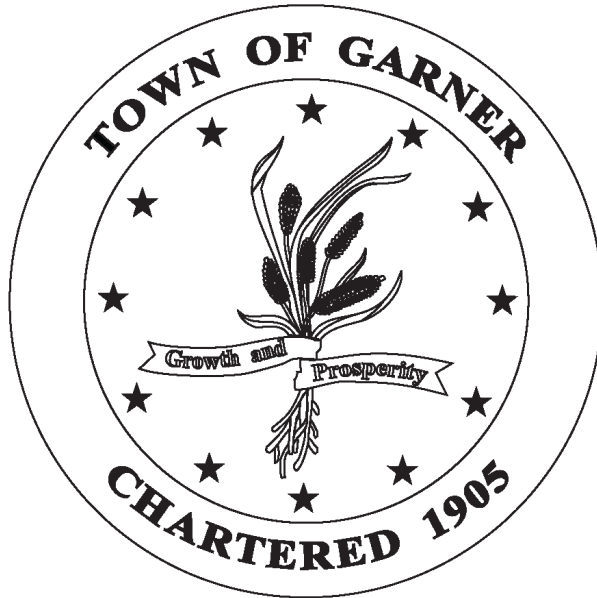


# TOWN OF GARNER



## Town Council Regular Session

August 17, 2021  
7:00 p.m.

Garner Town Hall  
900 7th Avenue  
Garner, NC 27529

**Town of Garner**  
**Town Council Meeting Agenda**  
**August 17, 2021**

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

**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:** All staff and visitors, including people who are fully vaccinated, must wear face coverings while inside Town facilities and during Town Council meetings. The Town will provide masks to those who do not have them. All persons should practice social distancing, when possible, in Council Chambers.

- 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 on this agenda. Interested parties can choose to appear live on the virtual meeting platform or provide written comments that will be shared with Council. An online form is available at <https://www.garnernc.gov/government/town-council/town-council-agendas-and-minutes> for more information on both options. The Council 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

1. Recognize Jackie Johns as the recipient of the 2021 James R. Stevens Service to Garner award.  
Presenters: Mayor Ken Marshburn, Committee Chair and Tim Stevens, Family Member

- G. CONSENT

1. 2022 Holiday Schedule ..... Page 7  
Presenter: Rodney Dickerson

The Town offers employee holidays on the same schedule as the State of North Carolina and this Resolution sets those dates.

Action: Consider approving Resolution (2021) 2459

2. Council Meeting Minutes ..... Page 9

Presenter: Stella Gibson, Town Clerk

Regular and closed session minutes from June 22, June 29, July 6, July 20, and August 2, 2021.

Action: Consider approving minutes

3. ANX-21-05, 900 Withers Road and ANX-21-12, Steele Creek ..... Page 36

Presenter: David Bamford, Planning Services Manager

ANX-21-05, Voluntary contiguous annexation petition (ANX-21-05) submitted by TPB Development LLC to bring 0.035 acres +/- acres along The Arts Drive into the Town of Garner's primary corporate limits. The property is a portion of the legal parcel at 900 Withers Road and may also be identified as Wake County PIN # 1702-01-3238 (tax parcel).

ANX-21-12, Steele Creek, Voluntary satellite annexation petition (ANX-21-12) submitted by Tupelo Honey Land Development, LLC to bring 8.03 acres +/- acres along Lager Lane into the Town of Garner's satellite corporate limits. The property is located at 200 Lager Lane and may be further identified as Wake County PIN # 1700441907.

Action: Consider setting public hearings for September 21, 2021; Adopt Resolution (2021) 2461

4. Budget Amendment - PO Rollovers ..... Page 42

Presenter: David C. Beck, Finance Director

Amendment to carry forward purchase orders from the prior fiscal year

Action: Consider adopting Ordinance (2021) 5055

5. Budget Transfer – PFRM ..... Page 48

Presenter: David C. Beck, Finance Director

Transfer FY22 PFRM funds to project expense accounts

Action: Consider adopting Ordinance (2021) 5056

6. Disposable Property Resolution – Scott Selvek ..... Page 50

Presenter: Joe Binns, Police Chief

Recognize service weapon and badge of Sergeant Scott Selvek as disposable property, so they can be awarded to him in recognition of his retirement from the Town after 30 years of creditable service.

Action: Consider approving Resolution (2021) 2460

7. 8/17/2021 Position Classification Plan ..... Page 52  
Presenter: BD Sechler, Human Resources Director

Updated Position Classification Plan to reflect a change in grade for an existing position and the grading of new position approved in the FY 21/22 budget. The updates include the upgrading of the budget manager position from grade 28 to grade 33 and the addition of the budget analyst position in grade 22. More updates will be reflected once positions are reviewed by HR and slotted into the Plan.

Action: Consider and approve slotting recommendations.

8. Budget Amendment – GPAC Grant ..... Page 53  
Presenter: David Beck, Finance Director

The Garner Performing Arts Center (GPAC) has been awarded a Shuttered Venue Operators Grant through the Small Business Association

Action: Consider adopting Ordinance (2021) 5057

9. CZ-21-03, 1419 Aversboro Road ..... Page 58  
Reginald Buie, Senior Planner – Zoning & Land Use

Conditional zoning map amendment request (CZ-21-03) submitted by Douglas Ball to rezone 0.44 +/- acres from Office and Institutional Conditional (O&I C5) to Multifamily Residential Conditional (MF-2 C243). The site is located at 1419 Aversboro Road and may be further identified as Wake County PIN 1710379338. On July 6, 2021, the Council found this request inconsistent with the Garner Forward Plan but reasonable and in the public interest.

Action: Consider ratifying the decision of the Town Council approving the rezoning; Adopt Ordinance (2021) 2462

10. Governor’s Highway Safety Program (GHSP) Traffic Safety Officer Year 3 Grant ... Page 63  
Presenter. Lt. Paul Caldwell

Resolution to accept the GHSP grant for year 3 of a 3-year grant for a Traffic Safety Officer

Action: Consider adopting Resolution (2021) 2463

## H. PUBLIC HEARINGS

*Interested parties can participate in public hearings by either appearing in person or through the virtual meeting platform. An online form is available at <https://www.garnernc.gov/government/town-council/town-council-agendas-and-minutes> for more information. For quasi-judicial hearings, such as special use permits, Council may only receive comments in the form of sworn testimony. Written comments for these proceedings are not allowed under State law.*

1. CZ-SP-20-04, 4700 Guy Rd- Conditional District Rezoning with Site Plan ..... Page 73  
Presenter: David Bamford, Planning Services Manager

Conditional zoning map amendment request with associated site plan (CZ-SP-20-04) submitted by TMTLA Associates on behalf of D & S Properties, LLC to rezone approximately 6.26 +/- acres from Single Family Residential (R-40) to Service Business (SB C233) Conditional to construct 20,000 square feet of indoor commercial space as well as associated outdoor areas that may be occupied by a proposed conditional list of uses. The site is located at 4700 Guy Road and may be further identified as Wake County PIN #'s 1740206340 & 1740209101.

Action: Consider motion to refer to Planning Commission for consistency review and recommendation.

2. Conditional Zoning Map Amendment w/ Master Plan: CZ-PD-20-02, Mahler's Creek ..... Page 88  
Presenter: David Bamford (zoning); Gaby Lawlor, (transportation); and Stacy Griffin, (TRC)

Conditional zoning map amendment with associated master plan request (CZ-PD-20-02) submitted by Burton Engineering to rezone approximately 8.68 +/- acres from Single-Family Residential (R-12) and 63.87 +/- acres from Single-Family Residential (R-40) to Planned Residential Development (PRD C12) Conditional for the development of a residential community of approximately 170 single-family homes on three sizes of lots. The site is located along northwest of Bryan Road between the Everwood and Fox Haven subdivisions and may be further identified as Wake County PIN(s) 1720012472, 1720027137, and 1720019776.

Action: Consider motion to refer to Planning Commission for consistency review and recommendation.

#### I. NEW/OLD BUSINESS

1. Bond Referendum Outreach ..... Page 110  
Presenters: Rodney Dickerson, Town Manager and Rick Mercier, Communications Manager

Staff will present and discuss outreach materials for the 2021 Garner Bond Referendum.

Action: Discussion and feedback from Council

#### J. COMMITTEE REPORTS

#### K. MANAGER REPORTS

1. garner info
2. Building and Permit Report

L. ATTORNEY REPORTS

M. COUNCIL REPORTS

N. CLOSED SESSION

1. Pursuant to N.C. General Statutes Section 143.318.11(a)(3) to consult with the Town Attorney regarding litigation.
2. Pursuant to N.C. General Statutes Section 143.318.11(a)(5) to discuss possible real estate acquisition and the Town's negotiating position regarding such real estate.
3. Pursuant to N.C. General Statutes Section 143.318.11(a)(6) to discuss the qualifications, competence, performance, character, fitness or conditions of appointment of an individual public officer or employee.

O. ADJOURN

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: August 17, 2021		
Subject: James R. Stevens Service to Garner Award		
Location on Agenda: Presentations		
Department: Administration		
Contact: Stella Gibson, Town Clerk		
Presenter: Mayor Ken Marshburn, Committee Chair and Tim Stevens, Family Member		
Brief Summary: Recognize Jackie Johns as the recipient of the 2021 James R. Stevens Service to Garner award.		
Recommended Motion and/or Requested Action: Presentation only		
Detailed Notes:		
Funding Source: n/a		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input type="radio"/> No: <input checked="" type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	SG	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: August 17, 2021		
Subject: Resolution to set the 2022 Holiday Schedule		
Location on Agenda: Consent		
Department: Administration		
Contact: Stella Gibson, Town Clerk		
Presenter: Rodney Dickerson, Town Manager		
Brief Summary:  The Town offers employee holidays on the same schedule as the State of North Carolina and this Resolution sets those dates.		
Recommended Motion and/or Requested Action: Consider approving Resolution (2021) 2459		
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:		



RESOLUTION NO. (2021) 2459

A RESOLUTION OF THE TOWN OF GARNER TOWN COUNCIL  
ADOPTING THE 2021 HOLIDAY SCHEDULE

WHEREAS, the Town of Garner offers employee holidays on the same schedule as the State of North Carolina; and

WHEREAS, the North Carolina State Employee Holiday Schedule is as follows:

HOLIDAY	OBSERVANCE DATE	DAY OF WEEK
New Year's Day	December 31, 2021	Friday
Martin Luther King Jr.'s Birthday	January 17, 2022	Monday
Good Friday	April 15, 2022	Friday
Memorial Day	May 30, 2022	Monday
Independence Day	July 4, 2022	Monday
Labor Day	September 5, 2022	Monday
Veteran's Day	November 11, 2022	Friday
Thanksgiving	November 24 & 25, 2022	Thursday & Friday
Christmas	December 23, 26 & 27, 2022	Friday, Monday & Tuesday

BE IT FURTHER RESOLVED that the Town of Garner Town Council adopts the above referenced holiday schedule for 2022.

THIS RESOLUTION passed and adopted this 17<sup>th</sup> day of August 2021.

\_\_\_\_\_  
Ken Marshburn, Mayor

ATTEST: \_\_\_\_\_  
Stella Gibson, Town Clerk

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: August 17, 2021		
Subject: Council Meeting Minutes		
Location on Agenda: Consent		
Department: Administration		
Contact: Stella Gibson, Town Clerk		
Presenter: Stella Gibson, Town Clerk		
Brief Summary: Regular and closed session minutes from June 22, June 29, July 6, July 20, and August 2, 2021.		
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 Regular Meeting Minutes  
June 22, 2021**

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

**CALL MEETING TO ORDER/ROLL CALL:** Mayor Ken Marshburn

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

Staff Present: Rodney Dickerson-Town Manager, John Hodges-Asst. Town Manager-Development Services, David Bamford-Planning Services Manager, Jeff Triezenberg-Planning Director, Gaby Lontos-Lawler-Senior Planner, Chris Johnson-Town Engineer, David Beck-Finance Director, Terri Jones-Town Attorney, and Stella Gibson-Town Clerk

**PLEDGE OF ALLEGIANCE:** Council Member Gra Singleton

**INVOCATION:** Council Member Gra Singleton

**PETITIONS AND COMMENTS**

**ADOPTION OF AGENDA**

Mayor Marshburn requested to add a closed session regarding litigation and Mr. Dickerson requested a closed session regarding real estate.

Motion: Vance  
Second: Matthews  
Vote: 5:0

**PRESENTATIONS**

**CONSENT**

**Annexation Petitions**

Presenter: David Bamford, Planning Services Manager

- ANX 20-07 Tryon Pointe (Set PH for July 20)
- ANX 21-08 Georgia's Landing (Set PH for July 20)
- ANX 21-09 Raynor Rd (Set PH for July 20)
- ANX 21-10 Caddy Rd North (Set PH for July 20)

Action: Adopt Resolution (2021) 2453 setting Public Hearings for July 20, 2021

**Budget Amendment – Fiscal Year Closeout**

Presenter: David Beck, Finance Director

As we make preparations to close the books on fiscal year 2020-21, 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 departments have adequate funding to finish out the year. Revenues that are greater than anticipated in the budget are being utilized to offset the expenditures.

Action: Approve Ordinance (2021) 5042

**Council Meeting Minutes**

Presenter: Stella Gibson, Town Clerk

Council meeting minutes from regular, work session and special meetings of April 20, April 27, May 3, May 12, May 18, May 25, June 7 and closed session minutes from April 20, May 18, May 3, April 27, 2021, and June 7.

Action: Approve minutes

Action: Approve Consent Agenda

Motion: Behringer  
Second: Matthews  
Vote 5:0

**PUBLIC HEARINGS**

Mayor Marshburn asked staff to present their report.

**Conditional Zoning Map Amendment w/ Preliminary Plat: CZ-SB-20-08, Weston Road Subdivision**

Presenter: David Bamford, Planning Services Manager

Conditional zoning map amendment request with associated preliminary plat (CZ-SB-20-08) submitted by Habitat for Humanity of Wake County, Inc to rezone approximately 11.68 acres +/- from Single-Family Residential (R-40) and Single-Family Residential (R-9 C218) Conditional to Single-Family Residential (R-9 C218) Conditional. The site is located west of Weston Road between Curtiss Drive and Delta Street and may be further identified as Wake County PINs 1711473367, 1711472174, 1711462936 & a portion of 1711371783.

Mayor Marshburn closed the hearing.

Action: Refer to Planning Commission for plan consistency review and recommendation.

Motion: Singleton  
Second: Vance  
Vote: 5:0

**ANX-21-06- Elevate at White Oak**

Presenter: David Bamford, Planning Services Manager

Mayor Marshburn asked staff to present their report.

Voluntary contiguous annexation petition (ANX-21-06) submitted by Elevate White Oak LLC to bring 20.34 +/- acres (19.726 +/- acres plus 0.62 +/- acres of adjacent public right-of-way) at the southeast corner of White Oak Rd and Salt Hill Rd into the Town of Garner's primary corporate limits. The area may be further defined as all of Wake County PIN #'s 1720533317, 1720521929, 1720532042, 1720528735, 1720524844, 1720523554, and 1720525597, and 0.62 +/- acres of Salt Hill Road public right-of-way.

Mayor Marshburn closed the hearing.

Action: Approve Ordinance (2021) 5043

Motion: Singleton  
Second: Matthews  
Vote: 5:0

**ANX-21-07, JS Commerce Park**

Presenter: David Bamford, Planning Services Manager

Mayor Marshburn asked staff to present their report.

Voluntary contiguous annexation petition (ANX-21-07) submitted by Doggett Associates LLC to bring 62.54 +/- acres (53.21 +/- acres plus 9.33 +/- acres of adjacent public rights-of-way) along Jones Sausage Rd into the Town of Garner's primary corporate limits. The area may be further defined as all of Wake County PIN #'s 1721165744, 1721154002, and 1721154925, and 9.33 +/- acres within the rights-of-way of Jones Sausage Rd, Wilmington Rd, Calebar St and Hay River St.

Staffed advised it was unknown if Calebar Street was a Town or NC DOT maintained road. Mr. Johnson advised it was intended to be a State Road but was not accepted by NC DOT at the time. With the Wilmington Road alignment, it will become an NC DOT road once it's constructed.

Mayor Marshburn closed the hearing.

Action: Approve Ordinance (2021) 5044

Motion: Matthews  
Second: Behringer  
Vote: 5:0

Mayor Marshburn explained the procedures to be followed during these hearings and asked Council to disclose any bias, exparte communications, any close familial, business or other associational relationships with an affected person, or have a financial interest in the outcome. Council Member Dellinger disclosed his exparte communication with residents via facebook. The Clerk administered the Affirmation of Oath to: Jeff Triezenberg, Gaby Lontos-Lawlor, Chris Johnson, David Bamford, Henry Griffin, Tonya Powell, Kevin, Dean, Erich Wilkinson, Bart McClain, and Steve Ward.

**Special Use Permit # SUP-SP-20-05, Raynor Meadows Apartments**

Presenter: Jeff Triezenberg, Planning Director

Mayor Marshburn opened the hearing and asked staff to present their report.

Special use permit request submitted by W&M Partners, LLC to establish a multifamily (triplex and higher, including apartment) use on 18.54 +/- acres of land zoned Multifamily Residential (MF-2 C235) Conditional located to the northwest of the intersection of US 70 and Yeargan Road. The site may be further identified as Wake County PIN 1711051809 and a portion of 1701964018.

Tonya Powell, Attorney, and Bart McClain, Project Engineer, provided an overview of the project and introduced Kevin Dean, Erich Wilkerson, and Mike Lewis, who presented information and responded to questions in their respective areas.

Council agreed to hear statements from the property appraiser and environmental engineer who were not present.

Henry Griffin expressed his concern about what the impact would be to the value of his property and the possible increase in his property tax.

Steve Ward, who owns the property in front of the project, expressed concern that this project will block the driveway at the far end of his property. A driveway he says he needs as an exit for his business.

Mr. McClain advised that NC DOT has control over what/where road improvements are required. Mr. Dean added that NC DOT does not want to see a turn lane with a driveway in it.

Council discussed the possibility of a delay of the project to allow the developer time to obtain a letter from NC DOT to confirm closing of the driveway is necessary.

Action: Delay this project until we can hear from NC DOT; this will also provide an opportunity for the developer and the landowner to come up with a potential compromise in that time.

Motion: Dellinger

Council Member Singleton asked that the motion be amended to set a deadline of July 20th to receive correspondence from NC DOT.

Council Member Dellinger consented to add this statement to his motion.

Second: Singleton  
Vote: 5:0

## **NEW/OLD BUSINESS**

### **2021 Bonds Preliminary Findings Resolution**

Presenter: David Beck, Finance Director

Mr. Beck presented preliminary findings resolution which is the first official action needed to proceed towards a 2021 bond referendum. The preliminary findings resolution demonstrates the intent of Town Council to begin the legal and regulatory process to present a bond referendum to voters in November of 2021.

Action: Approve Resolution (2021) 2454

Motion: Singleton  
Second: Behringer  
Vote: 5:0

## **COMMITTEE REPORTS**

Council Member Vance advised the Human Resource Committee is in the process of conducting interviews for Town Boards and Committees.

## **MANAGER REPORTS**

garner info

Mr. Hodges advised the City of Raleigh is going to repaint the Downtown Water Tank on Rand Mill Road and the Town has an opportunity to change the current logo. Mr. Hodges presented five options for Council's consideration. After discussion, Council selected Option 4.

Update on the Town's social media accounts – facebook reached over 42K people last month with over 6,500 engagements, 6,100 youtube views-with over 26K minutes of contents viewed. Twitter and Instagram continues to be very active. Due to bandwidth issues, the Town's AT&T channel will not be available any longer. Viewers can watch online.

## **ATTORNEY REPORTS**

## **COUNCIL REPORTS**

Singleton

- Commented on the excellent Garner Station Podcast featuring Jeff Triezenberg and Sophia Sandlin.

Behringer

- Thanked Public Works for coordinating the weed eating edging and trimming in the right-of-way on Garner Road between Penny and Avery Streets.
- Asked if the Town could remove the old retaining wall on the Town's property at Avery Street on Garner Road as well as removing tree debris. Mr. Dickerson will look into.

Dellinger

- Thanked Mr. Johnson for his quick response regarding some transportation concerns he received from a citizen.
- Regarding the Art Around Town project, several artists have already began sending in samples of what they are creating.
- Reported receiving positive feedback from other municipalities and leaders on how the Town approached Juneteenth. Council Member Dellinger thanked the Council, Mayor, staff and the Juneteenth Committee for their work.

Vance

- Advised that Garner Trojan Alumni, Randolph Ross, Jr. advanced to the 400m U.S. Championship Finals to compete for the US Olympic Team.

Marshburn

- Congratulated the Chamber of Commerce on their formal re-opening.
- Advised the temporary tower at Lake Benson Park is for wi-fi to aid staff and emergency communications during the July 3<sup>rd</sup> celebration.

**CLOSED SESSION**

Council met in closed session to confer with our attorney on a legal matter and to discuss an appropriate course of action and to discuss a real estate matter and the next steps that we think would be prudent for the town to follow with an expectation that we will receive follow-up information when it is available.

**RETURN TO REGULAR SESSION AND ADJOURN:** 9:56 p.m.

Motion: Behringer  
Second: Vance  
Vote: 5:0

DRAFT



**Town of Garner  
Work Session Agenda Minutes  
June 29, 2021**

The meeting of the Council was conducted in the Town Hall Council Chambers located at 900 7<sup>th</sup> Avenue, Garner at 6:00 p.m.

**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, Terri Jones-Town Attorney, Rick Mercier-Communications Manager, David Beck-Finance Director, Maria Munoz-Blanco-PRCR Director, Reginald Buie-Senior Planner, Mari Howe-Downtown Development Manager, and Ashley Knotts-Deputy Town Clerk.

Jeff Triezenberg and John Hodges attended via TEAMS.

**ADOPTION OF AGENDA**

Mayor Marshburn requested to add a closed session regarding litigation.

Motion: Singleton  
Second: Matthews  
Vote: 5:0

**DISCUSSION/REPORTS**

**UDO-21-02, Proximity of Car Washes to Residential Districts**

Presenter: Reginald Buie, Senior Planner

Cambridge Properties, Inc. has filed a rezoning request, CZ-21-04, to rezone and develop approximately 9.5-acres on the southside of Caddy Road and US 401 for commercial development, which would include a carwash use. The proposed carwash project site is within the existing required 500-foot buffer from R-40 zoning on the west side of US 401 and from MF-2 zoning along Caddy Road. The applicant is requesting to reduce the buffer distance for single-family districts and remove the buffer for multi-family districts.

If this is approved, it would apply Town wide.

Action: Council consensus to deny request.

**DGA Alcohol Ordinance**

Presenter: Mari Howe, Downtown Development Director

Garner Code Ordinances Section 11-7 prohibits the consumption of alcohol on Town property, streets, and sidewalks except for community events which have been approved by Town Council by resolution. The Downtown Garner Association (DGA) is recommending amending section 11-7 to allow for alcohol

sales and consumption at DGA sponsored events within the Historic Downtown Study Area on Town property and property owned or leased by event partners.

Action: Council consensus to move forward and bring back July 5, 2021.

## **COUNCIL REPORTS**

Behringer

- Attended the ribbon cutting for Aristotle Sprits, as well as the ribbon cutting for Omegas of Raleigh.

Vance

- Attended the ribbon cutting for Omegas of Raleigh, stating they have done a beautiful job with the building which can be used for banquets, wedding receptions, office meetings, etc.
- HR Committee is still interviewing applicants and will continue the process through this week and next.
- Noticed trucks parked in areas they are not supposed to be at Amazon.

Dellinger

- Received a message from a constituent about the sidewalk between Lowes's Food and Harth Drive on the guardrail, no sidewalk there at all.
- Attended Mike Wiley's presentation with Mayor Marshburn as part of the ongoing Juneteenth and Freedom celebration. Stated there will be another presentation on Wednesday 30<sup>th</sup> and Mike will be there to do a Q&A after the event, encouraged everyone to go to the Towns website to sign up.

Singleton

- Explained to Council Member Dellinger the sidewalk between Lowe's Food and Harth Drive is being redone; concrete is being poured all the way to the curb, possibly for bus loading.
- Looking forward to July 3<sup>rd</sup> celebration.

Matthews

- Looking forward to July 3<sup>rd</sup> celebration; anticipates a large turnout this year.

Marshburn

- Provided Council Members with a schedule for the July 3<sup>rd</sup> celebration; after opening remarks Mayor Marshburn will read the Juneteenth Proclamation.

## **CLOSED SESSION**

Council met in closed session with our attorney to discuss a litigation matter and a personnel issue. No action was taken.

## **RETURN TO REGULAR SESSION: 8:02 PM**

Motion: Behringer  
Second: Vance  
Vote: 5:0

**ADJOURN: 8:03 p.m.**

**Town of Garner  
Town Council Regular Meeting Minutes  
July 6, 2021**

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

**CALL MEETING TO ORDER/ROLL CALL:** Mayor Ken Marshburn

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

Staff Present: Rodney Dickerson-Town Manager, John Hodges-Asst. Town Manager-Development Services, David Bamford-Planning Services Manager, Jeff Triezenberg-Planning Director, Chris Johnson-Town Engineer, David Beck-Finance Director, Stacy Griffin-Senior Planner, Gaby Lontos-Lawlor-Senior Planner, BD Sechler-Human Resources Director, Reginald Buie-Senior Planner, Joe Binns-Police Chief, Terri Jones-Town Attorney, and Stella Gibson-Town Clerk

**ADOPTION OF AGENDA**

Motion: Singleton  
Second: Matthews  
Vote: 5:0

**PRESENTATIONS**

**CONSENT**

**DGA Sponsored Events - Alcohol Ordinance Amendment**

Presenter: Mari Howe, Downtown Development Manager

Garner Code of Ordinances Section 11-17 prohibits the consumption of alcohol on Town property, streets, and sidewalks except for community events which have been approved by Town Council by resolution. The Downtown Garner Association (DGA) recommends amending Section 11-17 to allow for alcohol sales and consumption at DGA sponsored events within the Historic Downtown Garner Study Area on Town property and property owned or leased by event partners.

Action: Approve Resolution (2021) 2456

**Position Classification Plan - 7/1/2021**

Presenter: BD Sechler, Human Resources Director

Updated Position Classification Plan to reflect grading of new positions approved in the FY 21/22 budget. The updates include the addition of the Park Attendant in Grade 12 and the Fleet Manager in Grade 27. More updates will be reflected once positions are reviewed by HR and slotted into the Plan.

Action: Approve slotting recommendations.

## **Recognition of Disposable Property**

Presenter: Joe Binns, Police Chief

Recognize service weapon and badge of Lieutenant Walter Myer as disposable property, so they can be awarded to him in recognition of his retirement from the Town after 30 years of creditable service.

Action: Adopt Resolution (2021) 2455

Action: Approve Consent Agenda

Motion: Behringer

Second: Matthews

Vote: 5:0

## **PUBLIC HEARINGS**

Mayor Marshburn explained the procedures to be followed during these hearings and asked Council to disclose any bias, ex parte communications, any close familial, business or other associational relationships with an affected person, or have a financial interest in the outcome.

Council confirmed each had received emails regarding issues with sewer in the area; however, each confirmed this would not influence their ability to make an impartial decision. 305 Tiffany Circle, regarding the sewer connection at the pump station close to Tiffany Woods

Mayor Marshburn opened the hearing and asked staff to present their report.

### **SUP-SP-20-01, Garner Main EMS Station**

Presenter: Stacy Griffin, Principal Planner

Special Use Permit (SUP-SP-20-01) request submitted by Wake County Government for the development of an ambulance service/rescue squad on 3.96 +/- acres. The site is located on Thompson Road at the intersection with Timber Drive and is on the Timber Drive Elementary School parcel. Wake County Government plans to lease the area from the Wake County Public School System.

Ken Murphy, Deputy Wake County Attorney

Rich Kirkland, Appraiser

Mike Esposito, Project Architect

Steve Miller, Project Civil Engineer

Betty Parker, Wake County Senior Director for Real Estate Services

John Olson, Wake County EMS Deputy Director, Chief of Support Services

Zac Pierce, Landscape Architect

Adrian Johnson, who lives adjacent to the project, expressed concern about where the station will be located and the noise when the sirens go off. Mr. Spence also expressed concern regarding noise.

Mr. Olson explained that calls are not station based, which means they will most likely be on the road constantly answering calls to respond to other municipalities based on the County's GPS system of who would be the closest to respond. It is also anticipated that the sirens won't be turned on until the intersection at Timber Drive.

Mr. Spence and Ms. Abbey expressed their concern regarding citizens providing testimony during quasi-judicial hearings. Ms. Jones explained that quasi-judicial hearings require Council to receive competent evidence and the State legislature has defined what competent evidence is and what it is not. In some cases, lay persons, such as citizens can make public comments but cannot present evidence on property values, vehicular traffic or traffic engineering and then other matters which generally only expert testimony would be admissible in a court under the rules of evidence. This tends to be engineering architecture disciplines that require professional licensing and a degree, so while they can provide some information and observations about the area, the Council may only consider competent evidence in rendering a decision.

Council Member Singleton added the zoning for this project is correct and is an allowed use.

Ms. Abbey stated Buck Branch is in a FEMA flood plain and asked how far the land will be disturbed from Buck Branch through Mr. Heindel's property and who will be maintaining the easement when there is a large amount of rain.

The project will be on the west side of Buck Branch where the developer will need to tie-in the new sewer to the City of Raleigh's sewer main; approximately 35' from the bank of the stream. The impact will be a trench to put in a four inch PVC sewer line connection to the manhole, backfill the trench, grade it to the pre-construction conditions and seed.

Mayor Marshburn closed the hearing and called for a motion.

Find application SUP-SP-20-01 meets the Town's eight criteria for special use permits as identified in Article 3.9.2.D. and therefore move the Town Council approve SUP-20-01, East Main EMS Station with five site specific conditions to be listed on the permit that's prepared by staff. The engineering firm will meet with Mr. Heindel, 305 Tiffany Circle and Mr. Broadwell, 307 Tiffany Circle to discuss the issue with the connection of the sewer line to the pump station and where it will be going.

Motion: Matthews  
Second: Singleton  
Vote: 5:0

## **NEW/OLD BUSINESS**

### **CZ-21-03, 1419 Aversboro Road**

Presenter: Reginald Buie, Senior Planner

Conditional zoning map amendment request (CZ-21-03) submitted by Douglas Ball to rezone 0.44 +/- acres from Office and Institutional Conditional (O&I C5) to Multifamily Residential Conditional (MF-2 C243). The site is located at 1419 Aversboro Road and may be further identified as Wake County PIN 1710379338.

Mr. Buie advised the Planning Commission did not provide a recommendation for this project. There was some question as to whether the Council could move forward with making a decision on this project. Ms. Jones advised state law says the Town may go forward after 30 days. The Ordinance requires the Council to make their recommendation within 60 days and after the 60 days have elapsed the Council can proceed towards a decision without the Planning Commission report. Generally, state

law supersedes the Town Ordinance, however, parts of Chapter 160D allows the Town to be more stringent.

Action: I move the Town accept CZ-21-03, Aversboro Road, regarding consistency of the zoning amendment request with the adopted land use plans detailed in Section 4 of the staff report and find the request inconsistent due to the request to rezone 0.44 +/- acres would be a minor change of land use and would not negatively impact adjoining properties due to its limited size and existing adjacent zoning would allow non-residential office uses and also move the Town Council adopt Ordinance (2021) 5046 approving rezoning CZ-21-03 as the request is still reasonable and in the public interest because it will likely encourage redevelopment and reuse of existing sites and buildings that are complementary to the surrounding areas.

Motion: Vance

Council Member Dellinger requested to add a condition stating that pending the attorney's review, if Council votes for the project and then finds out they are allowed to, it goes through and if they find out they can't approve, it would need to come back after the 60 days, which would be July 20.

Council Member Vance agreed to amend the motion.

