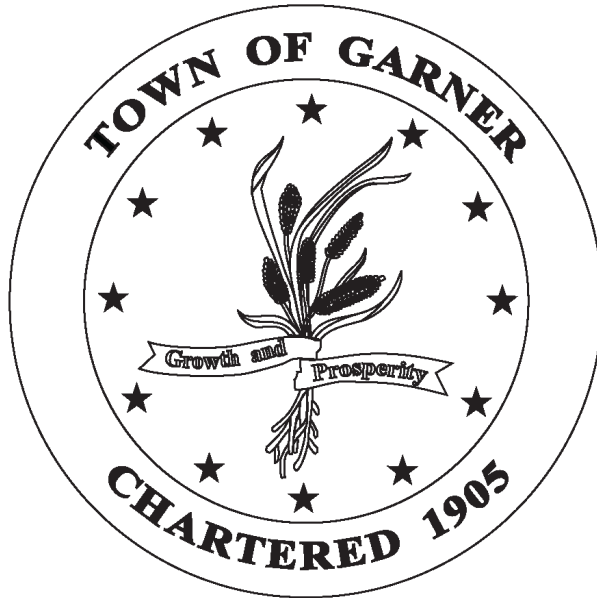


TOWN OF GARNER



Town Council Regular Session

September 8, 2020
7:00 p.m.

Garner Town Hall
900 7th Avenue
Garner, NC 27529

**Town of Garner
Town Council Regular Meeting Agenda
September 8, 2020**

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

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

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

- A. CALL MEETING TO ORDER/ROLL CALL: Mayor Ken Marshburn

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

- B. PLEDGE OF ALLEGIANCE: Council Member Elmo Vance

- C. INVOCATION: Council Member Elmo Vance

- D. PETITIONS AND COMMENTS

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

- E. ADOPTION OF AGENDA

- F. PRESENTATIONS.....Page 5

Mayor Marshburn will present a Proclamation recognizing the week of September 17-23, 2020 as Constitution Week.

- G. CONSENT

- 1. Annexation Petitions - Set Public Hearings.....Page 7
Presenter: David Bamford, Planning Services Manager

Contiguous and satellite annexation petitions submitted by Lennar Carolinas, LLC (ANX-20-15 and ANX-20-16) and George & Jan Williams (ANX-20-17) to annex 18.04 +/- acres, 7.11 +/- acres and 3.9 +/- acres, respectively, into the Town of Garner to allow connections to public water and sewer utilities. These sites are located west of Bryan

Road (ANX-20-15), north of Clifford Road (ANX-20-16) and west of Old Stage Road (ANX-20-17) and may be further identified as Wake County PIN#'s 1629-16-1931 (ANX-20-15), 1629-04-4403 (ANX-20-16), 0699-95-7506 and 0699-95-8819 (ANX-20-17).

Action: Consider adopting Resolution (2020) 2421 setting public hearings for October 5, 2020

2. Budget Amendment - PO Rollovers.....Page 15
Presenter: David C. Beck, Finance Director

Budget amendment to bring forward purchase orders still open on June 30, 2020. 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 2020-21 budget. The budget for these expenditures 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.

Action: Consider adopting Ordinance (2020) 4073

3. Budget Amendment - Senior Center Grant.....Page 18
Presenter: David C. Beck, Finance Director

The Senior Center has been awarded a general purpose grant from the Triangle J COG. They will use the funds to reconfigure the main desk area in anticipation of reopening to the public. The required match is already met with the existing Senior Center operating budget, so no additional town funds are needed.

Action: Consider adopting Ordinance (2020) 4074

4. Council Meeting Minutes.....Page 20
Presenter: Stella Gibson, Town Clerk

Council meeting minutes from August 18, and August 25, 2020, Closed Session minutes from August 18, 2020, Council Retreat minutes from July 29, 2020, and Special meeting minutes from August 26, 2020

Action: Consider approving minutes

5. Bee City USA Affiliate.....Page 43
Presenter: Katie Lockhart, Outdoor Education and Parks Manager

The Resolution adopted by Council on November 4, 2019 was a template from Bee City USA that had been edited to be more in line with existing Town of Garner Resolutions. The Bee City USA organization has indicated that specific language has to be included.

Action: Consider adopting Resolution (2020) 2420

H. PUBLIC HEARINGS

1. CUP-SP-20-02, RG Communications.....Page 47
Presenter: Alison Jones, Planner II

Conditional use site plan (CUP-SP-20-02) request submitted by WithersRavenel on behalf of JOJEN, LLC for 19,426 square feet of flex space with outdoor storage on 3.45 +/- acres zoned Service Business Conditional Use (SB C-20). The site is located at 3965 Junction Boulevard and may be further identified as Wake County PIN# 1701-19-6155.

Action: Consider finding consistent with Town plans and approve

2. ANX 20-06, Ridgemoor.....Page 58
Presenter: David Bamford, Planning Services Manager

Satellite petition (ANX-20-06) submitted by Lennar Carolinas, LLC to annex 130.98 +/- acres into the Town of Garner to connect the approved Ridgemoor Subdivision (PD-MP-17-01, aka "Country Walk") to public water and sewer utilities. The annexation site includes an additional 1.59 +/- acres of adjacent public right-of-way (132.57 +/- acres total), is located south of Ackerman Road and west of Hebron Church Road and may be further identified as Wake County PIN#'s 1629-48-4983, 1629-48-5029, 1629-48-2110, 1629-48-4691, 1629-48-7905, 1629-58-8476, 1629-58-5022, 1629-37-8711, 1629-48-7400, 1629-57-4326, 1629-48-9823 and 1629-57-0956.

Action: Consider adopting Ordinance (2020) 4075

3. ANX 20-13, Grove at White Oak.....Page 67
Presenter: David Bamford, Planning Services Manager

Contiguous petition (ANX-20-13) submitted by M/I Homes of Raleigh, LLC to annex 59.4 +/- acres into the Town of Garner to connect the approved Grove at White Oak Subdivision (CUP-SB-18-18, aka "Rhora") to public water and sewer utilities. The annexation site is located west of Bryan Road at the current western terminus of Ackerman Road and may be further identified as Wake County PIN#'s 1629-08-6877, 1629-09-6033, 1629-08-3891, 1619-98-8721, 1629-08-6776, and 1619-99-5082.

Action: Consider adopting Ordinance (2020) 4076

4. PD-Z-20-01 & PD-MP-20-01, 401 Assemblage.....Page 77
Presenter: David Bamford, Planning Services Manager

Conditional use rezoning (PD-Z-20-01) and associated subdivision master plan (PD-MP-20-01) requests have been submitted by RST Development, LLC to rezone 277.46 +/- acres from Single Family Residential (R-40) to Planned Residential Development (PRD C11) conditional use for the development of a community consisting of 365 single-family

homes, 455 townhomes and 500 apartment units (1,320 total). The site is located approximately 1¼ miles north of the future NC 540 with frontage along US 401 (Fayetteville Rd) and may be further identified as Wake County PIN#'s 0790-30-1714, 0790-41-7331, 0790-40-3331, 0790-51-8243, 0790-50-5263, 0699-49-2198, 0699-58-3961, and 0699-28-3995.

Action: Consider adopting Ordinance (2020) 4078

I. NEW/OLD BUSINESS

- 1. FY 20 Micro-Surfacing & Crack Seal Project.....Page 122
Presenter: Forrest Jones, Public Works Director

Apply crack seal and micro-surfacing to an estimated 13 centerline miles of Town Streets.

Action: Consider authorizing the Manager to approve contract with Slurry Pavers Inc. to perform FY 20 Pavement Preservation

- 2. FY 20 Pavement Rejuvenation Contract.....Page 130
Presenter: Forrest Jones, Public Works Director

Perform Pavement Rejuvenation on approximately 3.5 centerline miles of streets.

Action: Consider authorizing Manager to approve contract for Pavement Technology Inc. to perform FY 20 Pavement Rejuvenation

J. COMMITTEE REPORTS

The Human Resources Committee recommends reappointing Clint Ferrell, Lamara Williams-Jones and Anita Powell to Board of Adjustment and appointing Duane Tabb to the Garner Veterans Advisory Board.

