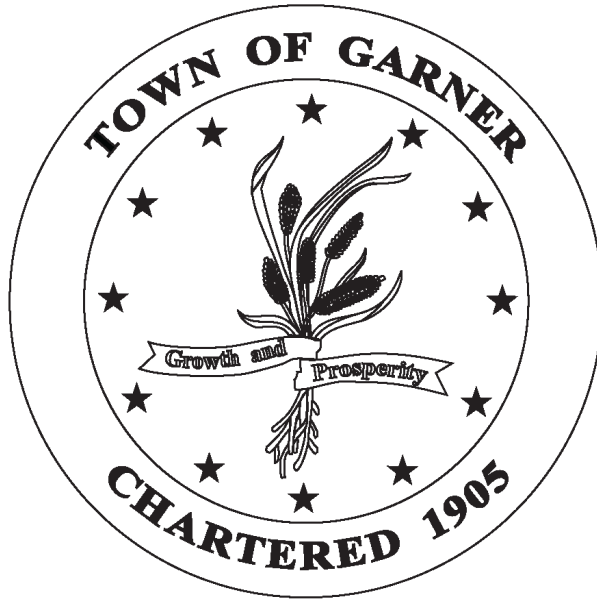


TOWN OF GARNER



Town Council Regular Session

July 7, 2020
7:00 p.m.

Garner Town Hall
900 7th Avenue
Garner, NC 27529

**Town of Garner
Town Council Regular Meeting Agenda
July 7, 2020**

This regular meeting of the Council will be conducted at 7:00 p.m. in the Garner Town Hall located at 900 7th Avenue, Garner.

Seating Capacity: To comply with COVID-19 distancing requirements, audience seating in the Council Chambers is restricted to approximately 25 seats, with another 25 seats available in an overflow room upstairs. Once those seats are filled, visitors may be asked to wait outside until space is available in the building. The Mayor will attempt to provide time during the meeting for residents and visitors whose item has been heard to leave and make room for those with items still on the agenda.

Mask Policy: In keeping with the Governor's Executive Order requiring masks in public, staff and audience members must wear face coverings during Council meetings unless they are exempted from the Governor's order.

- 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 4

Proclamation recognizing the 100th anniversary of the passage of the 19th Amendment and the 100th anniversary of the League of Women Voters of Wake County (President, Dianna Wynn will be accepting)

G. CONSENT

1. Create Town Attorney Position.....Page 6
Presenter: Matt Roylance

In order to begin the recruitment process for the Town Attorney, Council needs to create the position since it does not currently exist.

Action: Consider approving the creation of 1.0 FTE Town Attorney position

2. Annexation 20-14, Edge of Auburn.....Page 10
Presenter: David Bamford, Planning Services Manager

Satellite annexation petition submitted by Edge of Auburn, LLC for 298.5 +/- acres located at the southeast corner of Old Baucom and Rock Quarry roads and may be further identified as portions of Wake County PIN#'s 1740-28-4951 and 1740-17-4496, 1740-47-0086, & 1740-27-8010.

Action: Consider adopting Resolution (2020) 2415 to set the public hearings for August 3, 2020

3. Council Meeting Minutes.....Page 14
Presenter: Stella Gibson, Town Clerk

Minutes from Regular meetings - 6/1, 6/16, Closed session meetings - 6/1, 6/8, and Special meetings - 6/3, 6/8, 6/9

Action: Consider adopting minutes

H. PUBLIC HEARINGS

1. PD-Z-19-04 / PD-MP-19-04, Raynor Road PRD.....Page 31
Presenter: David Bamford, Planning Services Manager

Conditional use planned development district zoning (PD-Z-19-04) and associated master plan (PD-MP-19-04) request submitted by Mungo Homes of North Carolina, Inc. to re-zone 77.01 +/- acres from Single-Family Residential (R-20) to Planned Residential District (PRD C-9) Conditional Use for a 333-unit subdivision (126 single-family dwellings and 207 townhouses). The site is located on the northeast corner of White Oak Road and Raynor Road and may be further identified as a portion of Wake County PIN# 1639-58-3019.

Action: Consider adoption of Ordinance (2020) 4066

I. NEW/OLD BUSINESS

J. COMMITTEE REPORTS

K. MANAGER REPORTS

1. Garner info
2. Capital Projects Status Report – FY2020 (Q4)
3. Building & Permit Reports

L. ATTORNEY REPORTS

M. COUNCIL REPORTS

N. CLOSED SESSION

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

O. ADJOURN

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: July 7, 2020		
Subject: Proclamation Recognizing the 100th Anniversary of the League of Women Voters of Wake County		
Location on Agenda: Presentations		
Department: Administration		
Contact: Stella Gibson		
Presenter: Ken Marshburn, Mayor		
Brief Summary: Proclamation recognizing the 100th anniversary of the passage of the 19th Amendment and the 100th anniversary of the League of Women Voters of Wake County (President, Dianna Wynn will be accepting)		
Recommended Motion and/or Requested Action: no action		
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:		

Proclamation Recognizing the Centennial of the 19th Amendment and the 100th Anniversary of the League of Women Voters

Whereas, the movement to enfranchise women began in July 1848, at a convention in Seneca Falls, New York; and

Whereas, the women's suffrage movement led to the passage by Congress of the 19th Amendment to the Constitution of the United States in 1919 and was ratified by the states by the summer of 1920; and

Whereas, the National Women's Suffrage Association dissolved in 1920 to create the League of Women Voters of the United States for the purpose of educating voters and registering women to vote; and

Whereas, the League of Women Voters of Wake County first met on September 27, 1920; and

Whereas, approximately 120,000 North Carolina women registered to vote for the November 1920 election; and

Whereas, women today constitute a majority vote in North Carolina and in the United States, are running for office in greater numbers, and are more active in the election process than ever before in history; and

NOW THEREFORE, the Town of Garner recognizes the historic impact of the 19th Amendment on women's voting rights and on the civic life of women in our community, in North Carolina, and in the nation, and be it further resolved, that the Town of Garner recognizes the League of Women Voters of Wake County for their work to promote citizen engagement since their founding in 1920.

The Constitution of the United State of America, Amendment XIX Women's Suffrage, the right of the citizens of the United States to vote shall not be denied or abridged by the United States or by any State on account of sex. Congress shall have the power to enforce this article by appropriate legislation.



In Witness Whereof, I have hereunto set my hand and caused the Great Seal of the Town of Garner, North Carolina to be affixed this the 7th of July 2020.

Ken Marshall
Mayor Ken Marshall

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: July 7, 2020		
Subject: Create Town Attorney Position		
Location on Agenda: Consent		
Department: Administration		
Contact: Matt Roylance, Assistant Town Manager - Operations		
Presenter: Matt Roylance, Assistant Town Manager - Operations		
Brief Summary: In order to begin the recruitment process for the Town Attorney, Council needs to create the position since it does not currently exist.		
Recommended Motion and/or Requested Action: Consider approving the creation of 1.0 FTE Town Attorney position.		
Detailed Notes: The Town has been operating with an interim Town Attorney since Bill Anderson retired in late 2019. Council has indicated they are ready to fill this position with a full-time employee rather than a contract position as was the previous practice. After reviewing the draft job description at the June 30, 2020, work session, Council indicated they were ready to move forward with the creation of the position so the Town can begin recruitment.		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	MR	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

Town Attorney

General Statement of Duties

Performs complex legal work and advises staff and elected officials on legal matters.

Description

The Town Attorney reports directly to the Mayor and Town Council but works closely with the Town Manager's Office. Work includes conducting legal research on a variety of topics and providing legal counsel to elected officials and staff.

Examples of Duties and Responsibilities

Duties include drafting and reviewing contracts and negotiating contract terms; researching and drafting ordinances, resolutions, leases, deeds, and other legal documents; acquiring real estate interests; interpreting policies, rules and regulations and rendering legal opinions in both oral and written forms. Attends regular and special Council meetings and advises Council on conflicts of interest, meeting procedures and legal issues. May represent the Town in civil proceedings and in litigation independently or in partnership with outside counsel.

Serves as a Department Director and develops and maintains legal department budget and serves as a member of the Town's management team.

Knowledge, Skills and Abilities

Considerable knowledge of the functions of municipal governments.

Considerable knowledge of legal principles, precedents, and practices and their application to functions of local government.

Considerable knowledge of the North Carolina General Statutes, environmental and natural resources laws, administrative law and State and Federal Constitutional law.

Considerable knowledge of current legislation affecting municipalities and boards.

Considerable knowledge of the Town's policies and procedures and of the Town's organization, departments, and functions.

Considerable knowledge of judicial and quasi-judicial procedures and the rules of evidence.

General working knowledge of the application of information technology to work tasks.

Strong analytical and writing skills.

Skill in collaborative conflict resolution, negotiation, and meeting facilitation.

Ability to analyze the legal aspects of governmental problems and to provide sound advice and assistance to officials.

Ability to present facts, law, and arguments clearly, logically, and persuasively in both written and oral forms.

Ability to draft ordinances, regulations, policies, rules, opinions and orders.

Ability to interpret and apply constitutional provisions, statutes, administrative regulations, court decisions and other precedents.

Ability to conduct legal research and analyze facts, evidence, and legal instruments.

Ability to maintain effective working relationships with elected officials, Town Manager and department heads and other employees, outside attorneys and the public.

Ability to exercise sound judgment.

Physical Requirements

This is sedentary work requiring the exertion of up to 10 pounds of force occasionally and a negligible amount of force frequently or constantly to move objects, and some light work requiring the exertion of up to 20 pounds of force occasionally, up to 10 pounds of force frequently, and a negligible amount of force constantly to move objects; work requires reaching, standing, walking, grasping, and repetitive motions; vocal communication is required for expressing or exchanging ideas by means of the spoken word; hearing is required to perceive information at normal spoken word levels; visual acuity is required for preparing and analyzing written or computer data, operation of motor vehicles or equipment, determining the accuracy and thoroughness of work, and observing general surroundings and activities; the worker is not subject to adverse environmental conditions.

Minimum and Preferred Qualifications

Law degree from a recognized school of law and considerable professional legal experience, preferably in a local government setting, or an equivalent combination of experience and education.

Special Requirements

Licensed to practice law in the State of North Carolina.

Successful completion of State Bar required hours of annual CLE credits.

DRAFT

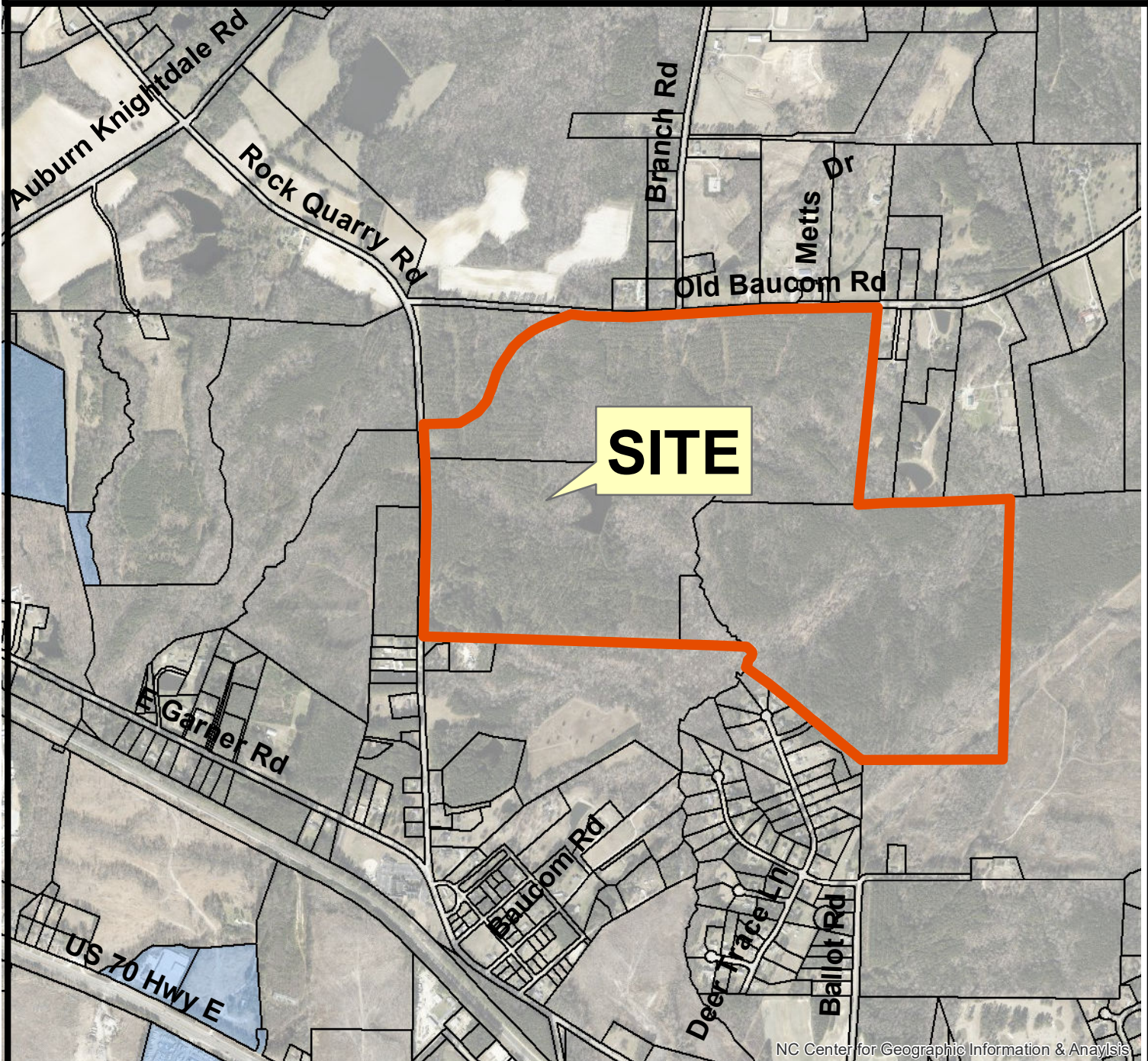
Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: July 7, 2020		
Subject: Annexation 20-14 Edge of Auburn		
Location on Agenda: Consent		
Department: Planning		
Contact: David Bamford, AICP; Planning Services Manager		
Presenter: David Bamford, AICP; Planning Services Manager		
Brief Summary: Satellite annexation petition submitted by Edge of Auburn, LLC for 298.5 +/- acres located at the southeast corner of Old Baucom and Rock Quarry roads and may be further identified as portions of Wake County PIN#'s 1740-28-4951 and 1740-17-4496, 1740-47-0086, & 1740-27-8010.		
Recommended Motion and/or Requested Action: Adopt Resolution (2020) 2415 to set the public hearings for August 3, 2020		
Detailed Notes: See attached vicinity map and staff reports. A planned development rezoning (PD-Z-19-05) and master plan (PD-MP-19-05) are associated with this annexation request. The associated re-zoning and master plan will be heard at the July 20 Planning Commission meeting and are tracking for a public hearing on August 3. This annexation must track along with the associated applications because this area is outside Garner's jurisdiction in Wake County. In order to adopt the rezoning, the property would need to be brought into Garner's jurisdiction (annexed) first.		
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**

**Annexation
ANX 20-14**

0 1,000 2,000
Feet



Owner: Edge of Auburn LLC
Location: Old Baucom Rd & Rock Quarry Rd
Area: 298.5
Pin: Portions of 1740-28-4951 and 1740-17-4496,
1740-47-0086, & 1740-27-8010

TO: Mayor and Town Council

FROM: David Bamford, AICP; Planning Services Manager

SUBJECT: ***ANX-20-14: Edge of Auburn***

DATE: July 7, 2020

ANNEXATION APPLICATION:	ANX-20-14
OWNERS:	Edge of Auburn LLC
CONTIGUOUS / SATELLITE:	Satellite
LOCATION OF PROPERTY:	Old Baucom Rd & Rock Quarry Rd
WAKE COUNTY PIN #:	Portions of 1740-28-4951 and 1740-17-4496, 1740-47-0086, & 1740-27-8010
REAL ESTATE ID #:	Portions of 0009406 and 0002199, 0461640, 0036209
AREA:	298.5 +/- acres
ZONING:	Wake County R-30
ASSOCIATED DEVELOPMENT PLAN:	Rezoning (PD-Z-19-05) and associated master plan (PD-MP-19-05) - Per the <i>Raleigh-Garner Merger Agreement</i> , an annexation petition is required for the extension of service.
RECOMMENDATION:	Set Public Hearing for August 3, 2020

RESOLUTION NO. (2020) 2415

**RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION OF ANNEXATION
PURSUANT TO G.S. 160A-58.1, AS AMENDED.**

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

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

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

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

Section 1. That a public hearing on the question of annexation of the area described herein will be held at the Town Hall at 7:00 p.m. on the 3rd day of August, 2020.

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

- (ANX 20-14) Edge of Auburn, 298.5-acres – Satellite annexation

Section 3. Notice of said public hearings shall be published in the *News & Observer*, a newspaper having general circulation in the Town of Garner, at least ten (10) days prior to the date of said public hearings.

Duly adopted this 7th day of July, 2020.

Ken Marshburn, Mayor

ATTEST: _____
Stella L. Gibson, Town Clerk

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: July 7, 2020		
Subject: Council Meeting Minutes		
Location on Agenda: Consent		
Department: Administration		
Contact: Stella Gibson, Town Clerk		
Presenter: Stella Gibson, Town Clerk		
Brief Summary: Minutes from Regular meetings - 6/1, 6/16, Closed Session meetings - 6/1, 6/8, and Special meetings - 6/3, 6/8, 6/9		
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:		

**Town of Garner
Town Council Meeting Minutes
June 1, 2020**

This regular meeting of the Town Council was conducted electronically.

CALL MEETING TO ORDER/ROLL CALL: Mayor Ken Marshburn

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

Staff Present: Rodney Dickerson-Town Manager, Matt Roylance- Asst. Town Manager-Operations, John Hodges-Asst. Town Manager Development Services, Rick Mercier-Communications Manager, Mike Franks-Budget & Special Projects Manager, Joe Binns-Interim Police Chief, David Beck-Finance Director, Joe Stallings-Economic Development Director, Lori Smith-Police Police Captain, Fred Baggett-Interim Town Attorney and Stella Gibson-Town Clerk

PLEDGE OF ALLEGIANCE: Council Member Elmo Vance

INVOCATION: Council Member Elmo Vance

PETITIONS AND COMMENTS

The public was provided an opportunity to submit comments on items not included on the agenda via an on-line form or by telephone.

Nadima Dzierlenga, Christie Coleman, and Kayla Linder expressed their opposition to the Timber Drive Elementary School transitioning to a traditional calendar school year. Sandy Heckman was in favor of the transition. Mr. Dickerson responded, the Town will forward their comments to the Town's relevant School Board member.

Sarah Vrla provided the following comment: "Given the unrest that has fallen across the country in response to the unjust killings of George Floyd, Breonna Taylor, Ahmaud Arbery, and countless others, I would like discussion on what Garner is doing proactively to ensure that our Black neighbors feel safe from police and racial violence. Specifically, I would like to know how our police department rates with the 10 major policy solutions to police violence as suggested by Campaign Zero (<https://www.joincampaignzero.org/solutions#solutionsoverview>). Of particular interest to me are what mechanisms we have in place or should consider for community oversight. Thank you for addressing these concerns".

ADOPTION OF AGENDA

Motion: Vance
Second: Matthews
Vote: 5:0

PRESENTATIONS

Proclamation recognizing Garner Magnet High School Class of 2020

Presenter: Mayor Ken Marshburn

Proclamation recognizing the perseverance of the graduating seniors of the Class of 2020 for their many accomplishments and academic achievements while being faced with the interruption of their senior year by the COVID-19.

CONSENT

Budget Amendment - Fire Department COVID Allowance

Presenter: David C. Beck, Finance Director

Council authorized a COVID allowance pay policy on May 4 that included firefighters. This pay was not budgeted as part of the original annual Town appropriations to Garner Fire-Rescue.

Action: Adopt Ordinance (2020) 4052

Budget Amendment - DEA/Police Overtime

Presenter: David C. Beck, Finance Director

The Police Department is eligible for reimbursement on overtime costs while working on cases jointly with the DEA. This Ordinance amends the budget to account for reimbursement revenues received this year and adds funding to the Police overtime line item to pay for the associated expenditures.