Second: Singleton

Vote: 5:0

**Planned Conditional Zoning Map Amendment # CZ-PD-21-01, Auburn Station (page 220, 130:51)**

Presenter: David Bamford, Planning Services Manager and Gaby Lontos-Lawlor, Senior Planner

Planned conditional zoning map amendment (CZ-PD-21-01) request submitted by The McAdams Company to rezone 66.67 +/- acres from Multi-Residential 1 (MR-1) to Planned Residential Development Conditional (PRD C13) for the development of a single-family community with three (3) lot sizes not to exceed a gross density of 2.6 units/acre. The site is located at the northwest corner of E. Garner and Auburn-Knightdale roads and may be further identified as Wake County PIN(s) 1730289409 and 1730385572.

Laura Holloman of the McAdams Company provided highlights of several areas of the project as well as the amenities.

Caroline Cheeves, traffic engineer of Ramey Kemp, stated one of the main concerns with the location is the site access on Auburn Knightdale Road in relation to the curve and the proximity of Daniel's Landing Drive. The curve has adequate site distance, however, it is still subject to NC DOT and Town standards including intersection spacing and site distance requirements. Since the last meeting, they met with NC DOT to discuss potential solutions to the site access concerns. Although the development does not have final design drawings, there is a solution for appropriate site access that meets the NC DOT and Town standards along Auburn Knightdale Road, but this will not be finalized until the site is fully designed.

Action: I move that the Town Council accept the Planning Commission's written statement regarding consistency of the zoning amendment request with adopted land use plans, detailed in Section VI of the staff report, as our own; and I further move that the Town Council adopt Ordinance No. (2021) 5047 approving CZ-PD-21-01, as the request is reasonable and in the public interest because it will likely be of

an overall design that keeps within the Town's character and improves property values. At the applicants request the following condition was added: site access along Auburn Knightdale Road is subject to NC DOT and Town of Garner standards and in order to meet those standards the exact driveway location may be subject to change.

Motion: Matthews  
Second: Vance  
Vote: 5:0

#### **UDO-21-01, Telecommunication Facilities in the LBC Overlay District**

Reginald Buie, Senior Planner

Zoning text amendment request (UDO-21-01) submitted by Thomas H. Johnson, Jr., Williams Mullen, attorney for American Towers, LLC to amend the UDO to allow telecommunication towers in the Lake Benson Conservation Overlay District.

Action: I move the Town Council accept the Planning Commission's written statement regarding consistency of the text amendment request with adopted land use plans, detailed in Section VI of the staff report, as our own; and I further move that the Town Council adopt Ordinance No. (2021) 5048 approving text amendment UDO-21-01, as the request is reasonable and in the public interest because it will likely align the development code with the Town's desired ends and permit a use with a small impervious surface footprint not in conflict with the stated purpose of the LBC.

Motion: Singleton  
Second: Matthews  
Vote: 5:0

#### **COMMITTEE REPORTS**

Council Member Vance provided an update on the progress of the Committee interviews being conducted by the Human Resources Committee.

#### **MANAGER REPORTS**

- Garner info
- Chris Johnson presented highlights of the Capital Projects Status for the period ending FY 21, Q4.
- Reported July 3<sup>rd</sup> celebration was a great success.
- Stated he is monitoring the tropical storm which is expected to bring rain and localized flooding. Wake County is not opening their EOC.
- Reported Operation Homecoming will be awarding a home to a veteran returning from combat missions overseas on July 15 at 10:00 a.m.

#### **ATTORNEY REPORTS**

#### **COUNCIL REPORTS**

Dellinger

- Reported the Downtown Garner Association Art Around Town project is moving along and artists are bringing in their work. The art will be placed around Town the first of August.
- Asked if there was any thoughts on how to utilize the information on the American Rescue Plan

funds.

Marshburn

- Asked who estimates the number of attendees at the July 3 event. Mr. Hodges advised he will meet with those involved and get that information to Council as well as an approximate number.
- Asked Council to advise if they were planning to attend the Mayor’s Association outing.

Council agreed the July 3rd celebration was a great success and enjoyed by all. Mayor ProTem Behringer noted the traffic control measures taken were especially helpful.

Council Member Matthews, Vance, Singleton as well as Mayor ProTem Behringer had nothing to report.

**CLOSED SESSION**

Council met in closed session to discuss a litigation matter, received reports and made a recommendation; no action was taken.

**RETURN TO REGULAR SESSION AND ADJOURN:** 10:34 p.m.

Motion: Behringer  
Second: Singleton  
Vote: 5:0

DRAFT



**Town of Garner  
Town Council Regular Meeting Minutes  
July 20, 2021**

The Council met in regular session at 7:00 p.m. in the Garner Town Hall located at 900 7th Avenue. Because one of the Council members participated remotely, the meeting was conducted as a remote meeting.

**CALL MEETING TO ORDER/ROLL CALL:** Mayor Ken Marshburn

Present: Mayor Ken Marshburn, Council Members Demian Dellinger, Gra Singleton, and Elmo Vance

Council Member Phil Matthews participated remotely.  
Mayor ProTem Kathy Behringer was absent.

Staff Present: Rodney Dickerson-Town Manager, John Hodges-Asst. Town Manager-Development Services, David Bamford-Planning Services Manager, Jeff Triezenberg-Planning Director, Chris Johnson-Town Engineer, David Beck-Finance Director, Gaby Lontos-Lawlor-Senior Planner, Joe Stallings-Economic Development Director, Leah Harrison-Asst. Town Engineer, Alison Jones-Planner, Maria Munoz-Blanco-PRCR Director, BD Sechler-Human Resources Director, Terri Jones-Town Attorney, and Stella Gibson-Town Clerk

**PLEDGE OF ALLEGIANCE:** Mayor Ken Marshburn

**INVOCATION:** Mayor Marshburn invited Police Chaplain Rev. Louis Long to deliver the invocation.

**PETITIONS AND COMMENTS**

**ADOPTION OF AGENDA**

Council Member Singleton requested to add an additional item to Old/New Business to discuss the Town's Traffic Calming Policy.

Motion: Singleton  
Second: Vance  
Vote: 4:0

**PRESENTATIONS**

**Recognition of Service and Retirement – Walter Myer**  
Rodney Dickerson, Town Manager and Joe Binns, Police Chief

Mr. Dickerson and Chief Binns recognized Walter Myer for his 24 years of dedicated service to the Town of Garner. Walt's retirement is effective August 1, 2021.

**CONSENT**

**Position Classification Plan - 7/1/2021 - Updated 7/20/21**

Presenter: BD Sechler, Human Resources Director

Updated Position Classification Plan to reflect grading of new position approved in the FY 21/22 budget. This update includes the addition of the GIS Specialist in Grade 25. More updates will be reflected once positions are reviewed by HR and slotted into the Plan.

Action: Approve slotting recommendation.

**Governor’s Highway Safety Program (GHSP) Motorcycle Grant**

Presenter: Paul Caldwell, Police Lieutenant

Resolution to accept GHSP grant for a motorcycle. This grant covers 100% federal funding for a motorcycle in the amount of \$49,778.00

Action: Approve Resolution (2021) 2457

Action: Approve Consent Agenda

Motion: Singleton

Second: Vance

Vote: 4:0

**PUBLIC HEARINGS**

Mayor Marshburn asked staff to present their report.

**ANX 20-07 Tryon Pointe**

Presenter: David Bamford, Planning Services Manager

Voluntary satellite annexation petition (ANX-20-07) submitted by Tryon Pointe LLC to bring 31.39 acres +/- acres located at 3216 Sanderford Road into the Town of Garner's satellite corporate limits. The property is located south of Sanderford and Creech roads and west of the Gipson Pond subdivision and may be further identified as Wake County PIN# 1712615755.

Action: Adopt Ordinance (2021) 5049

**ANX 21-08 Georgia’s Landing**

Presenter: David Bamford, Planning Services Manager

Voluntary contiguous annexation petition (ANX-21-08) submitted by Clayton Properties Group Inc to bring 143.85 +/- acres at 2505 Simpkins Road and 6104 Fayetteville Road into the Town of Garner's primary corporate limits. The property is located between US 401 and Simpkins Road and may be further identified as Wake County PIN #'s 0790583066 and 0790496465. The annexed area includes 1.15 +/- acres within the adjacent US 401 right-of-way for a total annexed area of 145.00 +/- acres.

Action: Adopt Ordinance (2021) 5050

**ANX 21-09 Raynor Road**

Presenter: David Bamford, Planning Services Manager

Voluntary contiguous annexation petition (ANX-21-09) submitted by Clayton Properties Group Inc to bring 79.57 +/- acres at 5901 Raynor Road into the Town of Garner's primary corporate limits. The property is located at the northeast corner of White Oak and Raynor roads and may be further identified as Wake County PIN# 1639581160.

Action: Adopt Ordinance (2021) 5051

**ANX 21-10 Caddy Road North**

Presenter: David Bamford, Planning Services Manager

Voluntary contiguous annexation petition (ANX-21-10) submitted by Garner Owner LLC to bring 18.37 +/- acres at 7801 Caddy Road into the Town of Garner's primary corporate limits. The property is located at the northeast corner of Caddy Road and US 401 and may be further identified as the northern portion of Wake County PIN 0699183059. The annexed area also includes 1.62 +/- acres of adjacent Caddy Road right-of-way for a total annexed area of 19.99 +/- acres.

Action: Adopt Ordinance (2021) 5052

Mayor Marshburn explained the procedures to be followed during the following hearings and asked Council to disclose any bias, ex parte communications, any close familial, business or other associational relationships with an affected person, or have a financial interest in the outcome. Hearing none, the Clerk administered the Oath to Travis Fluitt, Alison Jones, Jeff Triezenberg, Gaby Lontos-Lawlor, Robert Zarzecki, Erick Wilkinson and Tonya Powell.

**Special Use Permit # SUP-SP-21-03, US 70 Industrial Phase 3**

Presenter: Alison Jones, Planner II

Special use permit request submitted by Al Neyer, LLC to construct a light industrial/flex space building over 100,000 square feet on 18.54 +/- acres of land zoned Service Business (SB) and Light Industrial (I-1) located northeast of the intersection of US 70 and Garner Business Park Drive. The site may be further identified as Wake County PIN 1730944375.

Action: I find that application No. SUP-SP-21-03 meets the Town's eight (8) criteria for special use permits as identified in Article 3.9.2.D.; and therefore, I move that the Town Council approve SUP-SP-21-03, US 70 Industrial Phase 3 with the three (3) site-specific conditions to be listed on the permit that will be prepared by staff.

Motion: Vance  
Second: Singleton  
Vote: 4:0

**Special Use Permit # SUP-SP-20-05, Raynor Meadows Apartments**

Presenter: Alison Jones, Planner II

Special use permit request submitted by W&M Partners, LLC to establish a multifamily (triplex and higher, including apartment) use on 18.54 +/- acres of land zoned Multifamily Residential (MF-2 C235) Conditional located to the northwest of the intersection of US 70 and Yeargan Road. The site may be further identified as Wake County PIN 1711051809 and a portion of 1701964018.

This project was continued from the June 22, 2021 meeting to allow Steve Ward to meet with the developer and discuss possible options regarding the closure of a driveway in front of his property,. After speaking with his insurance agent, Mr. Ward stated it was in his best interest to consent to the closure.

Tonya Powell, Travis Fluet, Erick Wilkinson and Bob Zarzecki (all of whom were sworn and consented to the remote meeting) provided updates to the project since the June 22, 2021 meeting.

Council Member Dellinger was concerned the 17% reduction in parking requested would not be adequate. Mr. Fluet explained a parking study had been conducted and they looked at anticipated demand based on the parking generation manual, did a comparison on per unit and per bedroom and for weekday and weekend, and based on that, the peak demand for a development like this is approximately 346 spaces and incorporates residents, visitors, and people using amenities.

Council Member Dellinger also stated the buildings did not have the architectural style as the community and that he would like to see if the roof lines could be increased or changed to a pitched roof.

Mayor Marshburn closed the hearing.

Action: I find the application No. SUP-SP-20-05 meets the Town's eight (8) criteria for special use permits as identified in Article 3.9.2.D.; therefore, I move that the Town Council approve SUP-SP-20-05, Raynor Meadows Apartments with the eight (8) site-specific conditions to be listed on the permit that will be prepared by staff.

Motion: Vance  
Second: Matthews

Council Member Dellinger asked to include a condition to add a higher pitched roof and expressed his concern over the parking space reduction. Hearing no support, no additional conditions were added.

Vote: 3:1

Council Member Dellinger voted nay.

## **NEW/OLD BUSINESS**

### **Introduction of Bond Orders**

Presenter: David Beck, Finance Director

As we continue the path towards a November 2021 bond referendum, the next action items include the introduction of four bond orders and setting a public hearing. A resolution is presented introducing each of the proposed bond uses that will need to be voted on separately by the Town Council. In addition, the resolution recognizes that the Finance Director has prepared and filed with the Town Clerk both the Sworn Statement of Debt and the Statement of Total Estimated Interest. Lastly, the resolution establishes the August 2, 2021 regular meeting of the Town Council as the time and place for a public hearing on the bond orders.

Action: Approve order authorizing \$24,050,000 Street and Sidewalk Improvements Bonds.

Motion: Singleton  
Second: Dellinger  
Vote: 4:0

Action: Approve order authorizing \$35,500,000 Parks and Recreational Bonds.

Motion: Vance  
Second: Singleton  
Vote: 4:0

Action: Approve order authorizing \$6,500,000 Public Safety and Services Facilities Bonds.

Motion: Singleton  
Second: Dellinger  
Vote: 4:0

Action: Approve order authorizing \$2,950,000 Stormwater Bonds.

Motion: Vance  
Second: Dellinger  
Vote: 4:0

Action: Authorize Finance Director to file with the Town Clerk both the Sworn Statement of Debt and the Statement of Total Estimated Interest and set public hearing on bond orders for August 2, 2021.

Motion: Singleton  
Second: Vance  
Vote: 4:0

#### **Garner Recreation Center Operations Plan and Fees**

Presenter: Maria Munoz-Blanco, PRCR Director and Megan Young, Recreation Superintendent

Ms. Blanco and Ms. Young provided an update on the planned opening and operations of the Garner Recreation Center. Also presented was a proposed fee schedule which will be on the August 2 Council agenda for consideration.

Action: Council consensus to place on August 2 Council agenda for consideration

#### **4422 Parkwood Drive Drainage Repair – Bid Award**

Presenter: Leah Harrison, Assistant Town Engineer

Staff received a total of 3 bids for the Parkwood Drive drainage repair. The low bidder was White Oak Construction with a bid of \$126,265.00, which is 16.1% higher than the engineer's estimate. The project will be completed as a public/private partnership between the Town and the private property owner. A budget amendment will be brought forward for the contract with a 10% contingency line item.

Action: Award the construction bid for the 4422 Parkwood Drive Drainage Repair project to White Oak Construction.

Motion: Dellinger  
Second: Matthews  
Vote: 4:0

### **Traffic Calming Policy**

Presenter: Council Member Singleton

Council Member Singleton stated part of the Town's policy focuses on residential neighborhoods, not commercial. In another part of the policy, it states that for unusual situations Council can make exceptions. Council Member Singleton stated a list should be made and priorities identified in the budget. Mr. Hodges explained that Main Street does not fall under the policy because it is not residential. Council Member Dellinger added that there is a need to determine metrics for special cases; they need to be justified and funds allocated, especially when there are needs in other places.

Action: Place on future work session agenda for discussion.

### **COMMITTEE REPORTS**

Council Member Vance advised he and Council Member Dellinger conducted interviews to fill vacancies on the Planning Commission and Senior Citizens Committee and asked Council to approve their recommendations to appoint Clare Fullerton and Sherry Phillips to the Planning Commission and Jo Cici and Matthew Tew to the Senior Citizens Committee. Interviews for the Parks & Recreation and Veteran's Advisory Committee will be conducted in the next few weeks.

### **MANAGER REPORTS**

- garner info
- Quarterly Financial Report
- The cost to paint the Town's logo on the Rand Mill Road water tank is \$10,995. Work should be complete in the summer. A budget amendment will be brought back for action at a future meeting. Council consensus to support.
- Early voting dates for the November election are October 23<sup>rd</sup> through October 30<sup>th</sup>.

### **ATTORNEY REPORTS**

### **COUNCIL REPORTS**

Vance

- He and Council Member Matthews attended the Operation Coming Home event and a presentation will be made at the first meeting in August.

Dellinger

- Noticed Duke Power trimming around Town and asked if they were going to pick-up. Mr. Dickerson advised they will come through at a later time and do that.
- Asked if there was any recent communication with the County or State on the COVID increases – additional testing/vaccinations? Mr. Dickerson replied that they continue to have testing and vaccination sites and no new guidelines or restrictions are in place.
- Attended the Community of Hope Camp.

- The Garner Fire-Rescue accreditation occurred this week.

Marshburn

- Mentioned the Mayor’s Association Summer Outing at Mudcats Stadium.

Council Members Matthews and Singleton had nothing to report.

**CLOSED SESSION**

Council met with the Town Attorney regarding a litigation matter, received report, no formal action was taken at this time.

**RETURN TO REGULAR SESSION AND ADJOURN:** 10:01 p.m.

Motion: Vance  
Second: Singleton  
Vote: 5:0

DRAFT

**Town of Garner  
Town Council Regular Meeting Minutes  
August 2, 2021**

The Council met in regular session at 7:00 p.m. in the Garner Town Hall located at 900 7th Avenue. Because one of the Council members participated remotely, the meeting was conducted as a remote meeting.

**CALL MEETING TO ORDER/ROLL CALL:** Mayor Ken Marshburn

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

Staff Present: Rodney Dickerson-Town Manager, John Hodges-Asst. Town Manager-Development Services, Jeff Triezenberg-Planning Director, Chris Johnson-Town Engineer, David Beck-Finance Director, Gaby Lontos-Lawlor-Senior Planner, Maria Munoz-Blanco-PRCR Director, Terri Jones-Town Attorney, and Stella Gibson-Town Clerk

**CALL MEETING TO ORDER/ROLL CALL:** Mayor Ken Marshburn

PLEDGE OF ALLEGIANCE: Mayor ProTem Kathy Behringer

**INVOCATION:** Mayor ProTem Kathy Behringer asked Youth Pastor Jarrod Wyckoff at Hayes Chapel Christian Church to deliver the invocation.

**PETITIONS AND COMMENTS**

Martin Petherbridge, spokesperson for the Garner Grows Community Garden group, explained the importance of having community gardens in urban spaces. Gardening will provide educational and volunteer opportunities as well as a way to meet neighbors while getting exercise. The produce is donated to local area non-profits. The group asked that the UDO be amended to allow community gardens and that the Town partner with them to make Town-owned property available for the gardens.

Ed Holtzinger, Manager of the food pantry at Garner Area Ministries, reported the community garden donated over 1,000 pounds of produce to them in the last 12 months.

Mr. Dickerson responded that Planning staff will work with leadership of the group to look at the UDO provisions that might allow gardens in certain areas. In the past, upkeep of gardens and year round maintenance were a concern; especially when they are in the proximity of neighborhoods. Town properties will need to be looked at individually to see if there are any opportunity for partnerships.

**ADOPTION OF AGENDA**

Motion: Singleton  
Second: Matthews  
Vote: 5:0



## **PRESENTATIONS**

### **Operation Coming Home**

Presenters: Council Members Phil Matthews and Elmo Vance

Council Members Matthews and Vance reported this is the 23<sup>rd</sup> home presented to veterans in this area, and the first one in Garner. They presented a plaque to the Town, which the Mayor accepted, to recognize the Town's contribution to the program.

### **NC Turnpike Authority – Complete 540 project**

Presenter: Dennis Jernigan, NCDOT

Mr. Jernigan provided a comprehensive review of the Complete 540 project.

## **CONSENT**

### **Garner Recreation Center (GRC) Operations and Opening Update**

Presenter: Maria Munoz-Blanco, PRCR Director, and Megan Young, PRCR Recreation Superintendent

Amend the FY22 approved fee schedule to incorporate the revised fee schedule for the Garner Recreation Center (presented to Council on 07/20/2021).

Action: Approve amendment to the FY22 fee schedule.

### **Position Classification Plan Update**

Presenter: BD Sechler, Human Resources Director

Updated Position Classification Plan to reflect job title changes. Athletics Program Supervisor has been updated to Recreation Programs Supervisor. Stormwater Engineer has been updated to Stormwater Program Administrator. Plan Review Engineer has been updated to Engineering Plan Reviewer. No change to grade has been made. More updates will be reflected once positions are reviewed by Human Resources and slotted into the Plan.

Action: Approve job title change recommendation.

### **Budget Amendment - Parkwood Drive Stormwater Project**

Presenter: David C. Beck, Finance Director

Town Council authorized a contract for stormwater repairs on Parkwood Drive during the 7/20 regular meeting. Funds were not originally budgeted in FY 21-22 for this project, so an amendment is needed.

Action: Adopt Ordinance (2021) 5053

### **Budget Amendment - Water Tower Logos**

Presenter: David C. Beck, Finance Director

Town Council approved moving forward with new, updated logos for the downtown water tower while it is being repainted. A quote was presented to Council during the 7/20 meeting and funds will be pulled from fund balance to cover the cost.

Action: Adopt Ordinance (2021) 5054

Action: Approve Consent Agenda

Motion: Singleton

Second: Matthews

Vote: 5:0

## **PUBLIC HEARINGS**

### **Conditional Zoning Map Amendment w/ Site Plan # CZ-SP-20-15, 900 Rand Road**

Presenters: Jeff Triezenberg, Planning Director, Gaby Lontos-Lawlor, Senior Planner and Stacy Griffin, Principal Planner

Conditional zoning map amendment request with associated site plan submitted by Rand Road LLC to rezone approximately 16.45+/- acres from Single-Family Residential (R-40) and Community Retail (CR) to Community Retail (CR C240) Conditional. The site is located at the southwest corner of NC Highway 50 and Rand Rd and may be further identified as Wake County PINs: 11619447310, 1619444380, 1619446238, and 1619434624.

Staff clarified questions relating to road improvements and site access.

Toby Coleman, 150 Fayetteville Street, Raleigh, provided highlights of the property.

Fred Roche, with the Durham VA Health System, explained the facility will have no beds and operate Monday through Friday from 8:00 a.m. to 4:30 p.m. Services will include primary care, mental health, cardiology, pulmonary, audio/speech therapy, imaging and an on-site pharmacy. The facility will be staffed with Federal law enforcement officers.

Elizabeth Scherer, 121 Hollow Court, Garner, expressed concern that the Arbor Green neighborhood will become a thoroughfare for traffic which will affect children using the crosswalk zone to go to school. She asked that Council look at the crosswalk zone and see what could be done to keep the area safe. She requested that right turns coming out of the parking lot onto Arbor Greene be prohibited.

The following individuals sent emails expressing their concerns:

Denise Coggins, David Schmidt, Elizabeth Scherer, Cyndra Fye, Angela Kegel, Norma Fincher, Sandy Hall, Jim Wheeler, Billy Harrell, and Alyssa Purdy.

Mayor Marshburn stated staff will work with the developer to mitigate the problem.

Action: Refer to Planning Commission for plan consistency review and recommendation.

Motion: Singleton

Second: Matthews

Vote: 5:0

## **Bond Referendum Public Hearing**

Presenter: David C. Beck, Finance Director

A public hearing will be held on the proposed 2021 bond orders. Following the public hearing, Council may adopt the four bond orders after a second reading and adopt a resolution calling for a bond referendum on said orders.

Action: Separate motions and votes on the items below following the public hearing:

Action: Approve final passage of order authorizing \$24,050,000 Street and Sidewalk Improvements Bonds.

Motion: Singleton  
Second: Vance  
Vote: 5:0

Action: Approve final passage of order authorizing \$35,500,000 Parks and Recreational Bonds.

Motion: Vance  
Second: Singleton  
Vote: 5:0

Action: Approve final passage of order authorizing \$6,500,000 Public Safety and Services Facilities Bonds.

Motion: Matthews  
Second: Vance  
Vote: 5:0

Action: Approve final passage of order authorizing \$2,950,000 Stormwater Bonds.

Motion: Behringer  
Second: Vance  
Vote: 5:0

Action: Adopt resolution calling for a bond referendum on the four bond orders to be held 11/2/2021.

Motion: Singleton  
Second: Matthews  
Vote: 5:0

## **NEW/OLD BUSINESS**

## **COMMITTEE REPORTS**

Mayor Marshburn stated the Re-Naming Committee will be meeting soon.

## **MANAGER REPORTS**

- garner info
- Connect Conference is on August 26
- Downtown Community Meeting on August 12 from 6:30 p.m. to 8:00 p.m. in the Rec Center Multi-Purpose Room.
- Wake Bus Rapid Transit Southern Corridor has been approved as a Federal Transit Administration project effective July 14, 2021. The designation is an important indicator that the project is making significant progress and is on track for future funding opportunities. It also means all design and construction costs are eligible for federal funding.
- Yeargan and Meadowbrook 30% plans are ready and will be presented at a special meeting on September 23.

**ATTORNEY REPORTS**

**COUNCIL REPORTS**

Singleton

- Stated community outreach efforts for the bond referendum should start soon. Mr. Dickerson advised staff is working with a consultant to finish up the presentation and design materials. Public meetings will be held in September and October.

Dellinger

- Asked about how the current COVID restrictions would impact the scheduled opening and programming at the Rec Center. Mr. Dickerson responded the Town may have to make changes and possibly postpone some activities. Staff will reach out to the other municipalities to learn how they are handling.

Marshburn

- Congratulated Jill Cottengim for her 24<sup>th</sup> year in Chairing or Co-Chairing the Relay for Life event.

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

**CLOSED SESSION**

Council met with the Attorney regarding litigation; no action was taken.

**RETURN TO REGULAR SESSION AND ADJOURN:** 10:08 p.m.

Motion: Matthews  
 Second: Vance  
 Vote: 5:0

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: August 17, 2021		
Subject: ANX-21-05, 900 Withers Road and ANX-21-12, Steele Creek		
Location on Agenda: Consent		
Department: Planning		
Contact: David Bamford, AICP; Planning Services Manager		
Presenter: David Bamford, AICP; Planning Services Manager		
<b>Brief Summary:</b> ANX-21-05, 900 Withers Road - Voluntary contiguous annexation petition (ANX-21-05) submitted by TPB Development LLC to bring 0.035 acres +/- acres along The Arts Drive into the Town of Garner's primary corporate limits. The property is a portion of the legal parcel at 900 Withers Road and may also be identified as Wake County PIN # 1702-01-3238 (tax parcel). ANX-21-12, Steele Creek - Voluntary satellite annexation petition (ANX-21-12) submitted by Tupelo Honey Land Development, LLC to bring 8.03 acres +/- acres along Lager Lane into the Town of Garner's satellite corporate limits. The property is located at 200 Lager Lane and may be further identified as Wake County PIN # 1700441907.		
<b>Recommended Motion and/or Requested Action:</b> Set Public Hearings for September 21, 2021; Adopt Resolution (2021) 2461		
<b>Detailed Notes:</b> See attached map. This petition follows a plat recombination of the main site with an un-annexed portion to connect to public sewer. The main site, 900 Withers Rd, is already annexed so this is just bringing in a small area into the Town limits where the sewer connection was made.		
<b>Funding Source:</b> n/a		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
<b>Manager's Comments and Recommendations:</b>           		
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 21-05

0 300 600  
Feet



NC Center for Geographic Information & Analysis

Owner: TPB Development LLC  
Project: Withers Industrial Park  
Location: 900 Withers Road  
Area: 0.035 (1,524 square feet)  
Pin: 1702016102

## Planning Department Memorandum

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**TO:** Mayor and Town Council

**FROM:** David Bamford, AICP; Planning Services Manager

**SUBJECT:** ***ANX-21-05, 900 Withers Road***

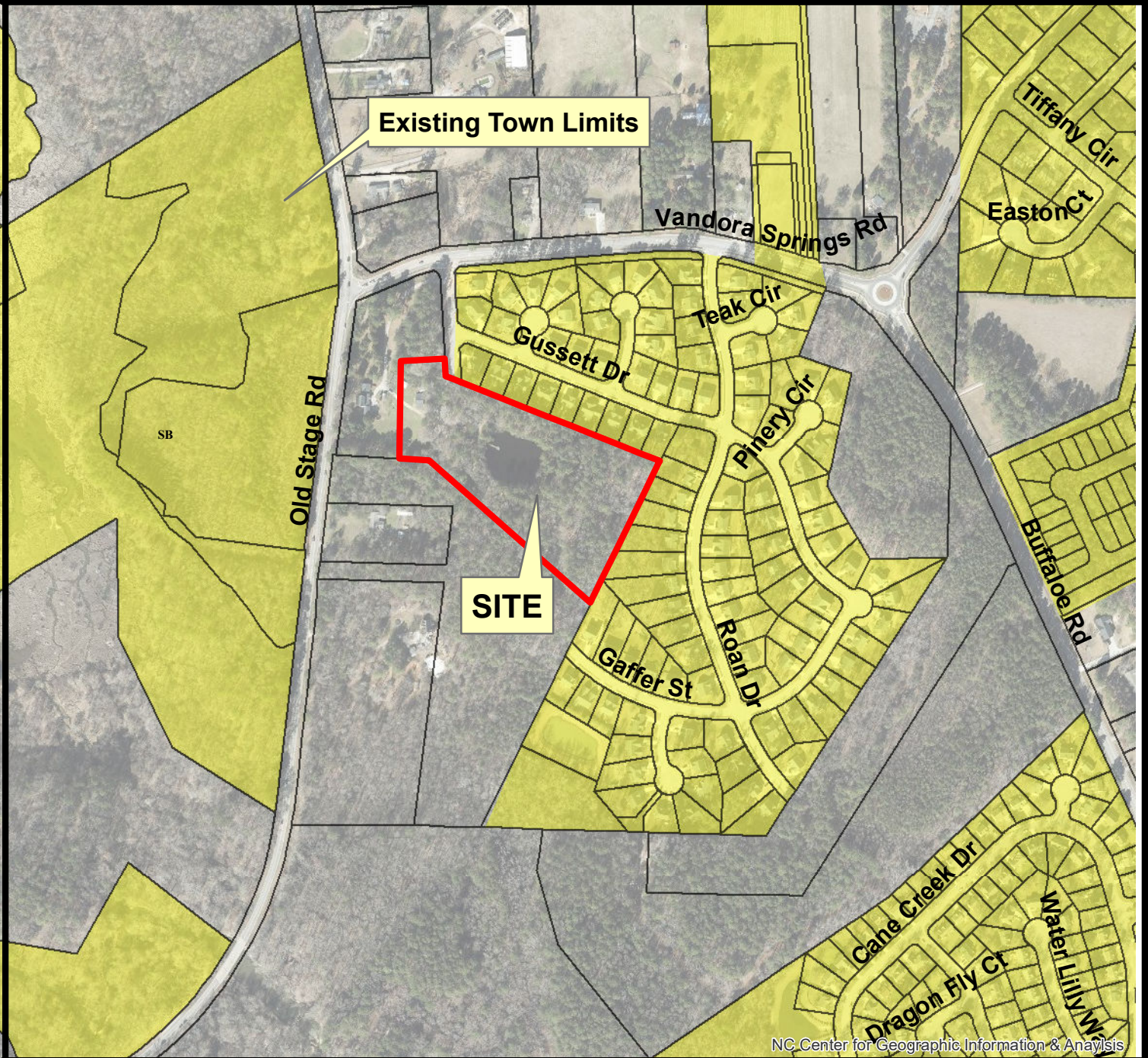
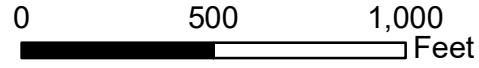
**DATE:** August 17, 2021

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ANNEXATION APPLICATION:	ANX-21-05
OWNERS:	PB Development LLC
CONTIGUOUS / SATELLITE:	Contiguous
LOCATION OF PROPERTY:	900 Withers Rd (portion of)
WAKE COUNTY PIN #:	1702013238
REAL ESTATE ID #:	0483881
AREA:	0.035 +/- acres
ZONING:	Service Business (SB)
ASSOCIATED DEVELOPMENT PLAN:	This petition follows a request for public sewer for a commercial use at 900 Withers Rd. The main site was annexed in 2019 (ANX-19-11) with a public water request. Now the site has connected to public sewer through an adjoining piece that is not annexed. This small un-annexed tract was recombined with 900 Withers Rd but currently has a separate taxation parcel ID. This request is to annex this 0.035-acre addition so that all of 900 Withers Rd is annexed. <u>Per the <i>Raleigh-Garner Merger Agreement</i>, an annexation petition is required for the extension of service.</u>
RECOMMENDATION:	Set Public Hearing for September 21, 2021

# Town of Garner Planning Department

## Annexation ANX 21-12



NC Center for Geographic Information & Analysis

Owner: Tupelo Honey Land Development LLC  
Project: Steele Creek  
Location: Lager Lane  
Area: 8.03  
Pin: 1700441907



## Planning Department Memorandum

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**TO:** Mayor and Town Council

**FROM:** David Bamford, AICP; Planning Services Manager

**SUBJECT:** ***ANX-21-12, Steele Creek***

**DATE:** August 17, 2021

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ANNEXATION APPLICATION: ANX-21-12

OWNERS: Tupelo Honey Land Development, LLC

CONTIGUOUS / SATELLITE: Satellite

LOCATION OF PROPERTY: 200 Lager Lane

WAKE COUNTY PIN #: 1700441907

REAL ESTATE ID #: 0462239

AREA: 8.03 +/- acres

ZONING: Single-Family Residential (R-9 C213) Conditional

ASSOCIATED DEVELOPMENT PLAN: This petition follows a request for public water and sewer. The project, Steele Creek (Lager Lane) subdivision was approved on April 1, 2019, for 20 single-family lots (CUD-Z-18-14 & CUP-SP-18-10). Per the *Raleigh-Garner Merger Agreement*, an annexation petition is required for the extension of service.

