service payment for the 2019 G.O. Bond sale was not included in the original budget for FY 19-20. This expense was not budgeted because the exact amount was unknown at the time the budget was developed.

Action: Adopt Ordinance (2020) 4039

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Presenter: David Beck, Finance Director

The Parks Recreation & Cultural Resources department has received a grant of \$6,000 through the Kaleidoscope Project of Wake County. The grant does not require a local match. The grant funds will be used to upgrade the classroom spaces in the Avery Street Annex.

Action: Adopt Ordinance (2020) 4040

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Presenter: David Beck, Finance Director

The Public Works department has several pieces of equipment that have cycled out of service and have been replaced with new items. The old equipment will be sold once approved as surplus property.

Action: Adopt Resolution (2020) 2406

Motion: Behringer
Second: Vance
Vote: 5:0

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Mayor Marshburn explained the procedures to be followed during this hearing and asked Council to disclose any exparte communications. Hearing none, the Town Clerk administered the Affirmation of Oath to the following: Joshua Reinke, Mike Tarrant, Jon Keener, Erik Keener, Jimmy Jackson, Scott Idol, Aaron Frank, Steven Braswell, Michael Neuriga, David Bamford, Stacy Harper, Jeff Triezenberg, Joe Stallings, and Chris Johnson.

Mayor Marshburn opened the hearing and asked staff to provide the staff report.

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Presenter: David Bamford, Planning Services Manager

Conditional use zoning (CUD-Z-19-06) and associated conditional use site plan (CUP-SP-19-13) request submitted by Trustwell Property Group to re-zone 21.96 +/- acres from Single-Family Residential (R-20), Light Industrial (I-1), and Heavy Industrial (I-2 C-173) Conditional Use to Community Retail (CR C-219)

Conditional Use for 300,000 square feet of office use with some limited retail/restaurant space. The site is located at the southwest corner of E. Garner and Jones Sausage roads and may be further identified as Wake County PIN#'s 1721-01-4200, 1721-01-5390, 1721-11-1205 and 1721-10-4884.

Council Member Singleton asked if there would be enough right-of-way on Jones Sausage Road with a 100' reserve for the realignment. Mr. Johnson responded the areas that would be most likely to have some sort of impact are south of the site.

Staff confirmed the plans for this project were based on the previous version of the Parks, Recreation and Cultural Resources comp plan.

Improvements to entrances 1 and 2 will be complete when Phase 1 of the project is complete.

Jimmy Jackson, 2015 Navan Lane, spoke in favor of the project.

Aaron Frank, 555 Fayetteville Street, stated he was representing Morris Industries and requested the project be deferred to allow enough time to review. Mr. Frank stated they had just recently received notification of the project. Staff provided an overview of the notification process: letters are sent to properties within 300' feet of the property not less than 10 days before the hearing, a sign is posted on the property, and the notice is posted on the Town's website.

Mr. Stallings stated this project will add diversity in the local economy and bring new companies and growth for existing companies. Currently, there are no large office spaces in Garner. This is a great opportunity for the Town.

Mayor Marshburn closed the hearing and called for a motion.

Action: Move the Town Council find that although the rezoning request is partly inconsistent with the Garner Forward Comprehensive Plan as detailed in Section V of the staff report, it is reasonable in the public interest and therefore, move further that the Town Council adopt Ordinance No. (2020) 4042 approving rezoning request number CUD-Z-19-06, and in doing so, amend the Town's Comprehensive Growth Plan from designating the subject property identified previously as Light Industrial Center (LIC) to Office Center (OFC).

Motion: Singleton
Second: Matthews
Vote: 5:0

Action: Move the Council accept the staff statements regarding plan consistency in Section VII of this report as our own and find the application meets the 10 permit criteria in Section 3.14.D. and therefore approve CUP-SP-19-13, Eastern Wake Innovation Park with six (6) specific conditions to be listed on the permit that will be prepared by staff.

Motion: Singleton
Second: Matthews
Vote: 5:0

Mayor Marshburn opened the hearing and asked staff to provide the staff report.

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Presenter: David Bamford, Planning Services Manager

Conditional use zoning (CUD-Z-19-12) and associated conditional use subdivision plan (CUP-SB-19-05) request submitted by Capital Partners LLC to re-zone 0.81 +/- acres from Single-Family Residential (R-15) to Single-Family Residential Conditional Use (R-9 C225) for three (3) single-family residential lots. The site is located at 699 New Rand Road south of Preakness Farm Drive and can be further identified as Wake County PIN# 1710-87-9071.

Michael Neuriga, 1013 Openfield Drive, reviewed the project.

Grady Stevenson stated he appreciated the informational meeting and the ease of working with the applicant. He also mentioned he was working with them to get his driveway relocated and asked about the possibility of vegetation as a barrier.

Mayor Marshburn closed the hearing and called for a motion.

Action: Move the Council accept staff’s statements regarding zoning consistency with the Garner Forward Comprehensive Plan, detailed in Section V of the staff report, as our own; and therefore move further that the Town Council adopt Ordinance No. (2020) 4043 approving rezoning request CUD-Z-19-12 as it is reasonable and in the public interest because it will likely allow household living and supporting day care uses that are attractive to younger families with children as well as older residents looking to maintain private but smaller outdoor spaces, allow adequate buffers and usable open spaces that help to preserve and protect adjacent housing stock, allow the development of an appropriate density of housing in which it is located, and allow for the conservation and preservation of natural features and green space to promote recreation opportunities.

Motion: Vance
Second: Behringer
Vote: 5:0

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- Garner info
- BRT Update and Public Meeting – Mr. Hodges advised the BRT meeting for the southern corridor from downtown Raleigh to North South Station is on February 20th from 4:00 p.m. to 7:00 p.m. at the Garner Senior Center. Council will get a preview at their February 18th meeting.
- Early voting will be at the Avery Street gym on February 13th through 29th.

- Lake Drive Project: Public meeting on February 11th from 6:00 p.m. to 7:00 p.m. in the training room of Fire Station 1.
- Broadway Voices Concert – February 15th.
- Timber Drive Sidewalk Project – Mr. Johnson advised NCDOT has asked for a deferred reimbursement request from May 2020 to an undetermined future time. Council consensus to accept the new time frame. Mr. Johnson also provided an update on the US 70 improvements. The roadwork is scheduled to be complete mid-February. Punch list items are being finalized and furniture will be installed this week.
- Retreat dates have not been set yet as arrangements have not been completed.

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Behringer

- Asked about the bringing back the beautification plan for the Town. Mr. Hodges advised staff will meet with her to discuss.

Singleton

- The Vietnam Wall will be at Lake Benson Park on April 16th through the 19th. Congratulated Tim Stevens for being inducted into the North Carolina Sports Hall of Fame.

Matthews

- Reported attending the CAMPO Regional meeting.

Vance

- Asked about the Jones Sausage Road expansion in front of Amazon. Mr. Johnson report work has started, and ST Wooten is working with the owner to finalize a completion date. Staff will follow-up.

Council Member Dellinger had nothing to report.

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Pursuant to N.C. General Statutes 143-318.11(a)(4) to discuss economic development.

The Council met in closed session to discuss an economic development matter and provided direction to staff. No formal action was taken.

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Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: March 2, 2020		
Subject: Approval of Planning and Inspection Positions		
Location on Agenda: Consent		
Department: Human Resources		
Contact: BD Sechler, Human Resources Director		
Presenter: BD Sechler, Human Resources Director		
Brief Summary: Approval of 1/1.0 new Planning Technician position in the Planning Department and 1/1.0 new Building Inspector position in Inspections.		
Recommended Motion and/or Requested Action: Recommend Approval		
Detailed Notes: At the February 25, 2020 work session meeting, staff from the Planning and Inspections departments presented staffing requests for Council consideration. After some questions and discussion, both requests received favorable feedback from Council and are now being presented for formal approval.		
Funding Source: n/a		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations: Recommend Approval		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	BS	
Finance Director:	DB	
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: March 2, 2020		
Subject: Planning and Inspection Positions		
Location on Agenda: Consent		
Department: Planning Department		
Contact: David C. Beck, Finance Director		
Presenter: David C. Beck, Finance Director		
<p>Brief Summary:</p> <p>At the February 25, 2020 work session meeting, staff from the Planning and Inspections departments presented staffing requests for Council consideration. After some questions and discussion, both requests received favorable feedback from Council and are now being presented for formal approval.</p>		
<p>Recommended Motion and/or Requested Action:</p> <p>Consider adopting Ordinance (2020) 4048</p>		
<p>Detailed Notes:</p> <p>It is important to note that funding of \$10,000 has been included based on savings within the departments and the projected hiring date. The recurring cost of the Planning Technician is anticipated to be \$71,267. In addition, the net recurring cost associated with the Building Inspector is anticipated \$57,775 and the cost of the Fire Inspector is anticipated to be \$60,466.</p>		
<p>Funding Source:</p> <p>Subdivision Fees</p>		
Cost: 10,000	One Time: <input type="radio"/>	Annual: <input checked="" type="radio"/> No Cost: <input type="radio"/>
<p>Manager's Comments and Recommendations:</p> <p>Recommend approval</p>		
<p>Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/></p>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	DCB	
Finance Director:	DCB	
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

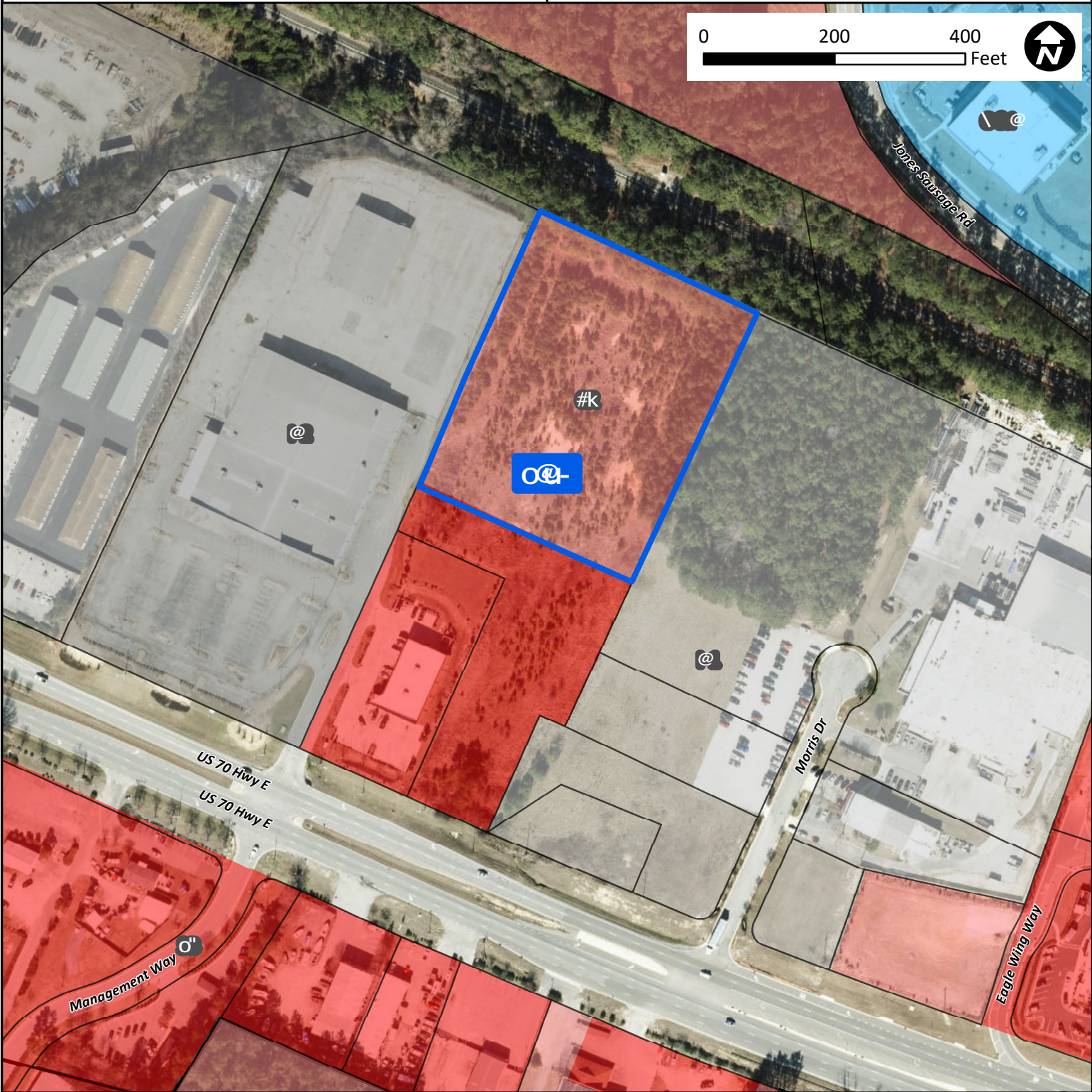
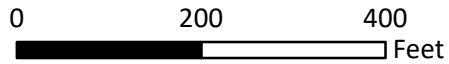
Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: March 2, 2020		
Subject: SUP-SP-19-12, Tru Hotel		
Location on Agenda: Public Hearings		
Department: Planning		
Contact: Stacy Harper, AICP; Principal Planner		
Presenter: Stacy Harper, AICP; Principal Planner		
<p>Brief Summary:</p> <p>Special Use Permit Site Plan application submitted by Herring-Sutton & Associates, PA for a hotel on a 4.17 +/- acre tract. The site is located at the rear of 545 US Highway 70 East and may be further identified as a portion of Wake County PIN# 1720-19-6910.</p>		
<p>Recommended Motion and/or Requested Action:</p> <p>Approve with conditions.</p>		
<p>Detailed Notes:</p> <p>See attached staff report. The proposal is for a five-story, 12,175 square foot hotel at the rear of the parcel at 545 US 70 East. The hotel site is currently part of the tract for which a dental office is also planned. A minor subdivision plat will be required prior to building permit approval. A neighborhood meeting was held on September 19, 2019.</p>		
<p>Funding Source:</p> <p>n/a</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:	JST	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		