Action: Adopt Ordinance (2020) 4053

Budget Amendment - UDO Update

Presenter: David C. Beck, Finance Director

For several years the Town has been setting aside funds to pay for the UDO update that is now underway. This amendment moves those funds out of the reserve account over to the operating budget to pay for the services going forward.

Action: Adopt Ordinance (2020) 4054

Nuisance Abatements

Presenter: David C. Beck, Finance Director

Resolution declaring certain delinquent nuisance abatements as a lien on property. This resolution authorizes Wake County to add these abatement costs to Wake County property tax bills.

Action: Adopt Resolution (2020) 2413

PUBLIC HEARINGS

FY 2020 - 2021 Recommended Budget

Presenter: Mike Franks, Budget & Special Projects Manager

Town Council and the general public were provided an opportunity for discussion and input related to the FY 2020-2021 Recommended Budget

Mr. Franks provided an overview of the FY 2020-2021 recommended budget.

Council Member Dellinger asked if there was any accounting for hazard pay in the next fiscal year and Mr. Dickerson responded a request to extend hazard pay until the end of June is forthcoming. Staff is investigating the possibility of extending beyond July.

A virtual pop-up Town Hall on the proposed budget will be held on June 2 at 2:00 p.m. The next budget meeting will be Wednesday, June 3, at 9:00 a.m. in the Council Chambers.

Mr. Dickerson thanked Council and staff for their support.

Action: Received Comments

NEW/OLD BUSINESS

Amazon Operations Schedule Update and Revised Request

Presenter: John Hodges, Assistant Town Manager-Development Services

Based on Council feedback from the May 19 meeting, Hillwood mailed letters to 365 residents and neighborhoods along Jones Sausage Road. The letter explained Amazon's traffic mitigation plan and provided an opportunity for residents to provide comments via an on-line form or call-in.

The majority of comments received from residents were in opposition of allowing Amazon to move forward without the roadwork being complete.

Hillwood, the developer of the Amazon project, provided the following timeline for project completion.

SUP-SP-18-01 Amendment Conditions	Date of Completion / Date of Action
Communication plan in coordination with Town of Garner	June 2020 through September 2020
Temporary signals installed and operational at Calebar St and Amazon middle entrance (Entrance #3)	June 21, 2020
Turn lanes with NCDOT approved storage at all left-turning lanes into Amazon Facility and at Calebar St	June 21, 2020
Inbound & outbound truck traffic routed through northernmost Amazon entrance (Entrance #6)	June 21, 2020
Minimum of 3 full lanes (2 travel lanes + 1 full turn lane) operational.	August 1, 2020
Inbound truck traffic moved to southernmost Amazon entrance (Entrance #1). Outbound truck traffic will remain exiting the facility at Entrance #6.	August 1, 2020
Operations ramp-up & shift staggering to reduce trip counts.	June 21, 2020 through August 31, 2020
Final roadway open to traffic	September 30, 2020 or earlier
Penalty for late delivery	Enforceable starting October 1, 2020

All other items required by the Town of Garner Building Department will need to be satisfied prior to occupancy of the building.

Council Member Singleton stated Council approved this project with the condition of the roadwork being completed before opening and the applicant agreed to the conditions. He added he didn't know why Council was having this discussion. People get angry and lose trust in elected officials. The Town would not let the school or Rec Center open until the roadwork was complete.

Council Member Matthews asked when the utilities can be moved and construction on the road can start. Mr. Martin responded the utility contractor committed to have the west side cleared by July 1, 2020 and the east side of Jones Sausage Road cleared by August 1. Council Member Matthews also expressed concern regarding the temporary traffic lights and Mr. Martin responded signals have been fundamentally approved by NCDOT.

Mayor Pro Tem Behringer expressed concern about the amount of traffic on the road and wanted to give residents a voice to gather their opinions.

Council Member Dellinger expressed his apprehension regarding how this change would reflect on the Town's credibility and possibility of setting a precedent for the Town from a quality of life and economic development standpoint. It would send a signal that the Town will change its mind and this could weaken the Town's negotiating position.

Council Member Vance asked if the Town had received a copy of the highway schedule and if the traffic light was approved on Jones Sausage Road heading south. Mr. Martin responded they are waiting for NC DOT to certify a portion of the right-of-way easement.

Action: Continue engagement with residents and move action to a future date to be determined.

Motion: Dellinger
Second: Singleton
Vote: 5:0

Council Member Singleton stated if the public wants to speak to the Council, they should be able to.

Action: Hold Special Meeting on Tuesday, June 9 at 7:00 p.m.

Motion: Singleton
Second: Dellinger
Vote: 5:0

COMMITTEE REPORTS

Mr. Dellinger advised the Human Resources Committee is working towards filling vacant positions on several of the Town's Boards and Commissions.

Mr. Hodges stated staff is gathering information on an item that will soon be brought to the Public Works Committee.

MANAGER REPORTS

Garner info

ATTORNEY REPORTS

COUNCIL REPORTS

Dellinger

- Shout-out to all of the folks in and around Raleigh protesting for social justice and police officers doing their job; hope we can all work together to get through this and be better at the end.

Singleton

- Thanked Public Works for all the work and time spent with Spring clean-up.

Behringer

- Both sides of road need to be mowed from the access to Hwy 70 from Umstead Road up to Hwy 50.

Vance

- Stated he was proud to be part of team working through obstacles.

Marshburn

- Advised a Proclamation was prepared for the Garner Magnet High School Class of 2020 and a parade will be held on Saturday starting at 2:00 p.m. He and the former Mayor will be riding in the parade.
- Encouraged residents to continue to wear masks and be aware of recommendations for social distancing.
- He and other Mayors have signed a statement acknowledging the terrible tragedy of the death of George Floyd.

CLOSED SESSION

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

Council met in closed session to discuss potential litigation matters. No action was taken.

REGULAR TO REGULAR SESSION AND ADJOURN: 10:15 p.m.

DRAFT

Town of Garner
Town Council Special Meeting Minutes
June 3, 2020

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

Staff Present: Rodney Dickerson-Town Manager, Matt Roylance- Asst. Town Manager-Operations, John Hodges-Asst. Town Manager Development Services, Rick Mercier-Communications Manager, Mike Franks-Budget & Special Projects Manager, Tony Beasley-Inspections Director, Forrest Jones-Public Works Director, David Beck-Finance Director, Lorie Smith-Police Captain, Mike McIver-Acting Police Captain, Joe Binns-Interim Police Chief, and Stella Gibson-Town Clerk

The Mayor announced the passing of Helen Phillips.

Budget Discussion

Mr. Franks presented several budget balancing scenarios for increased tax amounts of 2.5-cent, 3.0-cent, 3.5-cent, and 4.0-cent and the impact each of those would have on the recommended budget.

Updated Budget Scenario		
Revenue Changes:		
Tax Rate Change Above Recommended		\$461,460
Fund Balance (Public Safety Equipment)		20,840
Finance Vehicles (F/B Covers Annual Pmts)		972,692
Net Impact of Revenue Changes		\$1,454,992
Expenditure Changes:		
Pay Equity		\$455,485
Reinstate Employee Merit		99,942
Lobbyist		26,200
Three Fire Fighters		118,005
PD Community Liaison Officer		128,294
PFRM		310,000
Bond Prep/One-time Projects		200,000
Engineering Plan Reviewer (Capital Project Mgr)		75,496
Conversion of P/T Street Maintenance Workers to F/T		48,314
One Time Capital - Rifle Rated Vests and Rifle Helmets/Plates		20,840
IT Cyber Security Training		7,000
Reinstate Downtown Garner Art Program		10,000
Savings from Workers Compensation Proposal		-35,000
New Reductions		-9,584
Net Impact of Expenditure Changes		\$1,454,992
Ending Balance		\$0

COMMENTS

Matthews

- Supported addition of emergency services, pay equity study and merit.

Vance

- Supported compression study and addition of community liaison officer.

Dellinger

- Requested legislation relating to fee-in-lieu of parkland, a comparison fee analysis related to other municipalities for: fee-in-lieu, permits and fees, sidewalk fees, subdivision fees, and site plan permit fees.
- Would like to reinstate \$10K to the Downtown Garner Association to invest in public arts, a mural downtown, etc. Stated he felt this is a great impact for the Town.

Marshburn

- Reminded Council that a comparison of fees and charges related to what other Towns are doing has already been done.

Behringer

- Supported pay equity study, addition of the community liaison officer, and reinstatement of \$10K to the Downtown Garner Association.

Singleton

- Some Towns are reinstating a fee for monthly solid waste collections-our fee includes spring/fall cleanup.
- Supported community liaison officer and 3 firefighter positions.
- Stated he was looking at scenarios for funding for the Public Works Department.

Council thanked the budget team and staff for their hard work.

Mr. Hodges advised an extensive review of fees was completed last year and taken to the Public Works Committee and presented to Council for approval. Council Member Dellinger requested to review fees related to: Fee-in-lieu, Permits and fees, Sidewalk fees, Subdivision fees. Council consensus.

Council Retreat Discussion

Mr. Dickerson explained that a two-day Council Retreat occurs each year. In past Retreats, matters such as bonds and strategic planning were discussed. This one-day Retreat will include Council meeting procedures and Council relationships. Staff has been in contact with Lydian Altman from the School of Government to facilitate the Retreat.

Council consensus to hold Retreat on July 29.

Town of Garner
Town Council Special Meeting Minutes
June 8, 2020

Present: Mayor Ken Marshburn, Council Members Demian Dellinger, and Phil Matthews

Mayor ProTem Kathy Behringer and Council Members Gra Singleton and Elmo Vance participated via TEAMS

Staff Present: Rodney Dickerson-Town Manager, Matt Roylance-Asst. Town Manager-Operations, Tony Beasley-Inspections Director, Fred Baggett-Interim Town Attorney, and Stella Gibson, Town Clerk

John Hodges-Asst. Town Manager-Development Services and Joe Stallings-Economic Development Director participated via TEAMS

CALL MEETING TO ORDER: Mayor Ken Marshburn

Action: Move to go into Closed Session pursuant to N.C. General Statutes Section 143-318-11(a)(3) to consult with the Town Attorney regarding litigation.

Motion: Matthews
Second: Vance
Vote: 5:0

RETURN TO REGULAR SESSION

Council met in closed session and took no action.

ADJOURN: 7:35 p.m.

**Town of Garner
Town Council Meeting Minutes
June 16, 2020**

The Council met in a regular session at 7:00 p.m. in the Council Chambers located at 900 7th Avenue.

CALL MEETING TO ORDER/ROLL CALL: Mayor Ken Marshburn

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

Staff Present: Rodney Dickerson-Town Manager, Matt Roylance-Asst. Town Manager-Operations, John Hodges-Asst. Town Manager Development Services, Rick Mercier-Communications Manager, Mike Franks-Budget & Special Projects Manager, Mike McIver-Acting Police Captain, David Bamford-Planning Services Manager, Stacy Harper-Principal Planner, BD Sechler-Human Resources Director, Joe Binns-Interim Police Chief, Lorie Smith-Police Captain, David Beck-Finance Director, Joe Stallings-Economic Development Director, Fred Baggett-Interim Town Attorney and Stella Gibson-Town Clerk

Chris Johnson-Town Engineer, participated via TEAMS

PLEDGE OF ALLEGIANCE: Mayor ProTem Kathy Behringer

INVOCATION: Mayor Pro Tem Kathy Behringer

PETITIONS AND COMMENTS

ADOPTION OF AGENDA

Motion: Vance
Second: Matthews
Vote: 5.0

PRESENTATIONS

Mayor Marshburn presented the family of Ms. Helen Sturdivant Phillips with a Proclamation recognizing her service to the community.

CONSENT

Budget Amendment – Fiscal Year Closeout

Presenter: David Beck, Finance Director

As the Town prepares to close the books on fiscal year 2019-20, there are a number of revenue and expenditure line items that need to be amended to approximate actual levels for the year. Some expenditure lines are being increased to ensure that departments have adequate funding to finish out the year. Several of these line items are outside the control of the Town and we often need to update our initial budget estimates for these expenses. Examples of these line items include our contract with Wake County for tax collections, curbside recycling fees, landfill charges, and supplies/services related to the COVID-19 pandemic.

Action: Adopt Ordinance (2020) 4055

NC DOT Planning Grant Initiative

Presenter: Gaby Lontos-Lawler, Senior Planner-Transportation

An update to the NCDOT Planning Grant Initiative Program application process and recommendations for completing application for FY2020 Pedestrian Planning Grant technical assistance funds.

Action: Adopt Resolution (2020) 2414

Renewal of 120 E. Main Street Lease with DGA

Presenter: Mari Howe, Downtown Development Manager

The 2018 lease between the Town and the Downtown Garner Association for Town-owned property at 120 E. Main St. will expire on June 30, 2020. Town Economic Development staff request that Town Council approve renewal of the lease for 5 years, to expire on June 30, 2025. No significant changes have been made to the original lease terms.

Action: Approve renewal of 120 E. Main St. lease to DGA for 5 years

Corporal Job Title

Presenter: Joe Binns, Interim Police Chief

Addition of corporal job title to position classification system.

Action: Approve adding position title to job classification system

Council Meeting Minutes

Presenter: Stella Gibson, Town Clerk

Council meeting minutes from May 19 and May 26, special meeting minutes from May 20, and closed session meeting minutes from May 19, 2020.

Action: Adopt minutes

Motion: Vance
Second: Behringer
Motion: 5:0

PUBLIC HEARINGS

Mayor Marshburn explained the procedures to be followed during these hearings and asked Council to disclose any ex parte communications or bias that would prevent them from making an impartial decision. Hearing none, the Town Clerk administered the Affirmation of Oath to the following: Danny Breed, Jonathan Bunn, Nate Bouquin, Paul Meder, Steve Janowski, Gaby Lontos-Lawler, Chris Johnson-Town Engineer, Alison Jones, Chris Johnson, Stacy Harper, David Bamford and Lee Hudson.

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

SUP-SP-19-19: Oak City Academy

Presenter: Alison Jones, Planner II

Request for a private school at 1057 Benson Road consisting of five classroom buildings totaling 24,620 square feet. The site is currently zoned Residential-20 and Office & Institutional. Private schools are permitted in those districts with a Special Use Permit. The Planning Commission heard this item at its May 18 meeting and voted unanimously in favor of the project.

Council Member Dellinger asked that a listing of address that were mailed letters be included in the agenda packet. Ms. Jones advised, a neighborhood meeting was held, and no residents attended.

Council Member Dellinger also asked about the road alignment of Kentucky Drive. Council Member Singleton responded this is a state highway and road improvements will need to be approved by NC DOT.

Mayor Marshburn closed the hearing and called for a vote.

Action: Move the Town 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-19-19, Oak City Academy, with eight (8) 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 public hearing and asked staff to provide the staff report.

CUD-Z-19-10 & CUP-SP-19-25, Hudson's Hardware

Presenter: David Bamford, Planning Services Manager & Stacy Harper, Principal Planner

Hudson's Hardware requested a conditional use rezoning and site plan approval for the addition of a 5,000 sf storage building. The requested rezoning is Service Business Conditional Use District 223 (SB C223). The property is located at the northeast corner of US 70 HWY W and Benson Road - Wake County PINs 1711-42-9564 & the rear portion of 1711-52-2730.

The re-zoning received a recommendation (vote 4-1) for approval by the Planning Commission on May 18, and they agreed unanimously that the site plan was in conformity with the UDO.

Mayor Marshburn closed the hearing and called for a vote.

Action: Move the Council find that although the rezoning request is partly inconsistent with the Garner Froward Comprehensive Plan as detailed in Section V of the staff report, it is reasonable and in the public interest because it will likely allow appropriate types of business and industry at the described location which will provide opportunities for access to goods and/or services useful to the surrounding area, allow development of retail sales, service, convenience stores, restaurants, or office uses as desired ends identified in the Future Land Use, and allow and provide an opportunity to attract and develop unique non-residential establishments and therefore, I move further that the Town Council adopt Ordinance No. (2020) 4056 approving rezoning request number CUD-Z-19-10, and in doing so, also amend the Town's Comprehensive Growth Plan map to reclassify approximately 0.69 acres as Mixed Density Neighborhood Center (MDNC) to Neighborhood Commerce Center.

Motion: Vance
Second: Behringer
Vote: 5:0

(ANX 20-01) Capaforte, Sherman, and Starling Properties – Satellite annexation

Presenter: David Bamford, Planning Services Manager

Satellite annexation: 125, 145, 165 Cedarcroft Drive, and 2306 Vandora Springs Rd; Wake County PINs #: 1700469863, 1700469467, 1700469168, and 1700459940; Real Estate IDs 0027663, 0471294, 0471293, and 0467264; 10.47 +/- acres recorded as Lots 1RA, 2R1, 3R, and 4R in Book of Maps 2020, Page 509, also including 0.38 +/- acres within the Vandora Springs Rd right-of-way, totaling 10.85 +/- acres.

Action: Adopt Ordinance (2020) 4057

Motion: Singleton
Second: Matthews
Vote 5:0

(ANX 20-02) 110 Rupert Rd – Contiguous annexation

Presenter: David Bamford, Planning Services Manager

Contiguous annexation: 110 Rupert Rd; Wake County PIN #:0791955612; Real Estate ID 0156374; 2.19 +/- acres recorded as Lot 7 in Book of Maps 1986, Page 930.

Action: Adopt Ordinance (2020) 4058

Motion: Singleton
Second: Behringer
Vote 5:0

(ANX 20-05) Del Toro – Satellite annexation

Presenter: David Bamford, Planning Services Manager

Satellite annexation: Creech Rd property; Wake County PIN #:1711890602; Real Estate ID 0013236; 14.82 +/- acres recorded as Lot 4 in Book of Maps 1967, Page 61.

Action: Adopt (2020) 4059

Motion: Singleton
Second: Behringer
Vote: 5:0

(ANX 20-09) 8300 Bryan Rd – Satellite annexation

Presenter: David Bamford, Planning Services Manager

Satellite annexation: 8300 Bryan Rd; Wake County PIN #:1629166775; Real Estate ID 0406547; 3.01 +/- acres recorded as Lot 3 in Book of Maps 2011, Page 657.

Action: Adopt Ordinance (2020) 4060

Motion: Vance
Second: Behringer
Vote: 5:0

(ANX 20-10) 2337 US HWY 70 E – Satellite annexation

Presenter: David Bamford, Planning Services Manager

Satellite annexation: 2337 US HWY 70 E; Wake County PIN #:1730939155; Real Estate ID 0108080; 12.8 +/- acres recorded as Lot 1 in Book of Maps 2019, Page 1273.

Action: Adopt Ordinance (2020) 4061

Motion: Singleton
Second: Behringer
Vote: 5:0

(ANX 20-11) 900 Maxwell Drive – Satellite annexation

Presenter: David Bamford, Planning Services Manager

Satellite annexation: 900 Maxwell Drive; Wake County PIN #:1701347632; Real Estate ID 0472652; 0.623 +/- acres recorded as Lot 1 in Book of Maps 2019, Page 2130.

Action: Adopt Ordinance (2020) 4062

Motion: Vance
Second: Behringer
Vote: 5:0

(ANX 20-12) Long Avenue Vacant Parcels – Contiguous and satellite annexation

Presenter: David Bamford, Planning Services Manager

Contiguous and satellite annexation: 901, 903, 907, 909, 911, and 913 Long Avenue; Wake County PINs #:1710976113, 1710975283, 1710966934, 1710975573, 1710976024, and 1710975481; Real Estate ID 0080229, 0080228, 0080230, 0080231, 0080232, and 0080233; 3.23 +/- acres recorded as Lots 52, 53, 55, 56, 57, and 58 in Book of Maps 1962, Page 148.

Action: Adopt annexation Ordinances (2020) 4063 and (2020) 4064

Motion: Matthews
Second: Singleton
Vote: 5:0

NEW/OLD BUSINESS

Adoption of the FY 2020-2021 Budget

Presenter: Mike Franks, Budget Manager

Dellinger

- Recommended moving forward to incorporate fees that will not put the Town out of balance with other municipalities.
- Stated there are plenty of unsourced expenditures for parkland. Council Member Dellinger also recommended, along with adopting the rate increase, to capture this and revisit at a quarterly meeting. Mr. Dickerson responded this subject would usually be heard by the Public Works Committee for research, discussion, etc., considered by the development community and then to Council for their review and approval.