RECOMMENDATION: Set Public Hearing for September 21, 2021

RESOLUTION NO. (2021) 2461

**RESOLUTION FIXING DATE OF PUBLIC HEARINGS ON QUESTION OF ANNEXATIONS PURSUANT TO G.S. 160A-31 and 160A-58.1, AS AMENDED**

WHEREAS, two petitions requesting annexation of the areas described herein have 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 petitions have been made;

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

**Section 1.** That public hearings on the question of annexation of the areas described herein will be held at the Town Hall at 7:00 p.m. on the 21<sup>st</sup> day of September 2021.

**Section 2.** The areas proposed for annexation are described as follows:

- (ANX 21-05) 900 Withers Rd – Contiguous annexation
- (ANX 21-12) Steele Creek – 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 17 day of August 2021.

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Ken Marshburn, Mayor

ATTEST:

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Stella L. Gibson, Town Clerk

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: August 17, 2021		
Subject: Budget Amendment - PO Rollovers		
Location on Agenda: Consent		
Department: Finance		
Contact: David C. Beck, Finance Director		
Presenter: David C. Beck, Finance Director		
Brief Summary: Amendment to carry forward purchase orders from the prior fiscal year		
Recommended Motion and/or Requested Action: Consider adopting Ordinance (2021) 5055		
Detailed Notes: This budget amendment brings forward purchase orders still open on June 30, 2021. These are items or services contracted for prior to 6/30 but not received or delivered before the end of the fiscal year. This is standard procedure to officially recognize the encumbrances as part of the FY 2021-22 budget. The unexpended budget for these items became part of assigned fund balance on 6/30 and now funding will be pulled back out of fund balance to the appropriate expense accounts.		
Funding Source: Assigned fund balance		
Cost: \$1,649,594	One Time: <input checked="" type="radio"/>	Annual: <input type="radio"/> No Cost: <input type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	DCB	
Finance Director:	DCB	
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

ORDINANCE NO. (2021) 5055

ORDINANCE AMENDING ORDINANCE NO. (2021) 5041 WHICH ESTABLISHED THE OPERATING BUDGET

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

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

**Revenue Amendment Request**

ACCOUNT NUMBER	DESCRIPTION	PROJECT	CURRENT BUDGET	REVENUE CHANGE	REVISED BUDGET
10309000-496900	Appropriated Fund Balance		\$ 512,076	\$ 1,649,594	\$ 2,161,670

TOTAL REVENUE INCREASE (DECREASE) \$ 1,649,594.00

**Expenditure Amendment Request**

ACCOUNT NUMBER	DESCRIPTION	PROJECT	CURRENT BUDGET	EXPENDITURE CHANGE	REVISED BUDGET
10421000-524300	Contract Services		\$ 663	\$ 12,363	\$ 13,026
10423000-521000	Professional Services		16,500	23,750	40,250
10425000-521000	Professional Services		15,800	8,792	24,592
10425000-523399	Equipment Non-Capital		5,000	2,200	7,200
10441000-521000	Professional Services		73,500	1,500	75,000
10461000-524379	Contract Svc - UDO Update		-	83,236	83,236
10470000-523399	Equipment Non-Capital		-	15,798	15,798
10481000-524300	Contract Services		4,720	60,405	65,125
10481000-537600	Construction		-	3,000	3,000
10491000-521150	Telephone		88,944	12,050	100,994
10491000-524300	Contract Services		221,530	8,424	229,954
10511000-523300	Departmental Supplies		108,071	12,711	120,782
10511000-523399	Equipment Non-Capital		57,885	49,962	107,847
10511000-523600	Uniforms		76,295	20,760	97,055
10511000-524300	Contract Services		637,934	1,250	639,184
10531000-524300	Contract Services		113,474	45,161	158,635
10561000-523300	Departmental Supplies		106,573	1,884	108,457
10561000-524386	Street Resurfacing		610,000	937,208	1,547,208
10561500-521700	Auto Maintenance & Repair		86,910	6,723	93,633

10562500-524300	Contract Services		167,789	12,863	180,652
10564000-521500	Building & Grounds Maintenance		24,029	3,937	27,966
10564000-524300	Contract Services		260,436	15,210	275,646
10572000-523300- 60100	Departmental Supplies		6,825	1,715	8,540
10572000-524300- 60100	Contract Services		18,932	29,500	48,432
10572000-524300- 65160	Contract Services		45,000	4,381	49,381
106040000-521000	Professional Services		-	22,570	22,570
10604000-524356- 15001	Disaster Expenses		-	166,898	166,898
10605000-537451	Capital Outlay - Public Safety		661,540	79,049	740,589
10606000-537456	Capital Outlay - Public Works		-	6,294	6,294

TOTAL EXPENDITURE INCREASE (DECREASE)

\$ 1,649,594.00

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

Duly adopted this 17th day of August 2021.

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Ken Marshburn, Mayor

ATTEST:

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Stella L. Gibson , Town Clerk

PO #	Vendor Number	Vendor Name	Dept/Loc	Project Code	Department	Account	Ordered	Liq/Cancel	Open
2100288	16829	MICHAEL FRANKS	4110		Town Manager	10 -4210-00-42-524300-	25,000.00	12,637.50	12,362.50
2100460	12017	Developmental Associates, LLC	4230		Human Resources	10 -4230-00-42-521000-	25,000.00	1,250.00	23,750.00
2100405	17174	DESIGN DIMENSION, INC	4210		Communications	10 -4250-00-42-521000-	8,792.00	0.00	8,792.00
2100431	16899	SOUTHEASTERN CAMERA & SUPPLY	4210		Communications	10 -4250-00-42-523399-	2,199.95	0.00	2,199.95
2100153	398	TYLER TECHNOLOGIES, INC.	4410		Finance	10 -4410-00-44-521000-	0.00	0.00	0.00
2100153	398	TYLER TECHNOLOGIES, INC.	4410		Finance	10 -4410-00-44-521000-	1,500.00	0.00	1,500.00
2100153	398	TYLER TECHNOLOGIES, INC.	4410		Finance	10 -4410-00-44-521000-	0.00	0.00	0.00
2100153	398	TYLER TECHNOLOGIES, INC.	4410		Finance	10 -4410-00-44-521000-	0.00	0.00	0.00
2100153	398	TYLER TECHNOLOGIES, INC.	4410		Finance	10 -4410-00-44-521000-	0.00	0.00	0.00
2100153	398	TYLER TECHNOLOGIES, INC.	4410		Finance	10 -4410-00-44-521000-	0.00	0.00	0.00
2100156	16761	STEWART, INC.	4610		Planning	10 -4610-00-46-524379-	182,407.13	106,947.55	75,459.58
2100156	16761	STEWART, INC.	4610		Planning	10 -4610-00-46-524379-	18,797.47	11,021.20	7,776.27
2100435	451	MOTOROLA C & E, INC.	4700			10 -4700-00-47-523399-	15,797.25	0.00	15,797.25
2100157	16523	THE JOHN R MCADAMS COMPANY, I	4810		Engineering	10 -4810-00-48-524300-	60,404.25	0.00	60,404.25
2100157	16523	THE JOHN R MCADAMS COMPANY, I	4810			10 -4810-00-48-537600-	0.00	0.00	0.00
2100272	16523	THE JOHN R MCADAMS COMPANY, I	4810		Engineering	10 -4810-00-48-537600-	24,940.00	21,940.00	3,000.00
2100158	16848	MARKETSPARK INC.	4910		I/T	10 -4910-00-49-521150-	12,960.00	910.00	12,050.00
2100338	16935	GRANICUS, LLC	4910		I/T	10 -4910-00-49-524300-	8,423.47	0.00	8,423.47
2100301	178	SAFARILAND, LLC	5110		Police	10 -5110-00-51-523300-	5,011.08	0.00	5,011.08
2100370	12141	Eagle Point Gun Shop	5110		Police	10 -5110-00-51-523300-	13,193.00	5,493.00	7,700.00
2100376	13978	DANA SAFETY SUPPLY, INC.	5110		Police	10 -5110-00-51-523399-	3,100.00	0.00	3,100.00
2100388	14270	Southern Computer Warehouse,	5110		Police	10 -5110-00-51-523399-	15,553.03	0.00	15,553.03
2100408	17181	HYDROCORE CONCEPTS. LLC	5110		Police	10 -5110-00-51-523399-	15,552.33	0.00	15,552.33
2100416	17187	JACKSON CREEK MFG., INC.	5110		Police	10 -5110-00-51-523399-	12,002.50	0.00	12,002.50
2100417	17188	CAROLINA YARD BARN, LLC	5110		Police	10 -5110-00-51-523399-	3,754.40	0.00	3,754.40
2100363	1039	Gall's	5110		Police	10 -5110-00-51-523600-	21,459.60	3,435.95	18,023.65
2100363	1039	Gall's	5110		Police	10 -5110-00-51-523600-	400.00	64.05	335.95
2100390	17186	WAYNE BOYER	5110		Police	10 -5110-00-51-523600-	2,401.00	0.00	2,401.00
2100428	16003	Crash Data Group, Inc	5110		Police	10 -5110-00-51-524300-	1,250.00	0.00	1,250.00
2100384	17150	NORTH CAROLINA FIRE RESCUE IN	4110		Finance	10 -5310-00-53-524300-	55,000.00	9,839.40	45,160.60
2100404	16954	VANDEMARK FARMS, LLC	5610		Public Works	10 -5610-00-56-523300-	1,804.00	0.00	1,804.00
2100404	16954	VANDEMARK FARMS, LLC	5610		Public Works	10 -5610-00-56-523300-	80.00	0.00	80.00
2100389	16490	DANIEL'S INC OF GARNER	4810		Public Works	10 -5610-00-56-524386-	778,773.80	399,002.93	379,770.87
2100455	17084	SLURRY PAVERS, INC.	5610		Public Works	10 -5610-00-56-524386-	67,489.62	0.00	67,489.62
2100455	17084	SLURRY PAVERS, INC.	5610		Public Works	10 -5610-00-56-524386-	451,690.82	0.00	451,690.82
2100455	17084	SLURRY PAVERS, INC.	5610		Public Works	10 -5610-00-56-524386-	25,750.00	0.00	25,750.00
2100455	17084	SLURRY PAVERS, INC.	5610		Public Works	10 -5610-00-56-524386-	1,380.00	0.00	1,380.00
2100455	17084	SLURRY PAVERS, INC.	5610		Public Works	10 -5610-00-56-524386-	7,207.20	0.00	7,207.20
2100455	17084	SLURRY PAVERS, INC.	5610		Public Works	10 -5610-00-56-524386-	9.00	0.00	9.00

2100455	17084 SLURRY PAVERS, INC.	5610	Public Works	10 -5610-00-56-524386-	1,610.00	0.00	1,610.00
2100455	17084 SLURRY PAVERS, INC.	5610	Public Works	10 -5610-00-56-524386-	2,300.00	0.00	2,300.00
2100350	15511 JAMES RIVER EQUIPMENT-RALEIGH	5610	Public Works	10 -5615-00-56-521700-	6,723.00	0.00	6,723.00
2100389	16490 DANIEL'S INC OF GARNER	4810	Public Works	10 -5615-00-56-524380-	1.00	0.00	1.00
2100433	17082 SOCAZ INC.	5625	Public Works	10 -5625-00-56-524300-	12,863.86	0.00	12,863.86
2100415	17147 N2SF8 LLC	5640	Public Works	10 -5640-00-56-521500-	3,762.00	0.00	3,762.00
2100415	17147 N2SF8 LLC	5640	Public Works	10 -5640-00-56-521500-	175.00	0.00	175.00
2100333	16342 ENVIRONMENT CONTROL, INC.	5640	Public Works	10 -5640-00-56-524300-	56,460.00	36,254.50	9,743.50
2100377	16823 SIEMENS INDUSTRY, INC	5640	Public Works	10 -5640-00-56-524300-	1,677.00	0.00	1,677.00
2100439	16715 HOFFMAN MECHANICAL SOLUTIONS,	5640	Public Works	10 -5640-00-56-524300-	3,789.75	0.00	3,789.75

2100413	14270 Southern Computer Warehouse,	5720	60100	Parks & Rec	10	-5720-00-57-523300-	1,714.70	0.00	1,714.70
2100438	941 ECJ ENTERPRISES, INC.	5640	65160		10	-5720-00-57-524300-	1,750.00	0.00	1,750.00
2100438	941 ECJ ENTERPRISES, INC.	5640	65160		10	-5720-00-57-524300-	1,931.18	0.00	1,931.18
2100438	941 ECJ ENTERPRISES, INC.	5640	65160		10	-5720-00-57-524300-	700.00	0.00	700.00
2100456	533 N.C. Symphony	5720	60100		10	-5720-00-57-524300-	29,500.00	0.00	29,500.00
2100048	17074 IBI GROUP	6040		Administration	10	-6040-00-60-521000-	116,300.00	93,730.00	22,570.00
2100443	1673 TRI-TRONICS PRO ELECTRONICS,	4910	15001		10	-6040-00-60-524356-	40,206.60	0.00	40,206.60
2100444	1673 TRI-TRONICS PRO ELECTRONICS,	4910	15001		10	-6040-00-60-524356-	84,050.42	0.00	84,050.42
2100445	1673 TRI-TRONICS PRO ELECTRONICS,	4910	15001		10	-6040-00-60-524356-	42,640.58	0.00	42,640.58
2100361	41 Campbell-Brown, Inc.	5110		Police	10	-6050-00-60-537451-	94,208.10	90,225.50	3,982.60
2100361	41 Campbell-Brown, Inc.	5110		Police	10	-6050-00-60-537451-	4,540.00	4,348.07	191.93
2100380	451 MOTOROLA C & E, INC.	5110		Police	10	-6050-00-60-537451-	9,932.00	0.00	9,932.00
2100381	10398 MOBILE COMMUNICATIONS AMERICA	5110		Police	10	-6050-00-60-537451-	15,436.98	0.00	15,436.98
2100393	15512 Batteries of NC, LLC	5110		Police	10	-6050-00-60-537451-	4,681.96	0.00	4,681.96
2100403	16654 PERFORMANCE AUTOMOTIVE GROUP	5110		Police	10	-6050-00-60-537451-	34,350.26	0.00	34,350.26
2100409	41 Campbell-Brown, Inc.	5110		Police	10	-6050-00-60-537451-	9,860.72	58.50	9,802.22
2100409	41 Campbell-Brown, Inc.	5110		Police	10	-6050-00-60-537451-	675.00	4.00	671.00
2100270	17141 AAR OF NORTH CAROLINA, INC	5640		Public Works	10	-6060-00-60-537456-	269,083.00	262,789.03	6,293.97

1,649,592.83



Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: August 17, 2021		
Subject: Budget Transfer - PFRM		
Location on Agenda: Consent		
Department: Finance		
Contact: David C. Beck, Finance Director		
Presenter: David C. Beck, Finance Director		
Brief Summary: Transfer FY22 PFRM funds to project expense accounts		
Recommended Motion and/or Requested Action: Consider adopting Ordinance (2021) 5056		
Detailed Notes: FY22 PFRM (Public Facilities Repair & Maintenance) funds were budgeted as a part of the transfer to a capital reserve fund. Public Works is ready to begin work on the funded PFRM projects so we are moving the budget to the appropriate expenditure account. The projects slated for FY22 are roof repairs at both the GPAC and the Avery Street Annex as well as resurfacing of the tennis courts at South Garner and Creech Road parks.		
Funding Source: NA		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	DCB	
Finance Director:	DCB	
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

ORDINANCE NO. (2021) 5056

ORDINANCE AMENDING ORDINANCE NO. (2021) 5041 WHICH ESTABLISHED THE OPERATING BUDGET

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

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

**Increases:**

ACCOUNT NUMBER	DESCRIPTION	PROJECT	CURRENT BUDGET	CHANGE	REVISED BUDGET
10606000-537456	Capital Outlay-Public Works		\$ -	\$ 310,000	\$ 310,000

TOTAL INCREASES \$ 310,000.00

**Decreases:**

ACCOUNT NUMBER	DESCRIPTION	PROJECT	CURRENT BUDGET	CHANGE	REVISED BUDGET
10590000-552020	Tsf to Cap Reserv Proj Fund 20		\$ 361,500	\$ (310,000)	\$ 51,500

TOTAL (DECREASES) \$ (310,000.00)

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

Duly adopted this 17th day of August 2021.

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Ken Marshburn, Mayor

ATTEST:

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Stella L. Gibson , Town Clerk

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: August 17, 2021		
Subject: Recognition of disposable property		
Location on Agenda: Consent		
Department: Police		
Contact: Tracey Hamilton, Executive Assistant		
Presenter: Joe Binns, Police Chief		
Brief Summary:  Recognize service weapon and badge of Sergeant Scott Selvek as disposable property, so they can be awarded to him in recognition of his retirement from the Town after 30 years of creditable service.  **No Presentation**		
Recommended Motion and/or Requested Action: Consider adopting Resolution (2021) 2460		
Detailed Notes:		
Funding Source: n/a		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JMB	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

RESOLUTION NO. (2021) 2460  
RESOLUTION AUTHORIZING DISPOSITION OF PERSONAL PROPERTY

WHEREAS, Sergeant Scott Selvek will retire from the Garner Police Department on September 1, 2021, following twenty-four years of service to the Town of Garner; and

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

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

THEREFORE, BE IT RESOLVED that SigSauer P226 service sidearm, Serial #UU742171 and the badge carried by Sergeant Scott Selvek be deemed as disposable property and awarded to him, at no cost, on the occasion of his retirement; and

THEREFORE, BE IT FURTHER RESOLVED that Sergeant Scott Selvek will be responsible for obtaining the necessary permits as required by law to possess and carry such a side arm further described as a SigSauer P226, Serial #UU742171.

Duly adopted this 17th day of August 2021.

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Ken Marshburn, Mayor

ATTEST:

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Stella Gibson, Town Clerk

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: August 17, 2021		
Subject: 8/17/2021 Position Classification Plan		
Location on Agenda: Consent		
Department: Human Resources		
Contact: BD Sechler, Human Resources Director		
Presenter: BD Sechler, Human Resources Director		
<p><b>Brief Summary:</b></p> <p>Updated Position Classification Plan to reflect a change in grade for an existing position and the grading of new position approved in the FY 21/22 budget. The updates include the upgrading of the budget manager position from grade 28 to grade 33 and the addition of the budget analyst position in grade 22. More updates will be reflected once positions are reviewed by HR and slotted into the Plan.</p>		
<p><b>Recommended Motion and/or Requested Action:</b></p> <p>Consider and approve slotting recommendations.</p>		
<p><b>Detailed Notes:</b></p> <p>Based upon approval of new positions by Council in the FY 21/22 Budget, HR works with the hiring manager to develop a job description for the position and then slot it into our position classification plan. This work has been completed for the two above named positions. Council approval is required to then actively recruit for the jobs.</p>		
<p><b>Funding Source:</b></p> <p>n/a</p>		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
<p><b>Manager's Comments and Recommendations:</b></p>          		
<p>Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/></p>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	BDS	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: August 17, 2021		
Subject: Budget Amendment - GPAC Grant		
Location on Agenda: Consent		
Department: Finance		
Contact: David C. Beck, Finance Director		
Presenter: David C. Beck, Finance Director		
Brief Summary:  The Garner Performing Arts Center (GPAC) has been awarded a Shuttered Venue Operators Grant through the Small Business Association		
Recommended Motion and/or Requested Action: Consider adopting Ordinance (2021) 5057		
Detailed Notes:  The GPAC has been awarded a Shuttered Venue Operators Grant based on revenues lost during the pandemic because of the inability to host live events. The grant will be used to enhance the performances offered at the GPAC during the current fiscal year. There is not a matching requirement for the grant funds.		
Funding Source: Grant funds		
Cost: \$0	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:          		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	DCB	
Finance Director:	DCB	
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

ORDINANCE NO. (2021) 5057

ORDINANCE AMENDING ORDINANCE NO. (2021) 5041 WHICH ESTABLISHED THE OPERATING BUDGET

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

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

**Revenue Amendment Request**

ACCOUNT NUMBER	DESCRIPTION	PROJECT	CURRENT BUDGET	REVENUE CHANGE	REVISED BUDGET
10302000-411032-57211	Shuttered Venue Operators Grant		\$ -	\$ 55,950	\$ 55,950

TOTAL REVENUE INCREASE (DECREASE) \$ 55,950.00

**Expenditure Amendment Request**

ACCOUNT NUMBER	DESCRIPTION	PROJECT	CURRENT BUDGET	EXPENDITURE CHANGE	REVISED BUDGET
10572000-524300-57211	Contract Services		\$ -	\$ 55,950	\$ 55,950

TOTAL EXPENDITURE INCREASE (DECREASE) \$ 55,950.00

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

Duly adopted this 17th day of August 2021.

\_\_\_\_\_  
Ken Marshburn, Mayor

ATTEST:

\_\_\_\_\_  
Stella L. Gibson, Town Clerk



U.S. Small Business Administration

**NOTICE OF AWARD**

<b>1. AUTHORIZATION</b> <i>(Legislation/Regulation)</i> Section 324 of division N of the Consolidated Appropriations Act, 2021 (Pub. L. 116-260)		<b>2. Grant/Cooperative Agreement No.:</b> SBAHQ21SV015455	
<b>3. RECIPIENT:</b> <i>(Name, Organizational Unit, Address)</i> Town of Garner / Garner Performing Arts Center 566010720 075576660-0000 724 W Garner Road Garner NC 27529 United States		<b>4. PROJECT PERIOD</b> <i>(Mo./Day/Yr.)</i> From 08/03/2021 Through 12/31/2021	
<b>8. TITLE OF PROJECT/PROGRAM</b> <i>(limit to 53 spaces)</i> Shuttered Venue Operators Grant		<b>5. BUDGET PERIOD</b> <i>(Mo./Day/Yr.)</i> From 08/03/2021 Through 08/02/2022	
<b>10. DIRECTOR OF PROJECT</b> <i>(Program or Center Director, Coordinator or Principal Investigator)</i> NAME Munoz-Blanco Maria Last First Initial ADDRESS: 724 W Garner Road Garner NC 27529 United States		<b>6. FEDERAL CATALOG NO.</b> 59.075	
<b>12. Approved Budget</b> <i>(Excludes SBA Direct Assistance)</i> <input checked="" type="checkbox"/> SBA Funds Only <input type="checkbox"/> Total project costs including all other financial participation.		<b>7. ADMINISTRATIVE CODES</b>	
<b>13. REMARKS</b> <i>(Other Terms &amp; Conditions Attached)</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No See attachment		<b>9. AWARD AMOUNT</b> Amount of SBA Financial Assistance \$55,950.61	

<b>11. RECOMMENDED FUTURE SUPPORT</b> <i>(Subject to the availability of funds and satisfactory progress of the project)</i>	
<b>BUDGET YEAR</b>	<b>TOTAL DIRECT COST</b>
a. N/A	N/A
<b>BUDGET YEAR</b>	<b>TOTAL DIRECT COST</b>
b. N/A	N/A

	Federal Share	Non-Federal Share	Non-Federal In-Kind	Non-Federal Program Inc.
a. Personal Service.....	\$0.00			
b. Fringe Benefits.....	\$0.00			
c. Consultants.....	N/A			
d. Travel.....	\$0.00			
e. Equipment.....	\$0.00			
f. Supplies.....	\$0.00			
g. Contractual.....	\$40,000.00			
h. Other.....	\$15,950.00			
<b>i. TOTAL DIRECT COSTS.....</b>	<b>\$55,950.00</b>			
<b>j. Indirect cost.....</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>(Rate).</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>k. OTHER APPL. COSTS.....</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>l. TOTAL APPROVED BUDGET</b>	<b>\$55,950.61</b>			

**14. THIS AWARD IS SUBJECT TO THE FOLLOWING COST PRINCIPLES AND OMB UNIFORM ADMINISTRATIVE REQUIREMENTS:**

2 CFR Chapter 1, Chapter II, Part 200, et al, uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

Part 180 - OMB Guidelines to Agencies on government debarment and suspension (Non Procurement)

\*Must meet all matching or cost participation requirements subject to adjustment in accordance with SBA policy

**15. THIS AWARD IS SUBJECT TO THE TERMS AND CONDITIONS ON THE REVERSE SIDE**

<b>16. CRS - EIN</b> 566010720-DA-000046790		<b>17. COUNTY NAME</b>		<b>18. CONGRESSIONAL DISTRICT NO.</b>	
<b>19a. CITY CODE</b> Garner		<b>b. COUNTY CODE</b>		<b>d. PROGRAM CODE</b> SVOG	
<b>BUDGET CODE</b>		<b>DOCUMENT NO.</b>		<b>AMT. ACTION FIN. ASST.</b>	
<b>20a. X0700DB90050060500</b>		<b>b. 1</b>		<b>c. \$55,950.61</b>	
<b>21. AGENCY OFFICIAL</b> <i>(Signature, Name and Title)</i>				<b>22. DATE ISSUED</b> <i>(Mo./Day/Yr.)</i>	
<b>23. RECIPIENT OFFICIAL</b> <i>(Signature, Name and Title)</i>				<b>24. DATE</b> <i>(Mo./Day/Yr.)</i>	

SBA FORM 1222 (4-12) Previous editions obsolete

Rodney Dickerson  
RODNEY DICKERSON  
TOWN MANAGER

08/03/2021  
8/5/21



Note: The estimated burden completing this form is 80 hours per response. You will not be required to respond to any collection of information unless it displays a currently valid OMB approval number. Comments on the burden should be sent to U.S. Small Business Administration, Chief, AIB, 409, 3rd St., S.W., Washigton, D.C. 20416 and Desk Office for Small Business Administration, Office of Management and Budget, New Executive Office Building, room 10202 Washington, D.C. 20503. OMB Approval (3245-0140).  
PLEASE DO NOT SEND FORMS TO OMB.

FORM-1222 ADDENDUM

**Field 13. Other Terms & Conditions Attached**

You are required to initial and sign Program Assurances prior to your initial disbursement.

You are required to view the Post-Award Information Session prior to your initial disbursement.

You must submit Form SF-425 with supporting documents prior to each additional disbursement.

You are required to file a final report within 15 days of expending all grant funds.

You are not eligible for a Restaurant Revitalization Fund grant.

**Additional Program Assurances - Please initial each item below and sign at the bottom.**

As the applicant or duly authorized agent of the applicant, I certify that the organization:

- RD 1. Is fully operational or intends to resume operations.
- RD 2. Fully meets the eligibility criteria of the grant program.
- RD 3. Does not present live performances of a prurient sexual nature or derive revenue from sales of products or services, or the presentation of any depictions or displays, of a prurient sexual nature.
- RD 4. Accurately listed the number of employees, including full-time or part-time status.
- RD 5. Will not use funds for real estate purchases; to prepay mortgage loans; to pay interest or principal on loans received after February 29, 2020; to invest or re-lend funds; to contribute to or expend funds to or on behalf of any political party, party committee, or candidate for elected office; to purchase alcohol or pay for loans for alcohol; or to purchase or pay loans for items of prurient sexual nature.
- RD 6. Will provide a complete Final Report, including programmatic questions, by the date specified in the Grant Award Notice.
- RD 7. Will retain records regarding employment for a period of 4 years following the receipt of the grant and other records for a period of 3 years following receipt of the grant.
- RD 8. Will cooperate with audit activities conducted by SBA, SBA Office of Inspector General, and the Government Accountability Office.
- RD 9. Will repay any funds found to be misspent pursuant to the allowable uses of program funds.
- RD 10. Will not abrogate existing collective bargaining agreements for the term of the grant and 2 years after expending grant funds; and will remain neutral in any union organizing effort for the term of the grant.

Signature: Rodney Dicken

Date: 8/5/21

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: August 17, 2021		
Subject: CZ-21-03, 1419 Aversboro Road		
Location on Agenda: Consent		
Department: Planning		
Contact: Reginald Buie, MPA, CZO; Senior Planner – Zoning & Land Use		
Presenter: Reginald Buie, MPA, CZO; Senior Planner – Zoning & Land Use		
<b>Brief Summary:</b>  Conditional zoning map amendment request (CZ-21-03) submitted by Douglas Ball to rezone 0.44 +/- acres from Office and Institutional Conditional (O&I C5) to Multifamily Residential Conditional (MF-2 C243). The site is located at 1419 Aversboro Road and may be further identified as Wake County PIN 1710379338. On July 6, 2021, the Council found this request inconsistent with the Garner Forward Plan but reasonable and in the public interest.		
<b>Recommended Motion and/or Requested Action:</b> Ratify the decision of the Town Council approving the rezoning; Adopt Ordinance (2021) 2462		
<b>Detailed Notes:</b> Planning Commission considered the request at their meeting on June 14, 2021, but did not make a recommendation due to a tie vote. Pursuant to Section 3.6.1.J of the Town's Unified Development Ordinance, the Town Council may not take final action on a rezoning request until it has received a recommendation from the Planning Commission or sixty days have passed since the map amendment was first heard by the Planning Board. More than 60 days have passed since the Planning Commission has heard this case.		
<b>Funding Source:</b> n/a		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
<b>Manager's Comments and Recommendations:</b>          		
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:		



**Project:** *Lofts at Aversboro*  
**Applicant:** *Douglas Ball*  
**Owner:** *James Ferrell*  
**Location:** *1419 Aversboro Rd*  
**Pin #:** *1710379338*

**Proposed Use:** *Multi-Family*  
**Current Zoning:** *Office & Institutional Conditional 5*  
**Proposed Zoning:** *Multi-Family 2 Conditional 243*  
**Acreage:** *0.439*  
**Overlay:** *None*

Return to:  
Stella Gibson  
900 7<sup>th</sup> Avenue  
Garner, NC 27529

**ORDINANCE NO. (2021) 2462**

**AN ORDINANCE AMENDING THE TEXT OF THE GARNER UNIFIED DEVELOPMENT ORDINANCE TO CREATE A NEW CONDITIONAL 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 zoning district be established and that this new district classification be applied to the applicant's property; and

WHEREAS, on July 6, 2021, the Town Council found this request to rezone 0.44 +/- acres from Office & Institutional (O&I C5) Conditional to Multifamily Residential (MF-2 C243) Conditional inconsistent with the 2018 Garner Forward land use map as multifamily zoning is not a district envisioned for implementing the objectives of the Office Center land use classification; and

WHEREAS, on July 6, 2021, the Town Council also found the request is reasonable and in the public interest because it would: be a minor change of land use due to the tract's limited size; compatible with the surrounding zoning pattern in this area; encourage redevelopment and reuse of existing sites and building that are complimentary to the surrounding area; and reflect a significant change in conditions since the adoption of applicable land use plans; and

WHEREAS, pursuant to Section 3.6.1.J of the Town's Unified Development Ordinance, the Town Council may not take final action on a rezoning request until it has received a recommendation from the Planning Commission or sixty days have passed since the map amendment was first heard by the Planning Board;

WHEREAS, the Planning Commission considered the request at their meeting on June 14, 2021, but did not make a recommendation due to a tie vote; and

WHEREAS, more than sixty days have elapsed since the Planning Commission considered the request;

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

**Section 1.** The decision of the Town Council on July 6, 2021, is hereby ratified 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 Ball Rentals LLC in Rezoning Application No. CZ-21-03 (MF-2 C243).