Town of Garner Planning Department

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u\ Honorable Mayor and Town Council

7k\ U Stacy Harper, Principal Planner

oy" K#u Special Use Permit # SUP-SP-19-12, Tru Hotel

) ° u- March 2, 2020

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h	V	SUP-SP-19-12, Tru Hotel
o		Herring-Sutton & Associates, PA
\		Garner Ventures, LLC
h	h	Herring-Sutton & Associates, PA
8)	
h	y	Hotel
h	O	545 US Hwy 70 East
‡	#	1720-19-6910
-	#	Community Retail (CR)

M	U)	
V		U	September 19, 2019
h	#		February 17, 2020
u	#	h	March 2, 2020

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The proposed use of the property is a hotel. The request will specifically add a 12,175 square foot, five-story hotel to the site.

The site is currently part of a common parcel on which there is a separate proposal for a dental office. Subdivision of the site will be a condition of any approval.

The site is zoned Community Retail (CR). Hotels are permitted in the town's Unified Development Ordinance with a Special Use Permit

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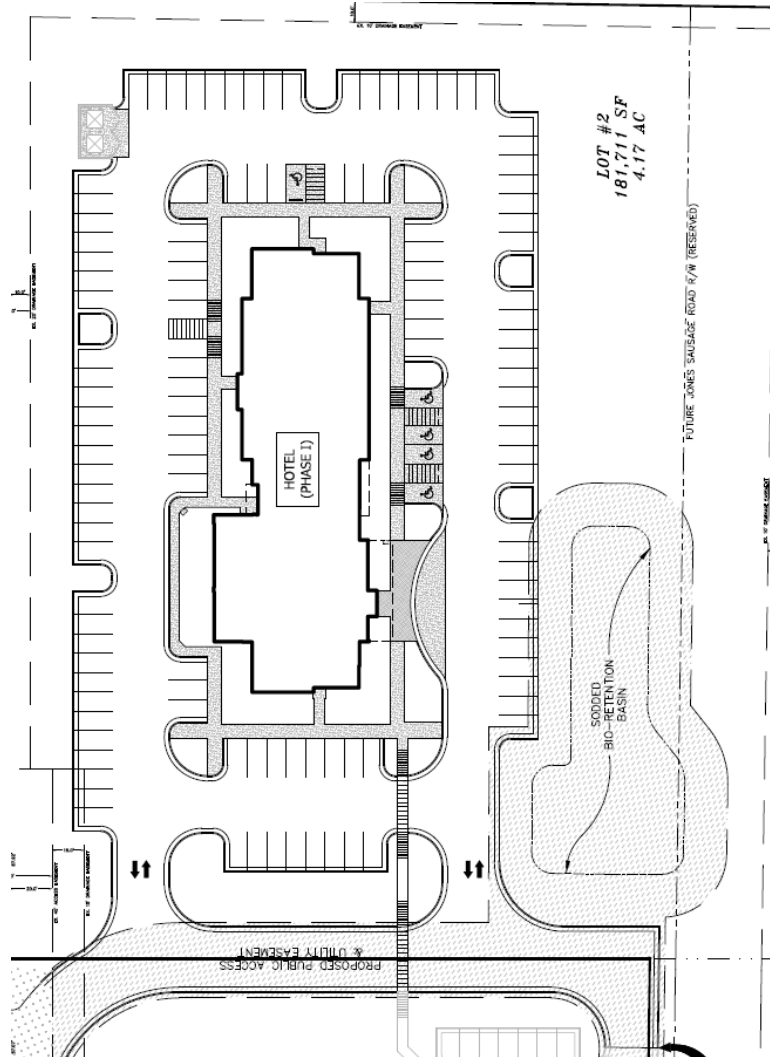
\ V # This project is located along US Hwy 70 East. The predominant uses in this area are commercial, industrial and office. The Garner Forward Plan designates this area as Corridor Commercial and Light Industrial Center.

u NCDOT reported average daily trips of 28,000 per day in this area in 2017. The review of the Traffic Impact Analysis requires pavement marking and signage modifications to be made to the existing shared access drive (shared with AutoZone and the self-storage facility). Impacts to the nearest intersections were minimal.

V U A neighborhood was held on September 19, 2019. Two people were in attendance, one of the property owners as well as the vice president of operations from Morris & Associates, a neighboring property owner. Two others requested information which was provided to them. Information was provided on the Tru Hotel brand, the hotel itself, grading of the site, timing and the realignment of Jones Sausage Road.

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- 4.17 +/- acres
- U O 6,000 square feet
- o) 60 feet (width)
- o Front – 35'
Rear – 0'/25'*
Side – 10'/15'*
Corner Side – 35'
- *10' when it abuts non-residential/25' when it abuts residential
- " o 12,175 square feet



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" The building will be constructed of three shades of gray brick and will feature colored accents representing the Tru brand.



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" **Tree Cover:** Due to the lack of suitable vegetation for tree cover preservation, a 12% covered area is required. This plan provides for a covered area of 12.3%.

Street Buffers:

- Eastern and Southern Drive Aisles: A 15-foot buffer (horizontal distance separation only)

Street Trees:

- Southern drive aisle: 6 required; 6 provided
- Eastern drive aisle: 6 required; 6 provided

Perimeter Buffers Half of a 15-foot perimeter buffer adjacent to the neighboring storage facility is provided per the reduction allowed by Section 7.1.K.7.a. A 15-foot perimeter buffer is also provided at the rear of the property abutting the railroad right-of-way.

Vehicular Service Area: VSA plantings are provided as screening in the form of shrubs as well as canopy trees in planted islands.

Building Perimeter: 10% of total plant points required, 22% provided.

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This site does not contain FEMA designated floodplain.



7 h The Inspections Department has reviewed the plan for fire protection and given their approval.

h Parking is based on hotel/motel use, which is 1 space for every room plus one for every two people on max shift.

- Required: 125 (5 accessible)
- Proposed: 125 (5 accessible)

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

@ **Water/Sewer** - Connection to the City of Raleigh public sanitary sewer and water system will occur through existing infrastructure.



Stormwater Management: The Tru Hotel site is not located within the watershed protection area. This site is subject to stormwater water quality requirements for nitrogen and water quantity requirements for the 1, 10 and 25 year storm events. Stormwater management for this site has been designed in conjunction with that for the US70 Dental Office site to the south. The development plan proposes a bioretention area and a dry detention pond to provide treatment for nitrogen and meet all water quantity requirements for the sites. A nitrogen offset payment will also be required as part of this development.

Site Access: There is a single point of access from the existing private drive off US 70 that is shared with AutoZone, the self-storage facility and the proposed hotel.

Frontage Improvements: The site of Tru Hotel is located on the north side of US70, between Jones Sausage Road and New Rand Road. The development will share an existing drive off US70 directly across from Management Way. The planned Jones Sausage Realignment project anticipates the new road section running along the eastern property line of this site. The development has reserved 50 feet, from the combined Dental Office/Tru Hotel property line, as future right-of-way

for the realignment. The hotel site has approximately 20 linear feet of frontage on US 70. There is an existing dedicated right turn lane off of US70 onto the shared drive. Due to the short frontage, lack of adjacent infrastructure, and plans for future realignment of Jones Sausage Road to this area, the developer will pay a fee-in-lieu of construction of the required curb, gutter, and sidewalk along the frontage.

8 7 u h

The 2018 Garner Forward Transportation calls for US 70 to be a six-lane divided section in this area; therefore, with the payment-in-lieu of the addition of a lane of pavement, along with curb, gutter and sidewalk along the frontage of the dental office; these plans may be considered consistent with the recommendations of the 2018 Garner Forward Transportation Plan.

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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.

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After sufficient review and plan revisions, staff finds that this project, as now proposed, may be considered consistent with the regulations of the Unified Development Ordinance so long as the following project specific conditions are met:

1. Prior to final plat approval, payment of Engineering Inspection Fees shall be paid to the Town of Garner.
2. Prior to issuance of a building permit, a minor subdivision plat shall be approved and recorded with the Wake County Register of Deeds.
3. Prior to issuance of a building permit, payment of Public Utilities Fees shall be paid to the City of Raleigh.
4. Prior to issuance of a building permit, a nitrogen offset payment is required.
5. Prior to issuance of a Certificate of Occupancy, the Stormwater Control Measures maintenance plan and associated Memorandum of Agreement shall be approved and recorded with the Wake County Register of Deeds.
6. Prior to issuance of a Certificate of Occupancy, payment of fee-in-lieu of curb, gutter, and sidewalk along the US70 frontage shall be approved and accepted by the Town of Garner Engineering Department.

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The Planning Commission reviewed this request at their February 17, 2020 meeting. The Planning Commission unanimously confirmed staff’s findings in Section V that SUP-SP-19-12, Tru Hotel, is in conformity with adopted town plans and policies.

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2. Find Inconsistent with Town plans and ordinances and Deny:

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“I move that the Council accept the staff statements regarding plan consistency in Section V 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-19-12, Tru Hotel.”

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

Condition #1:

Condition #2, etc.:

2. Find Inconsistent with Town plans and ordinances and 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
2. The proposed use will substantially injure the value of adjoining or abutting property;
3. The proposed use does not comply with all applicable provisions of this UDO;
4. If completed as proposed, the development will not comply with all requirements of this section;
5. The proposed use will not be compatible with the proximate area in which it is to be located;
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);
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);
8. Any significant adverse impacts resulting from the use will not be mitigated or offset, including impacts on the natural environment;
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;
10. Adequate assurances of continuing maintenance have not been provided;

and therefore, deny Special Use Permit for Tru Hotel – SUP-SP-19-12.