Singleton

- Thanked staff for work on preparing the budget. Expressed support of first responders and community liaison position.

Matthews

- Thanked staff for work on preparing the budget.
- Asked to look at the fee schedule at the Work Session. Mr. Dickerson responded the Parks plan for the Meadowbrook and Yeargan conceptual plans will be on the July Work Session

Marshburn

- Commended Council for the work they put into the challenging budget.

Action: Adopt Ordinance (2020) 4065

Motion: Singleton

Second: Vance

Vote: 5:0

COMMITTEE REPORTS

Mr. Hodges advised a Public Works Committee meeting is in the process of being scheduled. Council Member Vance stated the Human Resources Committee received applications that he and Council Member Dellinger will be reviewing and taking next steps to fill positions.

MANAGER REPORTS

Garner info

Building & Permit Report

Garner Police Conversation - In light of the George Floyd incident, there has been correspondence sent to Towns and Police Departments asking each police force to address those 8 uses of force and policies and look at their own and make recommendations or changes based on anything they would consider deadly or de-escalate. We looked at our policy and made some recommendations.

At some point, the Town plans to have a community engagement event, however, a survey is currently active for residents. There were over 300 responses in 24 hours. The responses were overall very positive and supportive. Interim Chief Binns stated Rap Sessions are being re-started.

Interim Chief Binns stated there was community and police engagement prior to this event. We will continue to engage and understand each other and make changes where changes need to be made. Council Member Singleton stated public contacts are probably more than 40K.

Council Member Dellinger asked if the use of force, chain of command, etc. are ever audited or verified by an outside agency. Interim Chief Binns responded State law does not allow the Town to do that. There is a system in place where the Police Department's Internal Affairs receives an alert and looks at each case for similarities.

Council Member Dellinger asked how the Town compares to other municipalities in the county and asked to see that information. Stated it would be interesting to see the break down in our department for years of experience, age, demographics, and ethnicity as well as informative for people to know the hiring process. Interim Chief Binns responded some of the requirements include a psychological exam, references, education, testing requirements, and physical requirements. The hiring process takes about 3 months and may start with 50 candidates with only 3 or 4 being considered.

Dellinger asked the role of the School Resource officer and how they are chosen. Chief Binns responded Officers are chosen by those who want to work with kids, counseling and mentoring them. It also depends on how much the school principal wants the officer to be involved.

Mr. Dickerson advised the Town has a nationally accredited Police Department through CALEA which puts us a step ahead on our procedures.

Mr. Dickerson added this is a trying time for black individuals in this country, the issue is real, and we need to work with the Police Department to make sure these types of things don't happen in this community. There's a lot of angst among youth.

ATTORNEY REPORTS

COUNCIL REPORTS

Matthews
Had nothing to report.

Singleton

- Meals on Wheels is continuing but will stop next week.
- Reported that last Tuesday, July 9th, the class of 2020 had a graduation ceremony. There were 670 in the graduating class, 620 went through process.

Behringer

- Reported attending the League of Municipality Conference today which reflected on the economy, more optimistic than anticipated.
- Reported 3 different people in the neighborhood hearing gun shots. Interim Chief Binns stated he will look into, but understood they were trying to shoot a raccoon. Captain Smith said they looked at some animal control issues and potential gun shots last week.

Dellinger

- Reported Raleigh made face masks mandatory.
- Distributed COVID statistics which show weekly increases. Citizens need to be vigilant. Council will need to evaluate where to hold meetings, etc.
- Asked if the letter signed by other Mayors across the State, that speaks to concerns and issues, could be placed on the Town's website.

Vance

- Stated this is a challenging year; staff did a good job pulling budget together.
- Stated the Police Department does things that everyone doesn't know about – appreciate service they render.

Marshburn

- Annual Stevens Award nominations are now open.

ADJOURN: 9:59 p.m.

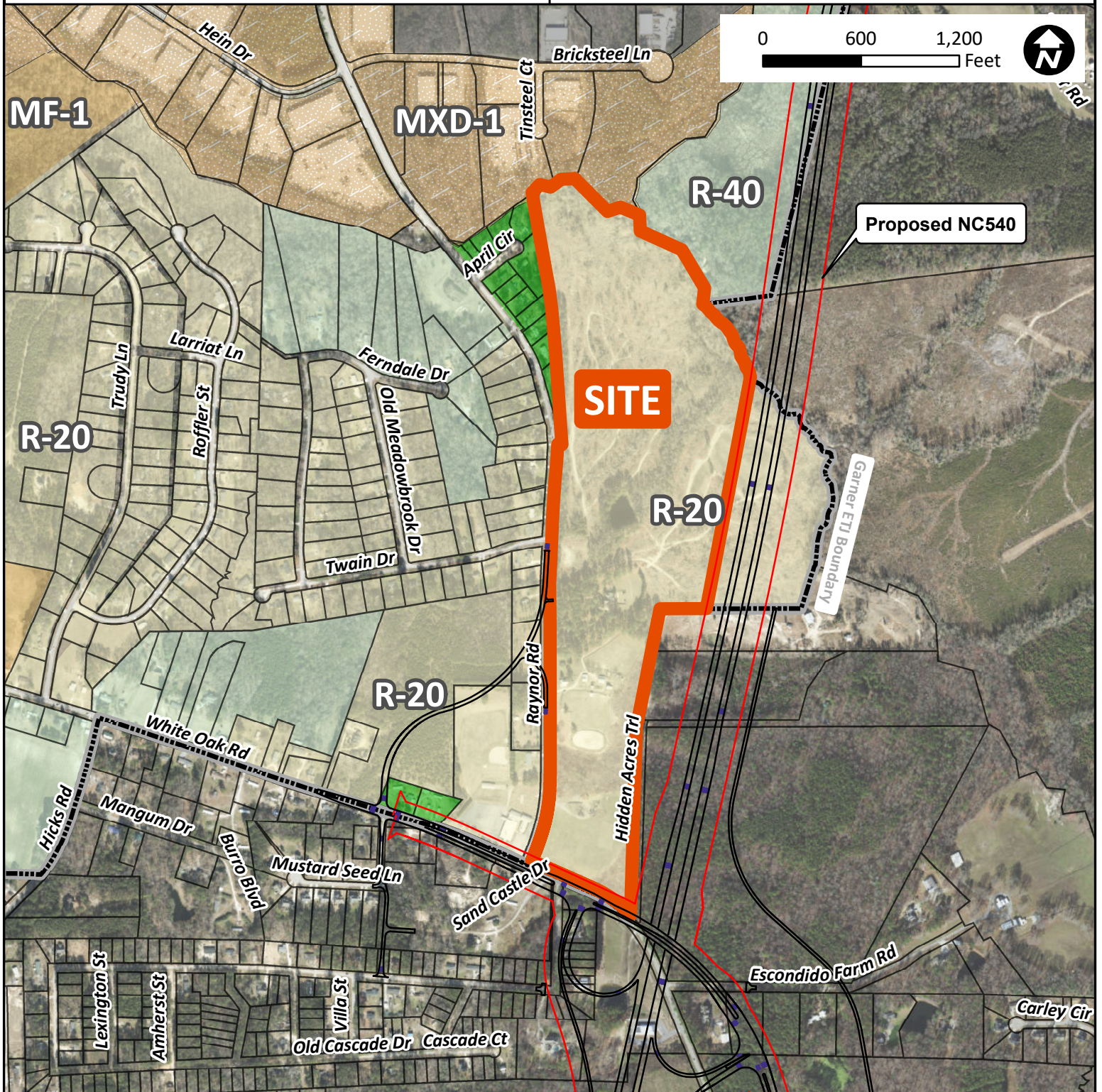
Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: July 7, 2020		
Subject: PD-Z-19-04 & PD-MP-19-04, Raynor Road PRD		
Location on Agenda: Public Hearings		
Department: Planning		
Contact: David Bamford, AICP; Planning Services Manager		
Presenter: David Bamford, AICP; Planning Services Manager & Stacy Harper, AICP; Principal Planner		
Brief Summary: Conditional use planned development district zoning (PD-Z-19-04) and associated master plan (PD-MP-19-04) request submitted by Mungo Homes of North Carolina, Inc. to re-zone 77.01 +/- acres from Single-Family Residential (R-20) to Planned Residential District (PRD C-9) Conditional Use for a 333-unit subdivision (126 single-family dwellings and 207 townhouses). The site is located on the northeast corner of White Oak Road and Raynor Road and may be further identified as a portion of Wake County PIN# 1639-58-3019.		
Recommended Motion and/or Requested Action: Consider adoption of Ordinance (2020) 4066		
Detailed Notes: See attached vicinity map and staff report. A neighborhood meeting was required by ordinance and was held on June 24, 2019. Use restrictions and characteristics are voluntarily offered as zoning conditions. Staff recommends approval of PD-Z-19-04 & finds PD-MP-19-04 in conformity with the UDO.		
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

Planned Residential Development PD-Z-19-04 & PD-MP-19-04



Project: Raynor Road Subdivision
Applicant: Clayton Properties Group, Inc
Owner: Alice & Elmo Williams Trust
Location: 5813 Raynor Rd.
Pin #: portion of 1639-58-3019

Proposed Use: Master Planned Community
Current Zoning: Single-Family Residential (R-20)
Proposed Zoning: Planned Residential Development (PRD-C9) Conditional Use
Acreage: 96.03 (77.01 Developed)
Overlay: N/A

Planning Department Staff Report

TO: Mayor and Town Council Members

FROM: David Bamford, AICP; Planning Services Manager
Stacy Harper, AICP; Principal Planner

SUBJECT: *Conditional Use Rezoning # PD-Z-19-04, and
Conditional Use Master Plan # PD-MP-19-04, Raynor Road*

DATE: July 7, 2020

I. PROJECT AT A GLANCE

Project Number(s): PD-Z-19-04, Conditional Use Rezoning
PD-MP-19-04, Planned Development Master Plan

Applicant: Clayton Properties Group, Inc

Owner(s): Alice Williams and the Elmo Williams Trust

General Description -

Project Area & Location: 77.01 +/- acres at the northeast corner of Raynor and White Oak roads

Wake Count PIN(s): 1639-58-3019

Current Zoning: Single-Family Residential (R-20)

Requested Zoning: Planned Residential Development (PRD C9) Conditional Use

Proposed Use: Single-Family Detached and Townhouse subdivision

Key Meeting Dates -

Planning Commission: August 19, 2019
May 18, 2020 (amended plan)

Public Hearing & Action: July 7, 2020

II. BACKGROUND / REQUEST SUMMARY

The Planning Commission reviewed the original request at their August 19, 2019 meeting. By a unanimous vote, the Planning Commission confirmed staff's findings at that time that PD-MP-19-04, Raynor Road, was in conformity with adopted town plans and policies. The motion was amended to include a recommendation that side setbacks for the single-family homes be a minimum of 5-feet, 10-feet combined. The Commission also accepted staff's statements regarding zoning consistency.

This original request heard at the August 2019 Planning Commission meeting proposed a maximum of 338 units on 84.54-acres, a density of up to 4 units per acre. The Master Plan proposed 333 units (5 less than the maximum with 105 single-family and 228 townhomes) at a density of 3.9 units per acre. Since that time, the project has been changed and modified to reduce the overall project acreage by 7.53 acres to 77.01, removing the portion of area east of and including the proposed I-540 corridor. While the maximum number of dwelling units remains the same at 338, the reduction in project area increases the overall proposed density.

According to Section 3.10.H.1., any proposed increase in density is considered a major change. As such, staff recommended a new review of the case by the Planning Commission prior to a public hearing at their meeting on May 18, 2020 meeting.

This revised rezoning (PD-Z-19-04) and associated master plan (PD-MP-19-04) have been re-submitted for the development of a maximum of 338 units with a max density of 4.4 units per acre. The master plan currently shows a 333-unit residential subdivision (126 single-family homes and 207 townhomes) at a density of 4.32 units per acre.

The requested zoning is Planned Residential Development (PRD C9). All planned development districts are conditional use districts.

III. ZONING ANALYSIS

Existing: The site is currently zoned **Single-Family Residential (R-20)**. This district allows single-family lots of at least 20,000 square feet (0.45 acres). Under this zoning, the 77.01-acre site could accommodate approximately 117 single-family lots (estimate subtracts 20% of the site area for streets and roads, and 10% for open space).

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

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

Proposed: The proposed zoning district is Planned Residential District (PRD C9). This is an option to encourage a mix of housing choices, allowing a density bonus in return for provision of substantial landscaping, screening and buffering. Developments are permissible on tracts of at least 15 contiguous acres.

There are no generally permitted uses within planned districts. All uses are conditional.

The following conditions are proposed:

1. Permitted use table:

Use Category	Specific Use	PRD C9
Household Living	Townhouse	P*
	Single-family	P*

2. Any form of group living protected by state or federal statute for use in single-family dwellings shall be permitted according to the specific use standards of the Garner Unified Development Ordinance.
3. The maximum density shall not exceed 4.4 dwelling units per acre without modifications to the Master Plan as outlined in this document, the Raynor Road Subdivision Planned Residential Development.
4. A deviation in lot size and lot percentages per Section 6.12. A, single family lot sizes in PRD developments. This section requires sixty percent (60%) of all single family lots to be at least 12,000 SF and forty percent (40%) meeting a 9,000 SF lot size. A

deviation allowing for 3,000 SF minimum single-family lot sizes and 1600 SF townhome lot sizes is proposed. 126 single family lots are proposed and 207 townhome units are proposed with this PRD. Utilizing smaller lot sizes and townhomes enables this development to provide for a mix of housing types, provide for more affordable housing options, and create more shared open space, trails, and amenities and trails.

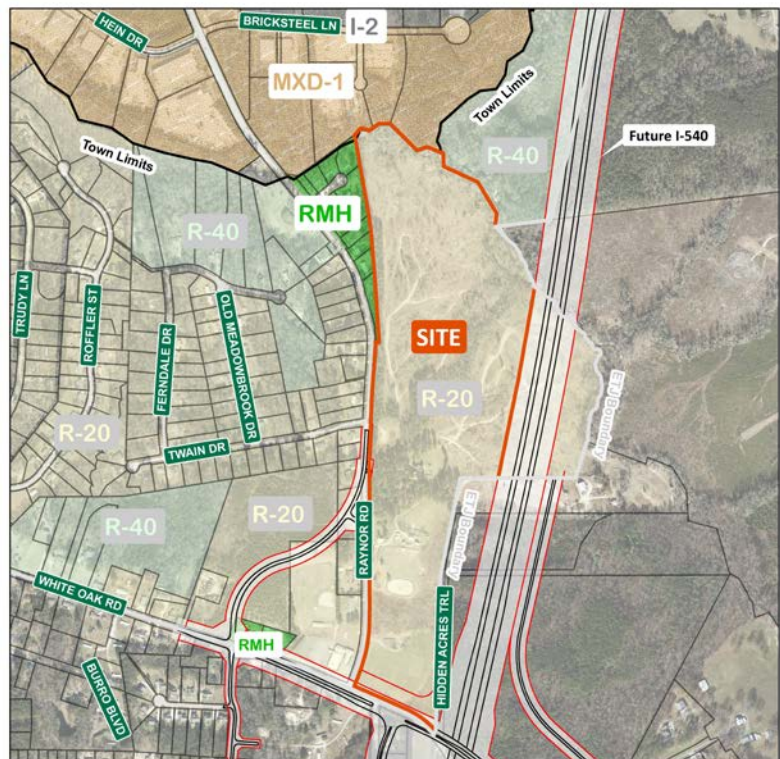
5. A deviation in building setbacks is requested for Section 6.12. A, building setbacks for a PRD development. Lot setbacks are outlined to follow the requirements for the R-12 development. R-12 setbacks are as follows: Front-30', Rear-20', Side 6' minimum, 15' combined minimum, Corner Side-20'. Proposed setbacks for the detached front loaded single family lots are as follows: Front-20 ft., Rear-15 ft., Side-3 ft. min. 6 ft. Aggregate, Side along public right of way-8 ft. min. Proposed setbacks for the detached rear loaded single family lots are as follows: Front-5 ft., Rear-4ft. or 20 ft. min, Side 3 ft. min 6 ft. Aggregate, Side along public right of way-8 ft. min. For the attached townhomes, lot setbacks are as follows: Front-5ft min., Rear-4 ft. or 20 ft. min., Side-5 ft. min. for end units, Side along public right of way-8 ft. min. Reduced setbacks enable smaller lot sizes and a mix of home types while still preserving open space for amenities and creating a more walkable community.
6. The neighborhood recreation amenity area shall include a minimum 750 sf swimming pool and minimum 800 sf pool building facility.
7. Each townhome will have a minimum heated area of 1,200 sf and each single-family home will have a minimum heated area of 1,700 sf.
8. All rear loaded single-family homes shall have a front porch, minimum 48 sf.
9. All single-family homes shall have an outdoor patio or deck, minimum 80 sf.
10. All homes shall have shutters or window trim wrap.
11. All homes shall have masonry or textured finish treatment for foundations (See condition 18 below).
12. All rear loaded homes shall have driveway access on an alley.
13. A Homeowner's Associations shall be created for the development.
14. All homes shall have roof eaves with a minimum 8-inch overhang on all sides.
15. The front elevation of all residential dwellings shall comply with either "a" or "b" below:
 - a. A minimum of 40 square feet masonry trim (stone, brick, etc.). This will include any exposed foundation to a minimum 12" in height, masonry column bases, wainscoting or other configurations of masonry.
 - b. The front elevation of all residential dwellings that do not meet the minimum square footage of masonry trim shall have at least one (1) of the following

features: Board and Batten, Shake Siding, or Second Story Porch and at least one (1) of the following features: Gable Window, Dormer(s), Decorative Window Cap/ Pediment, Front Door Transom or Sidelight Window. Having two (2) items from the first list in lieu of one from each list will meet this architectural requirement.

16. Front elevation windows that are not set in masonry trim shall have shutters, additional trim board, or other detail/feature.
17. Side and rear elevations are not required to have additional materials and can be 100% vinyl materials.
18. Any exposed portion of concrete foundation or slab must be either wrapped with masonry veneer (brick, stone, etc.) on all sides, or must be painted and parged with a textured cementitious coating.
19. Minimum 50% of all townhomes and all single-family units will have a garage.
20. Townhome side walls that face a public street shall meet at least one of the following requirements:
 - a. At least one (1) window and hip roof treatment, or
 - b. At least three (3) windows, each with 4" window trim or shutters.

Adjacent Zoning and Land Use:

- North:** MXD-1 C25 White Oak Business Park East
- South:** Wake County R-30 Single-Family / Commercial
- East:** Wake County R-30 Single-Family
- West:** R-20 Single-Family



Zoning History: The Planning Department's rezoning database contains the following rezoning cases in the vicinity of this property:

Case	Applicant	Location	Zoning Change
Z-88-12	White Oak Associates	West side of Raynor Rd White Oak Business Park West	Wake County R-30 to Town of Garner I-2 (withdrawn)
Z-88-15	White Oak Associates	East side of Raynor Road White Oak Business Park East	Wake County R-30 to Town of Garner MXD-1 (withdrawn)
CUD-Z-88-12	White Oak Associates	White Oak Business Park	Wake County R-30 to Town of Garner MXD-1 C25
CUD-Z-07-01	White Oak Associates	Bricksteel Lane, White Oak Business Park	MXD-1 C25 to I-2 C147
CUD-Z-08-06	White Oak Associates	Bricksteel Lane, White Oak Business Park	MXD-1 C25 to I-2 C157
Z-17-01	Town of Garner	ETJ Extension	Wake County R-30 to Town of Garner R-20
CUD-Z-19-04	Pullen Construction	Bricksteel Lane, White Oak Business Park	I-2 C157 to I-2 C217)

IV. COMMUNITY INFORMATION

Overall Neighborhood Character: This area of the community consists of a mixture of single-family and light industrial. Residential uses are located at each end of Raynor Road with White Oak Business Park located in the middle. NC 540 is planned to cut through this area east of Raynor Road.