**Section 2.** That there is hereby created a new conditional zoning district, to be known as the Multifamily Residential (MF-2 C243) Conditional District; within this district, all of the regulations that apply to property within the general MF-2 zoning district shall be applicable subject to the following conditions:

1. Use table:

Use Category	Specific Use	MF-2 C243
Household Living **	Two-Family Dwelling (duplex)	P*
	Townhouse	P*
	Condominium	P*
	Multifamily (triplex and higher, including apartment)	P*
Day Care	Child day care up to 3 as home occupation	P*
Health Care	Continuing Care, Retirement Facility	S

*\*\* 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.*

**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
Ball Rentals LLC	1710379338	Office & Institutional (O&I C5) Conditional	Multifamily Residential (MF-2 C243) Conditional

**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 and supersedes Ordinance No. (2021) 5046 which was recorded in the office of the Wake County Register of Deeds on July 28, 2021, in Book 18618 Pages 437-440.

Duly adopted this 17<sup>th</sup> day of August 2021.

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Ken Marshburn, Mayor

ATTEST: \_\_\_\_\_  
Stella L. Gibson, Town Clerk

Town of Garner  
Town Council Meeting  
Agenda Form

Resolution (2021) 2463

Meeting Date: August 17, 2021			
Subject: Governor's Highway Safety Program (GHSP) Traffic Safety Officer Year 3 Grant			
Location on Agenda: Consent <input type="checkbox"/>			
Department: Police			
Contact: Lt. Paul Caldwell			
Presenter: Lt. Paul Caldwell			
Brief Summary: Resolution to accept the GHSP grant for year 3 of a 3 year grant for a Traffic Safety Officer.			
Recommended Motion and/or Requested Action: Consider adopting the resolution.			
Detailed Notes: Year 3 of 3 GHSP grant renewal. Year three is covered at 50/50 from federal funds in the amount of \$28,232.00.			
Funding Source:			
Cost: \$28232.00	One Time: <input checked="" type="radio"/>	Annual: <input type="radio"/>	No Cost: <input type="radio"/>
Manager's Comments and Recommendations:			
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>			
Agenda Form Reviewed by:	Initials:	Comments:	
Department Head:	JPM		
Finance Director:			
Town Attorney:			
Town Manager:			
Town Clerk:			



North Carolina Governor's Highway Safety Program  
**LOCAL GOVERNMENTAL RESOLUTION**

Resolution  
(2021)2463

WHEREAS, the Garner Police Department (herein called the "Agency")  
(The Applicant Agency)

has completed an application contract for traffic safety funding; and that Garner Town Council  
(The Governing Body of the Agency)  
\_\_\_\_\_ (herein called the "Governing Body") has thoroughly considered the problem

identified and has reviewed the project as described in the contract;

THEREFORE, NOW BE IT RESOLVED BY THE Garner Town Council IN OPEN  
(Governing Body)

MEETING ASSEMBLED IN THE CITY OF GARNER, NORTH CAROLINA,

THIS 17th DAY OF August, 20 21, AS FOLLOWS:

1. That the project referenced above is in the best interest of the Governing Body and the general public; and
2. That Lt. Paul Caldwell is authorized to file, on behalf of the Governing  
(Name and Title of Representative)  
Body, an application contract in the form prescribed by the Governor's Highway Safety Program for federal  
funding in the amount of \$ 28,232.00 to be made to the Governing Body to assist in defraying  
(Federal Dollar Request)  
the cost of the project described in the contract application; and
3. That the Governing Body has formally appropriated the cash contribution of \$ 28,232.00 as  
(Local Cash Appropriation)  
required by the project contract; and
4. That the Project Director designated in the application contract shall furnish or make arrangement for other  
appropriate persons to furnish such information, data, documents and reports as required by the contract, if  
approved, or as may be required by the Governor's Highway Safety Program; and
5. That certified copies of this resolution be included as part of the contract referenced above; and
6. That this resolution shall take effect immediately upon its adoption.

DONE AND ORDERED in open meeting by \_\_\_\_\_  
(Chairperson/Mayor)

ATTESTED BY \_\_\_\_\_  
(Clerk)

SEAL

DATE \_\_\_\_\_

**North Carolina Governor's Highway Safety Program  
Agreement of Conditions**

This Agreement is made by and between the North Carolina Department of Transportation, hereinafter referred to as the "Department", to include the Governor's Highway Safety Program, hereinafter referred to as "GHSP"; and the applicant agency, for itself, its assignees and successors in interest, hereinafter referred to as the "Agency". During the performance of this contract, and by signing this contract, the Agency agrees as follows:

**A. Federal Provisions**

1. **Equal Opportunity/Nondiscrimination.** The Agency will agree to comply with all Federal statutes and implementing regulations relating to nondiscrimination concerning race, color, sex, religion, national origin, handicaps, and age. These include but are not limited to:
  - (a) Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d et seq., 78 stat. 252);
  - (b) The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. 4601)
  - (c) Federal-Aid Highway Act of 1973, (23 U.S.C. 324 et seq.), and Title IX of the Education Amendments of 1972, as amended (20 U.S.C. 1681-1683 and 1685-1686);
  - (d) Non-Discrimination in Federally-assisted programs of the United States Department of Transportation - Effectuation of Title VI of the Civil Rights Act of 1964 (49 CFR Part 21), hereinafter referred to as "USDOT", as amended;
  - (e) Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. 794 et seq.), as amended, and 49 CFR Part 27; and
  - (f) The Age Discrimination Act of 1975, as amended (42 U.S.C. 6101 et seq.);
  - (g) The Civil Rights Restoration Act of 1987, (Pub. L. 100-209);
  - (h) Titles II and III of the Americans with Disabilities Act (42 U.S.C. 12131-12189) and 49 CFR parts 37 and 38;
  - (i) Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations;
  - (j) Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency
2. **Drug Free Workplace.** The Agency agrees to comply with the provisions cited in the Drug-Free Workplace Act of 1988 (41 U.S.C. 8103).
3. **Federal Grant Requirements and Contracts.** The Agency shall comply with the following statutes and implementing regulations as applicable:
  - (a) Highway Safety Act of 1966 (23 U.S.C. Chapter 4 -), as amended;
  - (b) Sec. 1906, Pub. L. 109-59, as amended by Sec. 4011, Pub. L. 114-94;
  - (c) Uniform Procedures for State Highway Safety Grant Programs (23 CFR part 1300);
  - (d) Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Part 1201);
  - (e) Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Part 200) and all other relevant Federal regulations covering the Highway Safety Program;
  - (f) NHTSA Highway Safety Grant Funding Guidance, as revised, July 2015 ([www.nhtsa.gov](http://www.nhtsa.gov)) and additions or amendments thereto.
4. **Political Activity (Hatch Act)** The Agency will comply with provisions of the Hatch Act (5 U.S.C. 1501-1508), which limits the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
5. **Lobbying.**
  - (a) **Certification Regarding Federal Lobbying.** The undersigned certifies, to the best of his or her knowledge and belief, that:
    - (i) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

- (ii) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- (iii) The undersigned shall require that the language of this certification be included in the award documents for all sub-award at all tiers (including subcontracts, subgrants, and contracts under grant, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure

- (b) **Restriction on State Lobbying.** None of the funds under this program will be used for any activity specifically designed to urge or influence a State or local legislator to favor or oppose the adoption of any specific legislative proposal pending before any State or local legislative body. Such activities include both direct and indirect (e.g., "grassroots") lobbying activities, with one exception. This does not preclude a State official whose salary is supported with NHTSA funds from engaging in direct communications with State or local legislative officials, in accordance with customary State practice, even if such communications urge legislative officials to favor or oppose the adoption of a specific pending legislative proposal.

#### 6. Audits.

- (a) **Audit Required.** Non-Federal entities that expend \$750,000 or more in a year in Federal awards shall have a single or program-specific audit conducted for that year in accordance with the provisions of 2 CFR, Subpart F, §200.500. Guidance on determining Federal awards expended is provided in 2 CFR, Subpart F, §200.502.
- (b) **Single Audit.** Non-Federal entities that expend \$750,000 or more in a year in Federal awards shall have a single audit conducted in accordance with 2 CFR, Subpart F, §200.501, except when they elect to have a program-specific audit conducted in accordance with 2 CFR, Subpart F, §200.501, paragraph (c).
- (c) **Non-Governmental Entities.** Non-governmental entities (not-for-profit and for-profit entities) must adhere to North Carolina General Statute 143C-6.22 and 09 NCAC Subchapter 03M.

#### 7. Instructions for Lower Tier Certification.

- (a) By signing and submitting this proposal, the prospective lower tier participant (the Agency) is providing the certification set out below and agrees to comply with the requirements of 2 CFR Parts 180 and 1200.
- (b) The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal government, the department or agency with which this transaction originated may pursue available remedies, including suspension or debarment.
- (c) The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
- (d) The terms covered transaction, civil judgement, debarment, suspension, ineligible, participant, person, principal, and voluntarily excluded, as used in this clause, are defined in 2 CFR Part 180 and 1200. You may contact the person to whom this proposal is submitted for assistance in obtaining a copy of those regulations.
- (e) The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, debarred,

suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.

- (f) The prospective lower tier participant further agrees by submitting this proposal that it will include the clause titled "Instructions for Lower Tier Participant Certification" including the "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion – Lower Tier Covered Transaction," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions and will require lower tier participants to comply with 2 CFR Parts 180 and 1200.
  - (g) A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not proposed for debarment under 48 CFR part 9, subpart 9.4, debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant is responsible for ensuring that its principals are not suspended, debarred, or otherwise ineligible to participate in covered transactions. To verify the eligibility of its principals, as well as the eligibility of any prospective lower tier participants, each participant may, but is not required to, check the System for Award Management Exclusions website (<https://www.sam.gov/>).
  - (h) Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
  - (i) Except for transactions authorized under paragraph 7(e) of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal government, the department or agency with which this transaction originated may pursue available remedies including suspension or debarment.
  - (j) **Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion -- Lower Tier Covered Transactions.**
    - (i) The prospective lower tier participant (the Agency) certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in covered transactions by any Federal department or agency.
    - (ii) Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participants shall attach an explanation to this contract proposal.
8. **Buy America Act.** The Agency and each subrecipient will comply with the Buy America requirement (23 U.S.C. 313) when purchasing items using Federal funds. Buy America requires a State, or subrecipient, to purchase with Federal funds only steel, iron and manufactured products produced in the United States, unless the Secretary of Transportation determines that such domestically produced items would be inconsistent with the public interest, that such materials are not reasonably available and of a satisfactory quality, or that inclusion of domestic materials will increase the cost of the overall project contract by more than 25 percent. In order to use Federal funds to purchase foreign produced items, the State must submit a waiver request that provides an adequate basis and justification for approval by the Secretary of Transportation.
9. **Prohibition On Using Grant Funds To Check For Helmet Usage.** The Agency and each subrecipient will not use 23 U.S.C. Chapter 4 grant funds for programs to check helmet usage or to create checkpoints that specifically target motorcyclists.
10. **Conditions for State, Local and Indian Tribal Governments.** State, local and Indian tribal government Agencies shall adhere to the standards established by 2 CFR Part 225, Cost Principles for State, Local, and Indian Tribal Governments and additions or amendments thereto, for principles for determining costs applicable to grants and contracts with state, local and Indian tribal governments.
11. **Conditions for Institutions of Higher Education.** If the Agency is an institution of higher education, it shall adhere to the standards established by 2 CFR Part 215 Uniform Administrative Requirements for Grants and Agreements with Institutions of Higher Education, Hospitals, and Other Non-Profit Organizations and 2 CFR 220 Cost Principles for Educational Institutions for determining costs applicable to grants and contracts with educational institutions.

12. **Conditions for Non-Profit Organizations.** If the Agency is a non-profit organization, it shall adhere to the standards established by 2 CFR Part 215 Uniform Administrative Requirements for Grants and Agreements with Institutions of Higher Education, Hospitals, and Other Non-Profit Organizations and 2 CFR Part 230 Cost Principles for Non-Profit Organizations for determining costs applicable to grants and contracts with non-profit organizations.
13. **Conditions for Hospitals.** If the Agency is a hospital, it shall adhere to the standards established by 2 CFR Part 215 Uniform Administrative Requirements for Grants and Agreements with Institutions of Higher Education, Hospitals, and Other Non-Profit Organizations.

## B. General Provisions

1. **Contract Changes.** This document contains the entire agreement of the parties. No other contract, either oral or implied, shall supercede this Agreement. Any proposed changes in this contract that would result in any change in the nature, scope, character, or amount of funding provided for in this contract, shall require a written addendum to this contract on a form provided by the Department.
2. **Subcontracts Under This Contract.** The Agency shall not assign any portion of the work to be performed under this contract, or execute any contract, amendment or change order thereto, or obligate itself in any manner with any third party with respect to its rights and responsibilities under this contract without the prior written concurrence of the Department. Any subcontract under this contract must include all required and applicable clauses and provisions of this contract. Subcontracting does not relieve the Agency of any of the duties and responsibilities of this agreement. The subcontractor must comply with standards contained in this agreement and provide information that is needed by the Agency to comply with these standards. The Agency must submit any proposed contracts for subcontracted services to the Governor's Highway Safety Program for final approval no less than 30 days prior to acceptance.
3. **Solicitation for Subcontracts, Including Procurements of Materials and Equipment.** In all solicitations, either by competitive bidding or negotiation, made by the Agency for work to be performed under a subcontract, including procurements of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the Agency of the Agency's obligations under this contract. Additionally, Agencies making purchases or entering into contracts as provided for by this contract must adhere to the policies and procedures of 2 CFR Part 200 and North Carolina General Statute 143-128.4. Historically underutilized business defined; statewide uniform certification as it pertains to Historically Underutilized Businesses.
4. **Incorporation of Provisions in Subcontracts.** The Agency shall include the provisions of section A-1 through A-13 of this Agreement in every subcontract, including procurements of materials and leases of equipment, unless exempted by the regulations, or directives issued pursuant thereto. The Agency shall take such action with respect to any subcontract or procurement as the Department, the State of North Carolina, hereinafter referred to as the "State", the National Highway Traffic Safety Administration, hereinafter referred to as "NHTSA", or the Federal Highway Administration, hereinafter referred to as "FHWA", may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, however, that in the event the Agency becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the Agency may request the Department or the State to enter into such litigation to protect the interests of the Department or the State. In addition, the Agency may request the NHTSA or FHWA to enter into such litigation to protect the interests of the United States.
5. **Outsourcing.** All work shall be performed in the United States of America. No work will be allowed to be outsourced outside the United States of America.
6. **Property and Equipment.**
  - (a) **Maintenance and Inventory.** The Agency shall maintain and inventory all property and equipment purchased under this contract.
  - (b) **Utilization.** The property and equipment purchased under this contract must be utilized by the Agency for the sole purpose of furthering the traffic safety efforts of the Agency for the entire useful life of the property or equipment.
  - (c) **Title Interest.** The Department and NHTSA retain title interest in all property and equipment purchased under this contract. In the event that the Agency fails or refuses to comply with the provisions of this Agreement or terminates this contract, the Department, at its discretion, may take either of the following actions:
    - (i) Require the Agency to purchase the property or equipment at fair market value or other mutually agreed to amount; or

- (ii) Require the Agency to transfer the property or equipment and title of said property or equipment, if any, to the Department or to another Agency, as directed by the Department.
- (d) **Non-expendable Property.** Non-expendable property is defined as property or equipment having a value of \$5000 or more with a life expectancy of more than one year. Non-expendable property purchased under this contract cannot be sold, traded, or disposed of in any manner without the expressed written permission of the Department.
7. **Educational or Other Materials.** If allowed, any educational or other materials developed using funds from this contract must be reviewed and approved by the GHSP prior to their production or purchase. The cost of these materials is generally limited to a maximum of \$5.00 per item. The purchase of promotional items and memorabilia are not an allowable cost.
8. **Review of Reports and Publications.** Any reports, papers, publications, or other items developed using funds from this contract must be reviewed and approved by the GHSP prior to their release.
9. **Reimbursement.**
- (a) **General.** Payments are made on a reimbursement basis. There is no schedule of advance payments. Only actual allowable costs are eligible for reimbursement. Claims for reimbursement must be made a minimum of quarterly and no more than once a month via the Grants Management System. Claims for reimbursement not made within the three month threshold are subject to denial. The itemized invoice shall be supported by documentation of costs as prescribed by the Department. Reimbursements will not be processed if other required reports are incomplete or have not been submitted. Failure to submit complete reports by the required deadline may result in denial of reimbursement.
- (b) **Approval.** The Governor's Highway Safety Program and the Department's Fiscal Section shall approve the itemized invoice prior to payment.
- (c) **Unapproved Costs.** Any rejected or unaccepted costs shall be borne by the Agency. The Agency agrees that in the event the Department determines that, due to Federal or State regulations that grant funds must be refunded, the Agency will reimburse the Department a sum of money equal to the amount of Federal and State participation in the rejected costs.
- (d) **Final Claims for Reimbursement.** Final claims for reimbursement must be received by the GHSP within 30 days following the close of the approved contract period. Project funds not claimed by this date are subject to reversion.
- (e) **Expending Funds Under This Contract.** Under no circumstances will reimbursement be made for costs incurred prior to the contract effective date or after the contract ending date.
10. **Project Costs.** It is understood and agreed that the work conducted pursuant to this contract shall be done on an actual cost basis by the Agency. The amount of reimbursement from the Department shall not exceed the estimated funds budgeted in the approved contract. The Agency shall initiate and prosecute to completion all actions necessary to enable the Agency to provide its share of the project costs at or prior to the conclusion of the project.
11. **Program Income.** The Agency shall account for program income related to projects financed in whole or in part with federal funds in accordance with 2 CFR 200.307. Program income earned during the contract period shall be retained by the Agency and deducted from the federal funds committed to the project by the GHSP unless approved in advance by the Federal awarding agency as an addition to the project. Program income must be accounted for separately and the records made available for audit purposes.
12. **Project Directors.** The Project Director, as specified on the signature page of this Agreement, must be an employee of the Agency or the Agency's governing body. Any exception to this provision must have the expressed written approval of GHSP.
13. **Reports Required.**
- (a) **Quarterly Progress Reports.** Unless otherwise directed, the Agency must submit Quarterly Progress Reports to the GHSP, on forms provided by the Department, which reflect the status of project implementation and attainment of stated goals. Each progress report shall describe the project status by quarter and shall be submitted to GHSP no later than fifteen (15) days after the end of each quarter. If the Agency fails to submit a Quarterly Progress Report or submits an incomplete Quarterly Progress Report, the Agency will be subject to having claims for reimbursement withheld. Once a Quarterly Progress Report that substantiates adequate progress is received, cost reimbursement requests may be processed or denied at the discretion of GHSP.
- (b) **Final Accomplishments Report.** A Final Accomplishments Report must be submitted to the GHSP within fifteen (15) days of completion of the project, on forms provided by the Department, unless otherwise directed. If the Agency fails to submit a Final Accomplishments Report or submits an

incomplete Final Accomplishments Report, the Agency will be subject to having claims for reimbursement withheld. Once a Final Accomplishments Report that substantiates adequate progress is received, claims for reimbursement may be processed or denied at the discretion of GHSP.

- (c) **Audit Reports.** Audit reports required in Section A-6 above shall be provided to the Department within thirty (30) days of completion of the audit.

**14. Out-of-State Travel.**

- (a) **General.** All out-of-state travel funded under this contract must have prior written approval by the Governor's Highway Safety Program.
- (b) **Requests.** Requests for approval must be submitted to the GHSP, on forms provided by the Department, no less than thirty (30) days prior to the intended departure date of travel.
- (c) **Agency Travel Policy Required.** For Agencies other than state agencies, out-of-state travel requests must include a copy of the Agency's travel policy, to include allowances for lodging, meals, and other travel-related expenses. For state agencies, maximum allowable subsistence is limited to the prevailing per diem rates as established by the North Carolina General Assembly.
- (d) **Agenda Required.** Out-of-state travel requests must include a copy of the agenda for the travel requested.

**15. Conditions for Law Enforcement.** In addition to the other conditions provided for in this Agreement, grants to law enforcement agencies are subject to the following:

(a) **Certifications Required.**

- (i) **In-car Camera or Video System.** For any in-car camera or video system purchased under this contract, it is required that the operator of that equipment has successfully completed Standardized Field Sobriety Testing training (SFST). A copy of this certificate must be filed with GHSP prior to reimbursement of in-car camera or video systems.
- (ii) **Radar.** For any radar equipment purchased under this contract, it is required that the operator of that equipment has successfully completed Radar Certification Training. A copy of this certificate must be filed with GHSP prior to reimbursement of radar equipment.
- (iii) **Alcohol Screening Devices.** For any preliminary alcohol screening devices purchased under this contract, it is required that the operator of that equipment has successfully completed the Alcohol Screening Test Device training offered by the Forensic Test for Alcohol Branch.

- (b) **Report Required - Monthly Enforcement Data Report.** In addition to the reports mentioned above, law enforcement agencies engaging in enforcement activities must submit a Monthly Enforcement Data Report on the form provided by the Department no later than fifteen (15) days after the end of each month. If the Agency fails to submit a Monthly Enforcement Data Report or submits an incomplete Monthly Enforcement Data Report, the Agency will be subject to having cost reimbursement requests withheld. Once a Monthly Enforcement Data Report that substantiates adequate progress is received, cost reimbursement requests will be processed. The agency head must sign the form. However, the agency head may assign a designee to sign the form by providing written signature authority to the GHSP.

**16. Conditions for Local Governmental Agencies.**

- (a) **Resolution Required.** If the Agency is a local governmental entity, a resolution from the governing body of the Agency is required on a form provided by the Department.
- (b) **Resolution Content.** The resolution must contain a commitment from the governing body to provide the local funds as indicated in this contract. Additionally, the resolution is required even if the funding is one hundred percent from federal sources, as it serves as recognition by the governing body of federal funding for purposes of Section A-6 above.

**17. Seat Belt Policy and Use.** Agency must adopt and enforce a seat belt use policy required for all seating positions unless exempted by state law.

**18. Text Messaging Policy.** Agency must adopt and enforce a policy banning text messaging while driving unless exempted by state law.

**19. Prohibited Interests.** No member, officer, or employee of the Agency during his or her tenure, and for at least one (1) year thereafter, shall have any interest, direct or indirect, in this contract or the proceeds thereof or therefrom.

**20. Continued Federal and State Funding.**

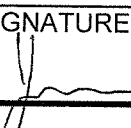
- (a) **Federal Funding.** The Agency agrees and understands that continuation of this project with Federal funds is contingent upon Federal funds being appropriated by the United States Congress specifically for that purpose. The Agency further agrees and understands that in the event funds originally

appropriated by Congress for these grants are subsequently reduced by further acts of Congress, funding to the Agency may be proportionately reduced.

- (b) **State Funding.** The Agency agrees and understands that continuation of this project with funds from the State of North Carolina is contingent upon State funds being appropriated by the General Assembly specifically for that purpose. The Agency also agrees that any state funds received under this contract are subject to the same terms and conditions stated in this Agreement.
- 21. Performance.** All grants provided by the Governor's Highway Safety Program are performance-based and, as such, require that continual progress be made toward the reduction of the number and severity of traffic crashes. Any agency, whose performance is deemed unsatisfactory by the GHSP, shall be subject to the sanctions as provided for in this contract. Additionally, unsatisfactory performance shall be cause for the Department to reduce or deny future funding.
- 22. Resolution of Disputes.** Any dispute concerning a question of fact in connection with the work not disposed of by contract by and between the Agency and the Department, or otherwise arising between the parties to this contract, shall be referred to the Secretary of the North Carolina Department of Transportation and the authorized official of the Agency for a negotiated settlement. In any dispute concerning a question of fact in connection with the project where such negotiated settlement cannot be resolved in a timely fashion, the final decision regarding such dispute shall be made by the Secretary of the North Carolina Department of Transportation, with the concurrence of the Federal funding agency, and shall be final and conclusive for all parties.
- 23. Department Held Harmless.**
- (a) **For State Agencies.** Subject to the limitations of the North Carolina Tort Claims Act, the Agency shall be responsible for its own negligence and holds harmless the Department, its officers, employees, or agents, from all claims and liability due to its negligent acts, or the negligent acts of its subcontractors, agents, or employees in connection with their services under this contract.
- (b) **For Agencies Other Than State Agencies.** The Agency shall be responsible for its own negligence and holds harmless the Department, its officers, employees, or agents, from all claims and liability due to its negligent acts, or the negligent acts of its subcontractors, agents, or employees in connection with their services under this contract.
- 24. Records Access and Retention.** The Agency shall provide all information and reports required by the regulations or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Department, the State, NHTSA, or FHWA, as appropriate, to be pertinent to ascertain compliance with such regulations, orders and instructions. Furthermore, the Agency shall maintain such materials during the contract period, and for five (5) years from the date of final payment from the Department or until all audit exceptions have been resolved, for such inspection and audit. Where any information required of the Agency is in the exclusive possession of another who fails or refuses to furnish this information, the Agency shall so certify to the Department, State, NHTSA, or FHWA, as appropriate, and shall set forth what efforts it has made to obtain the information. Pursuant to N.C.G.S. §147-64.7, the Department, the State Auditor, appropriate federal officials, and their respective authorized employees or agents are authorized to examine all books, records, and accounts of the Agency insofar as they relate to transactions with any department, board, officer, commission, institution, or other agency of the State of North Carolina pursuant to the performance of this Agreement or to costs charged to this Agreement.
- 25. Sanctions for Non-Compliance.** The applicant Agency agrees that if it fails or refuses to comply with any provisions and assurances in this contract, the Department may take any or all of the following actions:
- (a) Cancel, terminate, or suspend this contract in whole or in part;
- (b) Withhold reimbursement to the Agency until satisfactory compliance has been attained by the Agency;
- (c) Refrain from extending any further funding to the Agency under this contract with respect to which the failure or refusal occurred until satisfactory assurance of future compliance has been received from the Agency;
- (d) Refer the case to the United States Department of Justice for appropriate legal proceedings.
- 26. Cancellation, Termination, or Suspension of Contract.**
- (a) **By the Department.** For noncompliance with any of the said rules, regulations, orders or conditions, due to management deficiencies or criminal activity this contract may be immediately canceled, terminated, or suspended in whole or in part by the Department. For noncompliance not indicative of management deficiencies or criminal activity the Department shall give sixty (60) days written notice



- to take corrective action. If the Agency has not taken the appropriate corrective action after sixty (60) days the Department may cancel, terminate, or suspend this contract in whole or in part.
- (b) **By mutual consent.** The Agency or the Department may terminate this contract by providing sixty (60) days advanced written notice to the other party.
  - (c) **Unexpended funds.** Any unexpended funds remaining after cancelation or termination will revert to the Department.
27. **Completion Date.** Unless otherwise authorized in writing by the Department, the Agency shall commence, carry on, and complete the project as described in the approved Highway Safety Project Contract by September 30 of the Federal fiscal year for which it was approved.
28. **E-Verify requirements.** If this contract is subject to NCGS 143-133.3, the contractor and its subcontractors shall comply with the requirements of Article 2 of Chapter 64 of the NC General Statutes.
29. **Certification of Eligibility Under the Iran Divestment Act.** Pursuant to G.S. 147-86.59, any person identified as engaging in investment activities in Iran, determined by appearing on the Final Divestment List created by the State Treasurer pursuant to G.S. 147-86.58, is ineligible to contract with the State of North Carolina or any political subdivision of the State. The Iran Divestment Act of 2015, G.S. 147-55 et seq. requires that each Agency, prior to contracting with the State certify, and the undersigned Agency Authorizing Official on behalf of the Agency does hereby certify, to the following:
- (a) that the Agency is not now and was not at the time of the execution of the Contract dated below identified on the Final Divestment List of entities that the State Treasurer has determined engages in investment activities in Iran;
  - (b) that the Agency shall not utilize on any contract with the State agency any subcontractor that is identified on the Final Divestment List; and
  - (c) that the undersigned Agency Authorizing Official is authorized by the Agency to make this Certification.
30. **Agency Fiscal Year.** The end date for the Agency's fiscal year is 06/30/2022.
31. **Signature.** By signing below, the Agency agrees to adhere to the terms and conditions of this Agreement.