OWNER
BANNISTER PROPERTIES LLC
LWOHC LLC WALTER RAND YEARGAN IRREVOCABLE TRUST THE
EAST GARNER LLC
TURTLE RUN, LLC
LWOHC LLC WALTER RAND YEARGAN IRREVOCABLE TRUST. *Duplicate*
ROWAN ASSET CO LLC
MORRIS & ASSOCIATES INC
DEH GARNER LLC
ROWANN YEARGAN REVOCABLE TRUST YEARGAN, SHERMAN A JR
HARRISON POOLE INC
K & J GARNER LLC
NC RAILROAD COMPANY
SIMMONS, PATRICIA F SIMMONS, CLYDE E
NORTH SEA ALLIANCE LLC
WHITE OAK NW ASSOCIATES LLC
HARRIS, OTIS EDWARD JR
HILLIARD, ELOISE
PRICE KORNEGAY LLC
WILSON, BARBARA A

ADDR1
PO BOX 769
831 E MOREHEAD ST STE 445
PO BOX 799
PO BOX 608
831 E MOREHEAD ST STE 445
1310 S TRYON ST STE 104
803 MORRIS DR
518 PLAZA BLVD
831 E MOREHEAD ST STE 445
273A BLUE POND RD
PO BOX 799
2809 HIGHWOODS BLVD STE 100
6906 DENLEE RD
100 PARTLO ST STE 100
831 E MOREHEAD ST STE 445
665 E GARNER RD
PO BOX 1053
13401 US HIGHWAY 70 W
675 E GARNER RD

ADDR2
GARNER NC 27529-0769
CHARLOTTE NC 28202-2784
GARNER NC 27529-0799
SMITHFIELD NC 27577-0608
CHARLOTTE NC 28202-2784
CHARLOTTE NC 28203-4233
GARNER NC 27529-4037
KINSTON NC 28501-1636
CHARLOTTE NC 28202-2784
CLAYTON NC 27520-7493
GARNER NC 27529-0799
RALEIGH NC 27604-1000
RALEIGH NC 27603-5157
GARNER NC 27529-3368
CHARLOTTE NC 28202-2784
GARNER NC 27529-8576
CLAYTON NC 27528-1053
CLAYTON NC 27520-2139
GARNER NC 27529-8576

Forrest Ball

fballa@hartwellrealty.net

1027 Hwy. 70W

Garner, NC 27529

Richard Herring
2201 Nash Street NW
Wilson, NC 27896

* mailed letters out. *
to everyone on this list
8-29-19

Lisa Morris

From: Garner Parks, Recreation & Cultural Resources Dept <TownofGarnerNC@active.com>
Sent: Thursday, August 29, 2019 9:24 AM

Page 67

To: Lisa Morris

Subject: Receipt Confirmation

Garner Senior Center
205 East Garner Road

Meeting Space

Garner, NC 27529

Phone: (919) 779-0122

FAX:

Email: garnerprcr@garnernc.gov

Thank you. Your transaction has been processed.

Please check the receipt summary below.

Receipt Number: 3001060.010.

Issued Date/Time: Aug 29, 2019 9:24 AM

Total Charges: \$60.00

Total Payments: \$0

Remaining Balance: \$60.00

TO VIEW THIS RECEIPT WITHOUT LOGGING INTO YOUR ACCOUNT:

http://apm.activecommunities.com/garnerprcr/ActiveNet_Home/ViewSingleReceipt.sdl?rid=F4BA0B8F0D37AE&originalversion=&ncui=1

Community Meeting

TRU by Hilton Proposed Hotel Project

Garner Senior Center

9/19/19

John Sandlin and Gale Wallace of Clarendon Properties, LLC conducted a Community Meeting at the Garner Senior Center on September 19, 2019 to inform interested adjacent and contiguous property owners about a TRU by Hilton Hotel being proposed in Garner on property adjacent to AutoZone on Highway 70. The project is proposed by Garner Ventures, LLC and is being developed by Clarendon Properties, LLC. The projected construction commencement time frame is 1st quarter of 2020.

Attendees were Forrest Ball, one of the Sellers of the subject property and Ron Correia, Vice President of Operations for Morris Associates. Morris Associates is a contiguous property owner. Rich Barta of CORE Properties who is developing White Oak Landing Shopping Complex did not attend but reached out for project information. The information was subsequently sent to him by Clarendon Properties. Mr. Ely Perry also requested a site plan prior to the meeting and his request was fulfilled.

Questions included answering questions about the TRU by Hilton Brand, how the project is to be accessed, elevations, number of rooms, grading of the rear of the property, etc. We also discussed with those in attendance the proposed realignment of Jones Sausage Road. In addition, we answered questions about timing for the development and the adjoining Dental office which will be developed simultaneously but under separate ownership.

The meeting ended shortly before 8:00 PM. No other inquiries have been made subsequent to the meeting.

June 2019

FULL STUDY
PROVIDED TO GARNER
JUNE 2019 (JEFF)



Garner Hotel & Office Traffic Impact Analysis

LOCATED IN GARNER, NC

RECOMMENDATIONS
SHOW ON
CONSTRUCTION/SITE
PLANS

Prepared for:

Herring-Sutton and Associates, P.A.
2201 Nash Street NW
Wilson, North Carolina 27896

Prepared by:

Exult Engineering, PC
P.O. Box 99277
Raleigh, NC 27624



This document entitled Garner Hotel & Office Traffic Impact Analysis was prepared by Exult Engineering, PC for the account of Garner Ventures, LLC and Herring-Sutton & Associates, P.A.. The material in it reflects Exult Engineering's best judgement in light of the information available to them at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibilities of such third parties. Exult Engineering, PC accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

Garner Hotel & Office Traffic Impact Analysis

Prepared by: Brittany Chase (sign)

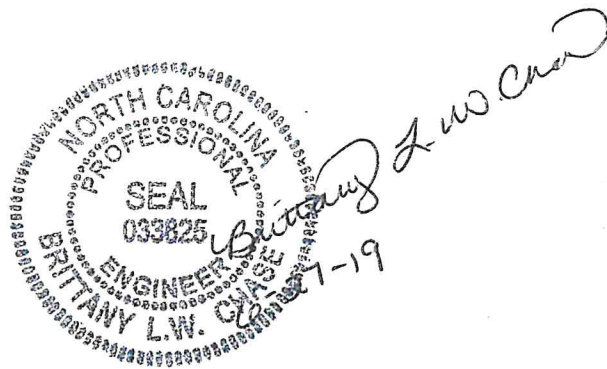
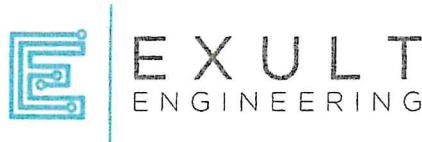
Date: 6-27-19

Brittany Chase, PE

Reviewed by: [Signature] (sign)

Date: 6-27-19

Cole Dagerhardt, PE



EXECUTIVE SUMMARY

The proposed 5.73-acre site is situated on the north side of US 70 east of Management Way in Garner, North Carolina. The property is currently zoned as Community Retail. The proposed development consists of a 122-room hotel, 6,000 square feet of medical/dental office space, and 2,000 square feet of retail space. The proposed site does not require rezoning. The proposed site is to be developed within one year by the year 2020. The proposed development will be accessed by one existing full movement driveway (Management Way) on US 70. The purpose of this TIA is to analyze the potential traffic impacts of the proposed development on the surrounding roadway network and to identify any roadway improvements necessary to mitigate the impact of the project traffic.

A meeting was held on Friday, March 22, 2019 with the North Carolina Department of Transportation (NCDOT) and the Town of Garner to determine the scope of the TIA. A Memorandum of Understanding was prepared to summarize the scope and submitted to the Town of Garner and NCDOT. The MOU and subsequent correspondence regarding the scope of the TIA is included in the Appendix of this report. The Town of Garner's *Unified Development Ordinance* as well as *NCDOT Congestion Management Capacity Analysis Guidelines* were referenced to perform this traffic study.

As determined by the Town of Garner and NCDOT, the study area includes:

1. US 70 at Medical Park Court
2. US 70 at Management Way
3. US 70 at Morris Drive

The proposed development is expected to generate 1,584 net new external daily site trips, 75 net new external AM peak hour trips (47 entering, 28 exiting), and 104 net new external PM peak hour trips (48 entering, 56 exiting).

Based on coordination with the Town, a 3% annual growth rate was applied to the existing traffic volumes to determine 2020 background traffic volumes. Approved developments are developments in the vicinity of the proposed site that have been approved but not yet constructed. The traffic from these approved developments is expected to contribute to the background traffic volumes projected for the study intersections. According to the Town, there are no approved developments to consider in the future year analysis scenarios within the immediate vicinity of the proposed site.

To determine the traffic impacts of the proposed development, capacity analyses were performed at the study intersections under the following scenarios:

- Background (2020) Traffic Conditions
- Buildout (2020) Traffic Conditions

According to Town staff, there are no planned roadway improvements to be constructed at the study intersections by the build-out of the proposed development. However, there is a planned future roadway project to realign Jones Sausage Road at US 70 as identified in the Capital Area Metropolitan Planning Organization (CAMPO) *2045 Metropolitan Transportation Plan*. At the time of the TIA Scoping Meeting, the design had not yet been determined for this realignment. The realignment has a horizon year of 2035. However, as part of the development of the proposed site, the required 50' of right-of-way on the subject

property has been reserved for the future construction of the roadway and is depicted on the included site plan.

Based on the capacity analysis presented herein, the following roadway improvements are recommended to be completed **by others** to accommodate background traffic volumes:

US 70 at Management Way:

- Install a **Stop Sign** on the northbound approach as means for appropriate traffic control.

Based on the capacity analysis presented herein, the following roadway improvements are recommended to be completed **by the developer** to accommodate buildout site traffic volumes:

US 70 at Management Way:

- **Stripe the existing** southbound pavement to include an exclusive right-turn lane to provide 100' of full-width storage and a shared through/left-turn lane on Management Way.
- **Install a Stop Sign** on the southbound approach as a means for appropriate traffic control.

In addition to the recommended improvements listed above for this intersection, to assist the minor street approach left-turn movements onto US 70, the existing pavement may be restriped to allow for one vehicle storage within the median on US 70. This may improve delay experienced for the northbound and southbound minor street approaches.

INTRODUCTION

The proposed 5.73-acre site is situated on the north side of US 70 east of Management Way in Garner, North Carolina as shown on Figure 1. The property is currently zoned as Community Retail. The proposed development consists of a 122-room hotel, 6,000 square feet of medical/dental office space, and 2,000 square feet of retail space. The proposed site does not require a Zoning Map Change. As shown on Figure 2, the proposed development will be accessed by one existing full movement driveway (Management Way) on US 70. The proposed site is to be developed within one year by the year 2020.

The purpose of this TIA is to analyze the potential traffic impacts of the proposed development on the surrounding roadway network and to identify any roadway improvements necessary to mitigate the impact of the project traffic. This study includes the analysis of the following traffic scenarios:

- Background (2020) Traffic Conditions
- Buildout (2020) Traffic Conditions

Based on coordination with the Town, a 3% annual growth rate was applied to the existing traffic volumes to determine 2020 background traffic volumes. Approved developments are developments in the vicinity of the proposed site that have been approved but not yet constructed. The traffic from these approved developments is expected to contribute to the background traffic volumes projected for the study intersections. According to the Town, there are no approved developments to consider in the future year analysis scenarios within the immediate vicinity of the proposed site.

PROPOSED SITE

The proposed 5.73-acre site is situated on the north side of US 70 east of Management Way in Garner, North Carolina. The property is currently zoned as Community Retail. The proposed development consists of a 122-room hotel, 6,000 square feet of medical/dental office space, and 2,000 square feet of retail space. The proposed site does not require rezoning. The proposed development will be accessed by one existing full movement driveway (Management Way) on US 70. The proposed site is to be developed within one year by the year 2020.

Table 1 shows the projected trip generation for the proposed development. The trip generation was based on rates published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 10th Edition. The NCDOT Congestion Management Rates vs. Equations spreadsheet was used for guidance.