K. MANAGER REPORTS

- 1. Garner info
- 2. Building & Permit Report
- 3. PRCR Special Events Schedule
- 4. Country Club Pavement
- 5. Equity Pay Update

L. ATTORNEY REPORTS

M. COUNCIL REPORTS

N. ADJOURN

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: August 18, 2020		
Subject: Proclamation Recognizing Constitution Week		
Location on Agenda: Presentations		
Department: Administration		
Contact: Stella Gibson, Town Clerk		
Presenter: Mayor Ken Marshburn		
Brief Summary: Mayor Marshburn will present a Proclamation recognizing the week of September 17-23, 2020 as Constitution Week.		
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 checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	SG	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

Proclamation

WHEREAS, our Founding Fathers, in order to secure the blessings of liberty for themselves and their posterity, did ordain and establish a Constitution for the United States of America; and

WHEREAS, it is of the utmost importance that all citizens fully understand the provisions and principles contained in the Constitution in order to support, preserve and defend it against encroachment; and,

WHEREAS, September 17, 2020 marks the two hundred thirty-third anniversary of the signing of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS: Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week; and

WHEREAS, this celebration of the Constitution was started by the Daughters of the American Revolution. In 1955, DAR petitioned Congress to set aside the week of September 17-23 annually to be dedicated for the observance of Constitution Week. The resolution was later adopted by the U.S. Congress and signed into public law on August 2, 1956, by President Dwight D. Eisenhower.

NOW, THEREFORE, I, Ken Marshburn, Mayor of the Town of Garner, do hereby proclaim September 17-23, 2020 as

CONSTITUTION WEEK

in Garner and urge all citizens to reaffirm the ideals the Framers of the Constitution had in 1787 and reflect on the privilege of being an American with all the rights and responsibilities which that privilege involves, remembering that lost rights may never be regained.



In Witness Whereof, I have hereunto set my hand and caused the Great Seal of the Town of Garner, North Carolina, to be affixed the 8th day of September, 2020.

Ken Marshburn
Ken Marshburn, Mayor

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: September 8, 2020		
Subject: Annexation Petitions - Set Public Hearings		
Location on Agenda: Consent		
Department: Planning		
Contact: David Bamford, AICP; Planning Services Manager		
Presenter: David Bamford, AICP; Planning Services Manager		
Brief Summary: Contiguous and satellite annexation petitions submitted by Lennar Carolinas, LLC (ANX-20-15 and ANX-20-16) and George & Jan Williams (ANX-20-17) to annex 18.04 +/- acres, 7.11 +/- acres and 3.9 +/- acres, respectively, into the Town of Garner to allow connections to public water and sewer utilities. These sites are located west of Bryan Road (ANX-20-15), north of Clifford Road (ANX-20-16) and west of Old Stage Road (ANX-20-17) and may be further identified as Wake County PIN#'s 1629-16-1931 (ANX-20-15), 1629-04-4403 (ANX-20-16), 0699-95-7506 and 0699-95-8819 (ANX-20-17).		
Recommended Motion and/or Requested Action: Set public hearings for October 5, 2020; Adopt Resolution (2020) 2421.		
Detailed Notes: ANX-20-15: Clifford Glen, Part II ANX-20-16: Clifford Glen, Part I ANX-20-17: 8408 and 8412 Old Stage Road		
Funding Source: n/a		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations: 		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JST	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

TO: Mayor and Town Council

FROM: David Bamford, AICP; Planning Services Manager

SUBJECT: ***ANX-20-15: Clifford Glen, Part II***

DATE: September 8, 2020

ANNEXATION APPLICATION: ANX-20-15

OWNERS: Lennar Carolinas LLC

CONTIGUOUS / SATELLITE: Contiguous

LOCATION OF PROPERTY: 8230 Bryan Road

WAKE COUNTY PIN #: 1629-16-1931

REAL ESTATE ID #: 0406549

AREA: 18.04 +/- acres

ZONING: R-9 C195

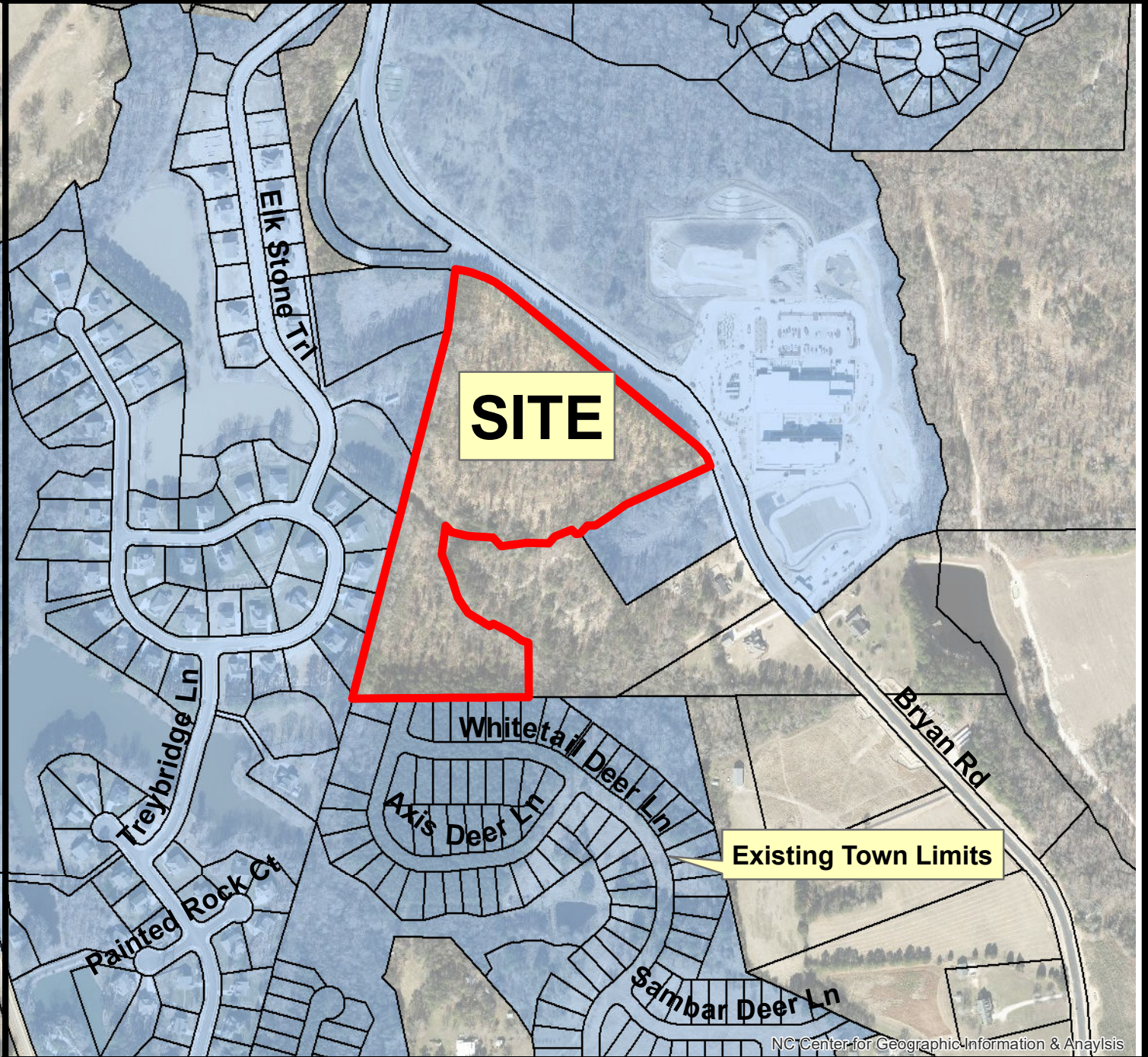
ASSOCIATED DEVELOPMENT PLAN: Clifford Glen Phase II (formerly Bryan Road Subdivision (CUP SB 17-02) approved December 4, 2017, 41 Lots; the development will connect to public water and sewer. Per the *Raleigh-Garner Merger Agreement, an annexation petition is required for the extension of service.*

RECOMMENDATION: Set Public Hearing for October 5, 2020

**Town of Garner
Planning Department**

**Annexation
ANX 20-15**

0 300 600
Feet



NC Center for Geographic Information & Analysis

Owner: Lennar Carolinas LLC
Location: 8230 Bryan Road
Area: 18.04 acres
Pin: 1629161931