AGENCY PROJECT DIRECTOR		
NAME	TITLE	ADDRESS
Paul Caldwell	Lieutenant	912 7th Ave Garner, NC 27529
SIGNATURE		TELEPHONE NUMBER
Paul Caldwell		919-772-8810
DATE		
8/12/2021		
AGENCY AUTHORIZING OFFICIAL		
NAME	TITLE	ADDRESS
Joseph Birms	Chief of Police	912 7th Ave Garner, NC 27529
SIGNATURE		TELEPHONE NUMBER
		919-772-8810
DATE		
8/12/21		
AGENCY OFFICIAL AUTHORIZED TO RECEIVE FUNDS		
NAME	TITLE	ADDRESS
SIGNATURE		TELEPHONE NUMBER
DATE		

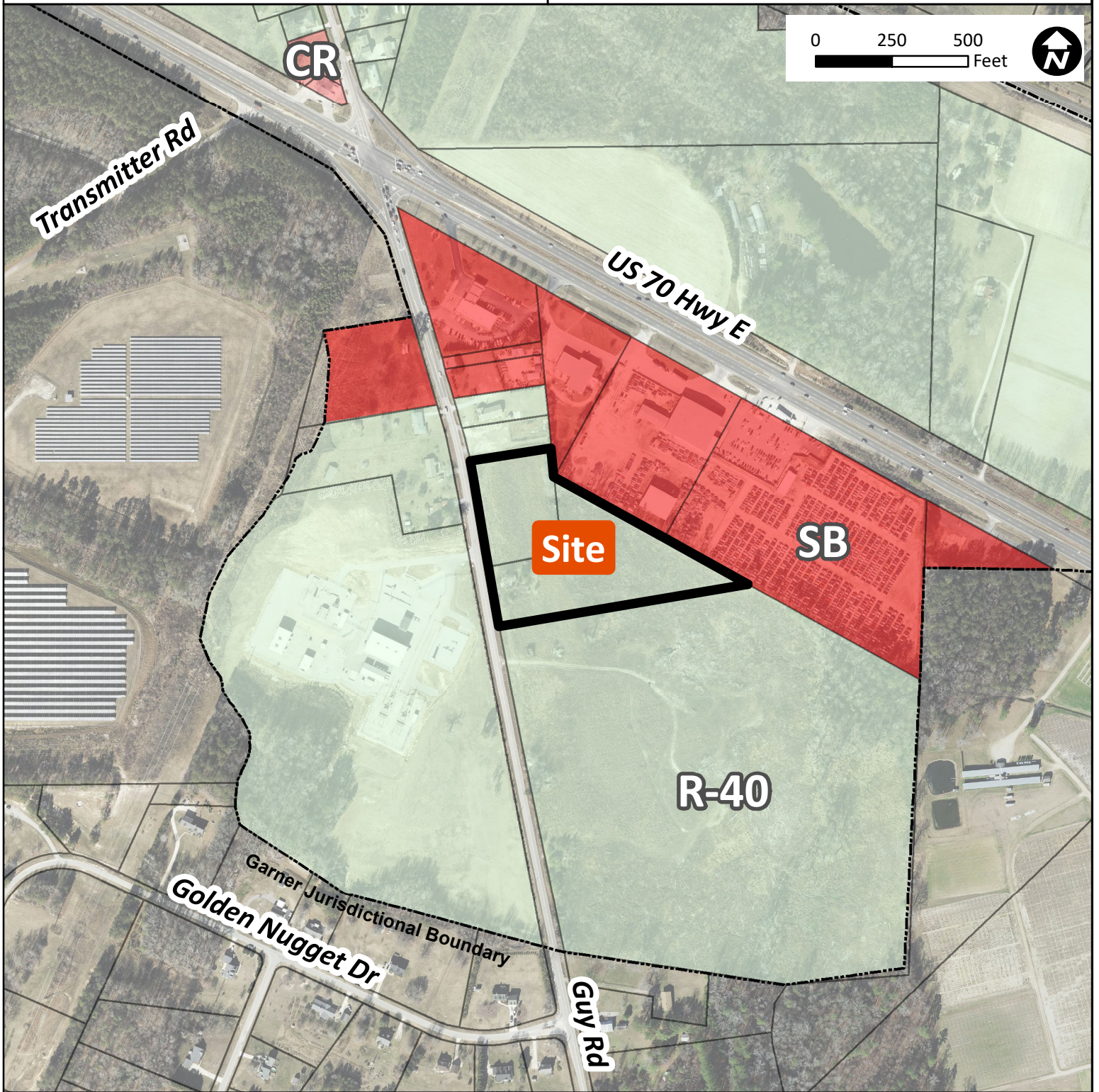
Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: August 17, 2021		
Subject: CZ-SP-20-04, 4700 Guy Rd- Conditional District Rezoning with Site Plan		
Location on Agenda: Public Hearings		
Department: Planning		
Contact: David Bamford, AICP; Planning Services Manager		
Presenter: David Bamford, AICP; Planning Services Manager & Alison Jones, Planner II		
<b>Brief Summary:</b>  Conditional zoning map amendment request with associated site plan (CZ-SP-20-04) submitted by TMTLA Associates on behalf of D & S Properties, LLC to rezone approximately 6.26 +/- acres from Single Family Residential (R-40) to Service Business (SB C233) Conditional to construct 20,000 square feet of indoor commercial space as well as associated outdoor areas that may be occupied by a proposed conditional list of uses. The site is located at 4700 Guy Road and may be further identified as Wake County PIN #'s 1740206340 & 1740209101.		
<b>Recommended Motion and/or Requested Action:</b> Motion to refer to Planning Commission for consistency review and recommendation.		
<b>Detailed Notes:</b> The neighborhood meeting was held remotely on Zoom at 7 PM on April 6, 2021. An in-person meeting was held on July 27, 2021. One property owner attended with another request for information being made outside the meeting.		
<b>Funding Source:</b> n/a		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
<b>Manager's Comments and Recommendations:</b>          		
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

## Conditional District Zoning Application CZ-SP-20-04



**Project:** 4700 Guy Road  
**Applicant:** D & S Properties, LLC  
**Owner:** D & S Properties, LLC  
**Location:** 4700 Guy Road  
**Pin #:** 1740206340 & 1740209101

**Proposed Use:** Light Industrial Service - Flex Space  
**Current Zoning:** R-40  
**Proposed Zoning:** SB Conditional 233  
**Acreage:** 6.26  
**Overlay:** N/A

## Planning Department Staff Report

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**TO:** Mayor and Town Council

**FROM:** David Bamford, AICP; Planning Services Manager  
Alison Jones; Planner II

**SUBJECT:** ***Conditional Zoning Map Amendment w/ Site Plan # CZ-SP-20-04, 4700 Guy Road***

**DATE:** August 17, 2021

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### **I. PROJECT AT A GLANCE**

**Project Number(s):** CZ-SP-20-04 Conditional Zoning Map Amendment

**Applicant:** D & S Properties, LLC

**Owners:** D & S Properties, LLC

#### **General Description -**

**Project Area & Location:** 6.26 +/- acres along east side of Guy Road

**Wake Count PIN(s):** 1740206340 & 1740209101

**Current Zoning:** Single-Family Residential (R-40)

**Requested Zoning:** Service Business (SB C233) conditional

**Overlay:** None

#### **Key Meeting Dates:**

**Public Hearing:** August 17, 2021

**Planning Commission:** TBD

**Action:** TBD

## II. BACKGROUND / REQUEST SUMMARY

**Current Request:** Conditional zoning map amendment request with associated site plan (CZ-SP-20-04) submitted by TMTLA Associates on behalf of D & S Properties, LLC to rezone approximately 6.26 +/- acres from Single Family Residential (R-40) to Service Business (SB C233) Conditional to construct 20,000 square feet of indoor commercial space as well as associated outdoor areas that may be occupied by a proposed conditional list of uses. The site is located at 4700 Guy Road and may be further identified as Wake County PIN #'s 1740206340 & 1740209101.



## III. ZONING ANALYSIS

**Existing:** The project site is zoned **Single-Family Residential (R-40)**. This district allows single-family lots of at least 40,000 square feet (0.91 acres). Under this zoning, the rezoning site could accommodate approximately 109 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-40 District:*

- |   |  |
|---|--|
| 1. Single-family site built and modular homes | 12. Public safety facilities (fire, police, rescue, ambulance) |
| 2. Residential Cluster                        | 13. Cemetery   |
| 3. Manufactured home                          | 14. Public parks, swimming pools, tennis and golf courses      |
| 4. Family Care home                           | 15. Religious institutions                                     |
| 5. Group care home                            | 16. Minor utility—elevated water tank                          |
| 6. Intermediate care home                     | 17. Solar farms  |
| 7. Community center                           | 18. Telecommunications facility                                |
| 8. Lodges and fraternal clubs                 | 19. Other major utility  |
| 9. Child day care up to 3 as home occupation  | 20. Private golf course or country club                        |
| 10. Family child day care up to 8 in home     | 21. Horse stables  |
| 11. School public or private                  | 22. Bed and breakfast  |
|   | 23. Agriculture or silvi-culture                               |

**Proposed:** The requested zoning is **Service Business Conditional Use (SB C233)**. The general Service Business (SB) zoning district has been established to accommodate commercial activities that are more intense in nature than those permitted in the Neighborhood Commercial (NC) or Community Retail (CR) districts. The district also allows for the storage of merchandise or equipment and allows operations to be conducted outside of a building.

***The following is a list of permitted uses in the general SB district:***

- |   |   |
|---|---|
| 1. Security or caretaker's quarters                       | 18. Parks, swimming pools, tennis courts, golf courses                                  |
| 2. Community Center                                       | 19. Bus passenger terminals   |
| 3. Library, museum, art center                            | 20. Taxi or limo operations/facility  |
| 4. Other Community service                                | 21. Religious institutions  |
| 5. Civil, service fraternal club, lodges and similar uses | 22. Minor utility, elevated water tank  |
| 6. Adult Day Care   | 23. Telecommunication facility  |
| 7. Day Care Center  | 24. Other major utility   |
| 8. Business School, college or university satellite       | 25. Bars and nightclubs (prohibited within 500 feet of residential use/zoning)          |
| 9. College / university                                   | 26. Private golf or country club  |
| 10. Trade / vocational schools                            | 27. Private gym, spa, indoor tennis, pool   |
| 11. Music / dance / art instruction                       | 28. Indoor entertainment facility   |
| 12. Ambulance, rescue squad, police, fire station         | 29. Electronic gaming center  |
| 13. Government, utility with outdoor storage              | 30. Outdoor entertainment facility, private athletic                                    |
| 14. Government office                                     | 31. Sexually oriented business (prohibited within 1,000 feet of residential use/zoning) |
| 15. Medical Clinic  |   |
| 16. Cemetery  |   |
| 17. Funeral home / crematorium                            |   |

- 32. Movie Theater
- 33. Drive-in Theaters
- 34. Water-slides, golf driving ranges, miniature golf, batting cages or similar uses
- 35. Bank, financial institution
- 36. Medical office, individual
- 37. General office use
- 38. Bed and breakfast
- 39. Extended stay facility (prohibited within 500 feet of residential use/zoning)
- 40. Hotel and motels
- 41. Commercial Parking
- 42. Restaurant, curb or drive-in service
- 43. Restaurant, indoor with seating only
- 44. Restaurant, indoor with drive-through window
- 45. Restaurant, take out only, drive-through or walk up
- 46. Convenience store without fuel sales
- 47. Convenience store with fuel sales
- 48. Open air market
- 49. Repair oriented use (indoor only)
- 50. Personal service use (indoor operations)
- 51. Barber shops / salons
- 52. Sales oriented use (indoor operations only)
- 53. Sales oriented use (outdoor operations)
- 54. Veterinarian/kennel indoor
- 55. Veterinarian/kennel outdoor (prohibited within 500 feet of residential use/zoning)
- 56. Self-service storage
- 57. Car wash (prohibited within 500 feet of residential use/zoning)
- 58. Vehicle repair (storage restricted to rear of building, 30-day storage limit)
- 59. Vehicle sales and rental (storage restricted to rear of building)
- 60. Vehicle service-limited
- 61. Vehicle towing, storage (prohibited within 500 feet of residential use/zoning)
- 62. Flex space
- 63. Light Industrial use indoor
- 64. Light Industrial use with outdoor storage of tenant supplies
- 65. Light Industrial use with outdoor operations
- 66. Warehouse and freight movement with indoor storage
- 67. Warehouse and freight movement with outdoor storage
- 68. Recyclable materials collection center
- 69. Wholesale sales
- 70. Manufacturing indoor operations

***The following use conditions are proposed for SB C233 Conditional District:***

1. Permitted use table (selected 17 from preceding generally permitted use list of 70):

Use Category	Specific Use	SB C233
Government Facilities	Government Utility facility with outdoor storage	SUP
Utilities	Minor Utility elevated water tank	P*
	Telecommunications facilities	SUP
	Other Major Utility	SUP
Office	Other office	P

Use Category	Specific Use	SB C233
Retail Sales and Service	Sales oriented use with outdoor operations	P
	Sales oriented use indoor	P
Self Service Storage		SUP
Vehicle Sales and Service	Vehicle general repair	p*
	Vehicle service limited	p*
Light Industrial Service	Flex space	p*
	Industrial use indoor	p*
	Industrial use with outdoor operations	P
Manufacturing and Production	Indoor only	p*
Warehouse and Freight Movement	Storage including outdoor	p*
Waste Related Services	Recyclable materials collection center	p*
Wholesale Sales		p*

2. Development of this site shall be completed in conformance with the approved site plan. (See Section V.)

**Zoning History:** The Planning Department's rezoning database contains the following rezoning cases in the vicinity of this property. More recent cases are listed below.

Case	Applicant	Location	Zoning Change
CUD-Z-14-01	William Sparkman	2217 US Highway 70 E	I-1 C172
CUD-Z-16-05	Freedom Roads LLC	2300 US Highway 70 E	Wake County Highway District (HD) to SB C185
CUD-Z-16-10	William Sparkman	4812 Green Garden Road	Wake County Highway District (HD) to I-2 C190
Z 17-01	Town of Garner	ETJ Expansion	Wake County Highway District to SB (adjoining lots to the west)



**Adjacent Zoning and Land Use:**

<b>North:</b>	R-40 SB	Minor Utility Junk / Salvage Yard
<b>South:</b>	R-40	Single-family / Agriculture / farming
<b>East:</b>	SB	Junk / Salvage Yard
<b>West:</b>	R-40	Major Utility (Gas Company)



**IV. COMMUNITY INFORMATION**

**Overall Neighborhood Character:** The area of the community around the intersection of US HWY 70 E and Guy Road is of moderate commercial intensity. This area was developed under Wake County in a linear corridor commercial pattern along the highway. Uses include retail sales, fuel sales, vehicle and equipment rental, an animal daycare, a junk auto salvage yard, a church, and a major utility (Public Service Company of NC). This area came into Garner’s zoning ETJ in the spring of 2017.

**Traffic:** A Traffic Impact Analysis (TIA) was not required for this proposed rezoning and light industrial development.

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

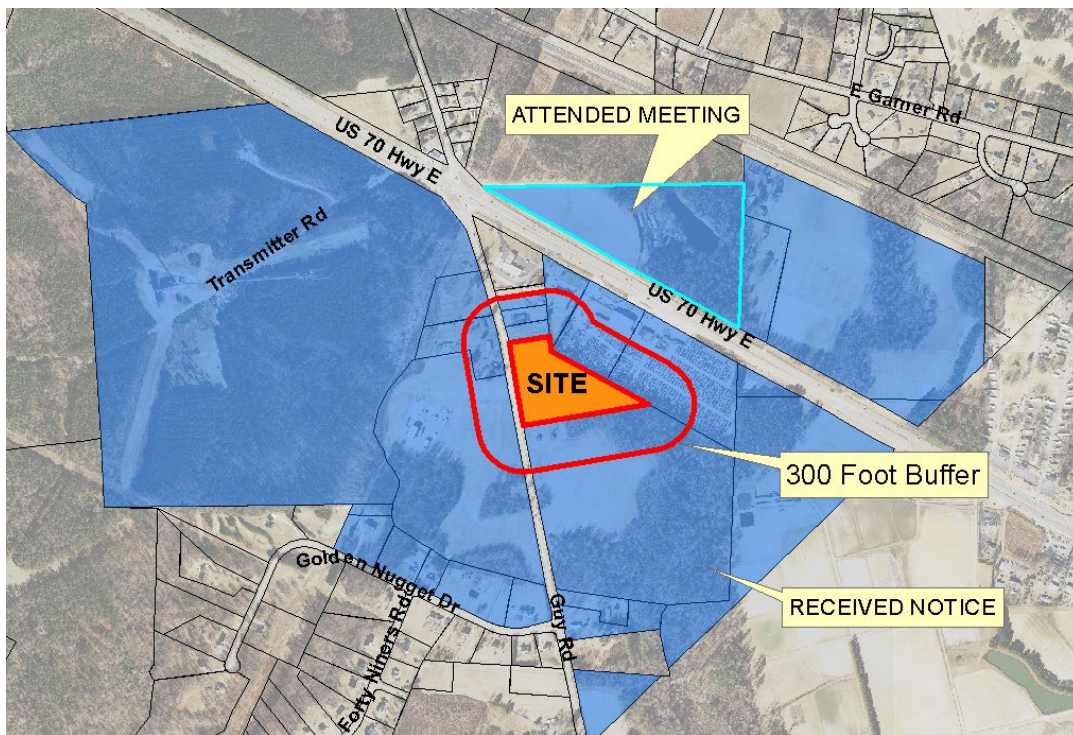
**Guy Road**

- Year 2009 – 6,600
- Year 2011 – 6,800
- Year 2013 – 7,000
- Year 2015 – 7,200
- Year 2017 – Not reported
- Year 2019 – Not reported

**US 70 HWY E**

- Year 2009 – 25,000
- Year 2011 – 24,000
- Year 2013 – Not reported
- Year 2015 – 29,000
- Year 2017 – 30,000
- Year 2019 – 30,500

**Neighborhood Meeting:** Staff identified 21 property owners within the notification radius as shown below and provided the list below to the applicant for first class mailed notices. The neighborhood meeting was held remotely on Zoom at 7 PM on April 6, 2021, with one property owner in attendance (highlighted below). There was another inquiry for information outside of this scheduled meeting. A follow up in-person meeting was held on July 27, 2021, at 6PM with none in attendance.



OWNER	ADDR1	ADDR2
MASSENGILL, CARLIE E MASSENGILL, ALICE B	3129 GOLDEN NUGGET DR	CLAYTON NC 27520-8052
VELLOZZI, ANTHONY J VELLOZZI, KRISTY L	3201 GOLDEN NUGGET DR	CLAYTON NC 27520-8054
PUBLIC SERVICE COMPANY D/B/A PSNC ENERGY	220 OPERATION WAY # D112	CAYCE SC 29033-3701
PUBLIC SERVICE COMPANY OF NORTH CAROLINA INCORPORA	220 OPERATION WAY	CAYCE SC 29033-3701

OWNER	ADDR1	ADDR2
THE ADRIENNE C PEACOCK IRREVOCABLE REAL ESTATE TRU	PO BOX 18237	RALEIGH NC 27619-8237
PARRISH, KAREN M LEE, PATRICK S	3209 GOLDEN NUGGET DR	CLAYTON NC 27520-8054
PARENT, ROBERT E PARENT, MELINDA K	3217 GOLDEN NUGGET DR	CLAYTON NC 27520-8054
NORTH CAROLINA NATURAL GAS CORP	PO BOX 909	FAYETTEVILLE NC 28302-0909
BEAMAN, LLEWELLYN WARREN	2975 US HIGHWAY 70 E	CLAYTON NC 27520-7303
BERKAU, VICKI N BERKAU, THOMAS S	604 W HOOD ST	SMITHFIELD NC 27577-3601
TAYLOR, BARRINGTON D JR TAYLOR, DALE T	3125 GOLDEN NUGGET DR	CLAYTON NC 27520-8052
GARNER CHRISTIAN FELLOWSHIP INC	1507 HALL BLVD	GARNER NC 27529-4304
PUBLIC SERVICE COMPANY OF NC	PO BOX 4009	CARY NC 27519-4009
STATE PROPERTY OFFICE	116 W JONES ST	RALEIGH NC 27603-1335
SMITH, BRANDON D	4420 GUY RD	CLAYTON NC 27520-8295
GRIFFIN, GARY GRIFFIN, CHRISTINE	4424 GUY RD	CLAYTON NC 27520-8295
D&S PROPERTIES LLC	PO BOX 1238	GARNER NC 27529-1238
ATTN: REAL ESTATE DEPARTMENT	5846 CROSSINGS BLVD	ANTIOCH TN 37013-3129
ARCHER, CHRISTOPHER TRUSTEE THE CHRISTOPHER ARCHER 2017 REVOCABLE TRUST	101 MONTGOMERY ST STE 2800	SAN FRANCISCO CA 94104-4141
CBC REAL ESTATE CO INC	PO BOX 12000	RALEIGH NC 27605-2000
SORRELL, GLENN L	4723 FORESTDALE RD	RALEIGH NC 27603-3807
DJ'S GROUP LLC	1742 S SAUNDERS ST	RALEIGH NC 27603-2314

**Meeting Summary:**

**Questions/ Concern #1:** Who is the expected leasing tenant?

**Applicant Response:** To be determined. Phase one will most likely be for storage. Phase two not sure at this time. (The uses are limited per the conditional use permit).

**Questions/ Concern #2:** Do you need to widen the road?

**Applicant Response:** Yes a turn lane will be added. (Road way widening and street improvements pointed out on the map.)

**Questions/ Concern #3:** Lighting is located where?

**Applicant Response:** Site lighting is shown by the black dots. (Lighting locations pointed out on the map and described.)

**Questions/ Concern #4:** When do you expect to break ground?

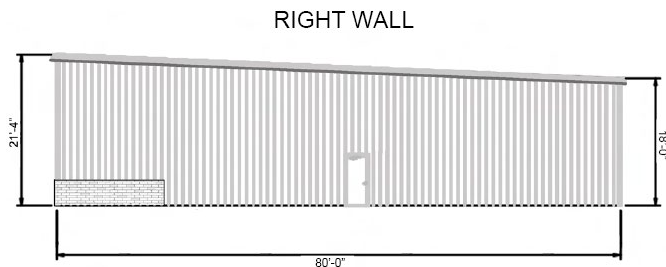
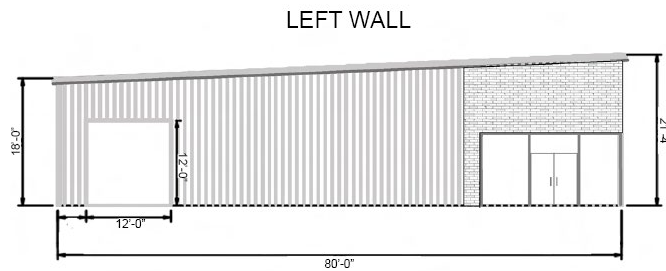
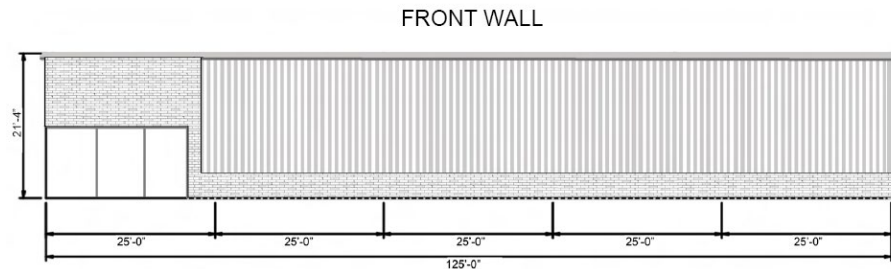
**Applicant Response:** Hopefully July but subject to final review and approval by planning commission.

**Attendee Comment:** Expressed support of the project for the record.



**Buildings & Materials:**

The site is not located within an overlay; therefore, there are not any specific architectural requirements. The applicant has offered a steel frame building with ribbed metal siding, a glassed corner entrance and brick accents and water table along the front and wrapping a distance down each side – all in shades of white and gray.



**Landscape and Buffer Requirements:**

**Tree Cover:** The site plan is preserving 2.5% (0.15 acres) of existing tree coverage. The plan will be providing 9% (0.56 acres) of additional tree coverage to meet the minimum requirement of 11.5% tree coverage.

**Street Buffers:** Street buffers along Guy Road are 15 feet wide for all proposed uses.

**Street Trees:** Trees are being provided along Guy Road; however, there are overhead power lines present. Therefore, the normal requirement of the street trees being a minimum 35' tall at maturity cannot be met. Instead, ornamental understory trees are substituted at 20' intervals.

- Guy Road: 25 Required, 25 Provided

**Perimeter Buffers:** The most intense use in the conditioned list of uses for this zoning district is a Class 6. Therefore, there is a 45' perimeter buffer along the southside of the project that borders a vacant tract zoned Single-Family Residential (R-40), a 35' perimeter on the northside of the project bordering a minor utility, and a 15' perimeter buffer along the rear of the property bordering a salvage yard.

**Environmental Features:**

There are no environmentally sensitive areas on this site.



**Fire Protection:**

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

**Parking:**

Parking is initially based on 1 space per 500 square feet of gross floor area.

- Parking required: 40
- Parking proposed: 40

**Lighting:**

Site plan lighting meets both the requirements of the UDO and staff policy regarding LED fixtures.

**Infrastructure:**

**Water/Sewer** - The parcels will be connected to the City of Raleigh public water and sewer systems.



**Stormwater Management:** 4700 Guy Road is a commercial development that is not located within the watershed protection area. This site is subject to water quality requirements for nitrogen and water quantity requirements for the 1, 10 and 25 year storm events. This plan proposes a dry detention pond with a level spreader vegetated filter strip to satisfy all water quality and water quantity requirements for stormwater. A nitrogen offset buydown is required with this project.

**Streets and Access:** The site will be accessed via two (2) driveways from Guy Road.

**Frontage Improvements:** 4700 Guy Road is located on the east side of Guy Road just south of US 70 East. Along the site frontage, Guy Road will be improved to half of a Town of Garner major collector, which is a 49' back-to-back section within 74' of right-of-way. Curb, gutter, and sidewalk will be installed.

## **VI. CONSISTENCY OF REQUEST**

When considering a rezoning request, the Planning Commission is required by state statute to make a written recommendation regarding the consistency of the zoning proposal with the Town's current Comprehensive Plan and other applicable adopted plans. Specifically, a comprehensive plan is only advisory in nature and has no independent regulatory effect; nor does it expand, diminish or alter the scope of the Town of Garner UDO. A determination of

inconsistency with the Plan does not preclude a rezoning request from being found to be reasonable. In those cases where the request is deemed inconsistent yet reasonable, an amendment to the Comprehensive Plan is automatically made upon approval of the request.

Staff offers that the Planning Commission shall review consistency with the following plans:

- 2018 Garner Forward Comprehensive Plan
- 2010/18 Garner Transportation Plan
- Parks, Recreation, Greenways and Cultural Resources Master Plan

## **VII. REASONABLENESS**

In addition to approving a statement regarding plan consistency upon the advice of the Planning Commission, the Town Council must also approve a statement of reasonableness when making their decision. Sources of reasonableness may include other sections of the 2018 *Garner Forward Comprehensive Plan* providing guidance on keeping the Town's character, living spaces, working places, recreation opportunities and transportation. Other adopted Town plans and policies providing guidance on parks, greenways, cultural resources and more may serve as sources as well. The Town Council may find that a rezoning request furthers the efforts to achieve specific goals and objectives stated within these plans and policies; and thereby render said request a reasonable one. The converse may also apply.

## **VIII. RECOMMENDATION**

Staff recommends that once the Town Council has heard comments, concerns and questions from the general public that Conditional Zoning map amendment request CZ-SP-20-04 be referred to the Planning Commission for their review and recommendation regarding plan consistency.



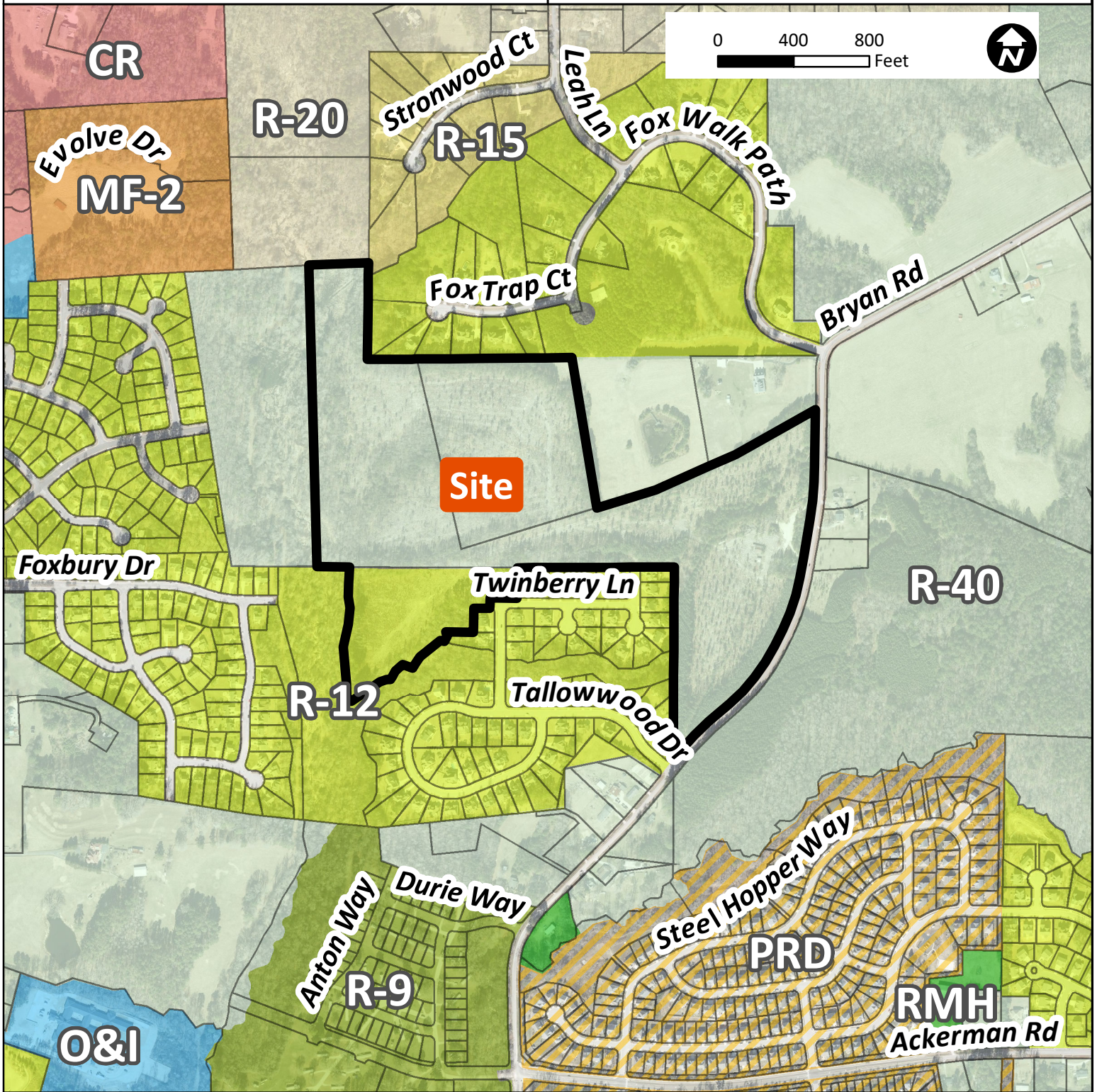
Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: August 17, 2021		
Subject: Conditional Zoning Map Amendment w/ Master Plan: CZ-PD-20-02, Mahler's Creek		
Location on Agenda: Public Hearings		
Department: Planning		
Contact: David Bamford, AICP; Planning Services Manager		
Presenter: David Bamford, AICP (zoning); Gaby Lawlor, AICP (transportation); and Stacy Griffin, AICP (TRC)		
<b>Brief Summary:</b>  Conditional zoning map amendment with associated master plan request (CZ-PD-20-02) submitted by Burton Engineering to rezone approximately 8.68 +/- acres from Single-Family Residential (R-12) and 63.87 +/- acres from Single-Family Residential (R-40) to Planned Residential Development (PRD C12) Conditional for the development of a residential community of approximately 170 single-family homes on three sizes of lots. The site is located along northwest of Bryan Road between the Everwood and Fox Haven subdivisions and may be further identified as Wake County PIN(s) 1720012472, 1720027137, and 1720019776.		
<b>Recommended Motion and/or Requested Action:</b> Motion to refer to Planning Commission for plan consistency review and recommendation.		
<b>Detailed Notes:</b> Conditions of the rezoning include use restrictions with architectural commitments. The proposed density is a maximum of 2.5 units per acre. There were 2 neighborhood meetings, one remotely on May 23, 2021, and another in-person on June 9, 2021.		
<b>Funding Source:</b> n/a		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
<b>Manager's Comments and Recommendations:</b>          		
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

## Conditional District Zoning Application CZ-PD-20-02



**Project:** Mahlers Creek  
**Applicant:** Bryan Road Residential, LLC  
**Owner:** South Park Development Company, Inc.  
**Location:** 7770 Bryan Road  
**Pin #:** 1720019776, 1720027137,  
 & 1720012472

**Proposed Use:** Single Family Residential  
**Current Zoning:** R-40, R-12  
**Proposed Zoning:** PRD Conditional PD C12  
**Acreage:** 72.51  
**Overlay:** Swift Creek Overlay



**TO:** Mayor and Town Council

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

**SUBJECT:** *Conditional Zoning Map Amendment w/ Master Plan # CZ-PD-20-02, Mahler's Creek PRD*

**DATE:** August 17, 2021

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## I. PROJECT AT A GLANCE

**Project Number(s):** CZ-PD-21-02, Conditional Zoning Map Amendment

**Applicant:** Burton Engineering

**Owner(s):** Bryan Road LLC & South Park Development Corp

**General Description -**

**Project Area & Location:** 72.2 +/- acres along Bryan Road

**Wake Count PIN(s):** 1720012472, 1720027137, and 1720019776

**Current Zoning:** Single-Family Residential (R-12) and Single-Family Residential (R-40)

**Requested Zoning:** Planned Residential Development (PRD C12) Conditional

**Proposed Use:** Single-Family Detached only – including federally protected uses within

**Overlay:** Swift Creek Conservation District (SCC)

**Key Meeting Dates -**

**Public Hearing:** August 2, 2021

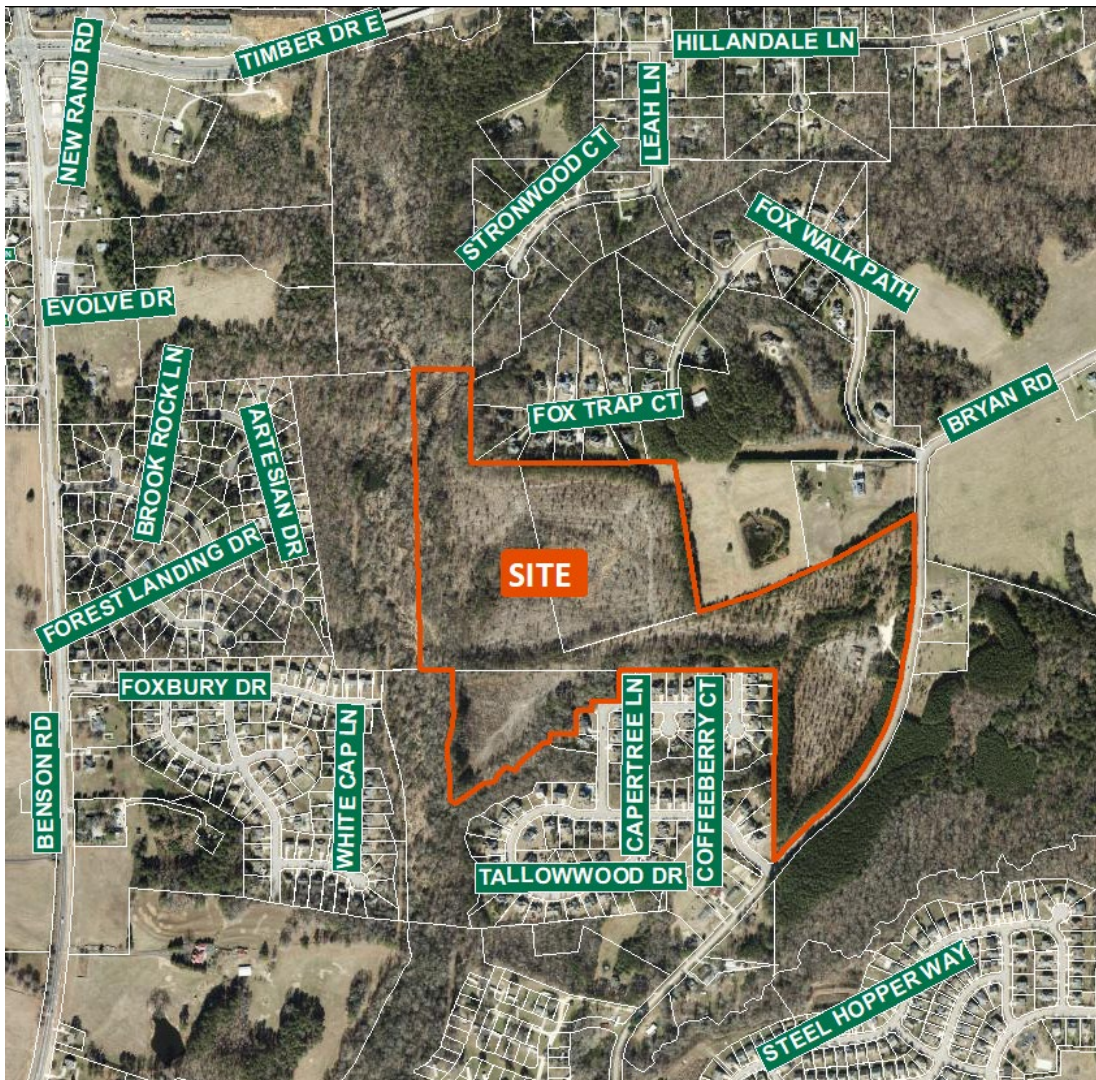
**Planning Commission:** TBD

**Council Decision:** TBD

## II. BACKGROUND / REQUEST SUMMARY

Conditional zoning map amendment with associated master plan request (CZ-PD-21-02) submitted by Burton Engineering to rezone approximately 8.68 +/- acres from Single-Family Residential (R-12) and 63.87 +/- acres from Single-Family Residential (R-40) to Planned Residential Development (PRD C12) Conditional for the development of a residential community of approximately 170 single-family homes on three sizes of lots. The site is located along northwest of Bryan Road between the Everwood and Fox Haven subdivisions and may be further identified as Wake County PIN(s) 1720012472, 1720027137, and 1720019776.