Table 1: Trip Generation

Land Use			Daily	AM Peak Hour			PM Peak Hour		
				Total	Enter	Exit	Total	Enter	Exit
310: Hotel	122	rooms	952	56	33	23	66	34	32
720: Medical-Dental Office	6,000	s.f.	210	17	13	4	21	6	15
820: Shopping Center	2,000	s.f.	422	2*	1	1	31	15	16
Total Site Trips			1,584	75	47	28	118	55	63
<i>Internal Capture</i>									
Office			-	0	0	0	1	0	1
Retail			-	0	0	0	2	1	1
Hotel			-	0	0	0	1	1	0
Total Internal Capture			-	0	0	0	4	2	2
<i>Pass-By Trips</i>									
Shopping Center (0% AM, 34% PM)			-	-	-	-	10	5	5
Total Net New External Site Trips			1,584	75	47	28	104	48	56

References: *Trip Generation Manual*, 10th Edition, Institute of Transportation Engineers, September 2017
 *Per Congestion Management, the rate was used for the AM Peak Hour trip generation for the 820:Shopping Center land use due to the small size of the proposed retail space

As shown in Table 1, reductions in total site trips were applied to account for internal capture between the land uses. Internal capture accounts for trips to the site that are expected to access multiple land uses within the site during a given trip. Internal capture rates were applied based on methodology presented in the *ITE Trip Generation Handbook, 3rd Edition*. The NCDOT Sample Internal Capture Spreadsheet was used for internal capture calculations. Pass-by trips were also considered for the applicable land uses within the proposed site. Pass-by trips are trips that are already utilizing the surrounding roadway network regardless of if the site has been developed or not. These trips enter the site, exit the site, and continue to respective destinations. Pass-by rates were obtained from the *ITE Trip Generation Handbook, 3rd Edition* and applied to the subject land use. The proposed development is expected to generate 1,584 net new external daily site trips, 75 net new external AM peak hour trips (47 entering, 28 exiting), and 104 net new external PM peak hour trips (48 entering, 56 exiting). Detailed trip generation calculations are shown in the Appendix of this report.

Based on the existing traffic patterns and surrounding land uses, the proposed trip distribution for the site is as follows:

- 65% to/from the East on US 70
- 35% to/from the West on US 70

The trip generation and site distribution were previously approved by the Town and NCDOT. Figure 7 shows the Site Traffic Distribution and Assignment at each of the study intersections. The trip assignment was applied to the trips generated for the proposed development to determine the projected AM and PM peak hour site traffic. Pass-by traffic was assigned to the study intersections based on existing travel patterns. Detailed sketches of the pass-by traffic volume assignment are included in the Appendix of this report.

The projected AM and PM peak hour site traffic volumes were added to the 2020 background traffic volumes to determine the buildout traffic volumes at the study intersections. The projected buildout traffic volumes at the study intersections are shown in Figure 8 (2020 AM Peak Hour Buildout Traffic Volumes) and Figure 9 (2020 PM Peak Hour Buildout Traffic Volumes).

RECOMMENDATIONS

The recommended lane geometry is shown on Figure 10.

Based on the capacity analysis presented herein, the following roadway improvements are recommended to be completed **by others** to accommodate background traffic volumes:

US 70 at Management Way:

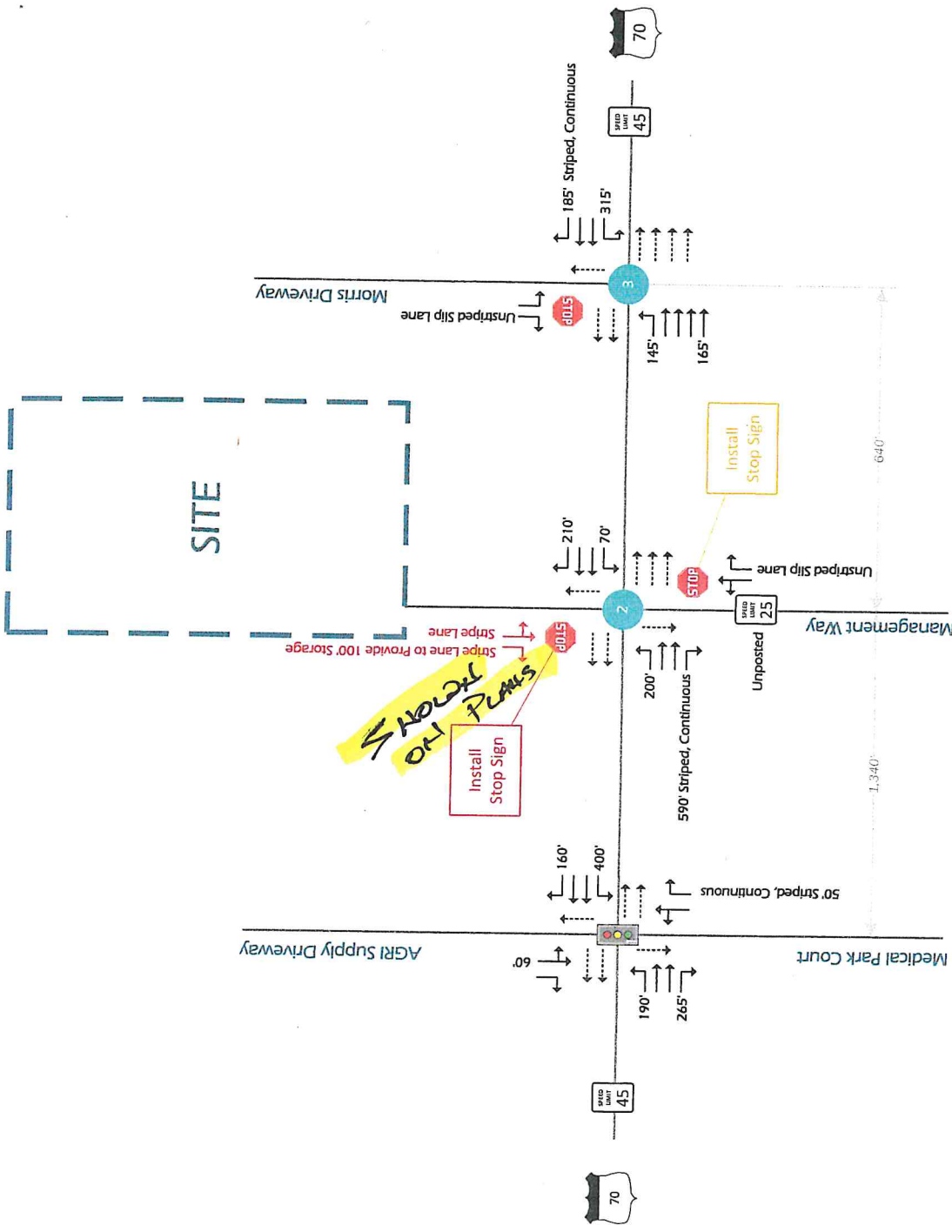
- Install a Stop Sign on the northbound approach as means for appropriate traffic control.

Based on the capacity analysis presented herein, the following roadway improvements are recommended to be completed **by the developer** to accommodate buildout site traffic volumes:

US 70 at Management Way:

- Stripe the existing southbound pavement to include an exclusive right-turn lane to provide 100' of full-width storage and a shared through/left-turn lane on Management Way.
- Install a Stop Sign on the southbound approach as a means for appropriate traffic control.

In addition to the recommended improvements listed above for this intersection, to assist the minor street approach left-turn movements onto US 70, the existing pavement may be restriped to allow for one vehicle storage within the median on US 70. This may improve delay experienced for the northbound and southbound minor street approaches.



Garner Hotel & Office TIA

Recommended Lane Geometry

LEGEND

- Stop Control
- Signal Control
- Speed Limit
- Existing Approach Lane
- Recommended Approach Lane (By Developer)
- Recommended Approach Lane (By Others)
- Departure Lane

- XX Intersection Spacing
- XX - FULL STORAGE LENGTH

EXTENTS

US 70 from Medical Park Court to Morris Drive
 Wake County, NCDOT Division 5

Figure 10



EXULT
ENGINEERING

Community Meeting

TRU by Hilton Proposed Hotel Project

Garner Senior Center

9/19/19

John Sandlin and Gale Wallace of Clarendon Properties, LLC conducted a Community Meeting at the Garner Senior Center on September 19, 2019 to inform interested adjacent and contiguous property owners about a TRU by Hilton Hotel being proposed in Garner on property adjacent to AutoZone on Highway 70. The project is proposed by Garner Ventures, LLC and is being developed by Clarendon Properties, LLC. The projected construction commencement time frame is 1st quarter of 2020.

Attendees were Forrest Ball, one of the Sellers of the subject property and Ron Correia, Vice President of Operations for Morris Associates. Morris Associates is a contiguous property owner. Rich Barta of CORE Properties who is developing White Oak Landing Shopping Complex did not attend but reached out for project information. The information was subsequently sent to him by Clarendon Properties. Mr. Ely Perry also requested a site plan prior to the meeting and his request was fulfilled.

Questions included answering questions about the TRU by Hilton Brand, how the project is to be accessed, elevations, number of rooms, grading of the rear of the property, etc. We also discussed with those in attendance the proposed realignment of Jones Sausage Road. In addition, we answered questions about timing for the development and the adjoining Dental office which will be developed simultaneously but under separate ownership.

The meeting ended shortly before 8:00 PM. No other inquiries have been made subsequent to the meeting.

NOTED / IN PROCESS

Duke Energy Progress LED - Company Owned - NC-ALS-53 Contract



LIGHTING SOLUTIONS

Proposal Date: 7/29/19
 Prepared by: Tony Ferguson
 Job Title: Business Development Sales Mgr
 Phone: 919-761-3001
 Corp. ID#: _____
 Mail Code: _____
 Construction Schedule Date: _____
 WO#: 0

Customer Name: TRU
 Street Address: 0
 City, State, Zip: Garner, NC
 Customer Phone: 0
 CIM Account Number: 0
 Drawing # / Design Description: 19-0209A / LED 150, 205, & 420 Shoebox
 Service Location of Light(s): 0

Pricing Changes Effective 1-1-2019

LED Fixtures	Watts	# of Items	Monthly*	Total Cost
LED 50 Roadway / NEIGHBORHOOD	50	@	\$7.41	= -
LED 50 FLOODLIGHT	50	@	\$10.74	= -
LED 75 Roadway	75	@	\$7.67	= -
LED 105 Roadway	105	@	\$9.44	= -
LED 130 FLOODLIGHT	130	@	\$21.68	= -
LED 150 Roadway	150	@	\$12.20	= -
LED 215 Roadway	215	@	\$15.00	= -
LED 260 FLOODLIGHT	260	@	\$39.53	= -
LED 280 Roadway	280	@	\$17.14	= -
LED 150 Shoebox	150	1 @	\$15.41	= 15.41
LED 205 Shoebox	205	5 @	\$18.94	= 94.70
LED 420 Shoebox	420	7 @	\$39.84	= 278.88
LED 530 Shoebox	530	@	\$48.48	= -

LED Post Top Fixtures	Watts	# of Items	Monthly*	Total Cost
Mini Bell	50	@	\$12.35	= -
Traditional /Traditional Open	50	@	\$9.92	= -
Pedestrian Shoebox "S"	50	@	\$11.65	= -
Enterprise	50	@	\$13.62	= -

Standard Pole(s)	Mounting Height	# of Items	Monthly*	Total Cost
Wood Pole	25', 30', 35'	@	\$2.05	= -
16' Black Fiberglass Pole	16'	@	\$4.87	= -
Gray Fiberglass Pole / Metal** Pole	25', 30', 35'	@	\$4.87	= -
Decorative Square Metal Pole	30'	13 @	\$10.44	= 135.72

Non Standard Pole(s)	Mounting Height	# of Items	Monthly*	Total Cost
Black Fiberglass Poles	25'	@	\$6.55	= -
Black Fiberglass Poles	30'	@	\$7.37	= -
Black Fiberglass Poles	35'	@	\$7.97	= -
Black Decorative Round 35' Steel Pole	35'	@	\$27.14	= -
Tenon Adapter		@	\$1.82	= -

(Use when Site Lighter(s) are mounted on Round Black Fiberglass and Round Black Tapered Steel Poles. *One adapter* is used for each pole.