Traffic: The NCDOT average daily traffic count history in this area is as follows:

Raynor Road (south of US 70)

- Year 2007 – 5,800
- Year 2009 – 5,700
- Year 2011 – 6,100
- Year 2013 – 6,300
- Year 2015 – 6,800
- Year 2017 – 7,200

White Oak Road (north of NC 42)

- Year 2008 – 7,100
- Year 2010 – 7,900
- Year 2012 – 8,400
- Year 2014 – 8,000
- Year 2016 – 9,900
- Year 2018 – 12,500

A Traffic Impact Analysis (TIA) was required by the Town and NCDOT. The original TIA was subsequently updated to account for recently proposed and/or approved developments in southeast Garner and a change in the proposed project's mix of unit types. In all, the TIA considered expected traffic from Oak Park, Oak Park West, Bethel, Country Walk, Clifford Grove (and additions to it), Harper's Landing and the Rhora Subdivision. NCDOT's Congestion Management Unit's recommendations are included in the improvements that follow:

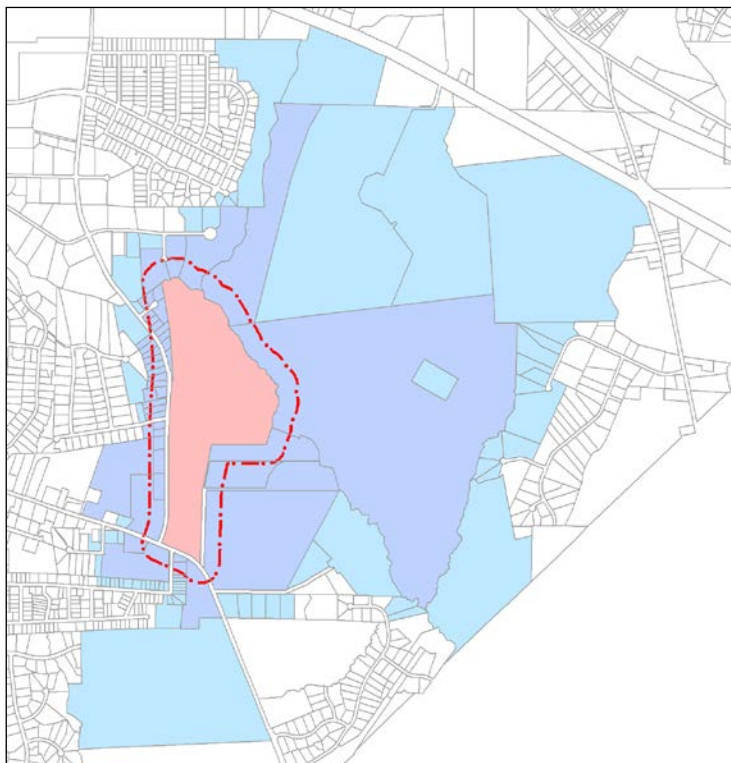
To be performed by the developer –

- Construct an exclusive eastbound left-turn lane on White Oak Road to Raynor Road providing 100' of full-width storage.
- Perform a signal warrant analysis once school is back in session to determine if a signal is warranted at project buildout. Pending the outcome of the signal warrant analysis, the developer is committed to constructing a traffic signal. If the signal is not warranted at this location based on the warrant analysis, the developer is committed to a fee-in-lieu in the amount of \$60,000, which is the estimated cost of construction of the signal.
- Construct an exclusive northbound right-turn lane on Raynor Road into the southern site entrance providing 50' of full-width storage.
- Construct an exclusive northbound right-turn lane on Raynor Road into the northern site entrance providing 50' of full-width storage.
- Construct an exclusive southbound right-turn lane on Raynor Road into the northern site entrance providing 50' of full-width storage.

Neighborhood Meeting: Staff identified 95 properties (91 after removing exact duplicates) within the notification radius as shown at right and provided the list below to the applicant for first class mailed notices. As of the time of the meeting, three (3) notices had been returned as undeliverable.

Red area = development parcels
Red line = 300' buffer
Dk. Blue area = parcels w/in 300'
Lt. Blue area = parcels +1 rule

The neighborhood meeting was held in the Garner Senior Center at 6pm on June 24, 2019 with approximately 21 neighbors in attendance – in red print in the table below.



OWNER	ADDR1	ADDR2
FOWLER, TIM	1015 DREW DR	GARNER NC 27529-7652
RAYNOR, BOBBY CARLYLE RAYNOR, MARGARET F	1018 US 70 HWY W	GARNER NC 27529-2562
LOGAN, MICHAEL J	102 TWAIN DR	GARNER NC 27529-9564
LOGAN, MICHAEL JAMES	105 TWAIN DR	GARNER NC 27529-9565
801 BRICKSTEEL LANE LLC	112 BECKFORD RD	CARY NC 27518-6476
HOME RE-DO INC	1121 OAKGROVE DR	KNIGHTDALE NC 27545-9299
MITCHELL, CHARLES DODD	120 WHITMAN DR	TURNERSVILLE NJ 08012-1047
PETERSON, GERALD D PETERSON, NATALIE M	1202 VANDORA AVE	GARNER NC 27529-3853
GILCHRIST, DERRICK G GILCHRIST, MAGGIE ALAINA	1308 TURNER WOODS DR	RALEIGH NC 27603-7508
JACKSON, WILLIAM R JACKSON, KIMBERLY	131 FERNDAL DR	GARNER NC 27529-9515
JACKSON, WILLIAM R JACKSON, KIMBERLY	131 FERNDAL DR	GARNER NC 27529-9515
HADDOCK, DONALD DAVID	1424 OPAL CT	RALEIGH NC 27615-2868
MASSENGILL, TED W MASSENGILL, SUSAN B	181 GRILL RD	CLAYTON NC 27520-7032
RKP ENTERPRISES LLC	200 TINSTEEL CT	GARNER NC 27529-4182
AQUA NORTH CAROLINA, INC.	202 MACKENAN DR	CARY NC 27511-6447
BAILEY, JOSEPH R BAILEY, VELANCIA P	209 IVEY GATE LN	GARNER NC 27529-7528
GREGORY LAND DEVELOPMENT II LLC	2124 COLLEGE ST	COLUMBIA SC 29205-1023
CLEMENTS FAMILY FARMS LLC	2340 TILTONSHIRE LN	APEX NC 27539-7495
RAD PROPERTIES LLC	2609 OAKRIDGE RIVER RD	FUQUAY VARINA NC 27526-6594
EARLY, SARA RAY	2709 HIDDEN ACRES TRL	GARNER NC 27529-9591
ALLEN, MOLLIE BOYLEN HEIRS	2797 CLIFTON AVE	CREEDMOOR NC 27522-9511
DEAN, DONALD MARK DEAN, DONNA STRICKLAND	2808 ESCONDIDO FARM RD	GARNER NC 27529-9110
BOYD, CLARENCE L JR BOYD, SAMANTHA B	2824 ESCONDIDO FARM RD	GARNER NC 27529-9110
TRUELOVE, STEVEN BRETT TRUELOVE, ANNE S	2905 ESCONDIDO FARM RD	GARNER NC 27529-9161
CAVINESS, JOHN M	2908 ESCONDIDO FARM RD	GARNER NC 27529-9160
GUETERMAN, JEFFREY A BAILEY, LYNN ISABELLA	2917 ESCONDIDO FARM RD	GARNER NC 27529-9161
2701 HIDDEN ACRE LAND TRUST	299 POWHATAN RD	CLAYTON NC 27527-6016
JOHNSON, ALLAN E	300 S LANDING DR	CLAYTON NC 27520-7787
BRIARHAVEN PROPERTIES LLC	304 BRIARHAVEN CT	GARNER NC 27529-5100
HARVEY, MARK A HARVEY, TERESA B	3100 GOLDEN NUGGET DR	CLAYTON NC 27520-8051
PATTON, ETHAN H	3101 GOLDEN NUGGET DR	CLAYTON NC 27520-8052
CATANIA, ANTHONY S	3105 GOLD DIGGER RD	CLAYTON NC 27520-8064
CRAIG, STUART W CRAIG, SYLVIA A	3105 GOLDEN NUGGET DR	CLAYTON NC 27520-8052
SINGLETARY, KEVIN A SINGLETARY, MADISON R	3106 GOLD DIGGER RD	CLAYTON NC 27520-8063
MUSSELWHITE, PAMELA A	3107 GOLD DIGGER RD	CLAYTON NC 27520-8064
PARRISH, GREGORY P PARRISH, JENNIFER H	3109 GOLD DIGGER RD	CLAYTON NC 27520-8064
HOLLAR, AMBER	3117 GOLDEN NUGGET DR	CLAYTON NC 27520-8052
WHITE OAK ASSOCIATES	3204 BRENNAN DR	RALEIGH NC 27613-1309
ELMO T WILLIAMS TRUST WILLIAMS, ALICE H	4030 CARDINAL AT NORTH HILLS ST, APT 202	RALEIGH NC 27609-2619

OWNER	ADDR1	ADDR2
STANCIL, MELVIN D STANCIL, MIRANDA B	423 W MAIN ST	GARNER NC 27529-3120
HOEL INVESTMENTS LLC DIFRANCO INVESTMENTS LLC	4700 POWDER MILL RD	CHAPEL HILL NC 27514-9589
BOYKIN, JOHN FRANKLIN	4705 JOHNSON POND RD	APEX NC 27539-8685
LENGER, JERRY P	4733 LAKE VILLA DR UNIT E	CLEARWATER FL 33762-5236
SMITH, CLARENCE MILTON SMITH, BRENDA F	5605 RAYNOR RD	GARNER NC 27529-9456
ESCOBAR, MARCONY SALAZAR, PATRICIA	5609 RAYNOR RD	GARNER NC 27529-9456
SAWYER, WILLIAM EDGAR	5613 RAYNOR RD	GARNER NC 27529-9456
PICKETT, BURNETT J	5616 RAYNOR RD	GARNER NC 27529-9455
ADAMS, MELANIE S LAMM, MICHELLE A	5617 RAYNOR RD	GARNER NC 27529-9456
BEST, DELMA E	5621 RAYNOR RD	GARNER NC 27529-9456
KIRKS, KIMBERLY	5624 RAYNOR RD	GARNER NC 27529-9455
BUSTOS, MAXIMINO BUSTOS, RUFINA SANTANA	5628 RAYNOR RD	GARNER NC 27529-9455
JONES, JEREMY D	5632 RAYNOR RD	GARNER NC 27529-9455
COMBS, PATRICIA JEAN	5636 RAYNOR RD	GARNER NC 27529-9455
PONGO, MACK ANTHONY PONGO, MARCO ANTONIO	5700 RAYNOR RD	GARNER NC 27529-9457
MEDLIN, DON N MEDLIN, VIOLET T	5704 RAYNOR RD	GARNER NC 27529-9457
SOX, LESLIE JOHN	5712 RAYNOR RD	GARNER NC 27529-9457
LITTMATH, JEFFREY A	5716 RAYNOR RD	GARNER NC 27529-9457
STEWART, CHRISTOPHER D	5720 RAYNOR RD	GARNER NC 27529-9457
STANCIL, CECIL C STANCIL, EDNA P	5800 RAYNOR RD	GARNER NC 27529-9459
EATMON, NANCY M	5804 RAYNOR RD	GARNER NC 27529-9459
ALVAREZ, SALLE STEPHANY HERNA TORRES, GABRIELA RAMIREZ	5812 RAYNOR RD	GARNER NC 27529-9459
ELMO T WILLIAMS TRUST WILLIAMS, ALICE H	5813 RAYNOR RD	GARNER NC 27529-9460
RHODES, LINWOOD W	5908 RAYNOR RD	GARNER NC 27529-9461
OLVERA, OSCAR LOPEZ HERNANDEZ, ALICIA MARIN	600 TRAIL OF MERLIN	GARNER NC 27529-9562
NC DEPARTMENT OF TRANSPORTATION	815 STADIUM DR	DURHAM NC 27704-2713
TURNER, LUTRICIA T	8801 OLD CASCADE DR	GARNER NC 27529-9784
PARRISH, ELLA GRACE PARRISH, PHILLIP WEST	8833 WHITE OAK RD	GARNER NC 27529-9465
FOSTER, JOHN EARLY III	8845 OLD CASCADE DR	GARNER NC 27529-9784
PEACOCK, SCOTT FITZGERALD MATTHEWS, SYLVIA DIANE	8908 WHITE OAK RD	GARNER NC 27529-9466
WIGGINS, DARRELL WIGGINS, STEPHANIE WIGGINS	8920 WHITE OAK RD	GARNER NC 27529-9466
SMITH, LILA MAE SMITH, SAMUEL LEE ZACHARY	8924 OLD CASCADE DR	GARNER NC 27529-9733
MT HERMAN CHRISTIAN CHURCH	8925 WHITE OAK RD	GARNER NC 27529-9467
BENITEZ, LAURENCIO CRUZ BENITEZ, LEONARDA	9000 MUSTARD SEED LN	GARNER NC 27529-7352
HAYES, SOPHIA HAYES, RICHARD L	9005 APRIL CIR	GARNER NC 27529-9502
SANDERFORD, TAMMY SANDERFORD, RICHARD GILBERT	9008 APRIL CIR	GARNER NC 27529-9501
JOHNSON, DAVID LEROY JOHNSON, LIZA MARIE	9013 APRIL CIR	GARNER NC 27529-9502
DEAN, DONALD RAY DEAN, KAY M	9101 WHITE OAK RD	GARNER NC 27529-8826
DEAN, DONALD R DEAN, KAY M	9101 WHITE OAK RD	GARNER NC 27529-8826

OWNER	ADDR1	ADDR2
BUIE, WILLIAM C BUIE, KATHRYN S	9221 CARLEY CIR	GARNER NC 27529-5976
PARKS, DONALD PARKS, SHEILA DENEEN	9225 CARLEY CIR	GARNER NC 27529-5976
BABB, RALPH DANIEL BABB, KIMBERLY SUE	9229 CARLEY CIR	GARNER NC 27529-5976
SDO INVESTMENTS LLC	PO BOX 1051	CLAYTON NC 27528-1051
AUBURN TOWER PARTNERSHIP	PO BOX 12000	RALEIGH NC 27605-2000
ROGERS, RICHARD TRUSTEE ROGERS, ANN R TRUSTEE	PO BOX 17671	RALEIGH NC 27619-7671
TURNER, JAMES L TURNER, DONAPHINE J	PO BOX 203	GARNER NC 27529-0203
BURNETTE, R GARLAND	PO BOX 2264	ATLANTIC BEACH NC 28512-2264
GARRIS, LINWOOD E GARRIS, HOLLY B	PO BOX 28	BUTNER NC 27509-0028
CAPITAL CITIES COMMUNICATIONS INC	PO BOX 313	GLENDALE CA 91209-0313
GORRELL INC	PO BOX 33395	RALEIGH NC 27636-3395
CAPITAL CITIES BROADCASTING CO	PO BOX 5046	GLENDALE CA 91221-2046
WAKE COUNTY	PO BOX 550	RALEIGH NC 27602-0550

The meeting was hosted by:

- Mr. Chris Schilling, Mungo Homes;
- Mr. Brad Hart, WithersRavenel, Inc.; and
- Mr. Zack Fuller, WithersRavenel, Inc.

Questions and answers are listed below.

1. A guest asked about the anticipated home size. Chris responded they will be between 1,800 ft² and 2,500 ft².
2. A guest asked about the proposed lot size. Brad responded that lots will be 30' to 35' wide with Charleston style homes. Townhomes lots will be 22' to 26' wide.
3. A guest asked about the price point of the homes. Chris responded that townhomes will start at \$250,000 with single family starting at \$290,000.
4. A neighbor pointed out that access off Raynor Road will be difficult due to current traffic and the high point in the road. They were also interested if any turn lanes would be provided. Brad responded that sight distance has been reviewed and a separate consultant prepared a Traffic Impact Analysis. Left turn lanes on Raynor Road will be provided at both site entrances. Right and left turn lanes will be provided at each driveway from the development onto Raynor Road. At this time one additional turn lane will be provided on White Oak Road.
5. Total unit count for the development is 333.
6. A guest asked how sanitary sewer will be provided to the site. Brad responded that sewer service will be provided through connection to an existing City of Raleigh sewer main running along the north side of White Oak Creek.
7. A guest asked how water service will be provided to the site. Brad stated that the existing 12-inch water main on Raynor Road will be extended from north of the bridge to White Oak Road.

8. A guest asked about the anticipated project timeline. Brad estimated construction to begin next summer following the rezoning, planning board & Town Council approval, and construction drawings. Chris estimated a 2 to 3 year build out for construction.
9. A neighbor asked about the I-540 and White Oak Road interchange. Brad responded that the interchange was not part of the Raynor Road Subdivision project and is scheduled for completion in 2027 based on discussion with NCDOT.
10. A guest asked if access would be provided to I-540. Brad responded that no access will be provided from the proposed development.
11. A neighbor asked if the road improvements associated with the project will be in the \$250,000 to \$1,000,000 range. Brad stated that road improvements are generally expensive and for this project will include turn lanes, widening, and sidewalk.
12. A guest asked if there are any plans to install a stop light at the Raynor Road and White Oak Road intersection. Brad responded this is currently under review by the Town and NCDOT, but cautioned that NCDOT does not like to signalize an intersection too soon.
13. A guest asked if any buffers or fences are proposed to adjacent properties. Brad responded that a perimeter buffer will be provided in accordance with Town Standards. At this time, there are no fences proposed.
14. A guest asked if the project has been named. Chris responded that a name has not been chosen. The guest then suggested Elmo and Alice.
15. Mungo Homes is the sole developer of the site.
16. A guest asked if the maps on display will also be shared online. Brad responded that all documents submitted to the Town of Garner are public information. Guests were encouraged to take a business card and follow up with emails to request any documents of interest.
17. A guest asked about the greenway shown along White Oak Creek. Brad stated that the greenway from the western property boundary (near April Court) towards the I-540 corridor will be built by the developer as shown on the plans. The remaining greenway area will be graded and an easement dedicated to the Town of Garner.
18. A guest asked if the amenity site shown is the existing house on site. Brad responded that it is a proposed amenity center with pool, not the existing house.
19. A guest asked if the blue areas are ponds. Brad responded the existing pond will remain and two stormwater control measures will be added with the development.
20. A neighbor asked about drinking water supply for the development. Brad responded that water will be extended along Raynor Road from the bridge down to White Oak Road. Fire hydrants will be installed along the water main extension.
21. A guest asked if the property will be annexed into the Town of Garner. Brad stated that is correct.
22. A guest asked if there are any plans to extend sanitary sewer along Raynor Road. Brad responded that at this time sewer will be accessed across White Oak Creek.
23. A guest asked how far is the project site from US Highway 70. Brad showed the project site in relationship to US 70 on the vicinity map. A neighbor added that it is approximately 1.1 miles.
24. A guest asked if public water is currently running to the bridge on Raynor Road. Brad indicated that is correct.

25. A neighbor asked if there are any plans to extend water and sewer along White Oak Road. Brad responded that water stubs will be provided as required by the City of Raleigh, but there are no plans in the works to extend along White Oak Road at this time.
26. A neighbor asked if turn lanes will be provided on Raynor Road and indicated that traffic currently backs up to Twain Drive by 3:00 in the afternoon. Brad indicated that both entrances into the proposed development will have turn lanes.
27. A neighbor asked if existing homes along Raynor Road will be required to connect to the public water main extended along Raynor Road. Brad responded that existing homes will not be required to connect with this project.
28. A guest asked if the existing sanitary sewer pump station along White Oak Creek has enough capacity for the proposed development. Brad indicated that we believe capacity is available based on our conversations with the City of Raleigh and upgrades are not required at this time.
29. A guest asked when construction is going to begin. Brad responded that groundbreaking is expected next summer.
30. A neighbor asked if road improvements will be completed before the houses are built. Brad responded that road improvements are typically required before a set number of certificates of occupancy are issued and will not be delayed until the end of the project.
31. A neighbor asked if the project will go through public notice. Brad said that it will but the date has not been set. It is expected it to go to the planning board in the next few months.
32. A guest asked if the relocation of Raynor Road by NCDOT will solve the traffic issues. Brad indicated that we presume the relocation would help, but those improvements are part of the NCDOT I-540 project, and not included with our project.
33. A guest asked if there are any plans to widen White Oak Road. Brad indicated that NCDOT will widen White Oak Road with the I-540 improvements. This project will install turn lane(s) as required.