TO: Mayor and Town Council

FROM: David Bamford, AICP; Planning Services Manager

SUBJECT: ***ANX-20-16: Clifford Glen, Part I***

DATE: September 8, 2020

ANNEXATION APPLICATION: ANX-20-16

OWNERS: Lennar Carolinas LLC

CONTIGUOUS / SATELLITE: Contiguous

LOCATION OF PROPERTY: Clifford Road

WAKE COUNTY PIN #: 1629-04-4403

REAL ESTATE ID #: 0009385

AREA: 7.11 +/- acres

ZONING: R-9 C196

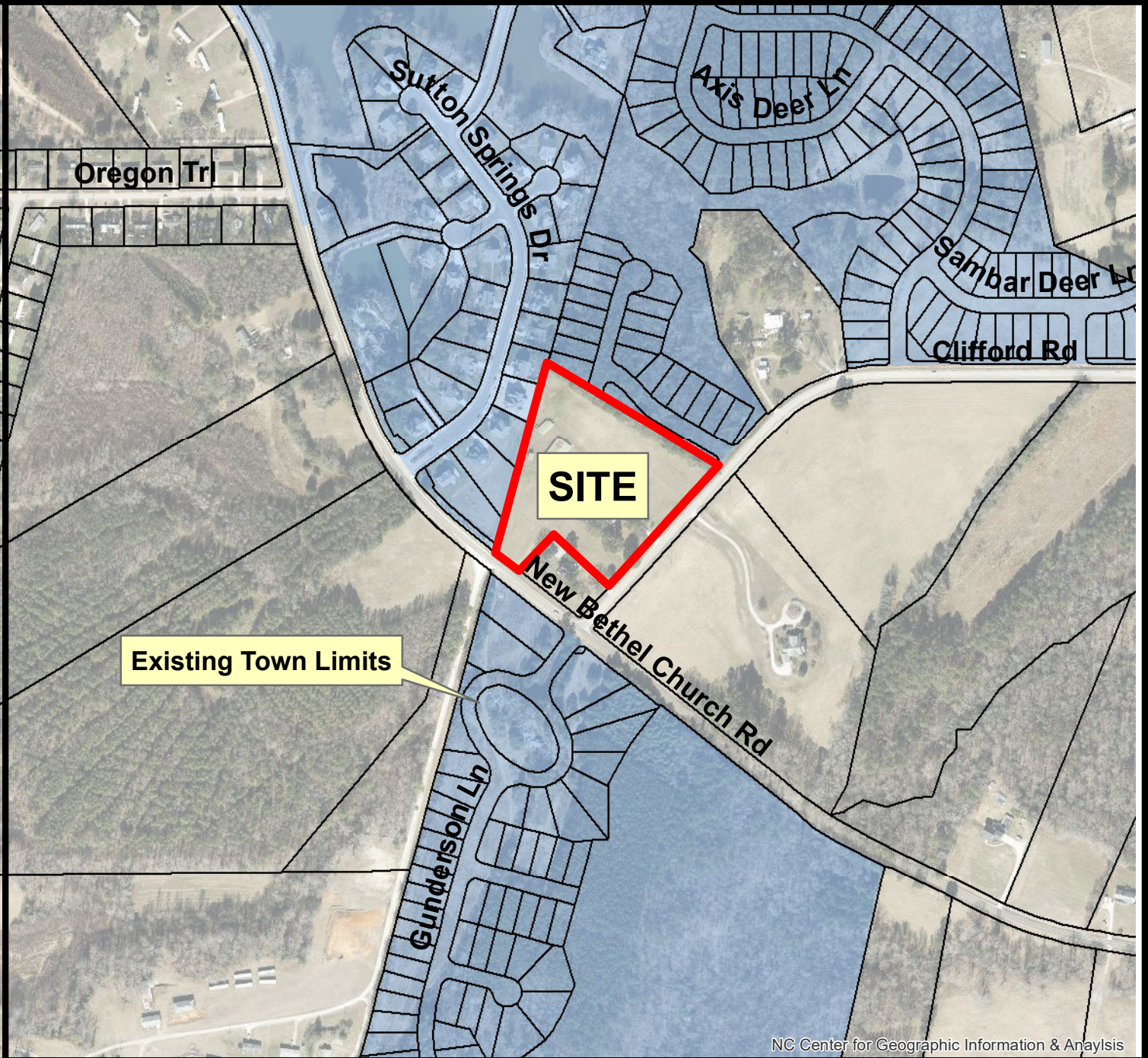
ASSOCIATED DEVELOPMENT PLAN: Clifford Glen Phase I (formerly Tingen Subdivision (CUP SB 17-01) approved December 4, 2017, 18 Lots; the development will connect to public water and sewer. Per the *Raleigh-Garner Merger Agreement, an annexation petition is required for the extension of service.*

RECOMMENDATION: Set Public Hearing for October 5, 2020

**Town of Garner
Planning Department**

**Annexation
ANX 20-16**

0 300 600
Feet



NC Center for Geographic Information & Analysis

Owner: Lennar Carolinas LLC
Location: Clifford Road
Area: 7.11 acres
Pin: 1629044403

TO: Mayor and Town Council

FROM: David Bamford, AICP; Planning Services Manager

SUBJECT: ***ANX-20-17: 8408 and 8512 Old Stage Road***

DATE: September 8, 2020

ANNEXATION APPLICATION: ANX-20-17

OWNERS: George and Jan Williams

CONTIGUOUS / SATELLITE: Satellite

LOCATION OF PROPERTY: 8408 and 8512 Old Stage Road

WAKE COUNTY PIN #: 0699-95-8819 and 0699-95-7506

REAL ESTATE ID #: 0445991 and 0359557

AREA: 7.11 +/- acres

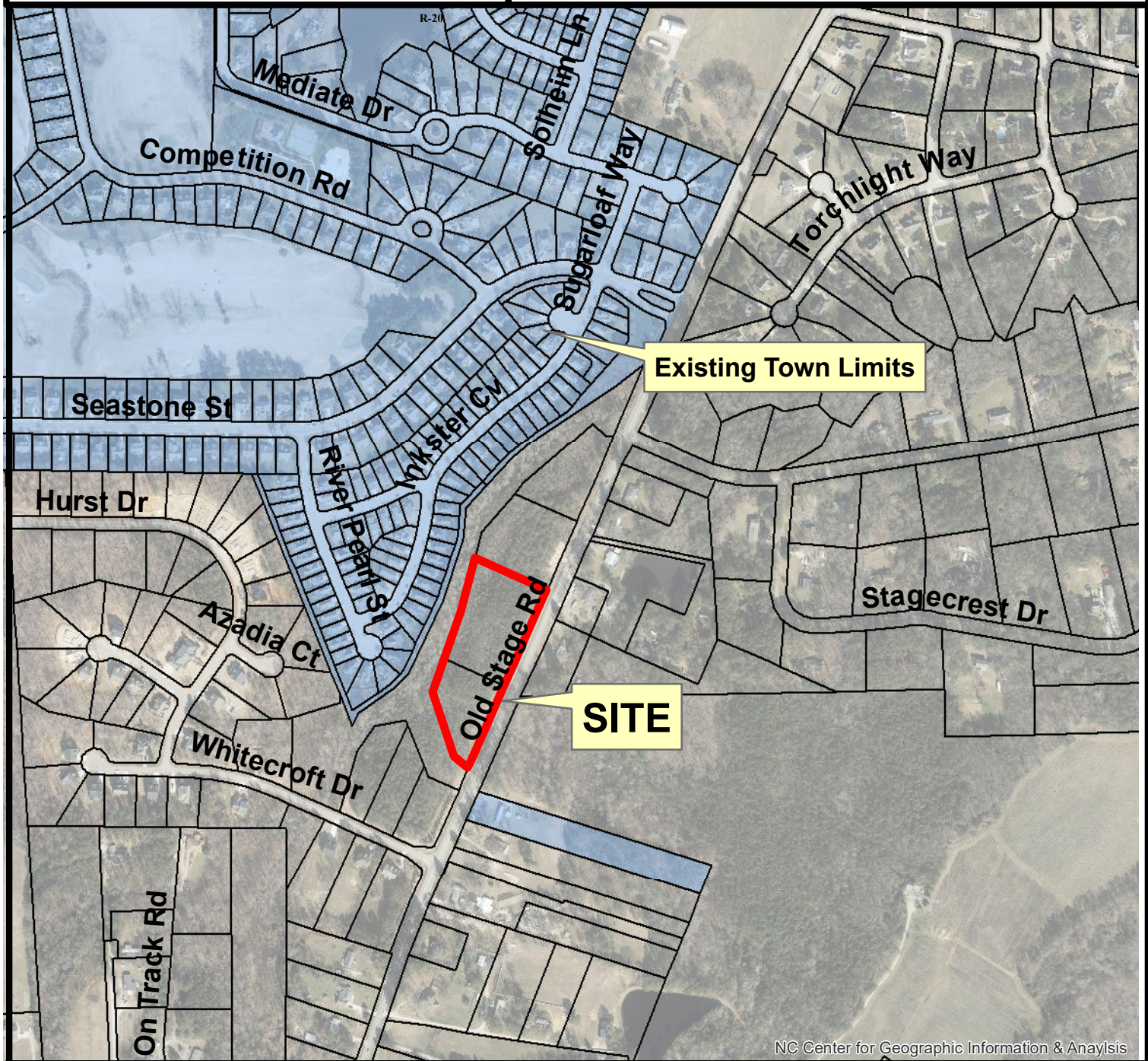
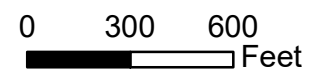
ZONING: R-40