Monthly Underground Service Charge	# of Items	Monthly*	Total Cost
Per Pole NC - As of 6/1/13, UG Service Charges can no longer be Waived	13 @	\$3.21	= 41.73

One-Time Underground Service Charge	# of Items	One-time Charge	Total Cost
Per Pole NC - As of 6/1/13, UG Service Charges can no longer be Waived	@	\$521.00	= -

Total Proposed "Monthly" Charges Before Taxes	Subtotal	Total
	566.44	
	7% Tax	39.65
	Total	\$ 606.09

Total Proposed One-Time Charges	Subtotal	Total
	-	
	7% Tax	-
	Total	\$ -

The term of the contract shall be _____ years from date of installation. ***

Comments:

I certify that I am legally authorized to sign this document and request Duke Energy Progress to install lights as outlined herein. I agree to the monthly rate and contract term as outlined in the Company's rate schedule.

Print Name/Title: _____

Signature: _____

Date: _____

* The Monthly Charge is based on the current Area or Street Lighting Tariff in effect at the time of signing of this contract. Future cost will be adjusted to reflect approved charges in subsequent Area and Street Lighting Tariffs.

** Limited Design Availability

*** Termination of the lighting prior to the term of the contract will result in contract termination charges pursuant to the Company's applicable Area

Lighting Service Schedule.



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

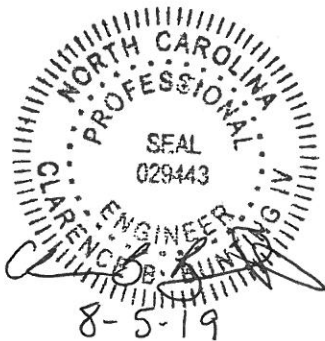
ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

August 5, 2019

Garner Hotel and Office
Traffic Impact Analysis Review Report
Congestion Management Section

TIA Project: SC-2019-122
Division: 5
County: Wake



Doumit Y. Ishak, Regional Engineer
Clarence B. Bunting, IV, P.E. Project Engineer
Braden M. Walker, Design Engineer

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
TRANSPORTATION MOBILITY & SAFETY DIVISION
1561 MAIL SERVICE CENTER
RALEIGH, NC 27699-1561

Telephone: (919) 814-5000
Fax: (919) 771-2745
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
750 N. GREENFIELD PARKWAY
GARNER, NC 27529

Garner Hotel and Office

SC-2019-122

Wake

August 5, 2019

Per your request, the Congestion Management Section (CMS) of the Transportation Mobility and Safety Division has completed a review of the subject site. The comments and recommendations contained in this review are based on data for background conditions presented in the Traffic Impact Analysis (TIA) and are subject to the approval of the local District Engineer's Office and appropriate local authorities.

Date Initially Received by CMS	7/08/19	Date of Site Plan	N/A
Date of Complete Information	7/08/19	Date of Sealed TIA	6/27/19

Proposed Development

Per the TIA, the proposed Garner Hotel and Office is to be located north of US 70 at Management Way in Garner, Wake County. The TIA assumes the development is to be constructed by 2020 and is to consist of the following:

Land Use	Land Use Code	Size
Hotel	310	122 rooms
Medical-Dental Office	720	6,000 s.f.
Shopping Center	820	2,000 s.f.

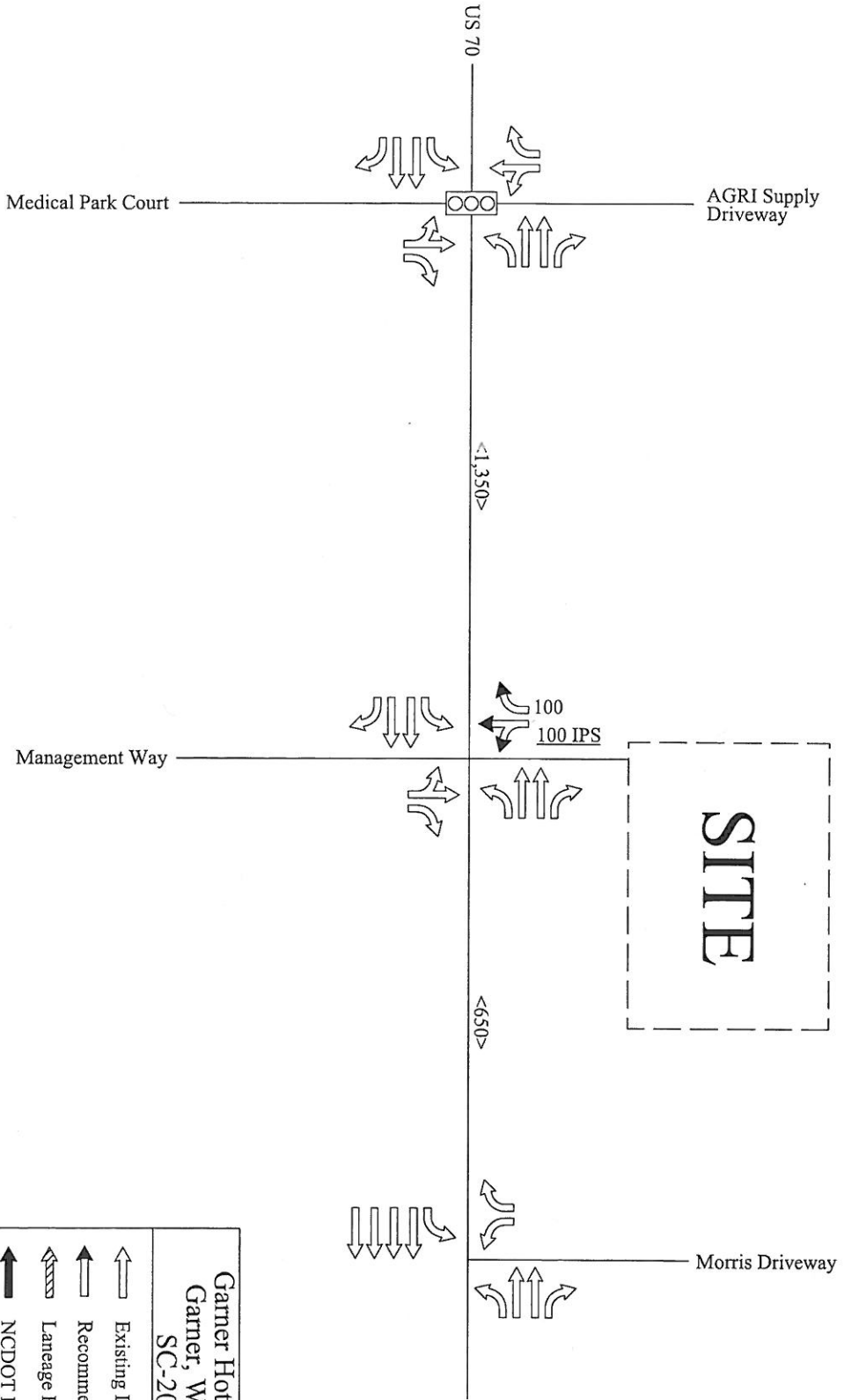
Trip Generation - Unadjusted Volumes During a Typical Weekday

	IN	OUT	TOTAL
AM Peak Hour	47	28	75
PM Peak Hour	55	63	118
Daily Trips			1,584

General Reference

For reference to various documents applicable to this review please reference the following link: <http://www.ncdot.org/doh/preconstruct/traffic/tepp/Topics/C-37/C-37.html>

Once the driveway permit has been approved and issued, a copy of the final driveway permit requirements should be forwarded to this office. If we can provide further assistance, please contact the Congestion Management Section.



**Garner Hotel and Office
Garner, Wake County
SC-2019-122**

- Existing Laneage
 - Recommended Laneage
 - Laneage Built By Others
 - NCDOT Recommendation
 - Existing Signal
 - Signal Proposed By Others
 - Developer Proposed Signal
 - Storage
 - NCDOT Recommended Storage
 - Distance Between Intersections
 - Internal Protected Stem
 - All Distances in Feet
- Drawing Not to Scale

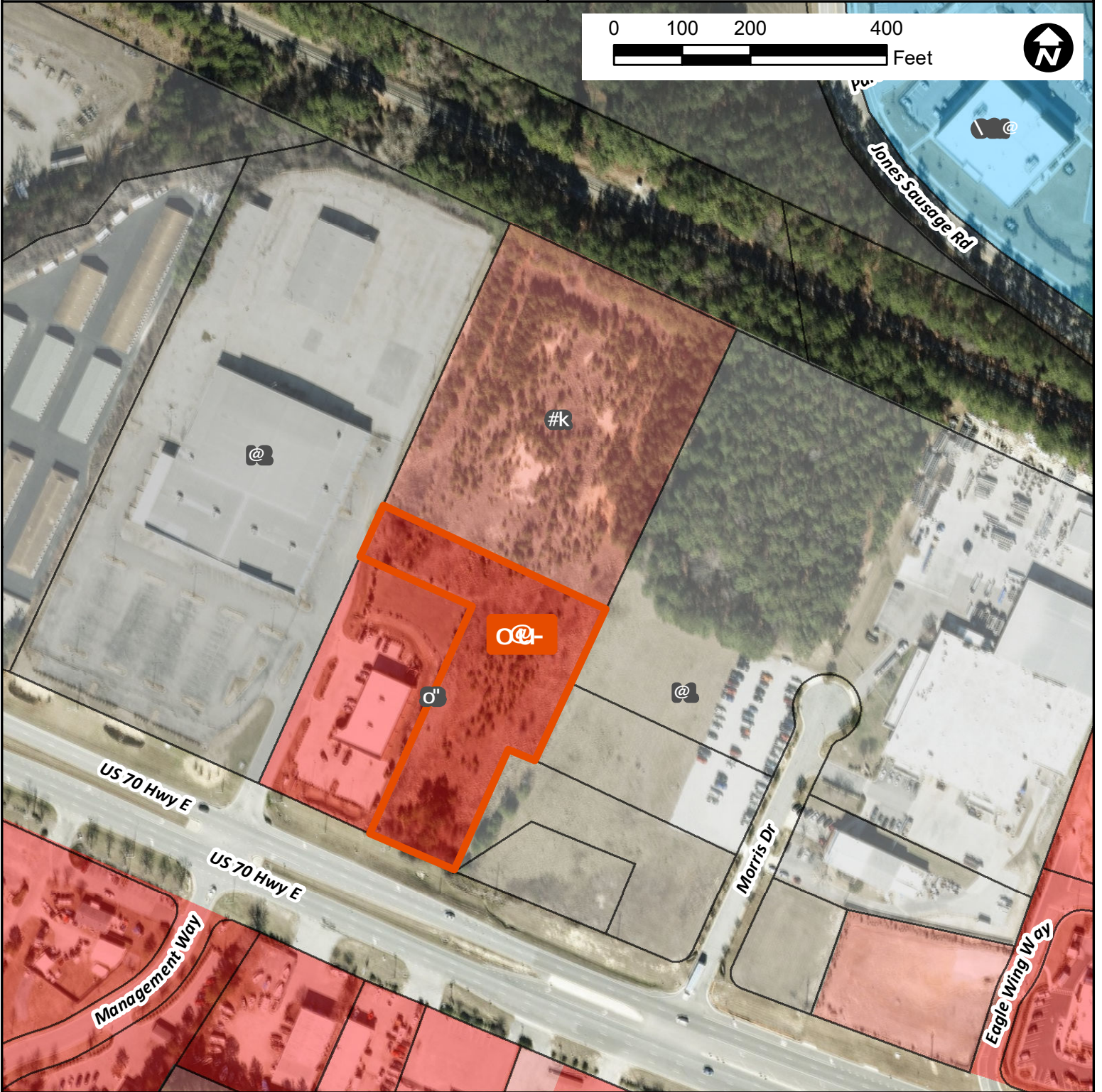
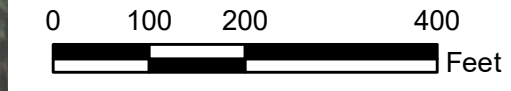
Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: March 2, 2020		
Subject: CUP-SP-19-21, US Highway 70 Dental Office		
Location on Agenda: Public Hearings		
Department: Planning		
Contact: Stacy Harper, AICP; Principal Planner		
Presenter: Stacy Harper, AICP; Principal Planner		
Brief Summary: Special Use Permit Site Plan application submitted by Herring-Sutton & Associates, PA for a medical office on a 1.56 +/- acre tract. The site is located at the front of 545 US Highway 70 East and may be further identified as a portion of Wake County PIN# 1720-19-6910.		
Recommended Motion and/or Requested Action: Approve with conditions.		
Detailed Notes: See attached staff report. The proposal is for a 6,363 square foot dental office at the front of the parcel at 545 US 70 East. The dental office site is currently part of the tract for which a hotel is also planned. A minor subdivision plat will be required prior to building permit approval. A neighborhood meeting, although not required for this project, was held on September 19, 2019 in conjunction with the neighborhood meeting about the hotel site.		
Funding Source: n/a		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input 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

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u\ Honorable Mayor and town Council

7k\ U Stacy Harper, Principal Planner

oy" K#u Conditional Use Permit # CUP-SP-19-21, US 70 Dental Office

) ° u- March 2, 2020

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h V	CUP-SP-19-21, US 70 Dental Office
o	Herring-Sutton & Associates, LLC
\	Garner Ventures, LLC
h h	Herring-Sutton & Associates, LLC
8)	
h y	Medical Office
h O	545 US Hwy 70 East
‡ # h@	1720-19-6910
- #	Service Business Conditional Use (SB C108)

M U)	
V U	n/a, but discussed in conjunction with Tru Hotel (SUP-SP-19-12) on September 19, 2019
h #	February 17, 2020
u # h =	March 2, 2020

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The proposed use of the property is medical office. The request will specifically add a 6,363 square foot office building to the site.