The proposed zoning conditions limit uses to single-family detached residential units and the density to a maximum of 2.50 units per acre.



### **III. ZONING ANALYSIS**

**Existing:** Approximately 63.87 +/- acres of the project site is zoned **Single-Family Residential (R-40)**. This district was assigned as a holding zone until such time as water and sewer provisions for serving the area could be explored and incorporated into a development proposal for the Town's consideration. To that end, the district only allows some uses not dependent upon public water and sewer service as well as single-family lots of at least 40,000 square feet (0.91 acres), ensuring adequate space for individual wells and septic systems. Based on staff's study of similar zones exhibiting typical site characteristics, the site could accommodate approximately 48 single-family lots with its current designation.

***The following is a list of permitted uses in the R-40 District:***

- |  |  |
|--|--|
| 1. Single-family site built and modular homes                  | 13. Cemetery   |
| 2. Residential Cluster   | 14. Public parks, swimming pools, tennis, and golf courses |
| 3. Manufactured home   | 15. Religious institutions                                 |
| 4. Family Care home  | 16. Minor utility—elevated water tank                      |
| 5. Group care home   | 17. Solar farms  |
| 6. Intermediate care home                                      | 18. Telecommunications facility                            |
| 7. Community center  | 19. Other major utility                                    |
| 8. Lodges and fraternal clubs                                  | 20. Private golf course or country club                    |
| 9. Child day care up to 3 as home occupation                   | 21. Horse stables  |
| 10. Family child day care up to 8 in home                      | 22. Bed and breakfast                                      |
| 11. School, public or private                                  | 23. Agriculture or silvi-culture                           |
| 12. Public safety facilities (fire, police, rescue, ambulance) |  |

Approximately 8.68-acres of the project site is zoned **Single-Family Residential (R-12)**. The R-12 zoning district is primarily a residential district allowing single-family lots of at least 12,000 square feet (0.27 acres). Gross density is approximately 3.63 units per acre.

***The following is a list of permitted uses in the R-12 District:***

- |  |   |
|--|---|
| 1. Single-family detached                      | 10. Family child day care (up to 8 in-home)               |
| 2. Residential cluster                         | 11. School, public or private                             |
| 3. Single-family residential subdivision       | 12. Ambulance service, police or fire station             |
| 4. Modular home                                | 13. Cemetery  |
| 5. Family care home                            | 14. Public park, swimming pool, tennis court, golf course |
| 6. Group care home                             | 15. Religious institution                                 |
| 7. Intermediate care home                      | 16. Minor utility, elevated water storage tank            |
| 8. Community center                            |   |
| 9. Child day care (up to 3 as home occupation) |   |

17. Golf course or country club,  
private

18. Bed and breakfast

**Proposed:** The proposed zoning district is **Planned Residential District (PRD C12) Conditional**. This floating zone was introduced as an option to encourage a mix of housing choices under a single project proposal with a 30% density bonus (dwelling units) available as an option in return for the provision of substantial landscaping, screening, and buffering beyond what would be required by traditional residential zoning districts. This zoning designation is only permissible for tracts of at least 15 contiguous acres. There are no generally permitted uses within planned districts. All uses are conditionally proposed.

***The following conditions are proposed:***

1. Permitted use table:

Use Category	Specific Use	PRD C12
Household Living **	Single-family detached	P*

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

2. The maximum density shall not exceed 2.50 dwelling units per acre.
3. A deviation in lot size and lot percentages per Section 6.12.A, single-family lot sizes in PRD developments. This section establishes a standard of sixty percent (60%) of all single-family lots being at least 12,000 s.f. and forty percent (40%) meeting a 9,000 s.f. lot size against which the percent deviation must be judged. A deviation allowing for some 7,200 s.f. minimum single-family lot sizes is proposed.

*Staff commentary: Condition is for absolute minimums of 32% at 7,200 square feet, 41% AT 9,000 square feet and 17% at 12,000 square feet. This condition requires a specific finding of the Town Council regarding acceptability.*

4. A deviation in some of the building setbacks greater than 20% is requested for the lots from Section 6.12.A, Residential District Development Standards for a PRD development. Lot setbacks are detailed in table below:

*Staff commentary: This condition requires a specific finding of the Town Council regarding acceptability.*

	Single Family R-12 (UDO 6.1A)	Single Family R-9 (UDO 6.1A)	Single Family PRD Proposed for all lots
Front Yard	30'	25'	20' 33% / 20%
Rear Yard	20'	20'	20'
Side Yard	6' min./ 15' combined	6' min./ 15' combined	5' min./10' combined 33%
Corner Lot Side Yard	20'	20'	10' 50%
Building Separation	N/A	N/A	N/A

5. Grading is allowed in the 25' perimeter setback; however, any grading will be mitigated as shown on the Landscape plans and shall follow Section 7.1.
6. Lots that back up to existing homes located on the following roads shall include additional landscape screening along the rear property line: Fox Trap Court, Twinberry Lane, Coffeeberry Court, Tallowood Drive, and Capertree Lane. Additional landscape screening shall be located in the 25' setback. Landscape screening shall include a single solid row of evergreen trees. These trees shall be a minimum of 4' tall at installation. Evergreen trees can be planted singularly or in combination. One or more of the following evergreen trees shall be used:
  - a) Ilex x 'Nellie Stevens', Nellie Stevens Holly
  - b) Ilex x 'Emily Bruner', Emily Bruner Holly
  - c) Magnolia stellata 'Little Gem', Little Gem Magnolia
  - d) Cryptomeria japonica 'Yoshino', Japanese Cedar
  - e) Thuja 'Green Giant', Green Giant Arborvitae
  - f) Prunus laurocerasus, Cherry Laurel

If existing conditions do not allow for installation of the additional plant material (i.e. slopes steeper than 3:1), a 6' tall solid wood fence (finished side facing out) may be used in lieu of the evergreen hedge. These plants would be in addition to any required plantings.

7. Each house shall be constructed with Hardie plank, masonry (brick or stone), or shake. The front elevation and any elevation facing a public right-of-way shall have a minimum of 2 of the aforementioned materials. Side and rear elevations not facing a right-of-way are not required to have a minimum of 2 materials. A varied color pallet shall be utilized on homes throughout the subdivision to include a minimum of three-color families for siding, and shall include varied trim, shutter, and accent colors complementing the siding across the whole development.

8. Single family home types shall have a crawl space foundation. Slab foundations are prohibited.
9. Foundation walls shall be clad with brick and/or stone veneer on the front facade and any facade facing a public right-of-way. Foundation walls along the side and rear not visible from the public right-of-way shall be parged at a minimum.
10. Each house shall have a minimum 10" overhang eave or rakes from all front facing facades.
11. Each house shall have a minimum of 2,400 heated square feet.
12. All homes shall have at least a two-car garage. Garages may be front-load or side-load. Garage doors shall have windows, decorative details, or carriage-style adornments. All driveways shall be concrete.
13. Each house shall have one of the following: deck, covered porch, sunroom, or a minimum of a 100 square foot patio.
14. Each house shall have architectural asphalt shingles and a minimum of one forward-facing gable. Metal roofs are prohibited except where used as an accent.
15. At least 50% of the homes shall have a minimum of 100 square feet of brick and/or stone masonry on the front elevation.
16. All side and rear elevations visible from a public right-of-way shall have a minimum of one window or faux shutter.
17. Front facing windows not set in masonry trim shall have shutters, additional trim board, or other detail/feature.
18. The height limitation for all houses shall be 45'/3 story maximum.
19. A minimum 2,000 square foot pool, a minimum 500 square foot kids pool, and a minimum 2,000 s.f. clubhouse will be included with this development.
20. A minimum of 14% of tree canopy preservation will be included with this development.
21. A minimum of 1,320 linear feet (0.25 miles) of public greenway shall be constructed as part of this development. The greenway shall be located in a 30' wide Town of Garner public greenway easement.
22. A minimum of 6,600 linear feet (1.25 miles) of private greenway / 6' wide side path shall be constructed as part of this development.

**Overlays:** The site is located within the **Swift Creek Conservation Overlay District**. The overlay district provides regulations to protect water quality in this watershed by requiring limits on the amount of impervious surface areas permissible for new residential and non-residential development. Applicable to this request, the proposed development must comply with the following:





CUD-Z-06-10	RLA Development	New Bethel Church Rd.	R-40 to R-15 C144
CUD-Z-16-08	Hopper Communities	Clifford Rd.	R-40 to R-9 C188
PD-Z-17-01	DR Horton	Ackerman Rd.	R-12, R-40, RMH to PRD C5
CUD-Z-17-02	CE Group/Joe Faulkner	Bryan Rd.	R-40 to R-9 C195
CUD-Z-18-05	KB Homes	Clifford Rd.	R-20 to R-9 C204
CUD-Z-18-11	Bass, Nixon and Kennedy, Inc.	Grove at White Oak (previously Rhora subdivision)	R-40 to R-9 C210

#### **IV. COMMUNITY INFORMATION**

**Overall Neighborhood Character:** This area of the community along Bryan Road and north of Ackerman Road is evolving from large rural tracts with scattered single-family homes to primarily residential subdivisions consisting of a range of lot sizes (6,000 sf minimum – 12,000 sf minimum). Gross densities for municipal subdivisions in the area are approximately as follows: Everwood – 1.56 units per acre; Bingham Station (part) – 2.98 units per acre; and Grove at White Oak (part) – 2.21 units per acre.

**Traffic:** The NCDOT historical average daily traffic counts along Bryan Road are as follows:

2009 – 940	2015 – 1,300
2011 – 850	2017 – Not reported
2013 – 910	2019 – 1,500

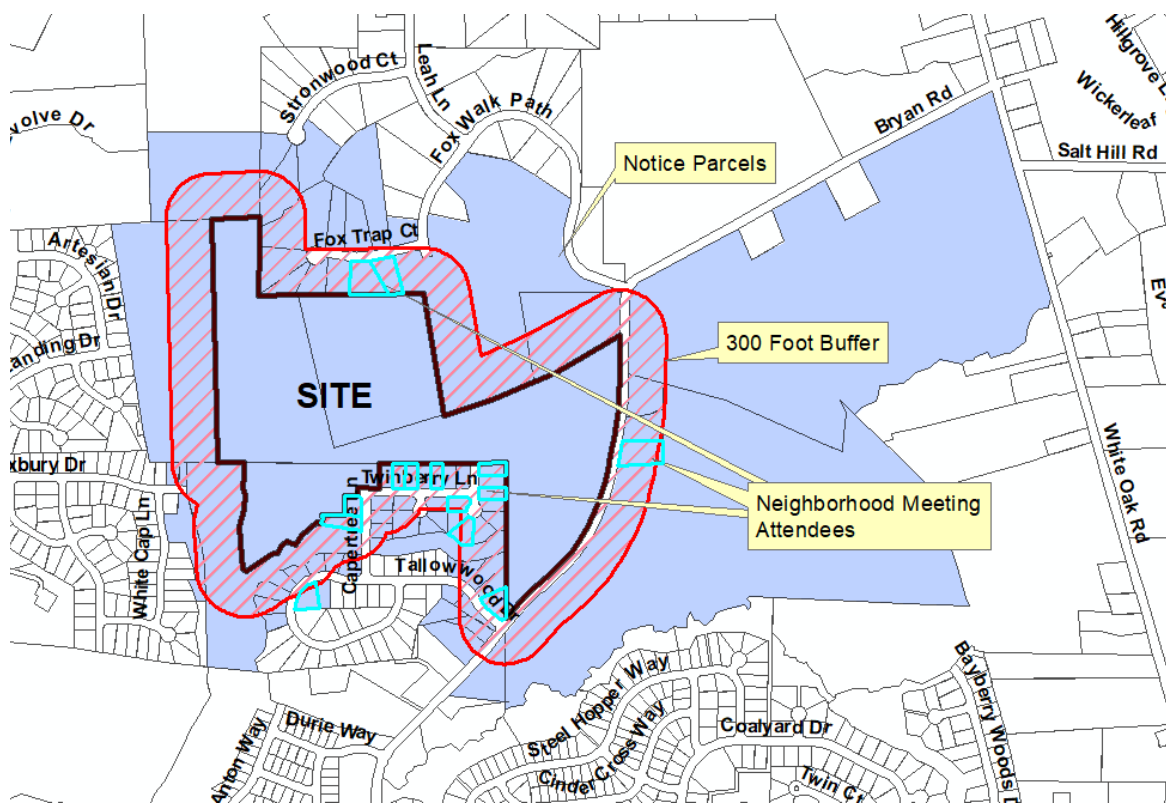
A Traffic Impact Analysis (TIA) was required by the Town’s UDO requirements. Based on the TIA findings, the following offsite road improvements will be required of this development:

- At White Oak Road and Timber Drive East, modify the signal timings to increase the cycle length for the AM peak hour and provide more green time for the northbound and southbound splits.
- Construct a southbound right-turn lane at White Oak Road and Bryan Road or pay a full fee-in-lieu of this improvement if necessary, easements and right-of-way are not able to be obtained following good-faith efforts with adjacent property owners.
- Pay a fee-in-lieu equal to 5% of the construction costs of future signal installation at White Oak Road and Bryan Road. *Staff note: A signal cannot be installed until White Oak Road is fully widened southbound/eastbound between Timber Drive East and Bryan Road due to queue length that would be created.*
- Construct Site Driveways #1 and #2 with one ingress lane and as a shared left/right turn lane.
- At Site Driveways #1 and #2, utilize the thoroughfare widening for Bryan Road to provide a left turn lane and right turn taper into the site.

The above improvements will be in addition to the widening along Bryan Road to the ultimate three-lane cross-section that is required by the Unified Development Ordinance in accordance with the Town's adopted transportation plan.

**Neighborhood Meeting:** Staff identified 71 unique property owners within the notification radius and provided the list below to the applicant for first class mailed notices. Notices included the Everwood HOA.

There were two neighborhood meetings, one remotely on May 23, 2021, and another in-person on June 9, 2021. Approximately 18 adjoining owners participated in one or both sessions. Three were outside of the notice area and are not listed below. Those in attendance are highlighted in the table below.



OWNER1	ADDR1	ADDR2
ADAMS, BILLY R TRUSTEE ADAMS, SUE R TRUSTEE	7670 BRYAN RD	GARNER NC 27529-9137
ADAMS, PATTY	103 TWINBERRY LN	GARNER NC 27529-5938
AMICK, MICHAEL	208 FOX TRAP CT	GARNER NC 27529-8285
ANTHONY, KEVIN S ANTHONY, CHRISTINA G	101 CAPERTREE LN	GARNER NC 27529-5935
ASBERRY, MAUREEN	124 TALLOWWOOD DR	GARNER NC 27529-5922
BARROW, FRANKLIN D JR BARROW, MICHELLE	216 FOX TRAP CT	GARNER NC 27529-8285
BATES, JOSEPH	136 TWINBERRY LN	GARNER NC 27529-5937
BENNETT, ADAM RADFORD-DAVENPORT, JULIE	124 COFFEEBERRY CT	GARNER NC 27529-5934
BESSER, ANDREW W BESSER, JESSICA G	7757 BRYAN RD	GARNER NC 27529-9139

OWNER1	ADDR1	ADDR2
BLACKMAN, MARK WAYNE BLACKMAN, TINA TILLEY	7750 BRYAN RD	GARNER NC 27529-9589
BOYKIN, GARY D BOYKIN, NAOMI W	116 CAPERTREE LN	GARNER NC 27529-5935
BRYAN ROAD RESIDENTIAL LLC	CORE PROPERTIES INC	831 E MOREHEAD ST STE 445
CHIDSEY, MICHAEL CHIDSEY, ERIN	101 COFFEEBERRY CT	GARNER NC 27529-5934
COHRS, HARLAN JOHN COHRS, VALERIE J	124 CAPERTREE LN	GARNER NC 27529-5935
CROMITY, KELVIN TERRELL TRUSTEE CROMITY, JACQUELINE DENISE TRUSTEE	108 TALLOWWOOD DR	GARNER NC 27529-5922
DEAN, JAMES CORNELL DEAN, FATIMA NEDAB	100 COFFEEBERRY CT	GARNER NC 27529-5934
DENNING, ALEXANDER	116 THISTLETREE CT	GARNER NC 27529-5939
DUFF, TERRENCE J DUFF, DONNA L	504 STRONWOOD CT	GARNER NC 27529-8238
DYKE, JOHN WESLEY IV DYKE, NICOLE BROOKS	109 THISTLETREE CT	GARNER NC 27529-5940
EAST, JACOB A EAST, BRENDA D	121 CAPERTREE LN	GARNER NC 27529-5935
EVERWOOD PROPERTY OWNERS ASSOCIATIONS INC	3160 NC HIGHWAY 42 W	CLAYTON NC 27520-8360
FAISON, JAMES E FAISON, LATESSA J	109 TWINBERRY LN	GARNER NC 27529-5938
FAISON, PATRICK JOHN FAISON, JENNIFER K	108 FOX TRAP CT	GARNER NC 27529-8284
FERGUSON, JUSTIN GORE, MONTANNA BLAIR	240 TALLOWWOOD DR	GARNER NC 27529-5926
FRANKLIN, DAVID C FRANKLIN, DORI	108 THISTLETREE CT	GARNER NC 27529-5939
FREY, KAHLINA PAYTON, TRISTAN	224 TALLOWWOOD DR	GARNER NC 27529-5926
FUCHS, SIEGFRIED H FUCHS, TONYA L	109 COFFEEBERRY CT	GARNER NC 27529-5934
GARRETT, WALTER MARSHALL GARRETT, EMILY GOOSTREY	135 COFFEEBERRY CT	GARNER NC 27529-5934
GERNHARD, NIKOLAS GERNHARD, SANDRA	106 TWINBERRY LN	GARNER NC 27529-5937
GROSSI, CASARE GROSSI, SHERRY L	132 TALLOWWOOD DR	GARNER NC 27529-5922
HALEEM, STEPHANIE J BAKER, NEIL E	500 STRONWOOD CT	GARNER NC 27529-8238
HALL, STEVEN H HALL, MONICA N	217 FOX TRAP CT	GARNER NC 27529-8286
HARGROVE, CLIFF HARGROVE, SHERRY	127 TWINBERRY LN	GARNER NC 27529-5938
HATCH, DANIEL A HATCH, JULIANNA C	127 TALLOWWOOD DR	GARNER NC 27529-5924
HAWKINS, JAMES EDWARD HAWKINS, ROSALIA MARIA SOTEL	140 COFFEEBERRY CT	GARNER NC 27529-5934
HINDMAN, TIMOTHY PAUL	124 TWINBERRY LN	GARNER NC 27529-5937
HINTON, SHERRI HINTON, TIMOTHY	139 TWINBERRY LN	GARNER NC 27529-5938
HOGGARD, WILLIAM B HOGGARD, DEITRA M	256 TALLOWWOOD DR	GARNER NC 27529-5926
ILLIG, MINDI ILLIG, MICHAEL	132 COFFEEBERRY CT	GARNER NC 27529-5934
JACKSON, SHARON	208 TALLOWWOOD DR	GARNER NC 27529-5926
KHAN, MONIS MASOOD KHAN, TARA BECK	405 FOXBURY DR	GARNER NC 27529-3971
KIEFT, SHAWN K KIEFT, CRYSTAL W	121 FOX TRAP CT	GARNER NC 27529-8287
LENTZ, MICHAEL D LENTZ, SANDRA BAIZA	117 THISTLETREE CT	GARNER NC 27529-5940
LONG, TERRI A BRANTLEY, LARRY	215 TALLOWWOOD DR	GARNER NC 27529-5928
LYDA, SHELTON LYDA, AMY	216 TALLOWWOOD DR	GARNER NC 27529-5926
MASON, KIMBERLY MCMURRAY, SCOTT	131 CAPERTREE LN	GARNER NC 27529-5935
MCINTYRE, JULIAN MCRAE MCINTYRE, JENNIFER HORTON	213 FOX TRAP CT	GARNER NC 27529-8286
PARRISH, RICHARD K PARRISH, GLORIA W	8000 BRYAN RD	GARNER NC 27529-9143
PHILBECK, BRIAN C PHILBECK, DIALIS CAROLINA IBARR	116 COFFEEBERRY CT	GARNER NC 27529-5934
POOLE, CHRISTOPHER BLAIR MILLER, MICHELE	116 TALLOWWOOD DR	GARNER NC 27529-5922
POPE, JAMES M POPE, ELIZABETH S	501 STRONWOOD CT	GARNER NC 27529-8238
SAMPSON, CHARLENE TRUSTEE THE CHARLENE SAMPSON LIVING TRUST	100 TALLOWWOOD DR	GARNER NC 27529-5922
SEEM, STEPHEN JOSEPH SEEM, TARA LYNN	130 TWINBERRY LN	GARNER NC 27529-5937
SHAFFER, JONATHAN DAVID TRUSTEE SHAFFER, KAREN CELESTE TRUSTEE	118 TWINBERRY LN	GARNER NC 27529-5937
SIMS, THOMAS WINGATE SIMS, ANGELA O	115 FOX TRAP CT	GARNER NC 27529-8287
SIMS, TIMOTHY D SIMS, MICHELLE F	114 FOX TRAP CT	GARNER NC 27529-8284
SNEAD, CAROL B YEARGAN, SHERMAN A JR	7521 BRYAN RD	GARNER NC 27529-9136
SOUTH CREEK HOMEOWNERS ASSOC INC	5160 NC HIGHWAY 42 W	GARNER NC 27529-8417
SOUTH PARK DEVELOPMENT CO INC	5160 NC HIGHWAY 42 W	GARNER NC 27529-8417

OWNER1	ADDR1	ADDR2
THOMAS, ROGER D THOMAS, SANDRA M	112 TWINBERRY LN	GARNER NC 27529-5937
TORRES, NORALVA CHEMALI, MICHAEL GEORGE	248 TALLOWWOOD DR	GARNER NC 27529-5926
UKATA, CHUKWUMA	108 COFFEEBERRY CT	GARNER NC 27529-5934
WALL, BETTY P WALL, CHARLES W	7950 BRYAN RD	GARNER NC 27529-9100
WEST, GARRICK L WEST, ANNE PAIGE WARRE	231 TALLOWWOOD DR	GARNER NC 27529-5928
WHITE, KYLE A WHITE, AMY B	PO BOX 886	GARNER NC 27529-0886
WIELAND, JOHN G WIELAND, CINDY L	7761 BRYAN RD	GARNER NC 27529-9139
WOOD, BENJAMIN H WOOD, SALLYANN A	209 FOX TRAP CT	GARNER NC 27529-8286
WOODS, TORRENCE C WOODS, CHAUNESSA F	232 TALLOWWOOD DR	GARNER NC 27529-5926
YEARGAN, SHERMAN A JR TRUSTEE YEARGAN FOUNDATION CHARITABLE TRUST	7777 WHITE OAK RD	GARNER NC 27529-8808
YOUNG, MARTY S YOUNG, AMY R	109 FOX TRAP CT	GARNER NC 27529-8287

### ***Virtual Meeting Summary***

#### ***1. Why is this project connecting to the Everwood neighborhood?***

**Response:** The connections are required by the Town for connectivity and cross access as well as helping to aid first responders. The stubs that are part of the Everwood neighborhood were included as that neighborhood was built for future connection to the north when those lots were developed.

#### ***2. There will be increased traffic as a result to the connection points to Everwood, especially with people driving through our neighborhood.***

**Response:** We have three entrances to our neighborhood and Mahlers Creek traffic will likely use those. This doesn't mean that cars from our neighborhood can't or won't drive through Everwood (because those connections are required as noted above) but it will likely be quicker for someone to use the three provided entrances than to drive through Everwood.

#### ***3. Removal of trees between our project and Everwood - what is the width of the buffer between the two developments?***

**Response:** We have a 25' buffer between our lots and the Everwood lots. Because of the Town of Garner requirements for tree save we need to keep our tree protection fence 10' off of any tree save area. Technically the tree save area will be 15' wide per the Town requirements but the intent is to save trees in the entire 25'. Also note that because we have our largest lots, which are similar in size to the Everwood lots, adjacent to each other that the 25' setback is technically not required per the UDO. We decided to keep the 25' setback, with the saved trees, to create screening between Mahlers Creek and Everwood that otherwise may not have been there.

#### ***4. Flooding issues – how will development impact the existing flooding issues with the lots on Twinberry Lane that back up to our proposed development.***

**Response:** We cannot make any flooding issues worse as part of our development. We have three stormwater ponds included to treat and hold stormwater runoff as a result of this development. That being said we can look at adding a swale along the back of the Mahlers Creek lots to help contain and move water away from the Everwood lots that currently

experience flooding.

**5. Can residents of Everwood use the amenities in Mahlers Creek?**

**Response:** The Developer is open to discuss this with the Everwood neighborhood. There would likely have to be an agreement between the two neighborhoods for maintenance and liability.

**6. Number of lots/cost of homes/type of homes (SFD, townhomes, etc.)**

**Response:** We are committing to a maximum of 170 lots. This is a large decrease from the originally designed 255 lots. We decided to make the lots adjacent to Everwood and Fox Haven the largest lot size we are showing, 12,000 s.f. This was done to keep like-size lots adjacent to each other. The homes prices will likely start at \$500,000.00.

**7. How will this affect property values?**

**Response:** This will likely increase property value of the adjacent homes.

**8. Start date of construction and duration of construction?**

**Response:** With all our approvals we are looking at roughly 1-1.5 years before construction permits are in hand. After those 1-2 years estimated for neighborhood build out.

**9. Road improvement? (both along frontage and off-site) Stop light at Bryan Road and White Oak Road?**

**Response:** We are required to provide ½ of a 74' wide road section per the Town of Garner. This includes pavement widening, right of way dedication, and sidewalk. No off-site roadway improvements are planned at this time. NCDOT looked at our project before the pandemic started but they have not looked at it in detail since then. When we submit our subdivision for review, we will reengage NCDOT to see if any additional improvements will be required.

**10. Will the two southern entrances negatively impact entrance to Everwood? Is the southernmost proposed entrance too close?**

**Responses:** We do not believe the two southern entrances to our development will negatively impact the entrance to Everwood. The southern entrance to our development is roughly 390' centerline to centerline. If NCDOT determines that distance is too close, we will shift as necessary.

**11. What measures are being taken to protect creek area? Create play areas along the creek?**

**Response:** We have state regulated stream buffers, with a width of 50' taken from the top of the bank on each side of the stream, where we have streams classified as intermittent or perennial. These are the stream classifications requiring a stream buffer. Ditches and swales that haven't been classified as a stream per the State will not have buffers on them. We do not have plans to create play areas along the creek as this causes extra disturbance of environmentally sensitive areas and could be a liability to the development.

**12. What building materials are you using?**

**Response:** We are using hardiplank, stone, and brick – or a combination of those. Vinyl siding will not be permitted.

**13. What happens if the zoning doesn't get approved?**

**Response:** This property is in an area of Garner for which there is high demand for upscale residential development. Due to market demands for developments with a blend of lots sizes (plus higher land and infrastructure costs) developers have been implementing the Planned Residential Development (PRD) zoning classification. If the proposed PRD zoning is not approved, it is highly likely another developer would again petition to rezone the property to PRD or to a more densely zoned classification.

**14. Will our comments from this meeting be submitted as part of public record?**

**Response:** Yes, this will get submitted to Town staff.

***In-Person Meeting Summary***

**1. The first issue that was discussed was the drainage issue with the lots on Twinberry Lane that back up to our proposed development.** Paul Hindman, who submitted photos (attached) was vocal about the drainage issues he and his neighbors have in their yard. He noted that he has had drainage issues for the last 13 years (as long as he lived in the neighborhood). Patty Adams, who also lives on Twinberry Lane, noted issues with flooding. Paul mentioned selective thinning of trees on our development that happened 4 +/- years ago have made the issue worse. It was also noted that the developer who developed Everwood did not address drainage issues properly.