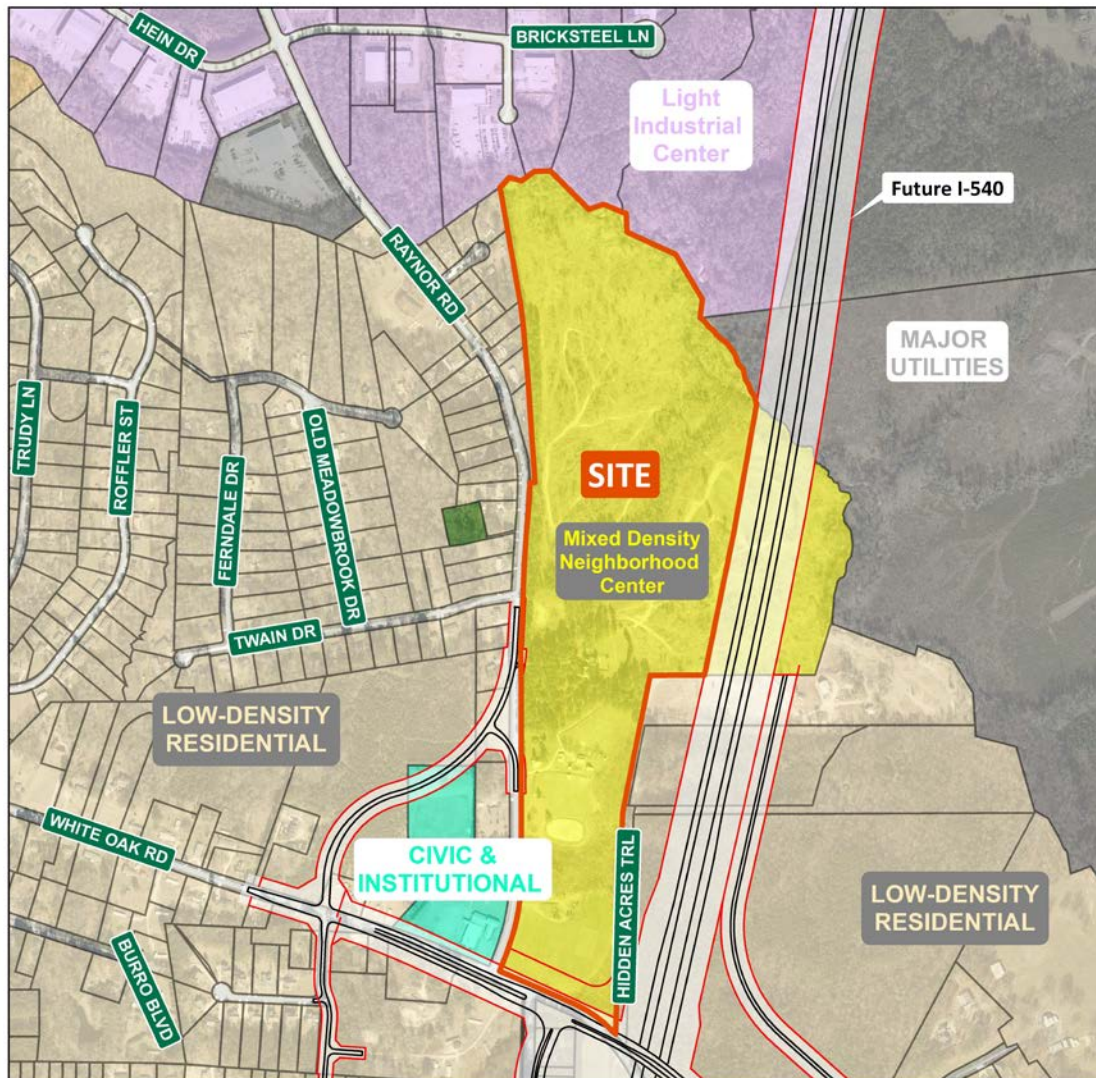
V. ANALYSIS AND STATEMENT OF ZONING CONSISTENCY WITH THE COMPREHENSIVE PLAN

2018 Garner Forward Plan: In addition to land use, the 2018 *Garner Forward Comprehensive Plan* also provides guidance on keeping the Town's character, living spaces, working places, recreation opportunities and transportation. Applicable sections are analyzed in the following paragraphs.

Land Use:

The project site is designated as **Mixed-Density Neighborhood Center** (MDC) on the future land use map. The **Mixed-Density Neighborhood Center** may include a mix of residential uses at medium (2.5 – 5 units per acre) and high densities (over 5 units per acre). This would include developments mixing single-family, townhomes, or apartments together with incidental commercial uses integrated within the community. The development of self-contained, self-supporting neighborhoods is also encouraged and may include individual offices, retail storefronts, and other service-related uses located

along collector streets (or higher categories of street). Non-residential uses should be limited in scale and not rise to the level of creating a Neighborhood Commerce Center (NCC), be part of the overall fabric of the development, and serve customers within walking distance.



Living Spaces:

The guiding principles and recommendations for living spaces and housing are found on pages 63 – 68. Staff finds this request in support of the following:

1. “Garner recognizes that its housing stock is aging and that it could be more diverse to attract younger residents and retain older ones” (p.63). This zone diversifies lot sizes, incorporates alley/rear garage products, and provides exterior maintenance-free choices for owners.
2. “The younger and older residents – ‘Millennials’ and ‘Boomers’ respectively – share many of the same desires in a living space: proximity to shopping and services; an

appreciation for greenways; and fun places to gather” (p. 63). This zone provides over 1.5 mile of private off-street trails as well as 3 mini-parks and a neighborhood park/community swimming pool.

3. A higher ratio of dwelling units to linear feet of public streets is an indicator of more revenue support for downstream road maintenance expenses which is a recommended practice for evaluating housing proposals (p. 64).
4. In greenfield areas, favoring larger master-planned tracts helps to maximize private contributions and amenities which is also a recommended practice (p. 64). This zone again provides over 1.5 mile of private trails, paths, greenways as well as active and passive recreation amenities/ improvements in 3 mini-parks, a larger neighborhood park, and a community swimming pool.
5. Mixing housing types within a development allows the proposed townhomes and single-family detached homes to live compatibly as they are clustered and share similar design characteristics (p. 65). This zone clusters the townhomes in the “Creskide District” with single-family in the “Ridgefield District” surrounding the neighborhood park and swimming pool. HOA-maintained buffer space is included against the future NC540 Interstate.

Recreation Opportunities:

The guiding principles and recommendations for recreation opportunities are found on pages 76 - 82. Staff finds this request in support of the following:

1. “In addition to large projects, small ‘parklets’, ... and small connections between neighborhoods, ... should be priorities to soften perspectives and communicate a human scale for pedestrians” (p. 76). This zone offers sidewalk and trail connections throughout the development along internal streets linking all parts of the neighborhood to mini-parks and the larger neighborhood park.
2. A stated purpose of the PRD zone is to conserve and preserve natural features and green space which is a recommended practice for promoting recreation opportunities (p. 77). This zone provides for approximately 23 acres of open space for conservation and both passive and active recreation.
3. “Parks play a vital role in neighborhood life, providing a place for children to play and residents to meet. This includes pocket parks, areas of a quarter acre or less...” (p. 78). This zone provides for at least 3 stand-alone mini-parks and one (1) neighborhood park interconnected by trails and sidewalks.

Zoning Consistency Statement: The requested rezoning from Single-Family Residential (R-20) to Planned Residential District (PRD C9) is consistent with the 2018 *Garner Forward Comprehensive Plan’s* guiding principles and recommendations of the living spaces section of the plan as well as being consistent with the range of recommended density for medium-density residential land use.

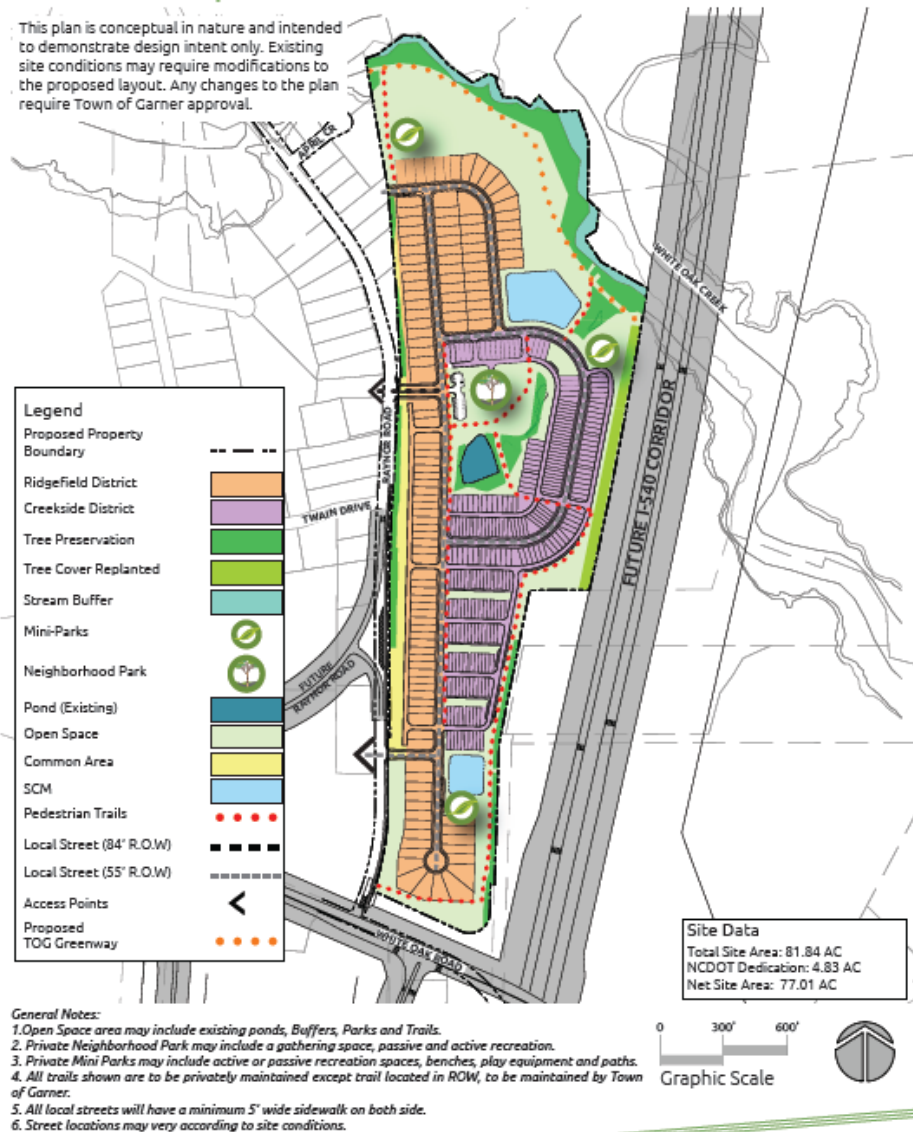
VI. SUBDIVISION PROJECT DATA

Acreage: 77.01 acres net developed (99.6 total)

Number of Lots: 333 (126 single-family and 207 townhomes)

Master Development Plan

This plan is conceptual in nature and intended to demonstrate design intent only. Existing site conditions may require modifications to the proposed layout. Any changes to the plan require Town of Garner approval.



Minimum Lot Size:	Townhouse Creekside District:	1,600 square feet
	Single-Family Ridgefield District:	3,000 square feet
Setbacks:	Perimeter of Development:	25'
	Townhouse (Rear Load):	Front – 5'
		Rear – 4' (with detached garage)
		Rear – 20' (without garage)
		Side – 5' (on end units)
		Corner Side – 8'
	Single-Family (Front Load):	Front – 20'
		Rear – 15'
		Side* – 3' with 6' aggregate
		Corner Side – 8'
	Single-Family (Rear Load):	Front – 5'
		Rear – 4' (with detached garage)
		Rear – 20' (without garage)
		Side* – 3' with 6' aggregate
		Corner Side – 8'

** Interior side setback distance less than 10 feet requires a 5-foot property maintenance easement be provided on the adjoining lot and recorded on the final subdivision plat.*

Landscape and Buffer Requirements:	The plan as proposed meets the requirements of the Landscape Ordinance.
	<ul style="list-style-type: none"> • Tree Cover: Requirement of 12% is met with existing and required plant material. The plan states that the development will meet a minimum of 12.5% but will target a tree coverage of 13.1%. • Perimeter Buffers: There is a minimum 25-foot perimeter buffer required. In addition, the plan shows a 50-foot planted buffer adjacent to the I-540 corridor. • Street Buffers: Plan states street buffers will be planted along Raynor Road and White Oak Road. • Street Trees: Provided every 40' on average along all interior streets (not required on alleys).

Parks and Open Space:	Open Space –
	<ul style="list-style-type: none"> • Required: 25% (19.25 acres) • Proposed: 30% (23.10 acres)

- Target: 39% (30.38 acres)

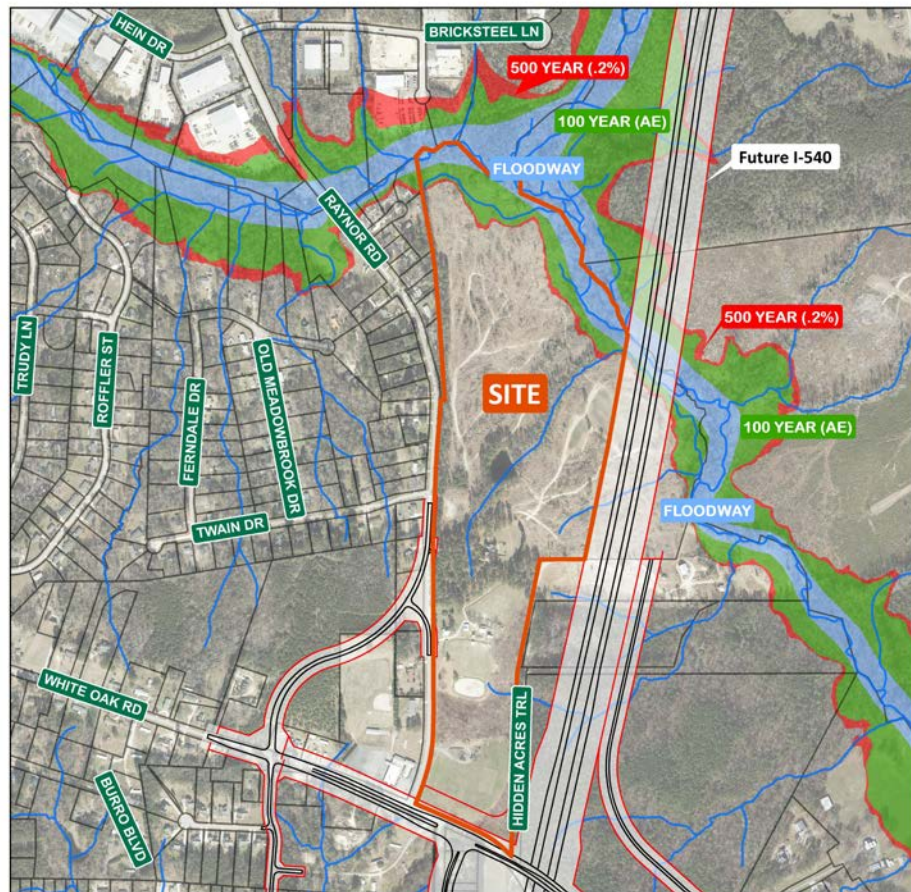
PRD booklet states that proposed open space totals are subject to change but shall not be less than the 25% required. All open space to be owned and maintained by the homeowner's association for the subdivision.

In addition to passive or preserved open space, the planned development includes approximately 1,929 linear feet of public greenway, 1,578 linear feet of a 6-foot multi-use path, and 4,668 linear feet of private asphalt trails.

The plan also calls for a neighborhood park with a swimming pool and pool shelter as well as three mini-parks.

Environmental Features:

The northern and eastern edges of the site are within a FEMA designated floodplain. The site is also impacted by riparian buffers, and these are shown on the master plan.



Fire Protection:

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

Lighting: Street lighting and lighting for common parking areas will be reviewed during the subsequent preliminary plats and/or site plans for approval.

Infrastructure: **Stormwater Management** – Raynor Road Subdivision is a residential subdivision that is not located within the watershed protection area. This site is subject to water quality requirements for nitrogen and water quantity for the 1, 10- and 25-year storm events. This developed plan proposes two wet retention ponds and one level spreader filter strip device. These three devices will provide treatment for all water quality and water quantity requirements at this site. The wet retention ponds and level spread filter strip device will reduce the nitrogen loading rate after development to below the allowable threshold (6 pounds per acre per year) for a residential site. A nitrogen offset payment will also be required to be made with the development of this community.

Water/Sewer – The site will be served by City of Raleigh water and sewer infrastructure.



Transportation/Access – Raynor Road subdivision is located at the northeast corner of White Oak Road and Raynor Road. It is bordered on

the east by the future I-540 corridor.

The site has approximately 2,500 feet of road frontage along Raynor Road. This road is a 22-foot wide NCDOT-maintained facility (SR 2555) within a 60-foot right of way. This road lacks curb and gutter and sidewalks. As part of the development, half of Raynor Road will be widened to the Town's major collector standard along the property frontage from the northern to southern site entrance. An additional 10' of right of way will be dedicated, accommodating this widening which includes turning movements into the site as noted previously. The remaining southern portion of Raynor Road will be converted to a local street as a realignment of Raynor in this section is planned.

The site also has approximately 690 feet of road frontage along White Oak Road. This road is a 22-foot wide NCDOT-maintained facility (SR 2700) within a 60-foot right of way. Right-of-way will be reserved with this development as this area of White Oak Road will be impacted by the construction of I-540 directly to the east of the site. As indicated by the Traffic Impact Analysis, some widening will be performed to add a 100' eastbound left turn lane at the intersection of White Oak Road and Raynor Road.

VII. SITE PLAN CONFORMITY WITH ADOPTED TOWN PLANS AND POLICIES

2018 Garner Forward Transportation Plan:

The 2018 Garner Forward Transportation Plan does not contain any updated recommendations for Raynor Road; therefore, the 2010 Garner Transportation Plan is referenced, which recommends Raynor Road as a 3-lane minor thoroughfare. The 2018 Plan recommends White Oak Road be widened to 4-lane divided facility, and it also recommends a public greenway. With the proposed road improvements – being coordinated with future I-540 improvements – and the incorporation of the public greenway, this project, as proposed, may be found to be in conformity with the 2018 Garner Forward Transportation Plan.

Parks & Recreation, Open Space & Greenways Master Plan:

A review of the Parks and Recreation, Open Space and Greenways Master Plan revealed no additional recommendations in the project area that are any longer a priority for the Parks, Recreation & Cultural Resources Department based on the newly adopted plan; therefore, with the inclusion of the proposed public greenway along White Oak Creek, this project may be found to be in conformity with the Parks & Recreation, Open Space & Greenways Master Plan.

Unified Development Ordinance Regulations:

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

1. Prior to receipt of approved plans, Engineering Department inspection fees must be paid to the Town of Garner;
2. Prior to preliminary plat application, the developer shall perform a signal warrant analysis for the intersection of White Oak Road and Raynor Road. If a signal is deemed warranted the developer shall be responsible for the design and installation of the signal. If a signal is not yet warranted, a Development Agreement for fee-in-lieu of the new signal – agreed upon as a result of the development's TIA – shall be submitted by the developer, including payment, and accepted by the Town;
3. Prior to recordation of the first final plat:
 - a. a voluntary annexation petition for the for the entire project site shall be filed with the Garner Planning Department; and
 - b. documents establishing a Homeowner's Association and restrictive covenants shall be submitted to the Garner Planning Director for review;
4. Following the recordation of the first final plat, the Neighborhood Recreation Amenity Area shall be completed within 18 months or prior to recordation of the second phase final plat, whichever comes first;
5. Prior to issuance of the first building permit:
 - a. all applicable water and sewer fees must be paid to the City of Raleigh Public Utilities Department; and
 - b. the Stormwater Program Administrator shall be in receipt of proof of payment for the required nitrogen offset payment to an approved mitigation bank;
6. Prior to the recording of the final plat for each phase, mini-parks and trails in the preceding phase shall be complete; and prior to the issuance of the first certificate of occupancy in the final phase, mini-parks and trails in said final phase shall be complete;
7. Prior to the issuance of each building permit, any outstanding fee-in-lieu of park land dedication following dedication of the public greenway easements shall be paid to the Town of Garner; and
8. The developer shall be responsible for all roadway improvements required by NCDOT.