The site is currently part of a common parcel on which there is a separate proposal for a hotel. Subdivision of the site will be a condition of any approval.

The site is zoned Service Business Conditional Use (SB C108). All uses permitted within the Commercial Business zone of the Town's previous Land Development Ordinance (including medical offices) are allowed with certain restrictions on vehicular service uses. The

zoning conditions also include certain landscaping and architectural finishing material requirements.

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\ V # This project is located along US Hwy 70 East. The predominant uses in this area are commercial, industrial and office. The Garner Forward Plan designates this area as Corridor Commercial and Light Industrial Center.

u NCDOT reported average daily trips of 28,000 per day in this area in 2017. The review of the Traffic Impact Analysis requires pavement marking and signage modifications to be made to the existing shared access drive (shared with AutoZone and the self-storage facility). Impacts to the nearest intersections were minimal.

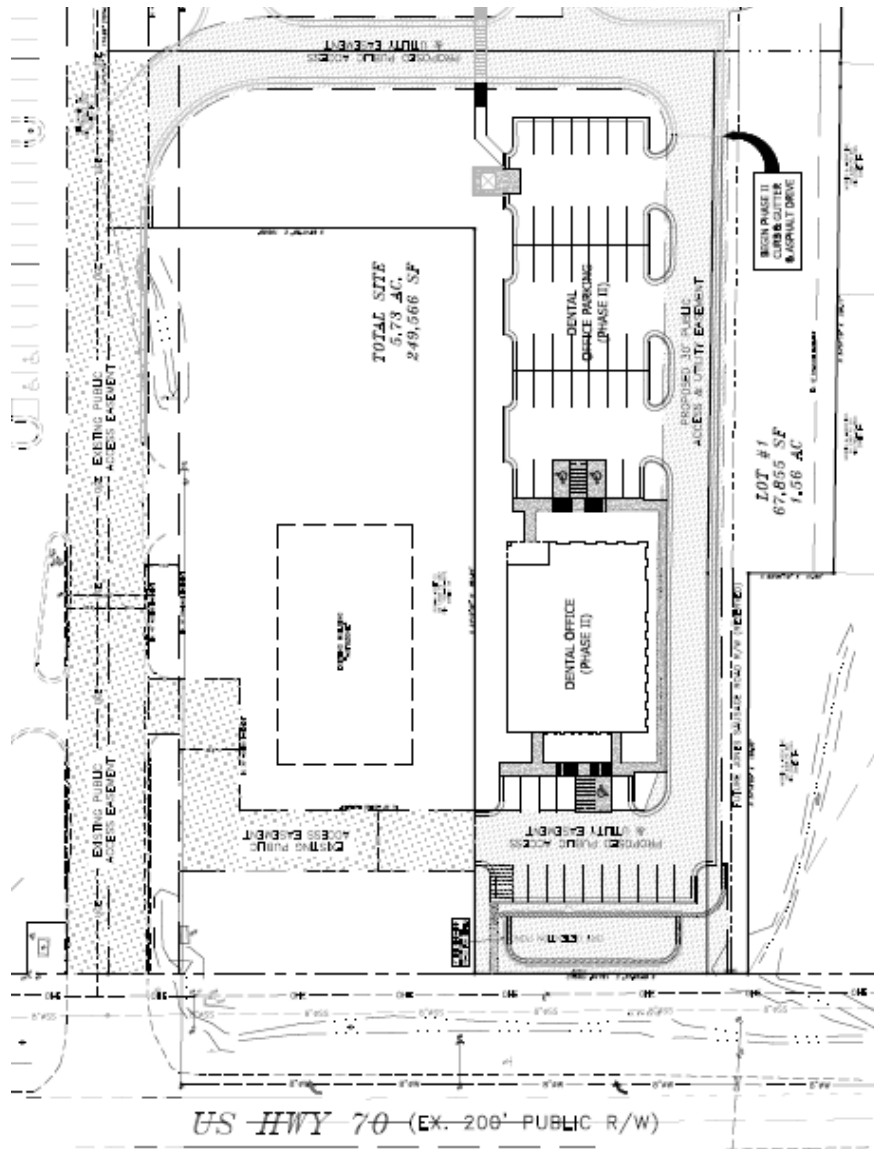
V U A neighborhood meeting was not required for this project, but the site was discussed along with the neighboring proposal for Tru Hotel on September 19, 2019. Two people were in attendance, one of the property owners as well as the vice president of operations from Morris & Associates, a neighboring property owner.

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- 1.56 +/- acres
- U O 6,000 square feet
- o) 60 feet (width)
- o Front – 35'
- Rear – 0'/25'*
- Side – 0'/25'*
- Corner Side – 35'

*0' when it abuts non-residential/25' when it abuts residential

- " o 6,363 square feet



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" The building will be constructed of brick and stucco (per the requirements of the conditional district) in shades of gray and white.



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" **Tree Cover:** Due to the lack of suitable vegetation for tree cover preservation, a 12% covered area is required. This plan provides for a covered area of 12.7%.

Street Buffers:

- US 70: A 7.5-foot buffer (horizontal distance separation only) adjacent to US 70 East per the requirements of the US 70/401 Overlay.
- Eastern and Northern Drive Aisles: A 15-foot buffer (horizontal distance separation only)

Street Trees:

- US 70 – 4 overstory required; 8 understory provided (due to overhead power lines – 2x the normal rate)
- Northern drive aisle: 6 required; 6 provided
- Eastern drive aisle: 11 required; 4 provided plus 1 understory (west side, east side is hotel property) Flexibility granted as trees are planted wherever possible and overall coverage is met.

Perimeter Buffers Half of a 15-foot perimeter buffer adjacent to the neighboring AutoZone property is provided per the reduction allowed by Section 7.1.K.7.a.

Vehicular Service Area: VSA plantings are provided as screening in the form of shrubs as well as canopy trees in planted islands.

Building Perimeter: 10% of total plant points required, 34% provided.

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This site does not contain FEMA designated floodplain.



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

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Parking is based on the square footage (6,363) of medical office space, which is 1 space for every 200 square feet.

- Required: 32 (2 accessible)
- Proposed: 59 (3 accessible)

O

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

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Water/Sewer - Connection to the City of Raleigh public sanitary sewer and water system will occur through existing infrastructure.



Stormwater Management: The US70 Dental Office is a medical office development site that is not located within the watershed protection area. This site is subject to stormwater water quality requirements for nitrogen and water quantity requirements for the 1, 10 and 25 year storm events. Stormwater management for this site has been designed in conjunction with that for the Tru Hotel site to the north. The development plan proposes a bioretention area and a dry detention pond to provide treatment for nitrogen and meet all water quantity requirements for the sites. A nitrogen offset payment will also be required as part of this development.

Site Access: There is a single point of access from the existing private drive off US 70 that is shared with AutoZone, the self-storage facility and the proposed hotel.

Frontage Improvements: The site of the US70 Dental Office is located on the north side of US70, between Jones Sausage Road and New Rand Road. The development will share an existing drive off US70 directly across from Management Way. The planned Jones Sausage Realignment project anticipates the new road section running along the eastern property line of this site. The development has reserved 50

feet, from the combined Dental Office/Tru Hotel property line, as future right-of-way for the realignment. The dental office site has approximately 110 linear feet of frontage on US 70. There is an existing dedicated right turn lane off of US70 onto the shared drive. Due to the short frontage, lack of adjacent infrastructure, and plans for future realignment of Jones Sausage Road to this area, the developer will pay a fee-in-lieu of construction of the required curb, gutter, and sidewalk along the frontage.

8.7. Urban

The 2018 Garner Forward Transportation calls for US 70 to be a six-lane divided section in this area; therefore, with the payment-in-lieu of the addition of a lane of pavement, along with curb, gutter and sidewalk; these plans may be considered consistent with the recommendations of the 2018 Garner Forward Transportation Plan.

8.8. Parks and Recreation, Open Space and Greenways

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.

8.9. Unified Development Ordinance

After sufficient review and plan revisions, staff finds that this project, as now proposed, may be considered consistent with the regulations of the Unified Development Ordinance so long as the following project specific conditions are met:

1. Prior to final plat approval, payment of Engineering Inspection Fees shall be paid to the Town of Garner.
2. Prior to issuance of a building permit, a minor subdivision plat shall be approved and recorded with the Wake County Register of Deeds.
3. Prior to issuance of a building permit, payment of Public Utilities Fees shall be paid to the City of Raleigh.
4. Prior to issuance of a building permit, a nitrogen offset payment is required.
5. Prior to issuance of a Certificate of Occupancy, the Stormwater Control Measures maintenance plan and associated Memorandum of Agreement shall be approved and recorded with the Wake County Register of Deeds.
6. Prior to issuance of a Certificate of Occupancy, payment of fee-in-lieu of curb, gutter, and sidewalk along the US70 frontage shall be approved and accepted by the Town of Garner Engineering Department.

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The Planning Commission reviewed this request at their February 17, 2020 meeting. The Planning Commission confirmed staff's findings, by a 5-1 vote, in Section V that CUP-SP-19-21, US 70 Dental Office, is in conformity with adopted town plans and policies.

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2. Find Inconsistent with Town plans and ordinances and Deny:

h °

7 # _____ u ° _____

“I move that the Council accept the staff statements regarding plan consistency in Section V of this report as our own and find the application meets the 10 permit criteria in Section 3.14.D. and therefore approve CUP-SP-19-21, US Highway 70 Dental Office.”

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

Condition #1:

Condition #2, etc.:

2. Find Inconsistent with Town plans and ordinances and 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
2. The proposed use will substantially injure the value of adjoining or abutting property;
3. The proposed use does not comply with all applicable provisions of this UDO;
4. If completed as proposed, the development will not comply with all requirements of this section;
5. The proposed use will not be compatible with the proximate area in which it is to be located;
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);
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);
8. Any significant adverse impacts resulting from the use will not be mitigated or offset, including impacts on the natural environment;
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;
10. Adequate assurances of continuing maintenance have not been provided;

and therefore, deny Conditional Use Permit for US Highway 70 Dental Office – CUP-SP-19-21.