ASSOCIATED DEVELOPMENT PLAN: This is a request for public water on 2 single-family lots. Per the *Raleigh-Garner Merger Agreement*, an annexation petition is required for the extension of service.

RECOMMENDATION: Set Public Hearing for October 5, 2020

Town of Garner Planning Department

Annexation
ANX 20-17



NC Center for Geographic Information & Analysis

Owner: George & Jan Williams
Location: 8408 & 8512 Old Stage Road
Area: 3.9 acres
Pin: 0699958819 and 0699957506

RESOLUTION NO. (2020) 2421

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

WHEREAS, three (3) 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 5th day of October, 2020.

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

- (ANX 19-15) Clifford Glen Part II – Contiguous annexation
- (ANX 20-16) Clifford Glen Part I – Contiguous annexation
- (ANX 20-17) 8408 & 8512 Old Stage Rd – 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 8th day of September, 2020.

MAYOR

ATTEST: _____
TOWN CLERK

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: September 8, 2020		
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: Budget amendment to bring forward purchase orders still open on June 30, 2020. 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 2020-21 budget. The budget for these expenditures 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.		
Recommended Motion and/or Requested Action: Adopt ordinance (2020) 4073		
Detailed Notes:		
Funding Source: Fund balance		
Cost: \$1,168,902	One Time: <input checked="" type="radio"/>	Annual: <input type="radio"/> No Cost: <input type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	DCB	
Finance Director:	DCB	
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

ORDINANCE NO. (2020) 4073

ORDINANCE AMENDING ORDINANCE NO. (2020) 4065
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	Fund Balance Appropriated		\$ 1,498,474	\$ 1,168,902	\$ 2,667,376

TOTAL REVENUE INCREASE (DECREASE) \$ 1,168,902.00

Expenditure Amendment Request

ACCOUNT NUMBER	DESCRIPTION	PROJECT	CURRENT BUDGET	EXPENDITURE CHANGE	REVISED BUDGET
10412000-521000	Professional Services		\$ 200,000	\$ 2,435	\$ 202,435
10423000-524300	Contract Services		\$ 52,190	\$ 9,200	\$ 61,390
10441000-521000	Professional Services		\$ 73,200	\$ 14,450	\$ 87,650
10441000-524300	Contract Services		\$ 116,911	\$ 37,115	\$ 154,026
10461000-524300	Contract Services		\$ 30,337	\$ 4,360	\$ 34,697
10461000-524379	Contract Svc - UDO Update		\$ -	\$ 201,205	\$ 201,205
10481000-524300	Contract Services		\$ 4,720	\$ 72,204	\$ 76,924
10491000-521150	Telephone		\$ 88,244	\$ 12,960	\$ 101,204
10511000-523300	Departmental Supplies		\$ 74,546	\$ 5,515	\$ 80,061
10511000-523399	Equipment - Non Capital		\$ 61,885	\$ 1,742	\$ 63,627
10511000-524300	Contract Services		\$ 580,703	\$ 2,760	\$ 583,463
10511000-537400	Equipment		\$ -	\$ 3,045	\$ 3,045

10561000-524386	Street Resurfacing		\$ 610,000	\$ 688,006	\$ 1,298,006
10564000-524300	Contract Services		\$ 287,454	\$ 67,518	\$ 354,972
10572000-522100- 65160	Equipment Rental		\$ 6,000	\$ 1,450	\$ 7,450
10572000-524300- 65160	Contract Services		\$ 45,000	\$ 7,500	\$ 52,500
10605000-537451	Capital Outlay - Public Safety		\$ 366,466	\$ 37,437	\$ 403,903

TOTAL EXPENDITURE INCREASE (DECREASE)

\$ 1,168,902.00

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 8th day of September 2020.

Ken Marshburn, Mayor

ATTEST:

Stella L. Gibson, Town Clerk

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: September 8, 2020		
Subject: Budget Amendment - Senior Center Grant		
Location on Agenda: Consent		
Department: Finance		
Contact: David C. Beck, Finance Director		
Presenter: David C. Beck, Finance Director		
Brief Summary: The Senior Center has been awarded a general purpose grant from the Triangle J COG. They will use the funds to reconfigure the main desk area in anticipation of reopening to the public. The required match is already met with the existing Senior Center operating budget so no additional town funds are needed.		
Recommended Motion and/or Requested Action: Adopt Ordinance (2020) 4074		
Detailed Notes:		
Funding Source: Grant		
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. (2020) 4074

ORDINANCE AMENDING ORDINANCE NO. (2020) 4065 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
10302000-411093	Senior Center Grant - General		\$ -	\$ 10,515	\$ 10,515

TOTAL REVENUE INCREASE (DECREASE) \$ 10,515.00

Expenditure Amendment Request

ACCOUNT NUMBER	DESCRIPTION	PROJECT	CURRENT BUDGET	EXPENDITURE CHANGE	REVISED BUDGET
10574100-524300	Contract Services		\$ 5,365	\$ 7,515	\$ 12,880
10574100-523300	Departmental Supplies		\$ 1,600	\$ 3,000	\$ 4,600

TOTAL EXPENDITURE INCREASE (DECREASE) \$ 10,515.00

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 8th day of September 2020.

Ken Marshburn, Mayor

ATTEST:

Stella L. Gibson , Town Clerk

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: September 8, 2020		
Subject: Council Meeting Minutes		
Location on Agenda: Consent		
Department: Administration		
Contact: Stella Gibson, Town Clerk		
Presenter: Stella Gibson, Town Clerk		
Brief Summary: Council meeting minutes from August 18, and August 25, 2020 Closed Session minutes from August 18, 2020 Council Retreat minutes from July 29, 2020 Special meeting minutes from August 26, 2020		
Recommended Motion and/or Requested Action: Consider approving minutes		
Detailed Notes:		
Funding Source: n/a		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	SG	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

GARNER TOWN COUNCIL RETREAT

Creating the Foundation for Effective Work Together

Wednesday July 29, 2020

Notes prepared by Rebekah Appleton and edited by Facilitator Lydian Altman

Attendees (10):

- Mayor and Town Commission Members (6)
- Town Manager (1), Assistant Town Manager (2)
- Facilitator Lydian Altman

Overview, Objectives

- To recognize the values that drive individuals.
- To identify individual and corporate issues of strategic importance to the Town and identify where these priorities are (are not) incorporated in the current strategic plan.
- To clarify roles and expectations of each other (who does what).
- To develop a set of operating principles that help guide how the council wants to work together and with senior staff.

Shifts that give us hope:

- The pandemic is a global experience that helps us connect and relate to everyone in the world
- Young people are more inclusive than ever
- We are developing an appreciation for Garner and a drive to make it better for future generations.
- There is a focus on the well-being of others
- We are on the eve of big growth and the pandemic shows us how capable we are of rapid change
- Our town is blessed with diversity and growth that will make coming out of the pandemic easier than most towns
- Our community offers so much diversity that creates a communal love we can protect and welcome
- More people are wanting to see positive change and are learning about local government in order to achieve that change

Identifying strategic issues

Regardless of how it would happen, what 3 wishes do you have to build a better Garner?