**Response:** It was noted that we cannot make any existing flooding issues worse with our development. Right now, the drainage area to the back of those lots is roughly 4.75 acres and with our development (and associated grading) the drainage area will go down to roughly 1.75 acres. We are also going to look at adding a swale or other measures along the back of our Mahlers Creek lots to further alleviate any drainage issues that exist from our property. It was also noted that it sounds like those lots in Everwood may have not been graded properly and we can't go in and fix their lots – but we can do additional measures on our site to try and control any drainage issues. A resident mentioned a stream that runs through an area we are showing lots and it was noted that we had a stream determination done and the area in question is not a buffered stream.

**2. Several Everwood residents said they did not want our development to connect to the roads in their subdivision – noting added traffic on their streets being a concern.**

**Response:** The connections are a requirement of the Town for connectivity and first responders. We understand the concern with added traffic, but Everwood was design to eventually connect through to the north when that lot was developed – which is why there are stub streets in Everwood. We told neighbors that if they really wanted to push back on this they would need to reach out to the Town to see if one or both connections could be eliminated but we can't remove them from our plans because of the requirement for them to be there.

**3. A resident noted that first responder times in this area of Garner are poor.**

**4. Residents wanted to know about road improvements – both along our frontage and off-site – as well as if we were connecting to Hwy 50. Are we planning on adding any stop lights as part of our improvements?**

**Response:** Along our frontage we are required to provide ½ of a 74' wide right of way with associated pavement addition and sidewalks. Turn lanes into our site will likely be needed. We need to have NCDOT, since Bryan Road is a State Road, give us feedback on what other improvements we will need to make. There are no plans for added stop lights at this time. We will likely have some offsite improvements, but we do not know what those look like at this time. We are not connecting to Hwy 50.

**5. A resident in Everwood asked why some of the smallest lots (7,200 s.f.) on the east side of the project were not the larger 12,000 s.f. lots since they are adjacent to Everwood?**

**Response:** It was noted that the open space and stream buffer provided added buffer and those lots are further from the boundary of the development, so we decided to leave them as the smallest lot size.

**6. A resident of Fox Haven whose lot backs up to our development noted the Mahlers Creek lots behind his house are not 12,000 s.f. and asked if we could revise from 9,000 s.f. to 12,000 s.f.**

**Response:** We told him we could make this revision.

**7. Residents wanted clarification on the trails – specifically what is private and what is public.**

**Response:** It was noted that there will be a public greenway trail on the west side of our development with a public trail connection to Mahlers Creek. The remaining trails will be private trails. We also noted the 6' wide side paths that will help to create loops within Mahlers Creek. We told neighbors the public greenway trail is on the Town of Garner greenways map so we have to include that trail as public as part of our development.

**8. Residents inquired about type of homes – foundation, materials, size.**

**Response:** We told them slab on grade foundations were prohibited and the foundations would be crawl space. The homes will be a minimum of 2,400 heated s.f. and materials will be hardiplank, masonry (stone or brick), shake, or a combination thereof. Vinyl siding will be prohibited but vinyl details, such as windows, would be permitted.

**9. Residents asked about utilities -specifically if natural gas would be included and if so would Everwood be able to access it?**

**Response:** It was noted the utilities would be Raleigh water and sewer. Any land in our development that is currently in the county would be annexed to allow for the connection to Raleigh utilities. We noted that we were unsure about where PSNC was located in the area but if we did include it as part of our development, which would be preferable, we would look into extending to Everwood for possible future connection.



**10. Residents asked if the homes would be for rent or for sale.**

**Response:** Homes will be for sale. This will not be a rental neighborhood.

**11. Residents wanted to know if the homes would be custom homes.**

**Response:** Right now, the developer is talking to track builders and custom builders to gauge interest for who might build homes in Mahlers Creek so at this time we are not sure which direction this would go. If the homes are not custom, there would be roughly 5 different home styles to choose from with the ability to customize finishes in the home.

**12. Resident asked about our HOA guidelines.**

**Response:** Right now, the HOA documents are being drafted so nothing is final but they will mimic the HOA documents for Everwood with additional things added. Residents of Everwood would not be required to join our HOA if an agreement is worked out where Everwood residents could use amenities in Mahlers Creek. Our project would not increase Everwood HOA fees.

**13. A resident asked what properties were included in the rezoning?**

**Response:** Only the Mahler's Creek properties are included in our request. We are not rezoning or annexing any lots that are not a part of our development.

**14. A couple Everwood residents asked about added sidewalk to Everwood –could we add a small sidewalk connection at the southern corner of our development along Bryan Road to the existing sidewalk in Everwood?**

**Response:** The developer is open to possibility of adding a small section of sidewalk to complete this sidewalk connection and eliminating the sidewalk gap.

**15. A resident noted he did not think the 25' perimeter setback, where we are planning on retaining existing vegetation, is wide enough of an area to ensure the trees would be able to withstand winds that could possibly knock them down.**

**Response:** We think the 25' width is adequate.

**16. A neighbor noted this development would decrease the value of his home.**

**Response:** It was noted that our development would not decrease the value of his property and if anything it would likely increase it.

**17. A neighbor asked about what types of homes we were planning for – single family vs, multi-family.**

**Response:** It was noted all the homes in this neighborhood would be single family detached. No townhomes or apartments are part of the Mahlers Creek development.

## V. MASTER PLAN PROJECT DATA

**Acreage:** 72.2 +/- acres

**Units and Lot Information:** 170 units total

### Product A – 55-65 Units

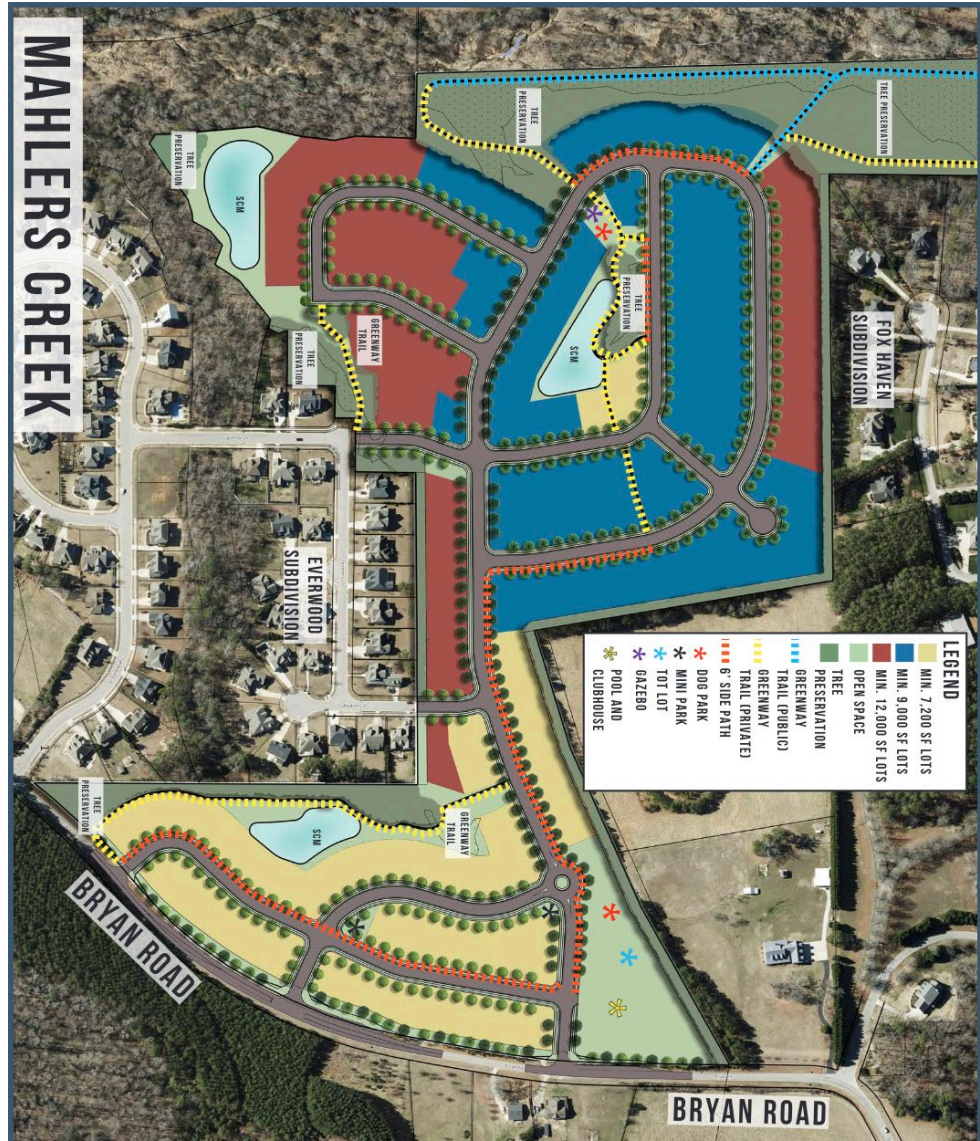
- 50' minimum lot width
- Lots are minimum 7,200 square feet
- Setbacks – 20' front; 20' rear; 5' side; 10' corner

### Product B – 70-80 Units

- 60' minimum lot width
- Lots are minimum 9,000 square feet
- Setbacks – 20' front; 20' rear; 5' side; 10' corner

### Product C – 30-40 units

- 70' minimum lot width
- Lots are minimum 12,000 square feet
- Setbacks – 20' front; 20' rear; 5' side; 10' corner
- *Note: primarily adjacent to residential lots in the existing Everwood and Fox Haven subdivisions - both zoned R-12.*



**Landscape and Buffer Requirements:**

- **Tree Cover:** Proposal is to preserve 14% or 10.1 acres, meeting the requirement of 12% tree coverage.
- **Perimeter Buffers:** There is a 25' perimeter setback around the project where existing vegetation will be retained to the maximum extent possible as required for PRDs. It does not appear any perimeter buffers will be required; however, that requirement will be confirmed during the preliminary subdivision review.
- **Street Buffers:** Not required.
- **Street Trees:** Must be provided approximately every 40 feet along all roadways.

**Parks and Open Space –**

**Space:**

- Required: 25% (18.06 acres)
- Proposed: 27.6% (19.95 acres)

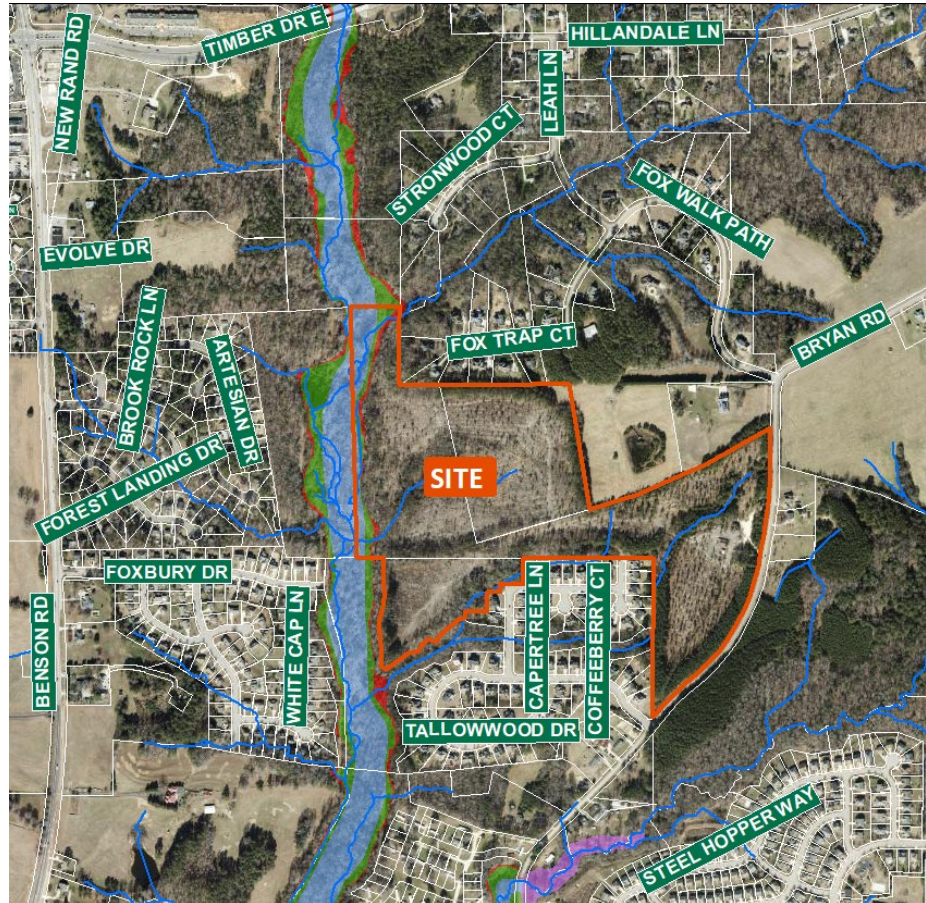
Open space area will be made up of environmentally sensitive areas, active recreation areas, and passive recreation areas. Amenities will include a pool, clubhouse, dog parks, tot lot, picnic area, and mini parks.

There is also a pedestrian circulation system incorporating sidewalks and trails as required for a PRD.

All open space to be owned and maintained by the homeowner’s association for the subdivision.

**Environmental Features:**

There is FEMA designated floodplain on the site and the site is impacted by riparian buffers. These are shown on the master plan.

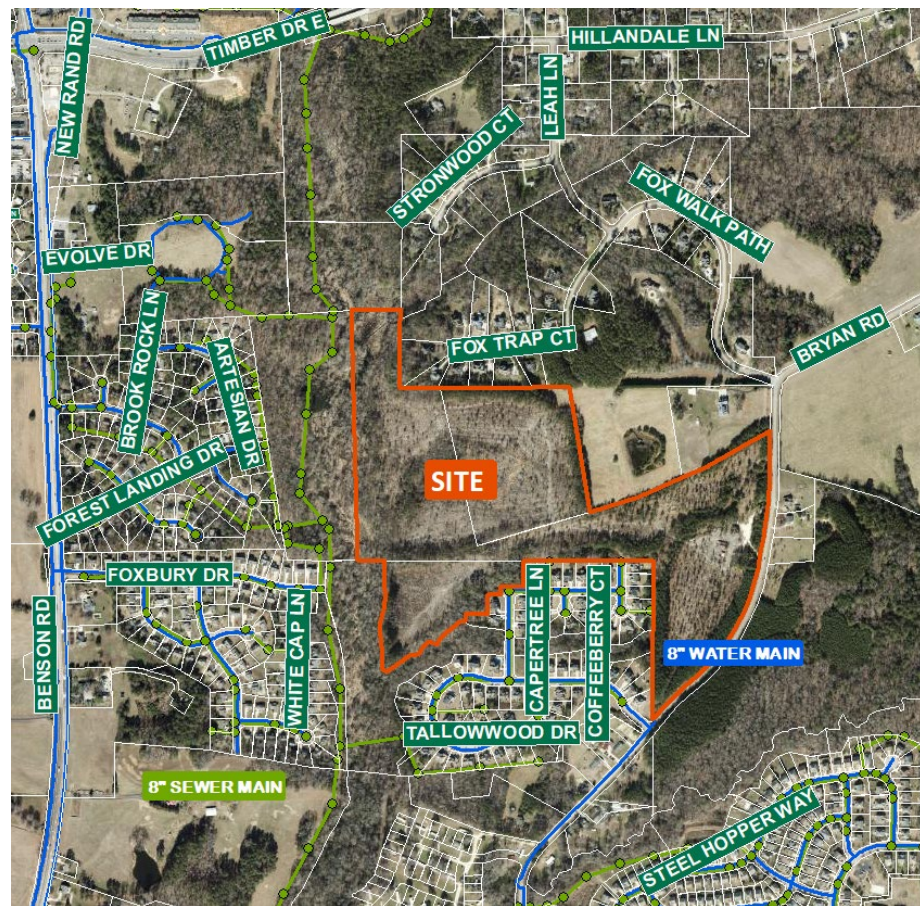


**Fire Protection:** The Inspections Department has reviewed and given their approval.

**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*** – This site is required to provide detention for the 1-, 10-, and 25-year storms and provide nitrogen export control. Three areas have been set aside for stormwater control measures in the master plan. Stormwater management plans will be reviewed more in depth at both the preliminary plat and construction drawing submittals. This site is also within the Swift Creek Conservation Overlay District and is restricted to a maximum 30% impervious coverage for single family development.

***Water/Sewer*** – The site will be served by City of Raleigh water and sewer infrastructure. Details of how lines will be extended will be worked out with the City of Raleigh during the preliminary plan and construction drawing submittals.



***Transportation/Access*** – The master plan shows three ingress/egress points along Bryan Road. There are also stub roads to Coffeeberry Court and Capertree Lane to the south. The stub to Capertree Lane is required to maintain two (2) points of access to an area with more than 75 residences. Bryan Road will be improved to half of its ultimate section, which is a Town of Garner major collector. This is a three-lane section with bike lanes, curb, gutter, and sidewalk.

Details of road improvements and design will be reviewed at both the preliminary plat and construction drawing submittals.

## **VI. CONSISTENCY OF REQUEST**

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

Staff offers that the Planning Commission shall review consistency with the following plans:

- 2018 Garner Forward Comprehensive Plan
- 2010/18 Garner Transportation Plan
- Parks, Recreation, Greenways and Cultural Resources Master Plan

## **VII. REASONABLENESS**

In addition to approving a statement regarding plan consistency upon the advice of the Planning Commission, the Town Council must also approve a statement of reasonableness when making their decision. Sources of reasonableness may include other sections of the 2018 *Garner Forward Comprehensive Plan* providing guidance on keeping the Town's character, living spaces, working places, recreation opportunities and transportation. Other adopted Town plans and policies providing guidance on parks, greenways, cultural resources and more may serve as sources as well. The Town Council may find that a rezoning request furthers the efforts to achieve specific goals and objectives stated within these plans and policies; and thereby render said request a reasonable one. The converse may also apply.

## **VIII. RECOMMENDATION**

Staff recommends that once the Town Council has heard comments, concerns, and questions from the general public that Conditional Zoning request CZ-PD-20-02 be referred to the Planning Commission for their review and recommendation regarding plan consistency.

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: August 17, 2021		
Subject: Bond Referendum Outreach		
Location on Agenda: Old/New Business		
Department: Administration		
Contact: Rick Mercier, Communications Manager		
Presenter: Rodney Dickerson, Town Manager and Rick Mercier, Communications Manager		
Brief Summary: Staff will present and discuss outreach materials for the 2021 Garner Bond Referendum.		
Recommended Motion and/or Requested Action: Discussion and feedback from Council		
Detailed Notes: Town staff will share a presentation of public information about the 2021 Bond Referendum. Some materials may still be in draft form. Town staff and elected officials soon will be going out into the community to do education and outreach for the November referendum.		
Funding Source: n/a		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input type="radio"/> No: <input checked="" type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	RKM	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

# Reports



## Garner Info

<u>Id</u>	<u>Title</u>	<u>Description</u>	<u>Current Status</u>	<u>Address</u>	<u>Date Created</u>	<u>Comments</u>
10051754	Construction Without Permit	104 Atchison St, back yard of, construction of 20x12x12 equipment shed (aluminum) too close to back/side property line, also 8x12 shed too close to back/side property line, plus unpermitted electricity and now extending size of 8x12 shed by another 8x12. Constant unauthorized construction.	In Progress	104 Atchison St	2021-05-14 10:14:27	Still no action to permit backyard construction. Now occupant has added chickens and ROOSTER
10137810	Home Occupation	This is a hybrid complaint about a business being operated from a residential backyard as well as a noise complaint if by some chance that business is actually permitted as far as zoning. Every single day there are multiple trucks being backed up close to property lines - there is constant loading & unloading, dumping, sawing, drilling, and a handful of workers back there every day. The business is called "Drainage & Waterproofing Solutions LLC."	In Progress	228 Weston Rd	2021-05-28 15:26:32	I have spoken with a company representative and informed them that the commercial vehicles must be removed from the property. they have been given a two-week time frame to relocate the vehicles. I will re-evaluate the site on August 11, 2021.

## Garner Info

10415941	Misc. - Streets	There needs to be a sidewalk on Winterlochen as a means to slow traffic. There are cars going 50mph+ in a residential zone with children and walkers in the street.	In Progress	4641-4699 Winterlochen Rd	2021-07-13 16:05:06	Chris Johnson on 2021-07-29 16:10:50 -0400 commented: Thank you for your inquiry on sidewalks along Winterlochen Road. It sounds as though you have concerns with respect to neighborhood speeding and pedestrian safety. Sidewalks are prioritized by Town Planning staff based on several criteria, such as proximity to schools, commercial/retail, and other destinations. If you would like more information on sidewalks, please contact Gabriela Lontos-Lawlor at 919-773-4454 or email at glawlor@garnernc.gov
10463549	Home Occupation	Looks as though there is a business being run out of this home. workers drive up each day leave their vehicles and go to work out of one of the work vehicles from this home. off times there is a lot of material that is left laying in the driveway under the awning etc.	Received	1103 Southerlund Rd	2021-07-21 06:53:56	Second request on same issue.
10505999	Home Occupation		Submitted	1001 Southerlund Rd	2021-07-27 17:19:47	
10551204	Junk Vehicle (Private Property)	Derelict motor home parked in yard for several years, with shredded awning. Quite an eyesore. Also 2 boats that never get moved.	In Progress	1114 W Garner Rd	2021-08-03 18:57:35	RV has been tagged, Notice of Violation for other yard conditions has been sent.

## Garner Info

10556043	Temporary Use	travel trailer being used for living in on commercial property, it was seen over at Target parking lot a month ago or more and now parked and set up behind Dollar Tree at opposite end	Submitted	1210 Timber Drive East	2021-08-04 14:18:03	
10577592	Trash/Solid Waste (Private Property)	Overgrown weeds, grass and trees in yard.	Submitted	203 New Rand Rd	2021-08-08 16:35:17	
10578271	Water Quality	Discharge of soapy chemical water into stormwater system from residence (appears to be laundry) + septic system at residence.	Received	4420 Parkwood Dr	2021-08-08 20:45:23	Went out to view the site, no soapy water was observed, but this house has a known issue with their gravity system. Will contact property owner about servicing their gravity pump to prevent illicit discharges and update this request accordingly.
10579454	Street Sign Maintenance	Woodland Rd at Valley Rd.....stop sign is leaning against streetlight. thank you	In Progress	1612 Woodland Rd	2021-08-09 08:56:30	

**Building Activity by Type and Proposed Use for  
Report Beginning: 07/01/2021 to Report Ending: 07/31/2021**

**Addition**

<b>Proposed Use</b>	<b>Number of Units</b>	<b>Construction Value</b>	<b>Intown Value</b>
CARPORT	1	\$14,500.00	\$14,500.00
DECK	4	\$34,880.00	\$18,550.00
PORCH	1	\$500.00	\$500.00
SCREENED PORCH	2	\$81,500.00	\$81,500.00
SINGLE FAMILY DWELLING	2	\$217,000.00	\$217,000.00
<b>Total</b>	<b>10</b>	<b>\$348,380.00</b>	<b>\$332,050.00</b>

**Alteration**

<b>Proposed Use</b>	<b>Number of Units</b>	<b>Construction Value</b>	<b>Intown Value</b>
BUSINESS/OFFICE	7	\$1,149,450.00	\$1,142,950.00
COLLOCATION TOWER	2	\$30,000.00	\$30,000.00
EDUCATIONAL/SCHOOL	1	\$73,500.00	\$0.00
FACTORY INDUSTRIAL	1	\$84,124.00	\$84,124.00
MERCANTILE/RETAIL	5	\$1,727,886.00	\$1,727,886.00
SCREENED PORCH	1	\$23,260.00	\$23,260.00
SINGLE FAMILY DWELLING	7	\$147,155.00	\$147,155.00
SOLAR SYSTEM (RES)	8	\$159,540.00	\$159,540.00
<b>Total</b>	<b>32</b>	<b>\$3,394,915.00</b>	<b>\$3,314,915.00</b>

**Demolition**

<b>Proposed Use</b>	<b>Number of Units</b>	<b>Construction Value</b>	<b>Intown Value</b>
SINGLE FAMILY DWELLING	3	\$45,100.00	\$6,200.00
<b>Total</b>	<b>3</b>	<b>\$45,100.00</b>	<b>\$6,200.00</b>

**Electrical**

<b>Proposed Use</b>	<b>Number of Units</b>	<b>Construction Value</b>	<b>Intown Value</b>
BUSINESS/OFFICE	1	\$9,936.00	\$9,936.00
CHANGE OF SERVICE	2	\$5,500.00	\$1,500.00
COMMERCIAL SIGN	1	\$200.00	\$200.00

ELECTRICAL SERVICE REC	1	\$650.00	\$650.00
GENERATOR	2	\$11,000.00	\$11,000.00
MERCANTILE/RETAIL	1	\$110,127.00	\$110,127.00
MULTI-FAMILY 5 UNITS &	1	\$700.00	\$700.00
OTHER	2	\$1,575.00	\$1,575.00
SINGLE FAMILY DWELLING	7	\$17,991.80	\$11,651.00
<b>Total</b>	<b>18</b>	<b>\$157,679.80</b>	<b>\$147,339.00</b>

### Mechanical

Proposed Use	Number of Units	Construction Value	Intown Value
DUCTWORK	1	\$2,000.00	\$2,000.00
ELECTRIC HOT WATER HE	1	\$636.00	\$636.00
GAS FUEL LINE	1	\$1,500.00	\$1,500.00
MECHANICAL INSTALLATI	2	\$13,850.00	\$13,850.00
MECHANICAL REPLACEME	45	\$468,111.29	\$420,467.29
<b>Total</b>	<b>50</b>	<b>\$486,097.29</b>	<b>\$438,453.29</b>

### New Building

Proposed Use	Number of Units	Construction Value	Intown Value
BUSINESS/OFFICE	1	\$1,603,289.00	\$1,603,289.00
CONSTRUCTION TRAILER	2	\$16,000.00	\$16,000.00
FACTORY INDUSTRIAL	1	\$3,961,117.00	\$3,961,117.00
GARAGE DETACHED	1	\$26,500.00	\$26,500.00
MANUFACTURED HOME	1	\$68,106.00	\$0.00
MERCANTILE/RETAIL	1	\$3,360,042.00	\$0.00
RESIDENTIAL STORAGE	1	\$3,200.00	\$3,200.00
SINGLE FAMILY DWELLING	37	\$7,162,924.00	\$7,162,924.00
STORAGE/WAREHOUSE	1	\$310,576.00	\$310,576.00
TOWNHOME	12	\$1,512,054.00	\$1,512,054.00
<b>Total</b>	<b>58</b>	<b>\$18,023,808.00</b>	<b>\$14,595,660.00</b>

### New Structure

Proposed Use	Number of Units	Construction Value	Intown Value
COMMERCIAL SIGN	1	\$8,000.00	\$0.00

PERGOLA	1	\$19,550.00	\$0.00
RESIDENTIAL STORAGE	3	\$20,837.00	\$20,837.00
RETAINING WALL	2	\$609,350.00	\$509,350.00
<b>Total</b>	<b>7</b>	<b>\$657,737.00</b>	<b>\$530,187.00</b>

### Plumbing

Proposed Use	Number of Units	Construction Value	Intown Value
ELECTRIC HOT WATER HE	1	\$1,900.00	\$0.00
GAS HOT WATER HEATER	1	\$2,980.00	\$2,980.00
IRRIGATION	2	\$9,000.00	\$9,000.00
OTHER	1	\$600.00	\$0.00
PLUMBING	3	\$12,846.00	\$12,846.00
SINGLE FAMILY DWELLING	2	\$19,300.00	\$19,300.00
WATER & SEWER SERVICE	2	\$56,375.00	\$56,375.00
<b>Total</b>	<b>12</b>	<b>\$103,001.00</b>	<b>\$100,501.00</b>

### Repair

Proposed Use	Number of Units	Construction Value	Intown Value
TOWNHOME	3	\$76,805.17	\$76,805.17
<b>Total</b>	<b>3</b>	<b>\$76,805.17</b>	<b>\$76,805.17</b>

<b>Sum</b>	<b>Total Number of Permits</b>	<b>193</b>
	<b>Total Construction Value</b>	<b>\$23,293,523.26</b>
	<b>Total Intown Value</b>	<b>\$19,542,110.46</b>

<b>Permit #:</b>	2210360	<b>Inside Town Limits</b>		No
<b>Issue date:</b>	7/16/2021	<b>Census tract:</b>	<b>PIN#:</b>	1730-35-7163
<b>Lot#:</b>		<b>Subdivision:</b>	N/A	<b>Total cost:</b> \$3,360,042.00
<b>PropAddress:</b>	1900 US HIGHWAY 70 EAST			
<b>Owner's</b>	R. GARLAND BURNETTE	<b>Owner's Phone:</b>		
<b>Contractor</b>	TRIPP BROS INC (UTILITY)	<b>Contractor's Phone:</b>		252-746-9278
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>		MERCANTILE/RETAIL

<b>Permit #:</b>	2210942	<b>Inside Town Limits</b>		Yes
<b>Issue date:</b>	7/8/2021	<b>Census tract:</b>	<b>PIN#:</b>	1701759533
<b>Lot#:</b>		<b>Subdivision:</b>	N/A	<b>Total cost:</b> \$570,462.00
<b>PropAddress:</b>	2688 TIMBER DRIVE			
<b>Owner's</b>	BRIXMOR PROPERTY GROUP	<b>Owner's Phone:</b>		770-360-8407
<b>Contractor</b>	DLP CONSTRUCTION CO. INC.	<b>Contractor's Phone:</b>		770-887-3575
<b>Type of Improvement:</b>	Alteration	<b>Proposed Use</b>		MERCANTILE/RETAIL

<b>Permit #:</b>	2211009	<b>Inside Town Limits</b>		Yes
<b>Issue date:</b>	7/26/2021	<b>Census tract:</b>	<b>PIN#:</b>	0689-96-7772
<b>Lot#:</b>		<b>Subdivision:</b>	N/A	<b>Total cost:</b> \$454,000.00
<b>PropAddress:</b>	8065 TEN TEN ROAD			
<b>Owner's</b>	JOB L AND LLC	<b>Owner's Phone:</b>		919-897-7669
<b>Contractor</b>	CADCO CONSTRUCTION CO. LLC	<b>Contractor's Phone:</b>		919-320-5860
<b>Type of Improvement:</b>	Alteration	<b>Proposed Use</b>		BUSINESS/OFFICE

<b>Permit #:</b>	2211039	<b>Inside Town Limits</b>		Yes
<b>Issue date:</b>	7/6/2021	<b>Census tract:</b>	<b>PIN#:</b>	1629-48-7400
<b>Lot#:</b>		<b>Subdivision:</b>	RIDGEMOOR	<b>Total cost:</b> \$509,350.00
<b>PropAddress:</b>	2080 ACKERMAN ROAD			
<b>Owner's</b>	LENNAR CAROLINAS LLC	<b>Owner's Phone:</b>		919-465-5929
<b>Contractor</b>	RIFENBURG CONSTRUCTION INC	<b>Contractor's Phone:</b>		518-279-3265
<b>Type of Improvement:</b>	New Structure	<b>Proposed Use</b>		RETAINING WALL

<b>Permit #:</b>	2211039	<b>Inside Town Limits</b>		Yes
<b>Issue date:</b>	7/6/2021	<b>Census tract:</b>	<b>PIN#:</b>	1629-48-7400
<b>Lot#:</b>		<b>Subdivision:</b>	RIDGEMOOR	<b>Total cost:</b> \$509,350.00
<b>PropAddress:</b>	2080 ACKERMAN ROAD			
<b>Owner's</b>	LENNAR CAROLINAS LLC	<b>Owner's Phone:</b>		919-465-5929
<b>Contractor</b>	RIFENBURG CONSTRUCTION INC	<b>Contractor's Phone:</b>		919-795-8367
<b>Type of Improvement:</b>	New Structure	<b>Proposed Use</b>		RETAINING WALL