VIII. PLANNING COMMISSION NOTES AND RECOMMENDATION

The Planning Commission reviewed this request at their May 18, 2020 meeting. By a unanimous vote, the Planning Commission confirmed staff's findings in Section VII that PD-MP-19-04, Raynor Road, is in conformity with adopted town plans and policies; this motion was amended to include a recommendation that side setbacks for the single-family homes be a minimum of 5-feet, 10-feet combined. The Commission further accepted staff's statements regarding zoning consistency with the Garner Forward Comprehensive Plan, being detailed in Section V of this report, as their own, and recommended approval of PD-Z-19-04 to the Town Council by a unanimous vote.

Staff recommendations for rezoning request (PD-Z-19-04) and master plan (PD-MP-19-04) conformity are highlighted in the motion worksheets on the following pages.

PD-Z-19-04 – Raynor Road

Rezoning Motion Worksheet

Choose one (1) of the following three (3) options: *(staff recommendation is highlighted below)*
If not accepting staff recommendation, please select your own finding from below options.

1. Find Consistent with the Comprehensive Plan and Approve:

2. Find Inconsistent with the Comprehensive Plan and Deny:
3. Find Inconsistent with the Comprehensive Plan and Approve:

Please find the correlating motion option below to make your motion (number 1, 2 or 3):

1. Find Consistent with the Comprehensive Plan and Approve:

"I move that the Town 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 I therefore move further that the Town Council adopt Ordinance No. (2020) 4066 approving rezoning request PD-Z-19-04 as it is reasonable and in the public interest because it will likely select as many reasons as appropriate from below list or provide your own reasoning"

- ☐ 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 the area in which it is located.
- ☐ Allow for the conservation and preservation of natural features and green space to promote recreation opportunities.
- ☐ Provide your own reason: _____

2. Find Inconsistent with the Comprehensive Plan and Deny:

I move that the Town Council find the rezoning request inconsistent with the Garner Forward Comprehensive Plan for the following reason(s): provide your reasoning and therefore, I move further that the Town Council reject the recommendation of the Planning Commission and deny rezoning request number PD-Z-19-04."

3. Find Inconsistent with the Comprehensive Plan and Approve:

"I move that the Town Council find that although the rezoning request is inconsistent with the Garner Forward Comprehensive Plan, detailed in Section V of the staff report, it is reasonable and in the public interest because it will likely select as many reasons as appropriate from below list or provide your own reasoning

- ☐ 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 the area in which it is located.
- ☐ Allow for the conservation and preservation of natural features and green space to promote recreation opportunities.
- ☐ Provide your own reason: _____

and therefore, I move further that the Town Council adopt Ordinance No. (2020) 4066 approving rezoning request number PD-Z-19-04.

Choose one (1) of the following two (2) options: *(staff recommendation is highlighted below) If not accepting staff recommendation, please select your own finding from below options.*

1. Find Consistent with Town plans and ordinances and Approve:

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

Please find the correlating motion option below to make your motion (number 1 or 2):

1. Find Consistent with Town plans and ordinances and Approve:

"I move that the Council accept the staff statements regarding plan consistency in Section VII of this report as our own and find the application meets the 10 permit criteria in Section 3.14.D. and therefore approve PD-MP-19-04, Raynor Road with the eight conditions to be listed on the permit that will be prepared by Staff."

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

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

Condition #1:

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

and therefore, deny master plan Raynor Road – PD-MP-19-04.

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

ORDINANCE NO. (2020) 4066

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

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

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

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

Section 1. That the Official Zoning Map of the Town of Garner and Extraterritorial Jurisdiction be amended by changing the zoning classification of the property described below from its present zoning to that requested by Clayton Properties Group, Inc in Rezoning Application No. PD Z 19-04 (PRD C9).

Section 2. There is hereby created a new conditional use zoning district, to be known as the Planned Residential District Conditional Use (PRD C9); within this district, all of the regulations that apply to property within the Planned Residential District Conditional Use (PRD C9) zoning district shall be applicable and that all other uses are prohibited except those that are listed as permissible shall require a conditional use permit:

The following is a list of conditions for the Planned Residential District Conditional Use (PRD C9) district.

1. Permitted use table:

Use Category	Specific Use	PRD C9
Household Living	Townhouse	P*
	Single-family	P*

2. Any form of group living protected by state or federal statute for use in single-family dwellings shall be permitted according to the specific use standards of the Garner Unified Development Ordinance.
3. The maximum density shall not exceed 4.4 dwelling units per acre without modifications to the Master Plan as outlined in this document, the Raynor Road Subdivision Planned Residential Development.
4. A deviation in lot size and lot percentages per Section 6.12. A, single family lot sizes in PRD developments. This section requires sixty percent (60%) of all single family lots to be at least 12,000 SF and forty percent (40%) meeting a 9,000 SF lot size. A deviation allowing for 3,000 SF minimum single-family lot sizes and 1600 SF townhome lot sizes is proposed. 126 single family lots are proposed and 207 townhome units are proposed with this PRD. Utilizing smaller lot sizes and townhomes enables this development to provide for a mix of housing types, provide for more affordable housing options, and create more shared open space, trails, and amenities and trails.
5. A deviation in building setbacks is requested for Section 6.12. A, building setbacks for a PRD development. Lot setbacks are outlined to follow the requirements for the R-12 development. R-12 setbacks are as follows: Front-30', Rear-20', Side 6' minimum, 15' combined minimum, Corner Side-20'. Proposed setbacks for the detached front loaded single family lots are as follows: Front-20 ft., Rear-15 ft., Side-3 ft. min. 6 ft. Aggregate, Side along public right of way-8 ft. min. Proposed setbacks for the detached rear loaded single family lots are as follows: Front-5 ft., Rear-4ft. or 20 ft. min, Side 3 ft. min 6 ft. Aggregate, Side along public right of way-8 ft. min. For the attached townhomes, lot setbacks are as follows: Front-5ft min., Rear-4 ft. or 20 ft. min., Side-5 ft. min. for end units, Side along public right of way-8 ft. min. Reduced setbacks enable smaller lot sizes and a mix of home types while still preserving open space for amenities and creating a more walkable community.
6. The neighborhood recreation amenity area shall include a minimum 750 sf swimming pool and minimum 800 sf pool building facility.
7. Each townhome will have a minimum heated area of 1,200 sf and each single-family home will have a minimum heated area of 1,700 sf.
8. All rear loaded single-family homes shall have a front porch, minimum 48 sf.
9. All single-family homes shall have an outdoor patio or deck, minimum 80 sf.

10. All homes shall have shutters or window trim wrap.
11. All homes shall have masonry or textured finish treatment for foundations (See condition 18 below).
12. All rear loaded homes shall have driveway access on an alley.
13. A Homeowner's Associations shall be created for the development.
14. All homes shall have roof eaves with a minimum 8-inch overhang on all sides.
15. The front elevation of all residential dwellings shall comply with either "a" or "b" below:
 - a. A minimum of 40 square feet masonry trim (stone, brick, etc.). This will include any exposed foundation to a minimum 12" in height, masonry column bases, wainscoting or other configurations of masonry.
 - b. The front elevation of all residential dwellings that do not meet the minimum square footage of masonry trim shall have at least one (1) of the following features: Board and Batten, Shake Siding, or Second Story Porch and at least one (1) of the following features: Gable Window, Dormer(s), Decorative Window Cap/ Pediment, Front Door Transom or Sidelight Window. Having two (2) items from the first list in lieu of one from each list will meet this architectural requirement.
16. Front elevation windows that are not set in masonry trim shall have shutters, additional trim board, or other detail/feature.
17. Side and rear elevations are not required to have additional materials and can be 100% vinyl materials.
18. Any exposed portion of concrete foundation or slab must be either wrapped with masonry veneer (brick, stone, etc.) on all sides, or must be painted and parged with a textured cementitious coating.
19. Minimum 50% of all townhomes and all single-family units will have a garage.
20. Townhome side walls that face a public street shall meet at least one of the following requirements:
 - a. At least one (1) window and hip roof treatment, or
 - b. At least three (3) windows, each with 4" window trim or shutters.

Section 3. The official Zoning Map of the Town of Garner is amended by changing the zoning classification of the property identified below and as shown on a map in application file:

Owner(s)	Tract No.	Existing Zoning	New Zoning
Alice Williams and the Elmo Williams Trust	77.01-acre portion of 1639-58-3019	Single-Family Residential (R-20)	Planned Residential District Conditional Use (PRD C9)

Section 4. The Planning Department shall change the Official Zoning Map displayed for the public to reflect this change immediately following adoption of this ordinance. In addition, a copy of this ordinance shall be filed in the Planning Department.

Section 5. All provisions of any town ordinance in conflict with this ordinance are repealed.

Section 6. That the Town Clerk shall cause a duly certified copy of this ordinance to be recorded in the office of the Wake County Register of Deeds.

Section 7. This ordinance shall become effective upon adoption.

Duly adopted this 7th day of July, 2020.

Ken Marshburn, Mayor

ATTEST: _____
Stella L. Gibson, Town Clerk

REPORTS

Garner Info

Id	Title	Description	Current Status	Address	Date Created	Comments
7582231	Commercial Vehicles	Two truck tractors parked on residential lot.	In Progress	1704 Spring Drive	3/6/2020	Property owner asked for additional time to relocate commercial vehicles due to mechanical issues. Site continues to be monitored.
7914296	Misc. - Parks / Town Property	Car parked in front of Jaycee Park for days	Submitted	1301–1399 Sycamore Dr	5/10/2020	
8037685	Animal Concern - Non Emergency	Dogs in backyard barking right now. Just as they've been barking all night long. Just as they've been barking all the time for weeks now. Same as the previous two times I've recently reported this yet nothing has been done. It's gotta stop.	In Progress	230 Weston Rd	5/29/2020	
8046081	Noise (Business)	Around 8:30am on 6/1 another explosion happened at TTE shaking the ground and causing extreme noise.	Submitted	Garner, NC 27529	6/1/2020	TT&E takes all 11 of the Wake County Solid Waste convenience centers as well as all of Garner and Raleigh and surrounding municipalities' recyclable materials. This is a high volume that gets recycled and returned to new products. Since putting in the shredder in 11 years ago, they do experience bursting several times a month- mostly small with a few larger bursts. They continue to find and prevent these items, like oxygen tanks, from getting in the shredder; there are still some that get by and result in a burst of energy. TT&E has been made aware of the complaint and apologizes. They will be glad to offer tours of their facility.
8123843	Misc. - Parks / Town Property	Dog owner located at 1400 Lakeside left his dog waste on park grounds, even after being offered a bag to pick it up.	Submitted	1301–1399 Sycamore Dr	6/11/2020	
8132500	Misc. - Parks / Town Property	Missing letter on sign at 7th Avenue entrance to Town Hall	In Progress	1153–1177 US-70 E	6/13/2020	This will be investigated by the Facilities Division.

Garner Info

Id	Title	Description	Current Status	Address	Date Created	Comments
8147292	Landscaping		Submitted		6/16/2020	need more info
8161113	Sign Violation	Timber Dr and Woodland Rd, and another at Timber Dr and Grovemont Rd. Thank you.	Submitted	2311 Timber Dr	6/17/2020	
8162411	Sign Violation		Submitted		6/17/2020	
8179735	Misc. - Parks / Town Property	as the dog parks are getting a lot of use due to covid-19 , Lake Benson dog park and Garner dog park mulched again	Submitted		6/20/2020	We are currently looking into this however our resources have been limited at this point. Our normal schedule to have these areas mulched would occur in the fall.
8181536	Street Sign Maintenance	School speed limit signal off schedule. Today (Saturday) at 630pm it was blinking and Thursday night at 10pm it was blinking. Isn't it supposed to be set to do that during school hours and not random other times of day?	In Progress	1605 Aversboro Rd	6/20/2020	We are working to get this corrected. This flashing signal has been reprogrammed and is still having issues. Have contacted manufacturer to assist.
8184594	Tall Grass/Weeds (Private Property)	The grass has not been cut all summer long... It seems the maintenance of the property it's no longer a priority???	RECEIVED	1613 Miriam Ave	6/21/2020	
8217903	Dead Animal Pickup	squirrel, on Spring Dr. between Timber Dr and the high school.	Submitted	Spring Dr, Garner	6/25/2020	
8230885	Watershed Conservation Buffer		Submitted		6/27/2020	Need more info so I will know who needs to handle this.
8232182	Animal Concern - Non Emergency	Everyday, multiple people walk their dogs in Jaycee Park without a leash. Please start frequenting the park and enforcing the leash laws.	In Progress	1300 Vandora Springs Rd	6/27/2020	

Garner Info

Id	Title	Description	Current Status	Address	Date Created	Comments
8232210	Animal Concern - Non Emergency	The person driving this truck brings his German Shepherd dog to Jaycee Park and never has a leash, but runs him around the park playing fetch as if it's his own private dog park. No one else can safely go to the park while he is there.	In Progress	1300 Vandora Springs Rd	6/27/2020	
8234064	Anonymous Tip	Noise complaint/construction and demolition	In Progress	206 Weston Rd	6/27/2020	
8243612	Roadway Obstruction	owner not maintaining shoulders, front at st marys and side at circle dr. over growth into streets, unsightly thanks don c	Received	Circle Dr, Garner	6/29/2020	
8247045	Animal Concern - Non Emergency	Dog off leash. I've seen this lady multiple times walking one dog on a leash, but the larger tan dog without a leash. She needs to follow the leash law for both dogs in Jaycee Park and the surrounding streets	Submitted	1301-1399 Sycamore Dr	6/29/2020	
8262138	Trash/Solid Waste (Private Property)	At the former Rite Aid.	Submitted	2311 Timber Dr	7/1/2020	
8265151	Misc. - Streets	510 Timber Dr East there are two bags of trash, from the Adopt a Highway program on the curb. The bags are no longer orange, they are a faded green color	Submitted	Timber Dr	7/1/2020	

Garner Info

Id	Title	Description	Current Status	Address	Date Created	Comments
8265160	Ditch/ Surface Drainage Problem		Submitted		7/1/2020	

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: July 7, 2020		
Subject: Capital Projects Status Update		
Location on Agenda: Reports		
Department: Engineering		
Contact: Chris Johnson, Town Engineer		
Presenter: Chris Johnson, Town Engineer		
Brief Summary: To provide status report/update on the Town's capital projects for the period ending FY 2020, 4th quarter.		
Recommended Motion and/or Requested Action: Receive as information		
Detailed Notes: A copy of the FY20 (Q4) Capital Status Report is attached for reference.		
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:	CJ	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		



Town of Garner
Engineering Department

Capital Projects Status Report
(for Period Ending FY20 - 4Q)

Date: 7/1/20

Note: Items shown in red have been updated since the previous quarterly report.