Group 1

1. Continue to invest in amenities and infrastructure – sidewalks, parks, and maintenance
2. Support service investments such as transit and other regional/local options
3. Plan for future growth especially with ETJ and utilities

Group 2

1. Gain citizen trust in government; portray an accurate and positive image outside of Garner
2. Collaboration and engagement in regional efforts – taking a seat at the table, being visible with an attitude, suiting up and showing up so others know we have something to offer.
3. Create better communication within Garner and outside of Garner

Group 3

1. We should maintain affordability to keep us blended fiscally and demographically
2. We should be clear about our expectations for the type of growth that fits for Garner. Land resources are scarce, and we need to start growing vertically. If we plan effectively then the private sector will be able to understand our expectations and meet them.
3. Continue our fiscal discipline by maximizing infrastructure investments and maintaining infrastructure to keep costs down in the long term

Big ideas-

- Infrastructure and maintenance.
- Building relationships to be seen by both industry and other governments
- Building trust in the government

What do you see as the role of government to create that better Garner?

- Balance communication internally as well as with partner agencies
- Represent and serve as ambassadors
- Develop relationships and engagement outside of Garner
- Create work sessions and schedules that adapt to growing needs
- Inform the public with accurate information
- Communicate to solve issues not to defend why we haven't solved them
- Plan for the future with flexibility to adjust to unforeseen circumstances
- Understand the impact of development to see the big picture- i.e. growth will require traffic planning
- Direct the growth don't just accept it

How will these wishes be incorporated into your work going forward?

- Incorporate more engagement (internally and externally) into the strategic plan.
- As citizens become more engaged with local government it is important to include active communication in our strategic plan including expectations to and from citizens.
- Update various plans as the council's vision of what the future could look like and how the community grows emerges
- Create plans to preserve the culture we have while growing

Effective governing team: clarifying what you do and how

Mayor's expectations of himself:

- Represent Garner and project a positive image for the town
- Show up and be present- be someone who is counted on and be there when you need to be
- Ensure that each council member has the opportunity to speak.

Mayor's expectations from others:

- Help council reach a consensus so staff can have direction
- Represent the council's decisions
- Provide strong leadership
- Keep the Board informed
- Let staff and council know if controversial issues are coming up no one is blindsided during meetings
- Encourage people to share opinions
- Continue to do what he is doing in an impartial and balanced approach
- Stay fair- especially when facing an opposing opinion
- Be clear about how much time you need from members and ask if they have the time to discuss an issue

Council's expectations of themselves:

- Use 'common sense' during discussions and when creating solutions (Common sense defined as 'Solve a problem the way most people would and don't make it harder on yourself')
- Be considerate with other's time, be well informed or prepared, and be respectful of other opinions

Council's expectations from others:

- Voice concerns early and ask questions.
- Do not inundate others with emails
- Be a positive representation of the town
- Provide clear directions based on the consensus of the group
- Be respectful
- Create a consensus on issues with active follow up activities
- Be informed and reach out when you need more information
- Recognize the time commitments of others

Manager's expectations of himself:

- Lead Staff toward quality outcomes
- Communicate effectively and follow up on support and help

- Provide honest feedback clearly and consistently
- Support and help the team
- Collaborate with council to achieve strategic goals

Manager’s expectations from others:

- Provide council with all the needed info in a timely manner
- Be responsive and professional
- Be available and provide regular communication
- Schedule things in advance
- Be upfront with others when you do not have time
- Provide strong leadership
- Be informed
- Identify gaps and needs

How do you propose to hold each other accountable for upholding these expectations?

- Allow yourself to be called out and be respectful when airing issues
- Utilize humor and lighthearted responses to show that you are being genuine and not trying to be mean or provoking
- Know when to address issues in private. Do no air dirty laundry
- Treat people with courtesy and respect- Golden rule
- Explain your rationale for decisions
- Know that we do not have to agree on everything, but we do need to follow the wishes of the body
- Communicate
- Make no assumptions
- Listen completely to understand, even if you do not plan on changing your position

Reconvene, review, and reflect

If I overheard people talking positively about how the Garner town council does it work, what would you hope I hear and what do you need to do to hear these comments?

What we want to hear	What we need to do/continue doing
<ul style="list-style-type: none"> • We listen to each other and our citizens • We treat each other and citizens with respect • We have good intentions even when the individuals do not agree with our decisions • We care about what the people want 	<ul style="list-style-type: none"> • We talk to listen instead of talking to reply • We are fair and considerate even in disagreement • We make sure to explain our rational for decisions such as how taxes might not be favorable but are good for the community • We speak in real world terms • We listen to what citizens have to say but uphold time limits to ensure that

<ul style="list-style-type: none"> • We deal with issues and move on even without unanimity • We fulfill our responsibilities 	<p>everyone gets an opportunity to speak.</p> <ul style="list-style-type: none"> • We give warnings to citizens to wrap it up when speaking so they do not get cut off • We pay particular attention to public values • We do not hold grudges. Move from one vote to the next. • We come prepared • We are respectful of resources • We inform the public • We reach out with questions when needed • We share ideas with other agencies and jurisdictions • We are present
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- **Fulfill our roles** to the Town and to each other
 - We are prepared for meetings and are cognizant of others’ time
 - We have the interest of our citizens in mind
 - We stick to our values while recruiting business
- **Communicate effectively and respectfully** with each other and our residents.
 - We are open to compromising when needed without holding a grudge
 - We strive to learn from everyone
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- **Build relationships** with other governments and organizations
 - We look for areas where we can lend our expertise
 - We look for areas where we can learn and reach out for help and knowledge
- **Maximize resources** for long-term use
 - We provide maintenance on the infrastructure we already have
 - We create thoughtful investments

Next Steps

What are our priorities of focus for the next 12 months?

Top priorities:

Invest on infrastructure, maintenance, future growth, affordability, management of resources

Fall 2020

- Be sure to read and make a decision on the new meeting procedures
- Devote time for council to discuss issues of growth (next 8-10 years) and maintenance of existing investments (1-6 years)
- Hear staff thoughts on council's "vision" and how council would like to function moving forward. Develop expectations of developers that can be clearly and concisely communicated to developers.
- Start brainstorming current issues to include on bond discussions especially regarding the direction of growth
- Determine bond initiative

Winter 2020

- Review existing plans (strategic and comprehensive plans) to explore for alignment between plans and council's vision.
- Decide how any inconsistencies in comprehensive plans and UDO should be addressed.
- Identify how the ideas from our plans get translated into actionable items
- Incorporate findings into the revision of the UDO

Early 2021

- Revamp Strategic plan using the conversations from today and the fall

Evaluation: What worked well today what and what would you do differently for the future?

What worked well	Future retreats will
Introductions to learn about coworkers <ul style="list-style-type: none">- learn where people came from- how and what everyone contributes Communication was open and comfortable Listened to each other and practiced patience	Accommodate for hearing issues Be physically closer together Have the retreat earlier in the development of the council to understand expectations early on and bring up concerns of daily workloads before it becomes an issue

<p>The expectation post-its were good for guidance and we had a chance to talk about what was on the notes, so everyone knew our intentions.</p> <p>Learned the staff workloads and we brought up concerns that ground each other in reality. We all have busy lives.</p> <p>Bonding experience in an informal setting</p> <p>Understand of concerns and interests and how we can work together to get to the final points</p>	<p>Review visions to lead to a responsive conversation as we go forward</p> <p>Consider implications of any change and keep in mind the pace of change. Ask ourselves, "How reasonable is the expectation?"</p> <p>Continue the conversation and continue learning from each other</p>
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**Town of Garner
Town Council Regular Meeting Minutes
August 18, 2020**

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

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, Matt Roylance-Asst. Town Manager-Operations, John Hodges-Asst. Town Manager-Development Services, Rick Mercier-Communications Manager, Chris Johnson-Town Engineer, Mari Howe-Downtown Development Manager, Gaby Lontos-Lawler-Senior Planner-Transportation, David Beck-Finance Director, Fred Baggett-Interim Town Attorney, and Stella Gibson-Town Clerk

Jeff Triezenberg-Planning Director, participated via TEAMS

CALL MEETING TO ORDER/ROLL CALL: Mayor Ken Marshburn

PLEDGE OF ALLEGIANCE: Council Member Gra Singleton

INVOCATION: Council Member Gra Singleton

PETITIONS AND COMMENTS

ADOPTION OF AGENDA

Mr. Dickerson requested to add a closed session.