\# V-k

HARRIS, OTIS EDWARD JR
HILLIARD, ELOISE
BANNISTER PROPERTIES LLC
LWOHC LLC WALTER RAND YEARGAN IRREVOCABLE TRUST THE
EAST GARNER LLC
PRICE KORNEGAY LLC
ROWAN ASSET CO LLC
WILSON, BARBARA A
MORRIS & ASSOCIATES INC
DEH GARNER LLC
HARRISON POOLE INC
NC RAILROAD COMPANY
NORTH SEA ALLIANCE LLC
SIMMONS, PATRICIA F SIMMONS, CLYDE E
TURTLE RUN, LLC

°))k

665 E GARNER RD
PO BOX 1053
PO BOX 769
831 E MOREHEAD ST STE 445
PO BOX 799
13401 US HIGHWAY 70 W
1310 S TRYON ST STE 104
675 E GARNER RD
803 MORRIS DR
518 PLAZA BLVD
273A BLUE POND RD
2809 HIGHWOODS BLVD STE 100
100 PARTLO ST STE 100
6906 DENLEE RD
PO BOX 608

°))k

GARNER NC 27529-8576
CLAYTON NC 27528-1053
GARNER NC 27529-0769
CHARLOTTE NC 28202-2784
GARNER NC 27529-0799
CLAYTON NC 27520-2139
CHARLOTTE NC 28203-4233
GARNER NC 27529-8576
GARNER NC 27529-4037
KINSTON NC 28501-1636
CLAYTON NC 27520-7493
RALEIGH NC 27604-1000
GARNER NC 27529-3368
RALEIGH NC 27603-5157
SMITHFIELD NC 27577-0608

Community Meeting

TRU by Hilton Proposed Hotel Project

Garner Senior Center

9/19/19

John Sandlin and Gale Wallace of Clarendon Properties, LLC conducted a Community Meeting at the Garner Senior Center on September 19, 2019 to inform interested adjacent and contiguous property owners about a TRU by Hilton Hotel being proposed in Garner on property adjacent to AutoZone on Highway 70. The project is proposed by Garner Ventures, LLC and is being developed by Clarendon Properties, LLC. The projected construction commencement time frame is 1st quarter of 2020.

Attendees were Forrest Ball, one of the Sellers of the subject property and Ron Correia, Vice President of Operations for Morris Associates. Morris Associates is a contiguous property owner. Rich Barta of CORE Properties who is developing White Oak Landing Shopping Complex did not attend but reached out for project information. The information was subsequently sent to him by Clarendon Properties. Mr. Ely Perry also requested a site plan prior to the meeting and his request was fulfilled.

Questions included answering questions about the TRU by Hilton Brand, how the project is to be accessed, elevations, number of rooms, grading of the rear of the property, etc. We also discussed with those in attendance the proposed realignment of Jones Sausage Road. In addition, we answered questions about timing for the development and the adjoining Dental office which will be developed simultaneously but under separate ownership.

The meeting ended shortly before 8:00 PM. No other inquiries have been made subsequent to the meeting.

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: March 2, 2020		
Subject: 2020 Annual Resurfacing Contract - Bid Award and Change Order #1		
Location on Agenda: Old/New Business		
Department: Engineering		
Contact: Chris Johnson, PE		
Presenter: Chris Johnson, PE		
Brief Summary: Staff to present information to Town Council regarding bid award of 2020 Annual Resurfacing Contract and to obtain approval for change order to add several streets to the contract due to competitive pricing received.		
Recommended Motion and/or Requested Action: Award project to Daniels Inc. of Garner; Approve CO#1; authorize Town Manager to execute contract and CO#1.		
Detailed Notes: Staff received a total of 9 bids. The engineer's estimate was \$824,263. The apparent low bidder was Daniels Inc. of Garner with a bid of \$581,652. Staff recommends approval of an adjustment to correct a minor clerical error in line 25 (Traffic Control), adjusting the total bid to \$593,152. Staff met with Daniels to discuss adding more streets to the contract utilizing unit costs submitted. Staff has drafted CO#1 to add 4 more streets and extend resurfacing on 2 streets already included in the contract. This increases the contract to a combined total of \$802,856, still within the \$804,000 resurfacing budget. Daniels MWBE percentage is 0%, but they are self-performing 100% of the work.		
Funding Source: General Fund		
Cost: \$802,856	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:	CJ	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

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DATE: April 10, 2019

TO: John Hodges - Assistant Town Manager

FROM: Chris Johnson, PE - Town Engineer

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The total Pavement Maintenance Budget for FY20-21 is \$1,340,000, which consists of \$610,000 from Powell Bill funding and \$730,000 from motor vehicle fees. The motor vehicle fees were increased to \$30/vehicle in FY19, and the entire amount dedicated to pavement management in FY20. Based on pavement management discussions with Council in early 2019 it was determined to also begin utilizing other pavement preservation methods in addition to the annual resurfacing contract only. Staff is currently utilizing 60% of the total budget for asphalt resurfacing and this contract is led by the Engineering Department. The remaining 40% of the budget will go towards a pavement preservation contract, which includes other preventative measures such as crack sealing, patching, asphalt rejuvenators, and slurry seals/microsurfacing. That contract will be led by the Public Works Department and advertised later this year.

Engineering staff advertised the 2020 Resurfacing Project in January 2020 and held the bid opening on February 10, 2020 at 10:00 AM. The Town received a total of 9 bids from the following firms:

- Barnhill Construction Company
- Blythe Construction
- Daniels Inc. of Garner
- Fred Smith Company
- Garris Asphalt
- Gelder & Associates
- Sunrock
- ST Wooten
- Turner Asphalt, Inc.

The initial engineer's estimate for this project was \$824,262.60. The apparent low bidder was Daniels Inc. of Garner with a bid of \$581,652.62. It should be noted there was a minor clerical error in Daniels bid within line item 25 (Traffic Control) where a cell for the unit cost on a lump sum item was left blank (bid tabulations are certified as based on the unit cost entered and not the extended cost). With that said, the extended cost was entered as \$11,500 and staff believes this is a clerical error that is a minor deviation that can be adjusted accordingly as intended. Staff

recommends adjusting the contract price to include the \$11,500 for traffic control, which brings the total contract amount to \$593,152.62. This adjusted bid is still 28.0% below the engineer's estimate. Daniels Inc. of Garner's MWBE participation is 0%, however, they completed an affidavit certifying they intend to self-perform 100% of the work on this project.

Due to the current shortage of NCDOT work, combined with the fact that the Town was able to advertise the resurfacing contract several months earlier than last year, the Town was able to procure a higher number of bidders (9 bidders compared to 3 bidders in FY19). This resulted in more competitive pricing in the FY20 contract. Since the Town has a resurfacing budget of \$804,000, staff met with Daniels Inc. of Garner regarding the potential to add more streets to the project. Staff recommends adding Saddle Ridge Court, Leota Drive, Roxanne Drive, and Topleaf Court, as well as extending the resurfacing limits of Seastone Street and Competition Drive.

Staff has drafted Change Order #1 to address the additional street resurfacing as based on the unit costs received by Daniels Inc. of Garner. Mobilization and Traffic Control were both prorated up to account for the addition of 4 new streets (originally 13), while the remainder of line items are based on the same unit cost pricing in the original bid. Based on the estimated quantities for the additional resurfacing, the total of change order #1 is \$209,702.50. When added to the \$593,152.62 bid submitted by Daniels Inc. this provides a combined total amount of \$802,855.12, which is still within the original \$804,000 resurfacing budget.

Please note the change order also includes a time extension to the contract, which is being based on a prorata method by dividing the change order cost by the original bid cost (which equals 0.354), then multiplying 0.354 by the original contract time of 120 days. This results in a time extension of 42 days, for a combined contract time of 162 days.

cc: 77k-#UU-V) ° u@V

Award the 2019 Annual Resurfacing Project to Daniels Inc. of Garner, approve change order #1 as submitted by staff, and authorize the Town Manager to execute a contract and CO#1 with Daniels Inc. of Garner for at total combined cost not to exceed \$802,856.



Town of Garner
 900 7th Avenue
 Garner, NC 28301
 (919) 773-4425

**Town of Garner
 CONTRACT CHANGE ORDER**

Project Name: 2020 Resurfacing Contract

Contractor: Daniels Inc. of Garner

Address: 1975 US Hwy 70E, Garner, NC 27529

Contract No.: ENG 2020-01

Previous Total: \$ 593,152.62

Change Order No.: 1

Total Change: \$ 209,702.50

PO No.:

Revised Total: \$ 802,855.12

Account No.:

Time Change: 42 DAYS

This change order is being written to:

Add additional block to Seastone Street and Competition Road, and add 4 more streets to the resurfacing contract (Saddle Ridge Court, Leota Drive, Roxanne Drive, and Topleaf Court).

Contractor Acceptance:

City Acceptance:

I certify that my bonding company will be notified forth-with that my contract has been changed by the amount of this change order, and that a copy of the approved change order will be mailed upon receipt by me to my surety.

This instrument has been pre-audited in the manner required by the Local Government and Budget Fiscal Control Act.

**By: _____
 (Signature/Date)**

**_____
 Chief Financial Officer
 (Signature/Date)**

**_____
 Type or Print Name**

**_____
 Town Engineer (Signature/Date)**

**_____
 Title**

**_____
 Town Manager (Signature/Date)**

Change Order #1 - Cost Estimate

(Adds 4 new streets to contract, including Saddle Ridge Ct, Leota Dr, Topleaf Ct, and Roxanne Dr. Also extends resurfacing along Seastone St and Competition Rd)

Item V	Item Description	j	y	Unit Price	Item Total
1	Mobilization (PRORATED 4 NEW STREETS TO ORIGINAL 13)	0.31	LS	\$ 9,500.00	\$ 2,945.00
2	Pavement Milling (1.25" depth)	8,910	SY	\$ 2.25	\$ 20,047.50
3	Pavement Milling (1.5" depth) - Seastone Street	4,300	SY	\$ 2.25	\$ 9,675.00
4	Pavement Milling (Variable 1.25"-2.75" depth)	0	SY	\$ 2.25	\$ -
5	Pavement Milling (Variable 2.75"-4.25" depth)	0	SY	\$ 3.75	\$ -
6	1.25" S9.5B Bituminous Surface Course (Resurfacing)	640	TON	\$ 104.00	\$ 66,560.00
7	1.5" S9.5B Bituminous Surface Course (Resurfacing) - Seastone Street	370	TON	\$ 104.00	\$ 38,480.00
8	1.5" S9.5C Bituminous Surface Course (Resurfacing)	0	TON	\$ 104.00	\$ -
9	Pavement Removal & Replacement (2.5" Type S9.5B)	1,620	SY	\$ 22.75	\$ 36,855.00
10	Pavement Removal & Replacement (1.5" S9.5B, 2.5" I19.0B)	740	SY	\$ 22.75	\$ 16,835.00
11	Manhole Adjustment	20	EA	\$ 250.00	\$ 5,000.00
12	Water Valve Adjustment	10	EA	\$ 125.00	\$ 1,250.00
13	Incidental Aggregate Base Course (includes undercut)	20	TON	\$ 32.00	\$ 640.00
14	Incidental Stone for Gravel Driveway Ties	0	TON	\$ 32.00	\$ -
15	Incidental Asphalt Base Course Type B25.0C (includes undercut)	20	TON	\$ 158.00	\$ 3,160.00
16	Incidental Geotextile Fabric	20	SY	\$ 21.00	\$ 420.00
17	4" Thermoplastic Markings (90 mil)	0	LF	\$ 1.58	\$ -
18	4" Thermoplastic Markings (120 mil)	0	LF	\$ 2.38	\$ -
19	8" Thermoplastic Markings (120 mil)	0	LF	\$ 3.90	\$ -
20	24" Thermoplastic Markings (120 mil)	0	LF	\$ 11.87	\$ -
21	Thermoplastic Arrows	0	EA	\$ 204.00	\$ -
22	Remove/Replace Curb Ramp	0	EA	\$ 16.50	\$ -
23	Remove/Replace Curb and Gutter (Include 3" ABC)	80	LF	\$ 49.50	\$ 3,960.00
24	Remove/Replace 4" Sidewalk (outside ramp limits only)	0	SY	\$ 112.50	\$ -
25	Traffic Control (PRORATED 4 NEW STREETS TO ORIGINAL 13)	0.31	LS	\$ 12,500.00	\$ 3,875.00

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Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: March 2, 2020		
Subject: Appoint Deputy Finance Officer		
Location on Agenda: Old/New Business		
Department: Finance		
Contact: David C. Beck, Finance Director		
Presenter: David C. Beck, Finance Director		
Brief Summary: North Carolina General Statute chapter 159 requires each local government to have a finance officer, lays out the duties of the position, and allows for deputy finance officers to be appointed as needed. A duly appointed deputy finance officer has the authority to carry out all the required duties of the finance officer in their absence. Having a deputy finance officer provides financial safeguards and ensures that all duties of the finance officer position are adequately and effectively covered.		
Recommended Motion and/or Requested Action: Consider adopting resolution (2020) 2409		
Detailed Notes: For internal control purposes and continuity of service, it is recommended that the position of Accounting Services Manager currently held by Mrs. Gini Schacker be appointed as Deputy Finance Officer for the Town of Garner. Mrs. Schacker has a more than sufficient level of education and experience to fill this role for the Town.		
Funding Source: n/a		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations: 		
Attachments Yes: <input 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:		

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‡ =-k- ° o North Carolina General Statute 159-24 requires each local government and public authority to appoint a finance officer; and

‡ =-k- ° o the existing Finance Director, Mr. David C. Beck, has been designated as the finance officer and will continue to serve in that capacity; and

‡ =-k- ° o statutes allow the Town Council to designate other staff as deputy finance officers and having a deputy finance officer will provide financial safeguards and ensure that all duties of the finance officer are adequately and effectively covered; and

‡ =-k- ° o Mrs. Gini Schacker who currently serves the town in the role of Accounting Services Manager has all the necessary skills, knowledge, and training to carry out the required duties of the finance officer position;

V\ ‡ u=-k7 k- " - @k-o\ Q (-) the Town Council hereby appoints the position of Accounting Services Manager as the Deputy Finance Officer.