PROJ. NO.	PROJECT NAME	FROM	TO	PROJECT DESCRIPTION	PROJECT LENGTH (MILES)	PERCENT COMPLETE	STUDY (S) / DESIGN (D)/ CONST. (C)	PUBLIC MEETING DATES	RIGHT OF WAY ACQUISITION	ADVERTISE FOR BIDS	CONTRACT AWARD	CONTRACT COMPLETION	TOTAL PROJECT BUDGET	FUNDING SOURCE	CONSULTANT/CONTRACTOR	CONTACT
	CAPITAL STREET PROJECTS															
1	NEW RAND ROAD IMPROVEMENTS	400 FEET SOUTH OF US 70	GARNER ROAD	PARTIAL WIDENING AT US 70 INTERSECTION AND INSTALLATION OF SIDEWALK ALONG WEST SIDE OF NEW RAND ROAD	0.16	8%	(C)	TBD	SPRING 2019	AUGUST 2019	SEPTEMBER 2019	APRIL 2021	\$4,500,000	2013 BOND	MOFFAT PIPE	CHRIS JOHNSON (919-773-4420)
2	GARNER ROAD SIDEWALKS	NEW RAND ROAD	SENIOR CENTER	INSTALL SIDEWALKS ALONG NORTH SIDE OF ROAD AND ADD PEDESTRIAN RAILROAD CROSSING	0.11	8%	(C)	TBD	SUMMER 2019	AUGUST 2019	SEPTEMBER 2019	APRIL 2021		CBG GRANT	MOFFAT PIPE	CHRIS JOHNSON (919-773-4420)
3	WHITE OAK ROUNDABOUT (TIP#U-6225)	BRYAN ROAD WHITE OAD ROAD HEBRON CHURCH ROAD	BATTLE FIELD DRIVE CLIFFORD ROAD BRYAN ROAD	CONVERT EXISTING INTERSECTION TO PARTIAL DUAL LANE ROUNDABOUT	0.36	70%	(D)	05/08/18 09/18/19	FALL 2020	SUMMER 2021	FALL 2021	SUMMER 2022	\$870,000	DESIGN - TOG R/W & CONST - LAPP/TOWN SPLIT (75/25)	ARCADIS	CHRIS JOHNSON (919-773-4420)
4	LAKE DRIVE WIDENING	NC 50 (BENSON ROAD)	DULLIS CIRCLE	WIDEN LOCAL STREET WITH CURB AND GUTTER BOTH SIDES AND INSTALL SIDEWALK ALONG NORTH SIDE	0.13	65%	(D)	SPRING 2020	FALL 2020	EARLY 2021	SPRING 2021	LATE 2021	\$250,000	2013 BOND	ARCADIS	CHRIS JOHNSON (919-773-4420)
5	JONES SAUSAGE ROAD - NORTH	AMAZON SOUTHERN BOUNDARY	GARNER ROAD	WIDEN FROM 2 LANE TO 4 LANE DIVIDED SECTION WITH RAISED GRASS MEDIAN AND SIDEWALK ALONG BOTH SIDES	0.63	0%	(D)	TBD	DESIGN CONTRACT UNDER NEGOTIATIONS				\$1,000,000 (DESIGN)	UNFUNDED	HDR ENGINEERING	GABY LONTOS-LAWLER (919-773-4454)
	CAPITAL SIDEWALK PROJECTS															
6	SPRING DRIVE SIDEWALKS	VANDORA SPRINGS ROAD SPRING DRIVE	VANDORA SPRINGS ROAD 500 FEET SOUTH OF 7TH AVENUE	INSTALL SIDEWALK ALONG SOUTH/WEST SIDE OF SPRING DRIVE INSTALL SIDEWALK ALONG WEST SIDE OF VANDORA SPRINGS ROAD	0.72	100%	(C)	TBD	WINTER 2018	JULY 2019	SEPTEMBER 2019	JUNE 2020	\$1,175,000	2013 BOND	BROWE CONSTRUCTION	CHRIS JOHNSON (919-773-4420)
7	VANDORA SPRINGS ROAD IMPROVEMENTS	TIFFANY CIRCLE	TIMBER DRIVE	INSTALL SIDEWALK ALONG SOUTH SIDE OF TIMBER DRIVE	0.24	90%	(D)	TBD	SUMMER 2020	FALL 2020	LATE 2020	FALL 2021	\$1,326,000	2013 BOND	RAMEY KEMP & ASSOCIATES	CHRIS JOHNSON (919-773-4420)
8	TIMBER DRIVE CONNECTORS (TIP# C-5604RA)	BLANTON STREET HARTH DRIVE	STOWE PLACE 400 FT WEST OF CHAPWITH ROAD	INSTALL SIDEWALK ALONG SOUTH SIDE OF TIMBER DRIVE	0.69	15%	(C)	TBD	SUMMER 2019	FALL 2019	EARLY 2020	NOVEMBER 2020	\$188,500	LAPP/TOWN SPLIT (80/20)	SANDHILLS CONTRACTORS	CHRIS JOHNSON (919-773-4420)
9	AVERSBORO ROAD HIGH VISIBILITY CROSSWALK AT YMCA	300 FT SOUTH OF INTERSECTION	300 FEET NORTH OF INTERSECTION	INSTALL HIGH VISIBILITY CROSSWALK WITH FLASHING SIGNAGE AT YMCA/OLD SCARBOROUGH INTERSECTION	0.10	0%	(C)	N/A	N/A	N/A	JUNE 2020	SUMMER 2020	\$25,000	2013 BOND	DANIELS INC. OF GARNER	CHRIS JOHNSON (919-773-4420)
10	BUFFALOE ROAD GREENWAY CROSSING	WHITE DEER PARK		INSTALL ADDITIONAL PAVEMENT MARKINGS, RECTANGULAR RAPID FLASHING BEACON (RRFB) AND SIGNAGE	0.10	25%	(D)	N/A	N/A	TO BE DETERMINED PENDING FUNDING			\$20,000	UNFUNDED	TOWN OF GARNER ENGINEERING	CHRIS JOHNSON (919-773-4420)
11	TIMBER DRIVE GREENWAY CROSSING	BUCKINGHAM ROAD		RELOCATE EXISTING PEDESTRIAN CROSSING TO 500' WEST OF BUCKINGHAM ROAD INTERSECTION TO PROVIDE MEDIAN PEDESTRIAN REFUGE	0.10	100%	(D)	N/A	N/A	TO BE DETERMINED PENDING FUNDING			\$15,000	UNFUNDED	TOWN OF GARNER ENGINEERING	CHRIS JOHNSON (919-773-4420)
12	GARNER ROAD	VANDORA WEST SUBDIVISION	WESTON ROAD	INSTALL SIDEWALK ALONG NORTH SIDE OF GARNER ROAD	0.17	0%	(D)	TO BE DETERMINED					TBD	UNFUNDED	TBD	TBD
13	AVERSBORO ROAD	YMCA ENTRANCE	SUMMERS WALK SUBDIVISION	INSTALL SIDEWALK ALONG WEST SIDE OF AVERSBORO ROAD. INSTALL PEDESTRIAN CROSSING AT OLD SCARBOROUGH ROAD INTERSECTION WITH FLASHING LED'S AND ADVANCED SIGNAGE	0.03	0%	(D)	TO BE DETERMINED					TBD	UNFUNDED	TBD	TBD
14	BRYAN ROAD	WCPSS SITE	ACKERMAN ROAD	INSTALL SIDEWALK ALONG EAST SIDE OF BRYAN ROAD	0.07	0%	(D)	TO BE DETERMINED					TBD	UNFUNDED	TBD	TBD
	CAPITAL FACILITY PROJECTS															
15	GARNER RECREATION CENTER	N/A	N/A	INSTALLATION OF PARKS AND RECREATION FACILITY, INCLUDING PARKING LOT, MULTI-USE PLAYFIELD, AND LANDSCAPING/LIGHTING	N/A	100%	(C)	N/A	N/A	WINTER 2016	SUMMER 2016	SPRING 2020	\$10,600,000	2013 BOND	PRO CONSTRUCTION	CHRIS JOHNSON (919-773-4420)
16	DOWNTOWN ENHANCEMENTS / RAND MILL ROAD AND MAIN STREET STREETScape	EAST MAIN STREET	N/A	INSTALLATION OF CURB AND GUTTER ALONG RAND MILL ROAD WITH SIDEWALK WEST SIDE, INTERSECTION AND STREETScape IMPROVEMENTS AT EAST MAIN STREET	0.10	90%	(D)	N/A	N/A	PROJECT PLACED ON HOLD PENDING FUNDING				UNFUNDED	KIMLEY HORN AND ASSOCIATES	CHRIS JOHNSON (919-773-4420)
17	GARNER POLICE DEPARTMENT MAINTENANCE (FRONT STEPS AND BIORETENTION)	N/A	N/A	REMOVE/REPLACE COATING ON FRONT STEPS AND CRACK REPAIRS, REMOVE/REPLACE FILTER MEDIA IN BIORETENTION AREAS	N/A	25%	(D)	N/A	N/A	TO BE DETERMINED PENDING FUNDING			\$60,000	UNFUNDED	TOWN OF GARNER ENGINEERING	LEAH HARRISON (919-773-4423)
18	US 401 LIGHTING	SOUTH OF OLD STAGE ROAD	SOUTH OF MECHANICAL BOULEVARD	INSTALLATION OF FIBERGLASS POLES WITH LED LIGHTS ALONG BOTH SIDES OF THE ROADWAY	0.60	25%	(D)	N/A	N/A	N/A	N/A	TBD	TBD	GENERAL FUNDING	DUKE ENERGY	CHRIS JOHNSON (919-773-4420)
19	HIGHWAY 70 LIGHTING	YEARGAN ROAD	I-40	INSTALLATION OF FIBERGLASS POLES WITH LED LIGHTS ALONG BOTH SIDES OF THE ROADWAY	3.13	65%	(D)	N/A	N/A	N/A	N/A	TBD	TBD	GENERAL FUNDING	DUKE ENERGY	CHRIS JOHNSON (919-773-4420)
	TOWN MAINTENANCE PROJECTS															
20	2019 STORMWATER PROJECTS	VARIOUS	VARIOUS	STORMWATER IMPROVEMENTS (JUNCTION BLVD, BUCK BRANCH CREEK, MEADOWBROOK/CASON, AND STAUNTON MEADOWS)	N/A	100%	(D)						\$1,240,000	PARTIALLY UNFUNDED	MCADAMS	LEAH HARRISON (919-773-4423)
21A	MEADOWBROOK ST/CASON ST	N/A	N/A	MAINTENANCE/REPAIRS TO STORM SYSTEM AT INTERSECTION		100%		PUBLIC WORKS TO BUDGET FOR CONSTRUCTION IN FY21					\$15,000	GENERAL FUND		
21B	STAUNTON MEADOWS	TARPLEY WAY	CHAPWITH RD	MAINTENANCE/REPAIRS TO STORM SYSTEM		100%		PUBLIC WORKS TO BUDGET FOR CONSTRUCTION IN FY21					\$65,000	GENERAL FUND		
21C	JUNCTION BLVD	N/A	N/A	CULVERT SLIP LINE, INSTALLATION OF HEADWALLS, OUTLET STABILIZATION		100%		CONSTRUCTION BUDGETED IN FY25 CIP					\$510,000	UNFUNDED		
21D	BUCK BRANCH CREEK	FOREST RIDGE RD	WODDLAND RD	FLOOD STUDY ALONG BUCK BRANCH AT FOREST RIDGE RD, SPRING DR, AND WOODLAND RD CULVERTS		100%		CONSTRUCTION BUDGETED IN FY23 CIP, BUT SHOULD BE DEFERRED UNTIL AFTER NCDOT UPGRADES CULVERTS AT WOODLAND ROAD AND SPRING DRIVE					\$650,000	UNFUNDED		



Town of Garner
Engineering Department

Capital Projects Status Report
(for Period Ending FY20 - 4Q)

Date: 7/1/20

Note: Items shown in red have been updated since the previous quarterly report.

PROJ. NO.	PROJECT NAME	FROM	TO	PROJECT DESCRIPTION	PROJECT LENGTH (MILES)	PERCENT COMPLETE	STUDY (S) DESIGN (D)/ CONST. (C)	PUBLIC MEETING DATES	RIGHT OF WAY ACQUISITION	ADVERTISE FOR BIDS	CONTRACT AWARD	CONTRACT COMPLETION	TOTAL PROJECT BUDGET	FUNDING SOURCE	CONSULTANT/CONTRACTOR	CONTACT
21	2020 RESURFACING CONTRACT	VARIOUS	VARIOUS	ANNUAL RESURFACING CONTRACT	3.09	58%	(C)	N/A	N/A	JANUARY 2020	SPRING 2020	FALL 2020	\$804,000	GENERAL FUND	DANIELS INC. OF GARNER	CHRIS JOHNSON (919-773-4420)
22A	MCCORMICK STREET	US 70	MECHANICAL BOULEVARD	MILL AND OVERLAY 1.5"	0.15	95%										
22B	LOOP ROAD	US 70	MECHANICAL BOULEVARD	MILL AND OVERLAY 1.5"	0.26	100%										
22C	SEASTONE STREET	OLD STAGE ROAD	WEST OF RIVER PEARL	MILL AND OVERLAY 1.5"	0.44	0%										
22D	COMPETITION ROAD	SEASTONE STREET	545 COMPETITION	MILL AND OVERLAY 1.25"	0.51	0%										
22E	FOLEY ROAD	NC 50	STAPLETON	MILL AND OVERLAY 1.25"	0.34	100%										
22F	FOXWOOD DRIVE	SPRINGVIEW TRAIL	BUCK BRANCH ROAD	MILL AND OVERLAY 1.25"	0.33	0%										
22G	STOCKETT COURT	POOLE DRIVE	CIRCLE	MILL AND OVERLAY 1.25"	0.07	100%										
22H	KIMBERWOOD COURT	WESTWOOD	CUL-DE-SAC	MILL AND OVERLAY 1.25"	0.07	100%										
22I	STEELWOOD COURT	FOLEY ROAD	CUL-DE-SAC	MILL AND OVERLAY 1.25"	0.02	100%										
22J	FALKIRK PLACE	CRAVENRIDGE PLACE	CUL-DE-SAC	MILL AND OVERLAY 1.25"	0.09	100%										
22K	BRUCEMONT DRIVE	THISTLE COURT	CLAYMORE DRIVE	MILL AND OVERLAY 1.25"	0.28	100%										
22L	EMORY STREET	MAIN STREET	JONES STREET	OVERLAY 1.25"	0.08	100%										
22M	SADDLE RIDGE COURT	FOREST LANDING DRIVE	CUL-DE-SAC	MILL AND OVERLAY 1.25"	0.11	100%										
22N	GLENN BRYAN COURT	VILLA DRIVE	CUL-DE-SAC	MILL AND OVERLAY 1.25"	0.04	100%										
22O	LEOTA DRIVE	WINTERLOCHEN ROAD	VESTA DRIVE	MILL AND OVERLAY 1.25"	0.14	100%										
22P	ROXANNE DRIVE	FORESTDALE ROAD	GREENBRIAR ROAD	MILL AND OVERLAY 1.25"	0.13	100%										
22Q	TOPLEAF COURT	OAKWATER DRIVE	CUL-DE-SAC	MILL AND OVERLAY 1.25"	0.03	100%										
	NCDOT STIP PROJECTS															
22	I-40 WIDENING (I-5111)	I-440	NC 42	WIDEN FROM 6 LANE TO 10 LANE FREEWAY WITH INTERCHANGE IMPROVEMENTS AT JONES SAUSAGE ROAD AND US 70	12.00	30%	DESIGN-BUILD	JUNE 2014 OCTOBER 2017	2019/2020	SUMMER 2018	APRIL 2019	LATE 2022		NCDOT	ST WOOTEN CORPORATION	JEREMY WARREN (919-707-7370)
23	NC-540 (R-2721A)	NC 55	EAST OF PIERCE OLIVE ROAD	6 LANE FREEWAY ON NEW LOCATION	4.36	23%	DESIGN-BUILD	N/A	2019/2020	2018	APRIL 2019	2023		NCDOT	FLATIRON-BRANCH & FLEMING GANNETT	DENNIS JERNIGAN (dwjernigan@ncdot.gov)
24	NC-540 (R-2721B)	EAST OF PIERCE OLIVE ROAD	US 401	6 LANE FREEWAY ON NEW LOCATION	4.92	24%	DESIGN-BUILD	N/A	2019/2020	2018	FEBRUARY 2019	2023		NCDOT	FLATIRON-BRANCH & HDR	DENNIS JERNIGAN (dwjernigan@ncdot.gov)
25	NC-540 (R-2828)	US 401	I-40	6 LANE FREEWAY ON NEW LOCATION	8.62	23%	DESIGN-BUILD	N/A	2019/2020	2018	NOVEMBER 2018	2023		NCDOT	LANE-BLYTHE & WSP	DENNIS JERNIGAN (dwjernigan@ncdot.gov)
26	NC-540 (R-2829)	I-40	US 64	6 LANE FREEWAY ON NEW LOCATION	10.80	0%	DESIGN-BUILD	N/A	PROJECT SUSPENDED BY NCDOT (ROW IN FY29, CONST IN FY29)					NCDOT	TBD	DENNIS JERNIGAN (dwjernigan@ncdot.gov)
27	JONES SAUSAGE ROAD (U-6099)	EAST GARNER ROAD	I-40	WIDEN TO 4 LANE DIVIDED WITH SIDEWALK ON BOTH SIDES	1.00	20%	(C)	N/A	EARLY 2019	JULY 2019	NOVEMBER 2019	OCTOBER 2020	\$600,000	NCDOT	ST WOOTEN CORPORATION	BEN UPSHAW (919-220-4600)
28	US 401 WIDENING (U-5302)	SOUTH OF OLD STAGE ROAD	SOUTH OF MECHANICAL BOULEVARD	WIDEN FROM 4 LANE TO 6 LANE DIVIDED SECTION WITH RAISED GRASS MEDIAN AND SIDEWALK ALONG BOTH SIDES	1.15	100%	(D)	08/16/18	SUMMER 2019	JULY 2020	NOVEMBER 2020	2023		NCDOT	AECOM	BEN UPSHAW (919-220-4600)
29	US 70/NC 50 BRIDGE REPLACEMENT (B-4654)	WEST OF CIRCLE DRIVE	MAIN STREET	REPLACE BRIDGE WITH BETTERMENTS (LIGHTING, RAIL, MEDALLIONS). AND SIDEWALKS BOTH SIDES. RAMP MODIFICATIONS WITH NEW SIGNALS	0.41	100%	(D)	02/15/18	DESIGN AND ROW COMPLETE, LETTING POSTPONED TO JAN 2022				\$300,000	NCDOT/TOG BETTERMENT COSTS	AECOM	TIERRE PETERSON (919-707-6488)
30	US 70/TIMBER DRIVE/HAMMOND RD (U-5744)	MECHANICAL BOULEVARD	TIMBER CROSSING MAIN ENTRANCE	CONVERSION OF US 70/TIMBER DRIVE INTERSECTION TO A CONTINUOUS FLOW INTERSECTION	1.10	75%	(D)	03/27/18	PROJECT SUSPENDED BY NCDOT (ROW IN FY23, CONST IN FY24)					NCDOT	HDR ENGINEERING	BEN UPSHAW (919-220-4600)
31	US 401 WIDENING (U-5746)	TEN TEN ROAD (SR 1010)	WAKE TECHNICAL COMMUNITY COLLEGE	WIDEN FROM 4 LANE TO 6 LANE DIVIDED SECTION WITH RAISED GRASS MEDIAN AND SIDEWALK ALONG BOTH SIDES	0.83	100%	(D)	TBD	EARLY 2020	MAY 2020	SEPTEMBER 2020	2021		NCDOT	HDR ENGINEERING	BRETT LACKEY (919-424-4535)
32	NEW BETHEL CHURCH ROAD BRIDGE REPLACEMENT (B-5237)	N/A	N/A	REPLACE BRIDGE OVER MAHLER'S CREEK	N/A	5%	(C)	N/A	SUMMER 2019	JUNE 2018	JULY 2018	APRIL 2021		NCDOT	DANE CONSTRUCTION	JEREMY WARREN (919-707-7370)
33	RAYNOR ROAD (SR 2555) BRIDGE REPLACEMENT (B-5326)	N/A	N/A	REPLACE BRIDGE OVER WHITE OAK CREEK	0.29	100%	(D)	N/A	DESIGN AND ROW COMPLETE, LETTING POSTPONED TO 2022					NCDOT	WSP (ROADWAY), NCDOT (BRIDGE)	TIERRE PETERSON (919-707-6488)
34	US 70/VANDORA SPRINGS BRIDGE REPLACEMENT (B-5681)	N/A	N/A	REPLACE BRIDGE OVER US 70	N/A	0%	(D)	N/A	LETTING POSTPONED TO APRIL 2022					NCDOT	DEWBERRY (ROADWAY), TBD (BRIDGE)	TIERRE PETERSON (919-707-6488)
35	VANDORA SPRINGS/NC RAILROAD GRADE SEPARATION (P-5738)	N/A	N/A	CONSTRUCT GRADE SEPARATION AND CLOSE CROSSING	N/A	0%	(D)	N/A	PROJECT SUSPENDED BY NCDOT (ROW IN FY26, CONST IN FY28)					NCDOT	TBD	MATTHEW SIMMONS (919-707-4117)
36	US 401 WIDENING (U-6112)	TEN TEN ROAD INTERSECTION		CONVERT EXISTING SIGNALIZED INTERSECTION TO SQUARE-LOOP INTERCHANGE	N/A	0%	(D)	N/A	PROJECT SUSPENDED BY NCDOT (ROW IN FY25, CONST IN FY29)					NCDOT	TBD	TBD
37	US 401 WIDENING (U-6116)	SIMPKINS ROAD	MECHANICAL BOULEVARD	WIDEN FROM 4 LANE TO 6 LANE DIVIDED SECTION WITH RAISED GRASS MEDIAN AND SIDEWALK ALONG BOTH SIDES	2.00	0%	(D)	TBD	PROJECT SUSPENDED BY NCDOT (ROW IN FY29)					NCDOT	MEAD & HUNT	BEN UPSHAW (919-220-4600)
	NCDOT RESURFACING PROJECTS															
38	WOODLAND ROAD	TIMBER DRIVE	VANDORA SPRINGS ROAD	1.5" ASPHALT OVERLAY	0.65	100%	(C)	N/A	N/A	EARLY 2019	EARLY 2019	SPRING 2020		NCDOT	FRED SMITH COMPANY	NCDOT (919-707-7370)
39	MECHANICAL BOULEVARD/ OLD MECHANICAL COURT	US 70	EAST OF MCCORMICK STREET	MILL 1.5" AND INSTALL 2" ASPHALT OVERLAY	0.38	100%	(C)	N/A	N/A	EARLY 2020	EARLY 2020	LATE 2020		NCDOT	FRED SMITH COMPANY	NCDOT (919-707-7370)
40	GREENFIELD PARKWAY	NORTH OF WATERFIELD RIDGE PLACE	JUST NORTH OF US 70W ON RAMP	MILL 1.5" AND INSTALL 1.5" ASPHALT OVERLAY	0.28	0%	(C)	N/A	N/A	EARLY 2020	SPRING 2020	2021		NCDOT	TBD	NCDOT MAINTENANCE UNIT
41	NOTTINGHAM FOREST SUBDIVISION	FERN FOREST DRIVE, ASHWOOD DRIVE, SHADYWOOD LANE, CEDARBROOK CT, CANDLELIGHT OAKS LANE		1" ASPHALT OVERLAY	2.97	0%	(C)	N/A	N/A	EARLY 2020	SPRING 2020	2021		NCDOT	TBD	NCDOT MAINTENANCE UNIT
42	STAGECREST SUBDIVISION	STAGECREST DRIVE		1" ASPHALT OVERLAY	1.00	0%	(C)	N/A	N/A	EARLY 2020	SPRING 2020	2021		NCDOT	TBD	NCDOT MAINTENANCE UNIT

\$21,973,500

Building Activity by Type and Proposed Use for Report Beginning: 06/01/2020 to Report Ending: 06/30/2020

Addition

Proposed Use	Number of Units	Construction Value	Intown Value
DECK	7	\$44,110.00	\$41,110.00
SCREENED PORCH	4	\$32,800.00	\$32,800.00
SUNROOM	1	\$20,800.00	\$20,800.00
Total	12	\$97,710.00	\$94,710.00

Alteration

Proposed Use	Number of Units	Construction Value	Intown Value
ABC LICENSE	1	\$100.00	\$100.00
ASSEMBLY/AMUSEMENT	1	\$693,800.00	\$693,800.00
BUSINESS/OFFICE	6	\$771,408.00	\$769,408.00
GARAGE DETACHED	1	\$3,000.00	\$3,000.00
MERCANTILE/RETAIL	1	\$100.00	\$100.00
RESTAURANT	1	\$5,099.00	\$5,099.00
SCREENED PORCH	1	\$7,000.00	\$7,000.00
SINGLE FAMILY DWELLING	4	\$86,300.00	\$86,300.00
SOLAR SYSTEM (RES)	3	\$76,212.00	\$76,212.00
Total	19	\$1,643,019.00	\$1,641,019.00

Demolition

Proposed Use	Number of Units	Construction Value	Intown Value
SINGLE FAMILY DWELLING	1	\$9,500.00	\$9,500.00
Total	1	\$9,500.00	\$9,500.00