Motion: Behringer
Second: Matthews
Vote: 5:0

PRESENTATIONS

Mayor Marshburn (Committee Chair), Buck Kennedy (previous recipient), Jimmy Stevens (family representative), and Council recognized Neal Padgett as the recipient of the 2020 James R. Stevens Service to Garner award.

CONSENT

Nuisance Abatements

Presenter: David Beck, Finance Director

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

Action: Adopt Resolution (2020) 2419

Council Meeting Minutes

Presenter: Stella Gibson, Town Clerk

Council meeting and closed session minutes from July 21, July 28, August 3, 2020.

Action: Approve minutes

PUBLIC HEARINGS

NEW/OLD BUSINESS

DFI Presentation of Updated Development Program & Tabletop Parking Scenarios

Presenter: Mari Howe, Downtown Development Manager and DFI Representatives Matt Crook and Rory Dowling

Mr. Cook and Mr. Dowling presented an update on potential development programs for the downtown development site. These updates took into account the economic impact of adding a fourth floor and showing parking designs by Kimley Horn for tabletop parking on the site.

DFI presented two tabletop parking scenarios for consideration.

Scenario 1 would keep the drop off loop at the Rec Center, side entry, and keep the transformer of Duke Energy in place.

Scenario 2 would eliminate the driveway intended for that side of the Rec Center. However, this option would need additional engineering.

Mr. Crook also provided information on options regarding leasing of the parking.

Mr. Dickerson noted this may be a good opportunity to add charging stations. Mr. Crook responded the charging stations could be added to the RFP.

Mr. Hodges proposed including some type of public art elements in the development which would continue the efforts of the Downtown Garner Association and the PRCR Department.

Mr. Dellinger proposed discussing options to include more parking in the development with private developers; potentially a public/private partnership. Mr. Dellinger also requested to quantify opportunity zone benefits to developers; what they are and tax benefits; and include in the RFP.

Timing: It is anticipated the draft would go to the Downtown Garner Association then to Council for a motion to approve solicitation as presented. RFP's are typically open for 60-90 days; however, an extension of 15-30 days could be authorized. Proposed releasing of the RFP is around the holidays. DFI does not anticipate any impacts due to the COVID pandemic.

After considering options, Council consensus to move ahead with the RFP

JSR Design Contract – HDR

Presenter: Gaby Lontos-Lawlor, Senior Planner - Transportation

The Jones Sausage Road Feasibility Study provided a preliminary design for the improvements to the Jones Sausage Road corridor, and high-level construction cost estimates. The cost estimates were split into two phases, to detail work and costs associated with each Phase separately.

Phase 1 (North) includes the widening of Jones Sausage Road from the roadway improvements at the Amazon Fulfillment Center to E Garner Rd; Phase 2 will realign Jones Sausage Road south of E Garner Road, grade separation over the railroad, and continuation of Jones Sausage Road to US 70.

The following includes work associated with completing 100% design for Phase 1. The estimated fee identified by the consultant for the tasks detailed in the scope is \$999,909.

Options presented:

LAPP Schedule

This approach assumes that the Town will pursue federal funding through the LAPP program. If the Town secures federal funding it would help offset the overall cost of the project. However, this approach would also require a longer time frame in order to complete Phase 1 improvements. The projected let date (commencement of the construction process) is September 2023. As a reminder, NCDOT has delayed numerous projects due to its cash reserve dropping below the federally mandated balance.

Non-LAPP Schedule

If the Town forgoes LAPP funding, the overall cost will have to be assumed by the Town. However, this approach would allow for a shorter timeline and help avoid complications due to NCDOT funding challenges. The projected let date under this approach is June 2022.

The cost estimate provided in the Jones Sausage Road Feasibility Study to complete right-of-way and construction of Phase 1 was \$3,896,000.00. Originally, it was assumed that improvements at the Jones Sausage Road/E Garner Road intersection would be completed as part of Phase 2. However, since completion of the Feasibility Study it has been determined that improvements at that intersection should be included in Phase 1. The Town would need to assume and plan for a higher amount than was calculated for Phase 1.

Council Member Singleton noted the design cost will be reduced by \$40-\$50K and the scope and fees would need to be revised by the consultant. Mayor ProTem Behringer added there is a need to take into consideration the increased amount of traffic. Public safety concerns need to weigh in as well.

At this time, there is no timeline for Phase 2.

Mr. Triezenberg advised if Phase 1 scores in the top segment, projects are planned out in 5-year time periods.

Council consensus for staff to research options further and bring back to a future work session and to also request consultant be present.

COMMITTEE REPORTS

- The Human Resources Committee will be meeting soon to fill committee and board vacancies.
- The sub-committee appointed to review applications for the Town Attorney position is underway. The top candidates will be presented to Council for consideration and potential interviews.

MANAGER REPORTS

- Garner info
- Building & Permit Report
- Raleigh Tryon Project
- Raleigh Tryon Project – Residents in the Cloverdale subdivision are expressing concerns regarding possible connectivity to the subdivision proposed at the end of Tryon Road. This project is in Raleigh’s jurisdiction. The Town could possibly weigh-in on the stream (water quality), wildlife, and tree preservation, but not prohibit development. If Council wanted to advocate the roads not be connected, the Town can send Raleigh documentation expressing Council’s position. The end of Northview and Randall is in the Town’s right-of-way, and access could be restricted. Raleigh would need a permit to connect to the Town street which the Council could deny. A barricade could be put up to prevent future connectivity. The residents do not want a cut-through in their neighborhood. Council Members Matthews and Singleton agreed this would destroy the tranquility of this neighborhood which was built 60-years ago. Mr. Dickerson reminded Council we have not seen a development plan for that property yet, just a rezoning request. Mr. Baggett will continue to research options.

Garner Road Sidewalk Project Update

- Mr. Johnson explained at the Senior Center there is curb and gutter that goes for the next mile all the way from downtown to Purdue Street. There is still a 1-mile section of road near the dog park that has a steep ditch. Staff is working with NC DOT to install curb and gutter in that area. Mr. Hodges added Wake County has secured funding to add bus stations and bus stop amenities to a number of routes including the route that serves Garner – one stop proposed to be just on the edge of Chadwick’s property, which is just off of the Town’s property.

ATTORNEY REPORTS

COUNCIL REPORTS

- Dellinger asked for an update on the stormwater runoff situation at Greenbriar apartments behind Lowe’s. Mr. Johnson responded staff reached out to the owner multiple and are waiting for them to get their contract in order; staff will follow-up. If there is no response, this matter will go to the Town Attorney for further action. Mr. Hodges added some of the flooding reports are from a different direction in Greenbriar, and not attributed to the pond. Staff is looking for an alternate approach to try to help improve those things.

Marshburn

- The Town is ready to send out the holiday calendar for next year and would like to discuss Juneteenth. As an option, this day could be recognized through educational activities or public displays instead of a holiday. Asked Council to be prepared to weigh-in at the work session.

Matthews, Behringer, Vance, and Singleton had nothing to report.

ADJOURN: 10:53 p.m.

**Town of Garner
Work Session Agenda Minutes
August 25, 2020**

The Council met in a work session at 6:00 p.m. at Garner Town Hall located at 900 7th Avenue.

CALL MEETING TO ORDER/ROLL CALL: Mayor Ken Marshburn

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

Staff Present: Rodney Dickerson-Town Manager, John Hodges-Asst. Town Manager-Development Services, Matt Roylance-Asst. Town Manager-Operations, Rick Mercier-Communications Manager, Mike Franks-Budget & Special Project Manager, David Beck-Finance Director and Ashley Knotts-Deputy Town Clerk.

Attorney Fred Baggett was not in attendance.

Council Member Elmo Vance arrived at 6.22pm.

ADOPTION OF AGENDA

Motion: Behringer
Second: Matthews
Vote: 4:0

Mayor recognized Planning Commission committee members who were in attendance.

PRESENTATIONS

DISCUSSION/REPORTS

UDO-20-02, Chapter 160D Implementation

Presenter: Jeff Triezenberg, Planning Director

Jay McLeod and Chad Sary, Consultants from Stewart, were in attendance.

In late 2019, the Town of Garner contracted with a planning service, Stewart, to update the Town's Unified Development Ordinance. The state has mandated that the Chapter 160D revisions be adopted and implemented by July 1, 2021.