<b>Permit #:</b>	2211058	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	7/7/2021	<b>Census tract:</b>	<b>PIN#:</b> 1710-34-3026
<b>Lot#:</b>	14	<b>Subdivision:</b> MINGLEWOOD	<b>Total cost:</b> \$145,857.00
<b>PropAddress:</b>	181 KINETON WOODS WAY		
<b>Owner's</b>	MATTAMY HOMES LLC	<b>Owner's Phone:</b>	919-233-3886
<b>Contractor</b>	MATTAMY HOMES LLC	<b>Contractor's Phone:</b>	919-233-3888
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	TOWNHOME
<b>Permit #:</b>	2211059	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	7/7/2021	<b>Census tract:</b>	<b>PIN#:</b> 1710-34-3048
<b>Lot#:</b>	15	<b>Subdivision:</b> MINGLEWOOD	<b>Total cost:</b> \$118,281.00
<b>PropAddress:</b>	187 KINETON WOODS WAY		
<b>Owner's</b>	MATTAMY HOMES LLC	<b>Owner's Phone:</b>	919-233-3886
<b>Contractor</b>	MATTAMY HOMES LLC	<b>Contractor's Phone:</b>	919-233-3888
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	TOWNHOME
<b>Permit #:</b>	2211060	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	7/7/2021	<b>Census tract:</b>	<b>PIN#:</b> 1710-34-3150
<b>Lot#:</b>	16	<b>Subdivision:</b> MINGLEWOOD	<b>Total cost:</b> \$133,414.00
<b>PropAddress:</b>	193 KINETON WOODS WAY		
<b>Owner's</b>	MATTAMY HOMES LLC	<b>Owner's Phone:</b>	919-233-3886
<b>Contractor</b>	MATTAMY HOMES LLC	<b>Contractor's Phone:</b>	919-233-3888
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	TOWNHOME
<b>Permit #:</b>	2211061	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	7/7/2021	<b>Census tract:</b>	<b>PIN#:</b> 1710-34-3161
<b>Lot#:</b>	17	<b>Subdivision:</b> MINGLEWOOD	<b>Total cost:</b> \$118,281.00
<b>PropAddress:</b>	199 KINETON WOODS WAY		
<b>Owner's</b>	MATTAMY HOMES LLC	<b>Owner's Phone:</b>	919-233-3886
<b>Contractor</b>	MATTAMY HOMES LLC	<b>Contractor's Phone:</b>	919-233-3888
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	TOWNHOME
<b>Permit #:</b>	2211062	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	7/7/2021	<b>Census tract:</b>	<b>PIN#:</b> 1710-34-3173
<b>Lot#:</b>	18	<b>Subdivision:</b> MINGLEWOOD	<b>Total cost:</b> \$133,414.00
<b>PropAddress:</b>	205 KINETON WOODS WAY		
<b>Owner's</b>	MATTAMY HOMES LLC	<b>Owner's Phone:</b>	919-233-3886
<b>Contractor</b>	MATTAMY HOMES LLC	<b>Contractor's Phone:</b>	919-233-3888
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	TOWNHOME



<b>Permit #:</b>	2211063	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	7/7/2021	<b>Census tract:</b>	<b>PIN#:</b> 1710-34-3185
<b>Lot#:</b>	19	<b>Subdivision:</b> MINGLEWOOD	<b>Total cost:</b> \$145,857.00
<b>PropAddress:</b>	211 KINETON WOODS WAY		
<b>Owner's</b>	MATTAMY HOMES LLC	<b>Owner's Phone:</b>	919-233-3886
<b>Contractor</b>	MATTAMY HOMES LLC	<b>Contractor's Phone:</b>	919-233-3888
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	TOWNHOME
<b>Permit #:</b>	2211073	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	7/2/2021	<b>Census tract:</b>	<b>PIN#:</b> 1629-02-1174
<b>Lot#:</b>	102	<b>Subdivision:</b> OAK PARK	<b>Total cost:</b> \$222,623.00
<b>PropAddress:</b>	175 BELLEFORTE PARK CIRCLE		
<b>Owner's</b>	MATTAMY HOMES LLC	<b>Owner's Phone:</b>	919-233-3886
<b>Contractor</b>	MATTAMY HOMES LLC	<b>Contractor's Phone:</b>	919-233-3888
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN
<b>Permit #:</b>	2211074	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	7/2/2021	<b>Census tract:</b>	<b>PIN#:</b> 1629-02-3201
<b>Lot#:</b>	104	<b>Subdivision:</b> OAK PARK	<b>Total cost:</b> \$198,158.00
<b>PropAddress:</b>	167 BELLEFORTE PARK CIRCLE		
<b>Owner's</b>	MATTAMY HOMES LLC	<b>Owner's Phone:</b>	919-233-3886
<b>Contractor</b>	MATTAMY HOMES LLC	<b>Contractor's Phone:</b>	919-233-3888
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN
<b>Permit #:</b>	2211075	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	7/2/2021	<b>Census tract:</b>	<b>PIN#:</b> 1629-02-6741
<b>Lot#:</b>	110	<b>Subdivision:</b> OAK PARK	<b>Total cost:</b> \$198,158.00
<b>PropAddress:</b>	139 BELLEFORTE PARK CIRCLE		
<b>Owner's</b>	MATTAMY HOMES LLC	<b>Owner's Phone:</b>	919-233-3886
<b>Contractor</b>	MATTAMY HOMES LLC	<b>Contractor's Phone:</b>	919-233-3888
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN
<b>Permit #:</b>	2211095	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	7/14/2021	<b>Census tract:</b>	<b>PIN#:</b> 1700-37-8789
<b>Lot#:</b>		<b>Subdivision:</b> N/A	<b>Total cost:</b> \$310,576.00
<b>PropAddress:</b>	160 SOMMERVILLE PARK ROAD		
<b>Owner's</b>	CENCAR PROPERTIES	<b>Owner's Phone:</b>	919-291-6448
<b>Contractor</b>	BAREFOOT BUILDING COMPANY LLC	<b>Contractor's Phone:</b>	910-890-3256
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	STORAGE/WAREHOUSE

<b>Permit #:</b>	2211096	<b>Inside Town Limits</b>		Yes
<b>Issue date:</b>	7/1/2021	<b>Census tract:</b>	<b>PIN#:</b>	1731-41-5166
<b>Lot#:</b>	359	<b>Subdivision:</b>	AUBURN VILLAGE	<b>Total cost:</b> \$166,935.00
<b>PropAddress:</b>	126 ENGLISH VIOLET LANE			
<b>Owner's</b>	CALATLANTIC GROUP INC	<b>Owner's Phone:</b>	919-465-5900	
<b>Contractor</b>	LENNAR CAROLINAS, LLC	<b>Contractor's Phone:</b>	919-466-3314	
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN	

<b>Permit #:</b>	2211097	<b>Inside Town Limits</b>		Yes
<b>Issue date:</b>	7/1/2021	<b>Census tract:</b>	<b>PIN#:</b>	1629-17-3259
<b>Lot#:</b>	44	<b>Subdivision:</b>	CLIFFORD GLEN	<b>Total cost:</b> \$180,370.00
<b>PropAddress:</b>	112 GOLDEN FAWN COURT			
<b>Owner's</b>	LENNAR CAROLINAS LLC	<b>Owner's Phone:</b>	919-465-5906	
<b>Contractor</b>	LENNAR CAROLINAS, LLC	<b>Contractor's Phone:</b>	919-466-3314	
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN	

<b>Permit #:</b>	2211099	<b>Inside Town Limits</b>		Yes
<b>Issue date:</b>	7/1/2021	<b>Census tract:</b>	<b>PIN#:</b>	1629-17-2136
<b>Lot#:</b>	51	<b>Subdivision:</b>	CLIFFORD GLEN	<b>Total cost:</b> \$180,030.00
<b>PropAddress:</b>	111 GOLDEN FAWN COURT			
<b>Owner's</b>	LENNAR CAROLINAS LLC	<b>Owner's Phone:</b>	919-465-5906	
<b>Contractor</b>	LENNAR CAROLINAS, LLC	<b>Contractor's Phone:</b>	919-466-3314	
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN	

<b>Permit #:</b>	2211100	<b>Inside Town Limits</b>		Yes
<b>Issue date:</b>	7/1/2021	<b>Census tract:</b>	<b>PIN#:</b>	1629-17-2357
<b>Lot#:</b>	46	<b>Subdivision:</b>	AUBURN VILLAGE	<b>Total cost:</b> \$180,780.00
<b>PropAddress:</b>	120 GOLDEN FAWN COURT			
<b>Owner's</b>	LENNAR CAROLINAS LLC	<b>Owner's Phone:</b>	919-465-5906	
<b>Contractor</b>	LENNAR CAROLINAS, LLC	<b>Contractor's Phone:</b>	919-466-3314	
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN	

<b>Permit #:</b>	2211108	<b>Inside Town Limits</b>		Yes
<b>Issue date:</b>	7/6/2021	<b>Census tract:</b>	<b>PIN#:</b>	1700-65-5259
<b>Lot#:</b>	59	<b>Subdivision:</b>	BUFFALOE GROVE	<b>Total cost:</b> \$162,240.00
<b>PropAddress:</b>	157 BUFFALOE SPRINGS ST			
<b>Owner's</b>	PULTE HOME COMPANY LLC	<b>Owner's Phone:</b>	919-816-1100	
<b>Contractor</b>	PULTE HOME COMPANY LLC	<b>Contractor's Phone:</b>	704-543-4922	
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN	

<b>Permit #:</b>	2211109	<b>Inside Town Limits</b>		Yes
<b>Issue date:</b>	7/6/2021	<b>Census tract:</b>	<b>PIN#:</b>	1700-65-2455
<b>Lot#:</b>	18	<b>Subdivision:</b>	BUFFALOE GROVE	<b>Total cost:</b> \$191,360.00
<b>PropAddress:</b>	144 ORCHARD PEACH ROAD			
<b>Owner's</b>	PULTE HOME COMPANY LLC	<b>Owner's Phone:</b>	919-816-1100	
<b>Contractor</b>	PULTE HOME COMPANY LLC	<b>Contractor's Phone:</b>	704-543-4922	
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN	

<b>Permit #:</b>	2211123	<b>Inside Town Limits</b>		Yes
<b>Issue date:</b>	7/8/2021	<b>Census tract:</b>	<b>PIN#:</b>	1701759533
<b>Lot#:</b>		<b>Subdivision:</b>		<b>Total cost:</b> \$570,462.00
<b>PropAddress:</b>	2684 TIMBER DRIVE			
<b>Owner's</b>	BRIXMOR PROPERTY GRP	<b>Owner's Phone:</b>	770-360-8407	
<b>Contractor</b>	DLP CONSTRUCTION CO. INC.	<b>Contractor's Phone:</b>	770-887-3575	
<b>Type of Improvement:</b>	Alteration	<b>Proposed Use</b>	MERCANTILE/RETAIL	

<b>Permit #:</b>	2211124	<b>Inside Town Limits</b>		Yes
<b>Issue date:</b>	7/8/2021	<b>Census tract:</b>	<b>PIN#:</b>	1701759533
<b>Lot#:</b>		<b>Subdivision:</b>		<b>Total cost:</b> \$570,462.00
<b>PropAddress:</b>	2680 TIMBER DRIVE			
<b>Owner's</b>	BRIXMOR PROPERTY GRP	<b>Owner's Phone:</b>	7703608407	
<b>Contractor</b>	DLP CONSTRUCTION CO. INC.	<b>Contractor's Phone:</b>	770-887-3575	
<b>Type of Improvement:</b>	Alteration	<b>Proposed Use</b>	MERCANTILE/RETAIL	

<b>Permit #:</b>	2211138	<b>Inside Town Limits</b>		Yes
<b>Issue date:</b>	7/21/2021	<b>Census tract:</b>	<b>PIN#:</b>	1730-59-3481
<b>Lot#:</b>	148	<b>Subdivision:</b>	AUBURN VILLAGE	<b>Total cost:</b> \$147,000.00
<b>PropAddress:</b>	154 MAHOGANY RUN			
<b>Owner's</b>	CALATLANTIC GROUP INC	<b>Owner's Phone:</b>	919-465-5900	
<b>Contractor</b>	LENNAR CAROLINAS, LLC	<b>Contractor's Phone:</b>	919-466-3314	
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN	

<b>Permit #:</b>	2211140	<b>Inside Town Limits</b>		Yes
<b>Issue date:</b>	7/21/2021	<b>Census tract:</b>	<b>PIN#:</b>	1730-59-3486
<b>Lot#:</b>	149	<b>Subdivision:</b>	AUBURN VILLAGE	<b>Total cost:</b> \$128,650.00
<b>PropAddress:</b>	160 MAHOGANY RUN			
<b>Owner's</b>	CALATLANTIC GROUP INC	<b>Owner's Phone:</b>	919-465-5900	
<b>Contractor</b>	LENNAR CAROLINAS, LLC	<b>Contractor's Phone:</b>	919-466-3314	
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN	

<b>Permit #:</b>	2211141	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	7/21/2021	<b>Census tract:</b>	<b>PIN#:</b> 1730-59-2414
<b>Lot#:</b>	170	<b>Subdivision:</b> AUBURN VILLAGE	<b>Total cost:</b> \$128,650.00
<b>PropAddress:</b>	159 MAHOGANY RUN		
<b>Owner's</b>	CALATLANTIC GROUP INC	<b>Owner's Phone:</b>	
<b>Contractor</b>	LENNAR CAROLINAS, LLC	<b>Contractor's Phone:</b> 919-466-3314	
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN
<b>Permit #:</b>	2211155	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	7/21/2021	<b>Census tract:</b>	<b>PIN#:</b> 1701-38-7642
<b>Lot#:</b>		<b>Subdivision:</b> N/A	<b>Total cost:</b> \$110,127.00
<b>PropAddress:</b>	1575 US HWY 70 WEST		
<b>Owner's</b>	LOWES HOME IMPROVEMENT	<b>Owner's Phone:</b> 800-445-6937	
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Electrical	<b>Proposed Use</b>	MERCANTILE/RETAIL
<b>Permit #:</b>	2211156	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	7/12/2021	<b>Census tract:</b>	<b>PIN#:</b> 1629-09-4313
<b>Lot#:</b>	101	<b>Subdivision:</b> GROVE AT WHITE OAK	<b>Total cost:</b> \$207,500.00
<b>PropAddress:</b>	130 ATTAVAR WAY		
<b>Owner's</b>	M/I HOMES OF RALEIGH LLC	<b>Owner's Phone:</b> 919-233-5724	
<b>Contractor</b>	M/I HOMES OF RALEIGH	<b>Contractor's Phone:</b> 919-828-1106	
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN
<b>Permit #:</b>	2211157	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	7/12/2021	<b>Census tract:</b>	<b>PIN#:</b> 1629-09-2069
<b>Lot#:</b>	52	<b>Subdivision:</b> GROVE AT WHITE OAK	<b>Total cost:</b> \$193,500.00
<b>PropAddress:</b>	101 DIMMER GARDEN LANE		
<b>Owner's</b>	M/I HOMES OF RALEIGH LLC	<b>Owner's Phone:</b> 9192335724	
<b>Contractor</b>	M/I HOMES OF RALEIGH	<b>Contractor's Phone:</b> 919-828-1106	
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN
<b>Permit #:</b>	2211158	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	7/12/2021	<b>Census tract:</b>	<b>PIN#:</b> 1619-99-7584
<b>Lot#:</b>	79	<b>Subdivision:</b> GROVE AT WHITE OAK	<b>Total cost:</b> \$193,500.00
<b>PropAddress:</b>	248 ANTON WAY		
<b>Owner's</b>	M/I HOMES OF RALEIGH LLC	<b>Owner's Phone:</b> 9192335724	
<b>Contractor</b>	M/I HOMES OF RALEIGH	<b>Contractor's Phone:</b> 919-828-1106	
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2211159	<b>Inside Town Limits</b>		Yes
<b>Issue date:</b>	7/13/2021	<b>Census tract:</b>	<b>PIN#:</b>	1629-14-8099
<b>Lot#:</b>	28	<b>Subdivision:</b>	HARPERS LANDING	<b>Total cost:</b> \$154,448.00
<b>PropAddress:</b>	147 HARPERS LANDING ROAD			
<b>Owner's</b>	KB HOME RALEIGH DURHAM INC	<b>Owner's Phone:</b>	919-768-7995	
<b>Contractor</b>	KB HOMES RALEIGH-DURHAM LLC	<b>Contractor's Phone:</b>	919-768-7988	
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN	

<b>Permit #:</b>	2211175	<b>Inside Town Limits</b>		Yes
<b>Issue date:</b>	7/22/2021	<b>Census tract:</b>	<b>PIN#:</b>	1701-26-1496
<b>Lot#:</b>		<b>Subdivision:</b>		<b>Total cost:</b> \$645,750.00
<b>PropAddress:</b>	4530 FAYETTEVILLE ROAD			
<b>Owner's</b>	ARCP MF RALEIGH NC LLC	<b>Owner's Phone:</b>	9193504427	
<b>Contractor</b>	R. L. PULLEN AND ASSOCIATES, INC	<b>Contractor's Phone:</b>	919-662-8918	
<b>Type of Improvement:</b>	Alteration	<b>Proposed Use</b>	BUSINESS/OFFICE	

<b>Permit #:</b>	2211176	<b>Inside Town Limits</b>		Yes
<b>Issue date:</b>	7/13/2021	<b>Census tract:</b>	<b>PIN#:</b>	1629-09-3863
<b>Lot#:</b>	93	<b>Subdivision:</b>	GROVE AT WHITE OAK	<b>Total cost:</b> \$193,500.00
<b>PropAddress:</b>	136 DURIE WAY			
<b>Owner's</b>	M/I HOMES OF RALEIGH	<b>Owner's Phone:</b>	919-233-5724	
<b>Contractor</b>	M/I HOMES OF RALEIGH	<b>Contractor's Phone:</b>	919-828-1106	
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN	

<b>Permit #:</b>	2211180	<b>Inside Town Limits</b>		Yes
<b>Issue date:</b>	7/30/2021	<b>Census tract:</b>	<b>PIN#:</b>	1701-94-5876
<b>Lot#:</b>		<b>Subdivision:</b>	N/A	<b>Total cost:</b> \$1,603,289.00
<b>PropAddress:</b>	901 US HIGHWAY 70 WEST SUITE 100			
<b>Owner's</b>	CAROLINA ELITE WOMENS CARE	<b>Owner's Phone:</b>		
<b>Contractor</b>	SPEC CON INC.	<b>Contractor's Phone:</b>	919-266-5992	
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	BUSINESS/OFFICE	

<b>Permit #:</b>	2211182	<b>Inside Town Limits</b>		Yes
<b>Issue date:</b>	7/16/2021	<b>Census tract:</b>	<b>PIN#:</b>	1711-64-5219
<b>Lot#:</b>		<b>Subdivision:</b>	N/A	<b>Total cost:</b> \$455,000.00
<b>PropAddress:</b>	170 CENTER STREET			
<b>Owner's</b>	CHRISTOPHER WHITE	<b>Owner's Phone:</b>	919-306-6252	
<b>Contractor</b>	BRC HOMES, INC	<b>Contractor's Phone:</b>	919-562-1081	
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN	

<b>Permit #:</b>	2211183	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	7/16/2021	<b>Census tract:</b>	<b>PIN#:</b> 1711-64-4557
<b>Lot#:</b>		<b>Subdivision:</b> N/A	<b>Total cost:</b> \$477,500.00
<b>PropAddress:</b>	185 CENTER STREET		
<b>Owner's</b>	PORTIA & KYLE REESE	<b>Owner's Phone:</b>	9193066252
<b>Contractor</b>	BRC HOMES, INC	<b>Contractor's Phone:</b>	919-562-1081
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2211185	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	7/22/2021	<b>Census tract:</b>	<b>PIN#:</b> 1619-87-5361
<b>Lot#:</b>	39	<b>Subdivision:</b> GLENS AT BETHEL	<b>Total cost:</b> \$450,000.00
<b>PropAddress:</b>	172 DEREHAM LANE		
<b>Owner's</b>	REESE CONSTRUCTION	<b>Owner's Phone:</b>	919-329-5501
<b>Contractor</b>	REESE CONSTRUCTION	<b>Contractor's Phone:</b>	919-329-5501
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2211186	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	7/21/2021	<b>Census tract:</b>	<b>PIN#:</b> 1629-17-4251
<b>Lot#:</b>	42	<b>Subdivision:</b> CLIFFORD GLEN	<b>Total cost:</b> \$204,630.00
<b>PropAddress:</b>	104 GOLDEN FAWN COURT		
<b>Owner's</b>	LENNAR CAROLINAS LLC	<b>Owner's Phone:</b>	919-465-5906
<b>Contractor</b>	LENNAR CAROLINAS, LLC	<b>Contractor's Phone:</b>	919-466-3314
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2211214	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	7/20/2021	<b>Census tract:</b>	<b>PIN#:</b> 1629-13-5635
<b>Lot#:</b>	19	<b>Subdivision:</b> HARPERS LANDING	<b>Total cost:</b> \$154,507.00
<b>PropAddress:</b>	183 HARPERS LANDING ROAD		
<b>Owner's</b>	KB HOME RALEIGH DURHAM	<b>Owner's Phone:</b>	919-768-7995
<b>Contractor</b>	KB HOMES RALEIGH-DURHAM LLC	<b>Contractor's Phone:</b>	919-768-7988
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2211215	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	7/20/2021	<b>Census tract:</b>	<b>PIN#:</b> 1629-09-4617
<b>Lot#:</b>	95	<b>Subdivision:</b> GROVE AT WHITE OAK	<b>Total cost:</b> \$193,500.00
<b>PropAddress:</b>	166 ATTAVAR WAY		
<b>Owner's</b>	M/I HOMES OF RALEIGH LLC	<b>Owner's Phone:</b>	919-233-5724
<b>Contractor</b>	M/I HOMES OF RALEIGH	<b>Contractor's Phone:</b>	919-828-1106
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2211216	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	7/20/2021	<b>Census tract:</b>	<b>PIN#:</b> 1629-13-7859
<b>Lot#:</b>	24	<b>Subdivision:</b> HARPERS LANDING	<b>Total cost:</b> \$168,614.00
<b>PropAddress:</b>	163 HARPERS LANDING ROAD		
<b>Owner's</b>	KB HOME RALEIGH DURHAM	<b>Owner's Phone:</b>	919-768-7995
<b>Contractor</b>	KB HOMES RALEIGH-DURHAM LLC	<b>Contractor's Phone:</b>	919-768-7988
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2211217	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	7/20/2021	<b>Census tract:</b>	<b>PIN#:</b> 1629-09-4217
<b>Lot#:</b>	102	<b>Subdivision:</b> GROVE AT WHITE OAK	<b>Total cost:</b> \$193,500.00
<b>PropAddress:</b>	124 ATTAVAR WAY		
<b>Owner's</b>	M/I HOMES OF RALEIGH LLC	<b>Owner's Phone:</b>	9192335724
<b>Contractor</b>	M/I HOMES OF RALEIGH	<b>Contractor's Phone:</b>	919-828-1106
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2211218	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	7/20/2021	<b>Census tract:</b>	<b>PIN#:</b> 1629-09-4212
<b>Lot#:</b>	103	<b>Subdivision:</b> GROVE AT WHITE OAK	<b>Total cost:</b> \$193,500.00
<b>PropAddress:</b>	118 ATTAVAR WAY		
<b>Owner's</b>	M/I HOMES OF RALEIGH LLC	<b>Owner's Phone:</b>	9192335724
<b>Contractor</b>	M/I HOMES OF RALEIGH	<b>Contractor's Phone:</b>	919-828-1106
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2211219	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	7/20/2021	<b>Census tract:</b>	<b>PIN#:</b> 1629-09-4116
<b>Lot#:</b>	104	<b>Subdivision:</b> GROVE AT WHITE OAK	<b>Total cost:</b> \$193,500.00
<b>PropAddress:</b>	112 ATTAVAR WAY		
<b>Owner's</b>	M/I HOMES OF RALEIGH LLC	<b>Owner's Phone:</b>	919-233-5724
<b>Contractor</b>	M/I HOMES OF RALEIGH	<b>Contractor's Phone:</b>	919-828-1106
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2211220	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	7/20/2021	<b>Census tract:</b>	<b>PIN#:</b> 1629-09-4111
<b>Lot#:</b>	105	<b>Subdivision:</b> GROVE AT WHITE OAK	<b>Total cost:</b> \$193,500.00
<b>PropAddress:</b>	106 ATTAVAR WAY		
<b>Owner's</b>	M/I HOMES OF RALEIGH LLC	<b>Owner's Phone:</b>	9192335724
<b>Contractor</b>	M/I HOMES OF RALEIGH	<b>Contractor's Phone:</b>	919-828-1106
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2211221	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	7/20/2021	<b>Census tract:</b>	<b>PIN#:</b> 1629-09-4015
<b>Lot#:</b>	106	<b>Subdivision:</b> GROVE AT WHITE OAK	<b>Total cost:</b> \$207,500.00
<b>PropAddress:</b>	100 ATTAVAR WAY		
<b>Owner's</b>	M/I HOMES OF RALEIGH LLC	<b>Owner's Phone:</b>	9192335724
<b>Contractor</b>	M/I HOMES OF RALEIGH	<b>Contractor's Phone:</b>	919-828-1106
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN
<b>Permit #:</b>	2211227	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	7/22/2021	<b>Census tract:</b>	<b>PIN#:</b> 1730937737
<b>Lot#:</b>		<b>Subdivision:</b>	<b>Total cost:</b> \$3,961,117.00
<b>PropAddress:</b>	1000 GARNER BUSINESS PARK DRIVE		
<b>Owner's</b>	GARNER INDUSTRIAL II, LLC	<b>Owner's Phone:</b>	919-895-2854
<b>Contractor</b>	AL NEYER, LLC	<b>Contractor's Phone:</b>	513-271-6400
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	FACTORY INDUSTRIAL
<b>Permit #:</b>	2211228	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	7/22/2021	<b>Census tract:</b>	<b>PIN#:</b> 1629-13-5947
<b>Lot#:</b>	15	<b>Subdivision:</b> HARPERS LANDING	<b>Total cost:</b> \$169,461.00
<b>PropAddress:</b>	168 HARPERS LANDING ROAD		
<b>Owner's</b>	KB HOME RALEIGH DURHAM INC	<b>Owner's Phone:</b>	919-768-7995
<b>Contractor</b>	KB HOMES RALEIGH-DURHAM LLC	<b>Contractor's Phone:</b>	919-768-7988
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN
<b>Permit #:</b>	2211239	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	7/23/2021	<b>Census tract:</b>	<b>PIN#:</b> 1712-30-6812
<b>Lot#:</b>		<b>Subdivision:</b> CLOVERDALE	<b>Total cost:</b> \$144,000.00
<b>PropAddress:</b>	3729 RANDELL ROAD		
<b>Owner's</b>	VICTOR RODRIGUEZ	<b>Owner's Phone:</b>	919-757-9410
<b>Contractor</b>	OWNER	<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Addition	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN
<b>Permit #:</b>	2211269	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	7/29/2021	<b>Census tract:</b>	<b>PIN#:</b> 1629-17-6041
<b>Lot#:</b>	39	<b>Subdivision:</b> CLIFFORD GLEN	<b>Total cost:</b> \$173,280.00
<b>PropAddress:</b>	109 AXIS DEER LANE		
<b>Owner's</b>	LENNAR CAROLINAS LLC	<b>Owner's Phone:</b>	919-465-5906
<b>Contractor</b>	LENNAR CAROLINAS, LLC	<b>Contractor's Phone:</b>	919-466-3314
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN



<b>Permit #:</b>	2211270	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	7/29/2021	<b>Census tract:</b>	<b>PIN#:</b> 1629-17-5116
<b>Lot#:</b>	41	<b>Subdivision:</b> CLIFFORD GLEN	<b>Total cost:</b> \$171,980.00
<b>PropAddress:</b>	100 GOLDEN FAWN COURT		
<b>Owner's</b>	LENNAR CAROLINAS LLC	<b>Owner's Phone:</b>	919-465-5906
<b>Contractor</b>	LENNAR CAROLINAS, LLC	<b>Contractor's Phone:</b>	919-466-3314
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2211271	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	7/29/2021	<b>Census tract:</b>	<b>PIN#:</b> 1629-17-3029
<b>Lot#:</b>	52	<b>Subdivision:</b> CLIFFORD GLEN	<b>Total cost:</b> \$180,030.00
<b>PropAddress:</b>	105 GOLDEN FAWN COURT		
<b>Owner's</b>	LENNAR CAROLINAS LLC	<b>Owner's Phone:</b>	919-465-5906
<b>Contractor</b>	LENNAR CAROLINAS, LLC	<b>Contractor's Phone:</b>	919-466-3314
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2211281	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	7/30/2021	<b>Census tract:</b>	<b>PIN#:</b> 1721-12-0797
<b>Lot#:</b>	90	<b>Subdivision:</b> AVENUE AT WHITE OAK	<b>Total cost:</b> \$113,490.00
<b>PropAddress:</b>	416 WHITE OAK RIDGE DRIVE		
<b>Owner's</b>	PULTE HOME COMPANY LLC	<b>Owner's Phone:</b>	19198161100
<b>Contractor</b>	PULTE HOME COMPANY LLC	<b>Contractor's Phone:</b>	704-543-4922
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	TOWNHOME

<b>Permit #:</b>	2211282	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	7/30/2021	<b>Census tract:</b>	<b>PIN#:</b> 1721120799
<b>Lot#:</b>	91	<b>Subdivision:</b> AVENUE AT WHITE OAK	<b>Total cost:</b> \$119,860.00
<b>PropAddress:</b>	420 WHITE OAK RIDGE DRIVE		
<b>Owner's</b>	PULTE HOME COMPANY LLC	<b>Owner's Phone:</b>	919-816-1100
<b>Contractor</b>	PULTE HOME COMPANY LLC	<b>Contractor's Phone:</b>	704-543-4922
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	TOWNHOME

<b>Permit #:</b>	2211283	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	7/30/2021	<b>Census tract:</b>	<b>PIN#:</b> 1721120698
<b>Lot#:</b>	86	<b>Subdivision:</b> AVENUE AT WHITE OAK	<b>Total cost:</b> \$125,190.00
<b>PropAddress:</b>	400 WHITE OAK RIDGE DRIVE		
<b>Owner's</b>	PULTE HOME COMPANY LLC	<b>Owner's Phone:</b>	919-816-1100
<b>Contractor</b>	PULTE HOME COMPANY LLC	<b>Contractor's Phone:</b>	704-543-4922
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	TOWNHOME

<b>Permit #:</b>	2211284	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	7/30/2021	<b>Census tract:</b>	<b>PIN#:</b> 1721120791
<b>Lot#:</b>	87	<b>Subdivision:</b> AVENUE AT WHITE OAK	<b>Total cost:</b> \$119,730.00
<b>PropAddress:</b>	404 WHITE OAK RIDGE DRIVE		
<b>Owner's</b>	PULTE HOME COMPANY LLC	<b>Owner's Phone:</b>	919-816-1100
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	TOWNHOME
<b>Permit #:</b>	2211285	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	7/30/2021	<b>Census tract:</b>	<b>PIN#:</b> 1721120793
<b>Lot#:</b>	88	<b>Subdivision:</b> AVENUE AT WHITE OAK	<b>Total cost:</b> \$113,490.00
<b>PropAddress:</b>	408 WHITE OAK RIDGE DRIVE		
<b>Owner's</b>	PULTE HOME COMPANY LLC	<b>Owner's Phone:</b>	919-816-1100
<b>Contractor</b>	PULTE HOME COMPANY LLC	<b>Contractor's Phone:</b>	704-543-4922
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	TOWNHOME
<b>Permit #:</b>	2211286	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	7/30/2021	<b>Census tract:</b>	<b>PIN#:</b> 1721120795
<b>Lot#:</b>	89	<b>Subdivision:</b> AVENUE AT WHITE OAK	<b>Total cost:</b> \$125,190.00
<b>PropAddress:</b>	412 WHITE OAK RIDGE DRIVE		
<b>Owner's</b>	PULTE HOME COMPANY LLC	<b>Owner's Phone:</b>	919-816-1100
<b>Contractor</b>	PULTE HOME COMPANY LLC	<b>Contractor's Phone:</b>	704-543-4922
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	TOWNHOME