Electrical

Proposed Use	Number of Units	Construction Value	Intown Value
ASSEMBLY/AMUSEMENT	4	\$6,000.00	\$6,000.00
BUSINESS/OFFICE	3	\$3,200.00	\$3,000.00
CHANGE OF SERVICE	3	\$3,700.00	\$3,200.00
COMMERCIAL SIGN	1	\$300.00	\$300.00

ELECTRICAL SERVICE REC	1	\$500.00	\$0.00
FIRE ALARM SYSTEM	1	\$2,259.00	\$2,259.00
GENERATOR	4	\$24,000.00	\$24,000.00
MERCANTILE/RETAIL	1	\$1,507.00	\$1,507.00
OTHER	2	\$1,600.00	\$1,600.00
SINGLE FAMILY DWELLING	4	\$8,367.00	\$8,367.00
STORAGE/WAREHOUSE	1	\$1,500.00	\$1,500.00
Total	25	\$52,933.00	\$51,733.00

Mechanical

Proposed Use	Number of Units	Construction Value	Intown Value
GAS FUEL LINE	2	\$1,650.00	\$1,650.00
MECHANICAL INSTALLATI	1	\$5,500.00	\$5,500.00
MECHANICAL REPLACEME	51	\$364,321.00	\$314,532.00
Total	54	\$371,471.00	\$321,682.00

New Building

Proposed Use	Number of Units	Construction Value	Intown Value
RETAINING WALL	2	\$46,943.00	\$46,943.00
SINGLE FAMILY DWELLING	17	\$3,350,468.00	\$2,793,618.00
TEMPORARY TENT	2	\$3,000.00	\$3,000.00
TOWNHOME	15	\$2,117,629.00	\$2,117,629.00
Total	36	\$5,518,040.00	\$4,961,190.00

New Structure

Proposed Use	Number of Units	Construction Value	Intown Value
CONSTRUCTION TRAILER	1	\$4,300.00	\$4,300.00
RESIDENTIAL STORAGE	2	\$18,169.00	\$18,169.00
RETAINING WALL	1	\$183,240.00	\$183,240.00
SWIMMING POOL	1	\$27,500.00	\$27,500.00
Total	5	\$233,209.00	\$233,209.00

Plumbing

Proposed Use	Number of Units	Construction Value	Intown Value
--------------	-----------------	--------------------	--------------

IRRIGATION	2	\$3,350.00	\$3,350.00
PLUMBING	7	\$19,946.00	\$6,271.00
SINGLE FAMILY DWELLING	1	\$3,500.00	\$3,500.00
TANKLESS HOT WATER HE	1	\$3,000.00	\$3,000.00
Total	11	\$29,796.00	\$16,121.00

Repair

Proposed Use	Number of Units	Construction Value	Intown Value
SINGLE FAMILY DWELLING	2	\$33,050.00	\$1,925.00
Total	2	\$33,050.00	\$1,925.00

Sum	Total Number of Permits	165
	Total Construction Value	\$7,988,728.00
	Total Intown Value	\$7,331,089.00

Permit #:	2200371	Inside Town Limits	Yes	
Issue date:	6/10/2020	Census tract:	PIN#:	1730-49-3525
Lot#:	29	Subdivision:	AUBURN VILLAGE	Total cost: \$166,935.00
PropAddress:	155 SEA FOAM DRIVE			
Owner's	CALATLANTIC GROUP INC	Owner's Phone:	919-465-5900	
Contractor	LENNAR CAROLINAS, LLC	Contractor's Phone:	919-466-3314	
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN	

Permit #:	2200476	Inside Town Limits	Yes	
Issue date:	6/22/2020	Census tract:	PIN#:	1721-11-1901
Lot#:	61	Subdivision:	AVENUE AT WHITE OAK	Total cost: \$121,000.00
PropAddress:	260 WHITE OAK RIDGE DRIVE			
Owner's	PULTE HOME COMPANY LLC	Owner's Phone:	919-816-1100	
Contractor	PULTE HOME COMPANY LLC	Contractor's Phone:	704-543-4922	
Type of Improvement:	New Building	Proposed Use	TOWNHOME	

Permit #:	2200477	Inside Town Limits	Yes	
Issue date:	6/22/2020	Census tract:	PIN#:	1721-11-1808
Lot#:	60	Subdivision:	AVENUE AT WHITE OAK	Total cost: \$121,000.00
PropAddress:	256 WHITE OAK RIDGE DRIVE			
Owner's	PULTE HOME COMPANY LLC	Owner's Phone:	919-816-1100	
Contractor	PULTE HOME COMPANY LLC	Contractor's Phone:	704-543-4922	
Type of Improvement:	New Building	Proposed Use	TOWNHOME	

Permit #:	2200478	Inside Town Limits	Yes	
Issue date:	6/22/2020	Census tract:	PIN#:	1721-11-1806
Lot#:	59	Subdivision:	AVENUE AT WHITE OAK	Total cost: \$121,000.00
PropAddress:	252 WHITE OAK RIDGE DRIVE			
Owner's	PULTE HOME COMPANY LLC	Owner's Phone:	919-816-1100	
Contractor	PULTE HOME COMPANY LLC	Contractor's Phone:	704-543-4922	
Type of Improvement:	New Building	Proposed Use	TOWNHOME	

Permit #:	2200479	Inside Town Limits	Yes	
Issue date:	6/22/2020	Census tract:	PIN#:	1721-11-1804
Lot#:	58	Subdivision:	AVENUE AT WHITE OAK	Total cost: \$121,000.00
PropAddress:	248 WHITE OAK RIDGE DRIVE			
Owner's	PULTE HOME COMPANY LLC	Owner's Phone:	919-816-1100	
Contractor	PULTE HOME COMPANY LLC	Contractor's Phone:	704-543-4922	
Type of Improvement:	New Building	Proposed Use	TOWNHOME	

Permit #:	2200480	Inside Town Limits	Yes	
Issue date:	6/22/2020	Census tract:	PIN#:	1721-11-1801
Lot#:	57	Subdivision:	AVENUE AT WHITE OAK	Total cost: \$121,000.00
PropAddress:	244 WHITE OAK RIDGE DRIVE			
Owner's	PULTE HOME COMPANY LLC	Owner's Phone:	919-816-1100	
Contractor	PULTE HOME COMPANY LLC	Contractor's Phone:	704-543-4922	
Type of Improvement:	New Building	Proposed Use	TOWNHOME	

Permit #:	2200481	Inside Town Limits	Yes	
Issue date:	6/22/2020	Census tract:	PIN#:	1721-11-1709
Lot#:	56	Subdivision:	AVENUE AT WHITE OAK	Total cost: \$121,000.00
PropAddress:	240 WHITE OAK RIDGE DRIVE			
Owner's	PULTE HOME COMPANY LLC	Owner's Phone:	919-816-1100	
Contractor	PULTE HOME COMPANY LLC	Contractor's Phone:	704-543-4922	
Type of Improvement:	New Building	Proposed Use	TOWNHOME	

Permit #:	2200660	Inside Town Limits	No	
Issue date:	6/1/2020	Census tract:	PIN#:	1628-07-6079
Lot#:	69	Subdivision:	GLEN CREEK	Total cost: \$240,940.00
PropAddress:	5176 GLEN CREEK TRAIL			
Owner's	ROBUCK HOMES	Owner's Phone:	919-710-4931	
Contractor	ROBUCK HOMES TRIANGLE, LLC	Contractor's Phone:	919-876-9200	
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN	

Permit #:	2200664	Inside Town Limits	Yes	
Issue date:	6/4/2020	Census tract:	PIN#:	0699-05-9452
Lot#:	22	Subdivision:	MCCULLERS WALK	Total cost: \$178,335.00
PropAddress:	142 TAWNY SLOPE COURT			
Owner's	HALLE	Owner's Phone:	919-387-1885	
Contractor	RYAN HOMES	Contractor's Phone:	703-956-4000	
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN	

Permit #:	2200667	Inside Town Limits	Yes	
Issue date:	6/4/2020	Census tract:	PIN#:	0699-15-3377
Lot#:	30	Subdivision:	MCCULLERS WALK	Total cost: \$170,128.00
PropAddress:	174 TAWNY SLOPE COURT			
Owner's	HALLE	Owner's Phone:	919-387-1885	
Contractor	RYAN HOMES	Contractor's Phone:	703-956-4000	
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN	

Permit #:	2200668	Inside Town Limits	Yes	
Issue date:	6/5/2020	Census tract:		PIN#: 1731-40-1396
Lot#:	65	Subdivision:	AUBURN VILLAGE	Total cost: \$147,000.00
PropAddress:	197 IVORY LANE			
Owner's	CALATLANTIC GROUP	Owner's Phone:	919-465-5906	
Contractor	LENNAR CAROLINAS, LLC	Contractor's Phone:	919-466-3314	
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN	

Permit #:	2200693	Inside Town Limits	Yes	
Issue date:	6/4/2020	Census tract:		PIN#: 0699-15-0367
Lot#:	24	Subdivision:	MCCULLERS WALK	Total cost: \$174,522.00
PropAddress:	150 TAWNY SLOPE COURT			
Owner's	HALLE	Owner's Phone:	919-387-1885	
Contractor	RYAN HOMES	Contractor's Phone:	703-956-4000	
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN	

Permit #:	2200700	Inside Town Limits	Yes	
Issue date:	6/9/2020	Census tract:		PIN#: 1720-38-1944
Lot#:		Subdivision:	N/A	Total cost: \$624,108.00
PropAddress:	52 EAGLE WING WAY			
Owner's	WHITE OAK NW SPE 1 LLC	Owner's Phone:		
Contractor	VERICON CONSTRUCTION COMPANY LL	Contractor's Phone:	908-873-0022	
Type of Improvement:	Alteration	Proposed Use	BUSINESS/OFFICE	

Permit #:	2200707	Inside Town Limits	Yes	
Issue date:	6/4/2020	Census tract:		PIN#:
Lot#:	76	Subdivision:	GLEN CREEK	Total cost: \$366,170.00
PropAddress:	5027 BLANDON TRAIL			
Owner's	BUFFALOE PRESERVE LLC	Owner's Phone:	919-363-4111	
Contractor	ROBUCK HOMES TRIANGLE, LLC	Contractor's Phone:	919-876-9200	
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN	

Permit #:	2200723	Inside Town Limits	Yes	
Issue date:	6/11/2020	Census tract:		PIN#: 0699-15-2328
Lot#:	27	Subdivision:	MCCULLERS WALK	Total cost: \$161,036.00
PropAddress:	162 TAWNY SLOPE COURT			
Owner's	HALLE	Owner's Phone:	919-387-1885	
Contractor	RYAN HOMES	Contractor's Phone:	703-956-4000	
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN	

Permit #:	2200724	Inside Town Limits	Yes	
Issue date:	6/11/2020	Census tract:	PIN#:	0699-15-4337
Lot#:	31	Subdivision:	MCCULLERS WALK	Total cost: \$174,063.00
PropAddress:	178 TAWNY SLOPE COURT			
Owner's	HALLE	Owner's Phone:	919-387-1885	
Contractor	RYAN HOMES	Contractor's Phone:	703-956-4000	
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN	

Permit #:	2200733	Inside Town Limits	Yes	
Issue date:	6/11/2020	Census tract:	PIN#:	0699-15-6552
Lot#:	35	Subdivision:	MCCULLERS WALK	Total cost: \$201,570.00
PropAddress:	189 TAWNY SLOPE COURT			
Owner's	HALLE	Owner's Phone:	919-387-1885	
Contractor	RYAN HOMES	Contractor's Phone:	703-956-4000	
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN	

Permit #:	2200734	Inside Town Limits	Yes	
Issue date:	6/11/2020	Census tract:	PIN#:	0699-15-6552
Lot#:	37	Subdivision:	MCCULLERS WALK	Total cost: \$158,132.00
PropAddress:	181 TAWNY SLOPE COURT			
Owner's	HALLE	Owner's Phone:	919-387-1885	
Contractor	RYAN HOMES	Contractor's Phone:	703-956-4000	
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN	

Permit #:	2200737	Inside Town Limits	Yes	
Issue date:	6/10/2020	Census tract:	PIN#:	1619-99-5082
Lot#:		Subdivision:	N/A	Total cost: \$183,240.00
PropAddress:	8100 BRYAN ROAD			
Owner's	M/I HOMES	Owner's Phone:	919-205-9989	
Contractor	DELTA DEVELOPMENT NC LLC	Contractor's Phone:	919-539-4216	
Type of Improvement:	New Structure	Proposed Use	RETAINING WALL	

Permit #:	2200765	Inside Town Limits	Yes	
Issue date:	6/16/2020	Census tract:	PIN#:	
Lot#:		Subdivision:	N/A	Total cost: \$125,000.00
PropAddress:	101 WEST MAIN ST			
Owner's	NICCUBALLING LLC	Owner's Phone:	919-552-1122	
Contractor	KARA HOMES	Contractor's Phone:	919-796-8182	
Type of Improvement:	Alteration	Proposed Use	BUSINESS/OFFICE	

Permit #:	2200768	Inside Town Limits	No	
Issue date:	6/16/2020	Census tract:		PIN#: 1628-07-4796
Lot#:	74	Subdivision:	GLEN CREEK	Total cost: \$315,910.00
PropAddress:	5019 GLEN CREEK TRAIL			
Owner's	ROBUCK HOMES TRIANGLE LLC	Owner's Phone:	919-277-1128	
Contractor	ROBUCK HOMES TRIANGLE, LLC	Contractor's Phone:	919-876-9200	
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN	

Permit #:	2200784	Inside Town Limits	Yes	
Issue date:	6/22/2020	Census tract:		PIN#: 0699-16-6449
Lot#:	167	Subdivision:	MCCULLERS WALK	Total cost: \$173,097.00
PropAddress:	325 AMBER ACORN AVENUE			
Owner's	HALLE	Owner's Phone:	919-387-1885	
Contractor	RYAN HOMES	Contractor's Phone:	703-956-4000	
Type of Improvement:	New Building	Proposed Use	TOWNHOME	

Permit #:	2200785	Inside Town Limits	Yes	
Issue date:	6/22/2020	Census tract:		PIN#: 0699-16-6531
Lot#:	168	Subdivision:	MCCULLERS WALK	Total cost: \$154,117.00
PropAddress:	329 AMBER ACORN AVENUE			
Owner's	HALLE	Owner's Phone:	919-387-1885	
Contractor	RYAN HOMES	Contractor's Phone:	703-956-4000	
Type of Improvement:	New Building	Proposed Use	TOWNHOME	

Permit #:	2200786	Inside Town Limits	Yes	
Issue date:	6/22/2020	Census tract:		PIN#: 0699-16-6505
Lot#:	170	Subdivision:	MCCULLERS WALK	Total cost: \$156,473.00
PropAddress:	337 AMBER ACORN AVENUE			
Owner's	HALLE	Owner's Phone:	919-387-1885	
Contractor	RYAN HOMES	Contractor's Phone:	703-956-4000	
Type of Improvement:	New Building	Proposed Use	TOWNHOME	

Permit #:	2200787	Inside Town Limits	Yes	
Issue date:	6/22/2020	Census tract:		PIN#: 0699-16-6513
Lot#:	169	Subdivision:	MCCULLERS WALK	Total cost: \$152,735.00
PropAddress:	333 AMBER ACORN AVENUE			
Owner's	HALLE	Owner's Phone:	919-387-1885	
Contractor	RYAN HOMES	Contractor's Phone:	703-956-4000	
Type of Improvement:	New Building	Proposed Use	TOWNHOME	

Permit #:	2200790	Inside Town Limits	Yes	
Issue date:	6/23/2020	Census tract:	PIN#:	1609-19-1740
Lot#:	388	Subdivision:	EAGLE RIDGE	Total cost: \$226,000.00
PropAddress:	107 OWENSBORO COURT			
Owner's	JLS HOMES	Owner's Phone:	919-422-7306	
Contractor	JLS HOMES	Contractor's Phone:	919-422-7306	
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN	

Permit #:	2200791	Inside Town Limits	Yes	
Issue date:	6/23/2020	Census tract:	PIN#:	1609-19-1759
Lot#:	389	Subdivision:	EAGLE RIDGE	Total cost: \$226,000.00
PropAddress:	115 OWENSBORO COURT			
Owner's	JLS HOMES LLC	Owner's Phone:	919-422-7306	
Contractor	JLS HOMES	Contractor's Phone:	919-422-7306	
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN	

Permit #:	2200797	Inside Town Limits	Yes	
Issue date:	6/24/2020	Census tract:	PIN#:	0699-15-2377
Lot#:	28	Subdivision:	MCCULLERS WALK	Total cost: \$159,517.00
PropAddress:	166 TAWNY SLOPE COURT			
Owner's	HALLE BUILDING GROUP	Owner's Phone:	919-387-1885	
Contractor	RYAN HOMES	Contractor's Phone:	703-956-4000	
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN	

Permit #:	2200798	Inside Town Limits	Yes	
Issue date:	6/24/2020	Census tract:	PIN#:	0699-15-5599
Lot#:	36	Subdivision:	MCCULLERS WALK	Total cost: \$199,210.00
PropAddress:	185 TAWNY SLOPE COURT			
Owner's	HALLE BUILDING GROUP	Owner's Phone:	919-387-1885	
Contractor	RYAN HOMES	Contractor's Phone:	703-956-4000	
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN	

Permit #:	2200823	Inside Town Limits	Yes	
Issue date:	6/29/2020	Census tract:	PIN#:	0699-16-3657
Lot#:	181	Subdivision:	MCCULLERS WALK	Total cost: \$156,660.00
PropAddress:	400 AMBER ACORN AVENUE			
Owner's	HALLE	Owner's Phone:	919-387-1885	
Contractor	RYAN HOMES	Contractor's Phone:	703-956-4000	
Type of Improvement:	New Building	Proposed Use	TOWNHOME	

Permit #:	2200824	Inside Town Limits	Yes	
Issue date:	6/29/2020	Census tract:	PIN#:	0699-16-3645
Lot#:	180	Subdivision:	MCCULLERS WALK	Total cost: \$152,177.00
PropAddress:	404 AMBER ACORN AVENUE			
Owner's	HALLE	Owner's Phone:	919-387-1885	
Contractor	RYAN HOMES	Contractor's Phone:	703-956-4000	
Type of Improvement:	New Building	Proposed Use	TOWNHOME	

Permit #:	2200825	Inside Town Limits	Yes	
Issue date:	6/29/2020	Census tract:	PIN#:	0699-16-3633
Lot#:	179	Subdivision:	MCCULLERS WALK	Total cost: \$143,118.00
PropAddress:	408 AMBER ACORN AVENUE			
Owner's	HALLE	Owner's Phone:	919-387-1885	
Contractor	RYAN HOMES	Contractor's Phone:	703-956-4000	
Type of Improvement:	New Building	Proposed Use	TOWNHOME	

Permit #:	2200826	Inside Town Limits	Yes	
Issue date:	6/29/2020	Census tract:	PIN#:	0699-16-3611
Lot#:	178	Subdivision:	MCCULLERS WALK	Total cost: \$143,911.00
PropAddress:	412 AMBER ACORN AVENUE			
Owner's	HALLE	Owner's Phone:	919-387-1885	
Contractor	RYAN HOMES	Contractor's Phone:	703-956-4000	
Type of Improvement:	New Building	Proposed Use	TOWNHOME	

Permit #:	2200827	Inside Town Limits	Yes	
Issue date:	6/29/2020	Census tract:	PIN#:	0699-16-3509
Lot#:	177	Subdivision:	MCCULLERS WALK	Total cost: \$159,341.00
PropAddress:	416 AMBER ACORN AVENUE			
Owner's	HALLE	Owner's Phone:	919-387-1885	
Contractor	RYAN HOMES	Contractor's Phone:	703-956-4000	
Type of Improvement:	New Building	Proposed Use	TOWNHOME	

Permit #:	2200833	Inside Town Limits	Yes	
Issue date:	6/30/2020	Census tract:	PIN#:	1711-72-2251
Lot#:		Subdivision:	N/A	Total cost: \$693,800.00
PropAddress:	101 RAND MILL ROAD			
Owner's	CHAD BIGGS	Owner's Phone:	252-532-6936	
Contractor	JCI BUILDERS, INC	Contractor's Phone:	919-809-6699	
Type of Improvement:	Alteration	Proposed Use	ASSEMBLY/AMUSEMENT	