ADOPTED by the Town Council of the Town of Garner, North Carolina, this 2nd day of March 2020.

ATTEST:

Ken Marshburn, Mayor

Stella L. Gibson, Town Clerk

Town of Garner
Town Council Meeting
Agenda Form

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



selected

In Town

TOWN of GARNER

900 7th Avenue

GARNER, NORTH CAROLINA 27529

Phone: (919)773-4456 Fax: (919) 229-4052

APPLICATION FOR NOMINATION TO ADVISORY BOARD OR COMMISSION

Name: Mon Peng Yueh	Date: April 29, 2019
Address: 726 Hadrian Drive, Garner NC 27529	For How Long? 15 years
E-mail Address: yuehmp@yahoo.com	Home Phone 919-329-2775
	Work Phone 919-821-2775

Board or Commission of Interest (in order of preference)

Parks, Recreation and Cultural Resources Committee
Planning Commission
Board of Adjustment

Employment and Education

✓ Employer: Clearscapes, P.A.	Occupation: Architect
High School: NC School of Science and Math	Diploma: Bachelor of Architecture
✓ College: NC State University	Area of Study: Architecture
Graduate School	Area of Study:

Recent Community Activities

I was a part of the delegation that went to Denver, CO. to represent Garner, which was selected to be an All America City. My daughter and I also attend many Garner activities such as the Fireman's Parade, Tree Lighting Ceremony and Christmas Parade because she performs with Flying Tiger Martial Arts Demonstration Team. We also attend community events such as July 3 fireworks, Music on Main, and food truck events in downtown.

Specific experiences, training or interests which you have that you feel would be useful in the work of the Board, Commission or Committee:

I am an architect working in downtown Raleigh. I have experience working with Parks, Recreation and Cultural Resources departments in several cities and towns and have designed arts centers and performing arts theaters for those clients.

Additional Comments

I am interested in improving the natural and built environment in the community I live in and my experience and training as an architect can be beneficial in this endeavor.

Signature Mon Peng Yueh Date: April 29, 2019

Return form to: Town Clerk's Office, 900 7th Ave., Garner, North Carolina 27529, or Fax to (919) 229-4052

Living here since 2003
Taiwan

management is well organized
help dev of PRCR - facilities/dev.
Principal of Clearscapes



selected

In Town
New Applic.

TOWN of GARNER

900 7th Avenue

GARNER, NORTH CAROLINA 27529

Phone: (919)773-4456 Fax: (919) 229-4052

APPLICATION FOR NOMINATION TO ADVISORY BOARD OR COMMISSION

Name: ANNE MORGAN		Date: 7/23/2019
Address: 837 Oakwater Drive Garner, NC 27529		For How Long? 23 years
E-mail Address: bunnym@nc.rr.com	Home Phone 919-662-8227	Work-Phone 919-621-2071 Cell

Board or Commission of Interest (in order of preference)

Senior Citizens Advisory Comm. Hec

Employment and Education

Employer: State of NC - Dept of Insurance	Occupation: Company Admissions Manager
High School: Deer Lakes HS - Pennsly	Diploma: <input checked="" type="checkbox"/> Equivalency:
College: Clarion University - Pennsly.	Area of Study: Accounting Received 1978
Graduate School: Univ. of Pittsburgh	Area of Study: MBA - received 1986

Recent Community Activities

None

Specific experiences, training or interests which you have that you feel would be useful in the work of the Board, Commission or Committee:

Strong Financial Background
Experience Working with all types of people
Am a senior citizen myself

Additional Comments

I am retiring from the DOI on 11/2020 and am looking to get more involved in the community, especially senior activities
--

Signature: Anne Morgan Date: July 23, 2019

Return form to: Town Clerk's Office, 900 7th Ave., Garner, North Carolina 27529, or Fax to (919) 229-4052



selected

In Town

TOWN of GARNER

900 7th Avenue

GARNER, NORTH CAROLINA 27529

Phone: (919)773-4456 Fax: (919) 229-4052

APPLICATION FOR NOMINATION TO ADVISORY BOARD OR COMMISSION

Name: Sharon Verity	Date: 7/25/19
Address: 321 Foxbury Dr Garner, NC 27529	For How Long? 14 yrs.
E-mail Address: sv531098@gmail.com	Home Phone 919 604 0222
	Work Phone

Board or Commission of Interest (in order of preference)

Garner Senior Center Advisory Board

Employment and Education

Employer: retired	Occupation:
High School:	Diploma: Equivalency:
College:	Area of Study:
Graduate School	Area of Study:

Recent Community Activities

Garner Women's club - 14 yrs.

Specific experiences, training or interests which you have that you feel would be useful in the work of the Board, Commission or Committee:

Have served as chair of Girl Scouts with 82 volunteers and 450+ children. Have also served on the following Boards Board of Directors Garner Women's club, Ladies Auxiliary Port Washington Fire Dept President

Additional Comments

I am at the Center at least 3x's per week.
Am an avid crafter.
I also enjoy all kinds of games.

Signature Sharon Verity Date: 7/25/19

Return form to: Town Clerk's Office, 900 7th Ave., Garner, North Carolina 27529, or Fax to (919) 229-4052

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: March 2, 2020		
Subject: UDO Re-Write Steering Committee Appointment Recommendations		
Location on Agenda: Old/New Business		
Department: Planning		
Contact: Jeff Triezenberg, AICP, GISP; Planning Director		
Presenter: Jeff Triezenberg, AICP, GISP; Planning Director		
Brief Summary: Request from the Planning Department to appoint members to serve on the Steering Committee for the UDO Re-Write project.		
Recommended Motion and/or Requested Action: Consider appointing recommended individuals		
Detailed Notes: 2 Members from the Town Council: Mr. Demian Dellinger and Ms. Kathy Behringer 3 Members from the Planning Commission: Mr. Jon Blasco, Mr. Dean Fox and Mr. Vang Moua 5 Members from the Development Community and General Public: TBD		
Funding Source: n/a		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations: 		
Attachments Yes: <input type="radio"/> No: <input checked="" type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JST	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

Reports

Garner Info

Id	Title	Description	Current Status	Address	Date Created
6606045	Playground Problem	Rope climbing structure is breaking and there's exposed metal	In Progress	Lake Benson Park, 921	8/15/2019
7238159	Junk Vehicle (Private Property)	junk car - white mitsubishi sedan	In Progress	1802 Spring Dr	12/22/2019
7346870	Junk Vehicle (Private Property)	Two, large, junk motorhome vehicles.	In Progress	603 Curtiss Dr	1/16/2020
7356651	Junk Vehicle (Private Property)	junk car - maroon camry at rear of lot	In Progress	104 Val-Del Ct	1/19/2020
7356681	Junk Vehicle (Private Property)	junk car - PT cruiser	In Progress	1411 Spring Dr	1/19/2020
7367035	Junk Vehicle (Private Property)	This vehicle has not moved since I moved into this neighborhood in 2018.	In Progress	100-108 Foxbury Dr	1/21/2020
7420736	Junk Vehicle (Private Property)	2 vehicles that haven't moved for over a year. Trash everywhere.	In Progress	930 Meadowbrook Dr	2/1/2020
7421168	Junk Vehicle (Private Property)	Two vehicles in yard, no tags	In Progress	1103 Southerlund Rd	2/1/2020
7446395	Junk Vehicle (Private Property)		In Progress	310 Tiffany Cir	2/6/2020
7455039	Junk Vehicle (Private Property)	junk car - white toyota corolla with PA tag. Maybe a second junk car beside left of house	In Progress	403 Adrian Dr	2/8/2020
7455046	Junk Vehicle (Private Property)	junk car - white chevy corsica	In Progress	700 Nellane Dr	2/8/2020
7455058	Junk Vehicle (Private Property)	2 junk cars behind chainlink fence	In Progress	1403 Kennon Rd	2/8/2020
7455060	Junk Vehicle (Private Property)	junk car - grey cadillac with flat tires, maybe other junk cars beside cadillac	In Progress	1410 Faye Dr	2/8/2020
7456034	Junk Vehicle (Private Property)	Three junk vehicles in front yard. The last time I reported them, I was told they were unlicensed,	In Progress	405 Avery St	2/9/2020

Garner Info

Id	Title	Description	Current Status	Address	Date Created
7489610	Sign Violation	Intersection of TimberDr and Woodland Rd. Carpet cleaning sign.	Submitted		2/16/2020
7502809	Junk Vehicle (Private Property)	Junk car in the driveway, covered with moss and mold with flat tires. After doing a search on	In Progress	407 Avery St	2/19/2020
7533852	Misc. - Parks / Town Property	Trash near barricade on dirt track going to Swift Creek	Submitted	7102 Gentle Springs Ct	2/25/2020

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: March 2, 2020		
Subject: MOU Committee Update		
Location on Agenda: Reports		
Department: Administration		
Contact: Matt Roylance, Assistant Town Manager - Operations		
Presenter: Matt Roylance, Assistant Town Manager - Operations		
Brief Summary: Over the last two years, Town Council representatives have been meeting with representatives from the Garner Fire-Rescue Board to discuss the possibility of Garner Fire-Rescue becoming a Town department in the future. Staff will provide a brief update on the work of the committee.		
Recommended Motion and/or Requested Action: None - Information Only		
Detailed Notes: 		
Funding Source: N/A		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations: 		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	MR	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

MOU Committee Update

March 2, 2020

Origins of MOU Committee

- Started with joint meeting of Town Council and Garner Fire-Rescue Board on September 26, 2017
 - Overview of Garner Fire-Rescue
 - Accreditation process and impact on merger
 - Timeframe and process
- Both groups agreed to appoint members to discuss further
 - Town: Buck Kennedy, Ken Marshburn
 - Garner Fire-Rescue: Nancy Anderson, Kenny Walker, Carl Williams
- First meeting was January 4, 2018

Discussion Topics

- Committee's purpose and outline of merger MOU document
- Garner Fire-Rescue's accreditation process
- Garner Fire-Rescue's history and traditions
- Fuquay-Varina's merger process
- Role of Fire Board in a merged scenario
- Tour newly renovated Fire Admin space at 914 7th Avenue

Discussion Topics (cont.)

- Harrisburg benchmarking report for fire departments across state, including Garner Fire-Rescue
- Comparison of pay and benefit practices, IT, finance and budgeting, facility and vehicle maintenance, etc.
- Tour all four fire stations
- Discuss merger process with Wake County Fire Services
- Process Wake Forest is using for their pending merger

Future Plans

- Discuss the merit of hiring a consultant
- Continue meeting monthly
- Garner Fire-Rescue continues to complete accreditation process
- Report back to Council periodically