The content of Garner's Unified Development Ordinance will be divided into two major divisions: the administrative/procedural component (Articles 1,2,3,9, and 10) and the development standards component (Articles 4,5,6,7,8, and 11).

The Garner Forward updates (for Articles 1,2,3,9, and 10) incorporate the new formatting style. The remaining articles (4,5,6,7,8, and 11) remain in the existing formatting style and are scheduled to receive Garner Forward revisions later in the year and will be brought back to Planning Commission, Town Council, and the general public for review.

Action: Consider setting Public Hearing for October 20, 2020 to receive public input

Motion: Singleton

Second: Matthews
Vote: 5:0

Update on Parks Fee in Lieu Calculation

Presenter: Mike Franks, Budget & Special Projects Manager

Mr. Franks provided an overview of the enacting legislation and restrictions relating to fee-in-lieu as well as an overview of the Town's current fees in comparison to other Wake County localities. The Town's methodology for calculating Fee in Lieu of Park Land rates has not been updated for several years. As part of the FY-2020-2021 Budget, staff compared the Town's rates to several other localities and determined an update may be required. The revised methodology produced a fee more in line with other Wake County localities.

Council Member Singleton questioned the percentage tax value. Also, requested to update the fee every 2 years instead of every 4 years.

Mr. Roylance advised consulting with the Interim Town Attorney before making a formal motion to change how often the fee can be updated.

Council consensus to bring back in October.

2021 Holiday Schedule

Presenter: Rodney Dickerson, Town Manager

Mr. Dickerson presented the proposed 2021 holiday schedule. The Town typically follows the State holiday schedule, but there has been some discussion whether Juneteenth should be a holiday as well. After discussion, Council consensus to form a committee to research ways to educate the public on significance of what Juneteenth means, and recommendation on a holiday.

Review Agenda Preparation Process

Presenter: Rodney Dickerson, Town Manager

Mr. Dickerson presented the current agenda prep process and the steps necessary to prepare an agenda. Council Member Dellinger stated he would like to have more input on what goes on the agenda and would like to review the proposed agenda items at the work sessions. Council also discussed the possibility of moving the first meeting of the month from Monday to Tuesday, giving staff an extra day to prepare the agenda. Mr. Dickerson stated he will discuss with Department Heads and report back to council.

MANAGER REPORTS

Mr. Dickerson proposed to have a retreat on September 22nd before the council meeting to focus on growth issues.

Council consensus to meet at 3pm before the council meeting on September 22nd.

COUNCIL REPORTS

Singleton

- Noticed a lot of trash on the sidewalk along the North side of 5th Avenue. There are no trash receptacles in that area. Asked if we could reach out to the owner of the property to see if they can get a trash receptacle or clean it up.

Vance

- The fence on Main Street along the railroad side, has been damaged. Mr. Hodges stated there was a car that jumped the road 5-6 weeks ago; repairs are being made.
Thanked Public Works for their quick response for looking into the flooding at Bagwell Street.

Dellinger

- Passed out information regarding Apex's price point of housing affordability. Thanked the Inspections department for the work they are doing.

Behringer

- Many properties on W. Garner Road that need to be mowed. There is a duplex on the corner of Penny Street and W. Garner Road; one side is vacant, and grass needs to be mowed. Attended a virtual meeting on League of Women voters which marked 100 years of women voting.

Mayor Marshburn

- Reminded Council Members to complete their ethics training. Recommended the School of Government as a resource. Thanked the citizens who are helping pick up trash along the roadway. Recognized Nellie Cook whom had her 107th birthday.

Council Member Matthews had nothing to report.

ADJOURN: 8:42pm.

DRAFT

**Town of Garner
Town Council Special Meeting Minutes
August 26, 2020**

The Council met in a Special Meeting at 9:00 a.m. on August 26, 2020 at the Garner Performing Arts Center located at 742 West Garner Road, Garner, NC.

CALL MEETING TO ORDER: Mayor Ken Marshburn

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

Staff Present: Staff Present: Rodney Dickerson-Town Manager, Matt Roylance-Asst. Town Manager-Operations, John Hodges-Asst. Town Manager-Development Services, Sony Shaw-PRCR Director, Rob Smith-Asst. PRCR Director

Consultant Team:

- Rachel Cotter, McAdams
- Shweta Nanekar, McAdams
- Ellen Turco, Richard Grubb & Associates

Summary: The consultant team presented information on the process followed thus far to develop the draft design concepts, as well as the impact that the historic designation has on the Meadowbrook site. Council members asked a number of questions about the historical designation, including when it was placed and by whom, how permitting from the Army Corps of Engineers is connected to the historic designation, and whether the conditions of the historic designation are negotiable.

Council members also shared feedback on the draft park design, including that a pitch and putt might be better than a driving range; they liked the idea of having tennis courts, and amphitheater, and trails; it would be nice to add at least one multipurpose field; we need more shelters; would be nice to add a dog park; we should add more playgrounds and/or make the existing ones larger, remove outdoor basketball at this location, like the idea of a splashpad, make sure the inclusive playground is a showpiece, make sure we have enough restrooms and parking, make sure we are considering rentable spaces, and that they would like to see a road going further into the site.

Council consensus to have a separate meeting to discuss the draft design for the Yeargan property and then a combined meeting to review the updated concepts for both parks.

ADJOURNMENT: 11:50 a.m.

GARNER TOWN COUNCIL RETREAT

Creating the Foundation for Effective Work Together

Wednesday July 29, 2020

Notes prepared by Rebekah Appleton and edited by Facilitator Lydian Altman

Attendees (10):

- Mayor and Town Council Members (6)
- Town Manager (1), Assistant Town Manager (2)
- Facilitator Lydian Altman

Overview, Objectives

- To recognize the values that drive individuals.
- To identify individual and corporate issues of strategic importance to the Town and identify where these priorities are (are not) incorporated in the current strategic plan.
- To clarify roles and expectations of each other (who does what).
- To develop a set of operating principles that help guide how the Council wants to work together and with senior staff.

Shifts that give us hope:

- The pandemic is a global experience that helps us connect and relate to everyone in the world
- Young people are more inclusive than ever
- We are developing an appreciation for Garner and a drive to make it better for future generations.
- There is a focus on the well-being of others
- We are on the eve of big growth and the pandemic shows us how capable we are of rapid change
- Our town is blessed with diversity and growth that will make coming out of the pandemic easier than most towns
- Our community offers so much diversity that creates a communal love we can protect and welcome
- More people are wanting to see positive change and are learning about local government in order to achieve that change

Identifying strategic issues

Regardless of how it would happen, what 3 wishes do you have to build a better Garner?

Group 1

1. Continue to invest in amenities and infrastructure – sidewalks, parks, and maintenance
2. Support service investments such as transit and other regional/local options
3. Plan for future growth especially with ETJ and utilities

Group 2

1. Gain citizen trust in government; portray an accurate and positive image outside of Garner
2. Collaboration and engagement in regional efforts – taking a seat at the table, being visible with an attitude, suiting up and showing up so others know we have something to offer.
3. Create better communication within Garner and outside of Garner

Group 3

1. We should maintain affordability to keep us blended fiscally and demographically
2. We should be clear about our expectations for the type of growth that fits for Garner. Land resources are scarce, and we need to start growing vertically. If we plan effectively then the private sector will be able to understand our expectations and meet them.
3. Continue our fiscal discipline by maximizing infrastructure investments and maintaining infrastructure to keep costs down in the long term

Big ideas-

- Infrastructure and maintenance.
- Building relationships to be seen by both industry and other governments
- Building trust in the government

What do you see as the role of government to create that better Garner?

- Balance communication internally as well as with partner agencies
- Represent and serve as ambassadors
- Develop relationships and engagement outside of Garner
- Create work sessions and schedules that adapt to growing needs
- Inform the public with accurate information
- Communicate to solve issues not to defend why we haven't solved them
- Plan for the future with flexibility to adjust to unforeseen circumstances
- Understand the impact of development to see the big picture- i.e. growth will require traffic planning
- Direct the growth don't just accept it

How will these wishes be incorporated into your work going forward?

- Incorporate more engagement (internally and externally) into the strategic plan.
- As citizens become more engaged with local government it is important to include active communication in our strategic plan including expectations to and from citizens.
- Update various plans as the Council's vision of what the future could look like and how the community growth emerges
- Create plans to preserve the culture we have while growing

Effective governing team: clarifying what you do and how

Mayor's expectations of himself:

- Represent Garner and project a positive image for the town
- Show up and be present- be someone who is counted on and be there when you need to be
 - Ensure that each Council Member has the opportunity to speak.

Mayor's expectations from others:

- Help Council reach a consensus so staff can have direction
- Represent the Council's decisions
- Provide strong leadership
- Keep the Board informed
- Let staff and Council know if controversial issues are coming up no one is blindsided during meetings
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Reconvene, review, and reflect

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 - We create thoughtful investments

Next Steps

What are our priorities of focus for the next 12 months?

Top priorities:

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Fall 2020

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- Devote time for Council to discuss issues of growth (next 8-10 years) and maintenance of existing investments (1-6 years)
- Hear staff thoughts on Council's "vision" and how Council would like to function moving forward. Develop expectations of developers that can be clearly and concisely communicated to developers.
- Start brainstorming current issues to include on bond discussions especially regarding the direction of growth
- Determine bond initiative

Winter 2020

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- Decide how any inconsistencies in comprehensive plans and UDO should be addressed.
- Identify how the ideas from our plans get translated into actionable items
- Incorporate findings into the revision of the UDO

Early 2021

- Revamp Strategic plan using the conversations from today and the fall

Evaluation: What worked well today what and what would you do differently for the future?

What worked well	Future retreats will
Introductions to learn about coworkers <ul style="list-style-type: none">- learn where people came from- how and what everyone contributes Communication was open and comfortable	Accommodate for hearing issues Be physically closer together Have the retreat earlier in the development of the Council to understand expectations early on and bring up concerns of daily workloads before it becomes an issue
Listened to each other and practiced patience	

<p>The expectation post-its were good for guidance and we had a chance to talk about what was on the notes, so everyone knew our intentions.</p> <p>Learned the staff workloads and we brought up concerns that ground each other in reality. We all have busy lives.</p> <p>Bonding experience in an informal setting</p> <p>Understanding of concerns and interests and how we can work together to get to the final points</p>	<p>Review visions to lead to a responsive conversation as we go forward</p> <p>Consider implications of any change and keep in mind the pace of change. Ask ourselves, “How reasonable is the expectation?”</p> <p>Continue the conversation and continue learning from each other</p>
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Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: September 8, 2020		
Subject: Bee City USA Proclamation Update		
Location on Agenda: Consent		
Department: Parks, Recreation and Cultural Resources		
Contact: Katie Lockhart, Outdoor Education and Parks Manager		
Presenter: Katie Lockhart, Outdoor Education and Parks Manager		
Brief Summary: The previously adopted resolution was missing key language required to move forward with Bee City USA designation.		
Recommended Motion and/or Requested Action: Consider adopting Resolution (2020) 2420 updating Resolution (2019) 2396		
Detailed Notes: The Resolution adopted by Council on November 4, 2019 was template from Bee City USA that had been edited to be more in line with existing Town of Garner resolutions. The Bee City USA organization has indicated that specific language has to be included.		
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:		
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

RESOLUTION NO. (2020) 2420

A RESOLUTION of the Council of the Town of Garner, North Carolina designating the Town of Garner as a BEE CITY USA® affiliate.

WHEREAS, the mission of BEE CITY USA is to galvanize communities to sustain pollinators, responsible for the reproduction of almost 90% of the world's flowering plant species, by providing them with healthy habitat, rich in a variety of native plants and free to nearly free of pesticides; and

WHEREAS, thanks to the more than 3,600 species of native bees in the United States, along with introduced honey bees, we have very diverse dietary choices rich in fruits, nuts, and vegetables; and

WHEREAS, bees and other pollinators have experienced population declines due to a combination of habitat loss, poor nutrition, pesticides (including insecticides, fungicides, and herbicides), parasites, diseases, and climate change; and

WHEREAS, pollinator-friendly communities can benefit local and regional economies through healthier ecosystems, increased vegetable and fruit crop yields, and increased demand for pollinator-friendly plant materials from local growers; and

WHEREAS, ideal pollinator-friendly habitat:

- Provides diverse and abundant nectar and pollen from plants blooming in succession throughout the growing season;
- Provides undisturbed spaces (leaf and brush piles, unmown fields or field margins, fallen trees and other dead wood) for nesting and overwintering for wild pollinators;
- Provides water for drinking, nest-building, and butterfly puddling;
- Is free to nearly free of pesticides, as many pesticides can harm pollinators and/or their habitat;
- Is comprised of mostly native wildflowers, grasses, vines, shrubs, and trees, since many wild pollinators prefer or depend on the native plants with which they co-adapted;
- Provides connectivity between habitat areas to support pollinator movement and resilience; and

WHEREAS, Integrated Pest Management (IPM) is a long-term approach to maintaining healthy landscapes and facilities that minimizes risks to people and the environment by: identifying and removing the causes of pest problems rather than only attacking the symptoms (the pests); employing pests' natural enemies along with cultural, mechanical, and physical controls when prevention is not enough; and using pesticides only when no other method is feasible or effective; and

WHEREAS, supporting pollinators fosters broad-based community engagement in environmental awareness and sustainability; and

WHEREAS, the Town of Garner should be certified a *BEE CITY USA* community because:

- The Town recognizes the value of providing opportunities and amenities that improve the quality of life of its residents.
- The Town supports activities that encourage an active and engaged citizenry.

- The Town seeks to provide a broad mix of arts, leisure and recreation opportunities to meet the needs of an active, growing and diverse community.
- The Town proactively plans for appropriate use of open space and environmental resources.

NOW, THEREFORE, in order to enhance understanding among local government staff and the public about the vital role that pollinators play and what each of us can do to sustain them, the Town of Garner chooses to support and encourage healthy pollinator habitat creation and enhancement, resolving as follows:

1. The Town of Garner Parks, Recreation and Cultural Resources Department is hereby designated as the BEE CITY USA sponsor.
2. The Outdoor Education and Parks Manager of Parks, Recreation and Cultural Resources Department, Town of Garner is designated as the BEE CITY USA Liaison.
3. Facilitation of the Town of Garner BEE CITY USA program is assigned to the Great Place to Bee Committee.
4. The Great Place to Bee Committee is authorized to and shall:
 - a. **Celebration:** Host at least one educational event or pollinator habitat planting or restoration each year to showcase the Town of Garner's commitment to raising awareness of pollinator conservation and expanding pollinator health and habitat.
 - b. **Publicity & Information:** Install and maintain at least one authorized BEE CITY USA street sign in a prominent location, and create and maintain a webpage on the Town of Garner website which includes, at minimum:
 - a copy of this resolution and links to the national BEE CITY USA website;
 - contact information for your BEE CITY USA Liaison and Committee;
 - reports of the pollinator-friendly activities the community has accomplished the previous year(s); and
 - your recommended native plant species list and integrated pest management plan (explained below).
 - c. **Habitat:** Develop and implement a program to create or expand pollinator-friendly habitat on public and private land, which includes, but is not limited to, the following actions:
 - Identify and inventory Town of Garner real property that can be enhanced with pollinator-friendly plantings.
 - Create a recommended locally native plant list to include wildflowers, grasses, vines, shrubs, and trees and a list of local suppliers for those species.
 - Track (by square footage and/or acreage) annual area of pollinator habitat created or enhanced.
 - d. **Pollinator-Friendly Pest Management:** Create and adopt an integrated pest management (IPM) plan designed to prevent pest problems, reduce pesticide use, and expand the use of non-chemical pest management methods.
 - e. **Policy:** Establish, through the Town of Garner, a policy in the Parks, Recreation and Cultural Resources Strategic Plan to acknowledge and commit to the BEE CITY USA designation.
 - f. **Plan Review:** Review the Parks, Recreation and Cultural Resources Strategic Plan and other relevant documents to: consider improvements to pest management policies

and practices as they relate to pollinator conservation, identify appropriate locations for pollinator-friendly plantings, and consider other appropriate measures.

- g. **Renewal:** After completing the first calendar year as a BEE CITY USA affiliate, each February, apply for renewal of the Town of Garner's BEE CITY USA designation following the format provided by BEE CITY USA, including a report of the previous year's BEE CITY USA activities, and paying the renewal fee based on the Town of Garner's population.

ADOPTED by the Town Council of the Town of Garner, North Carolina, this 8th day of September, 2020.

Ken Marshburn, Mayor

ATTEST:

Stella L. Gibson, Town Clerk

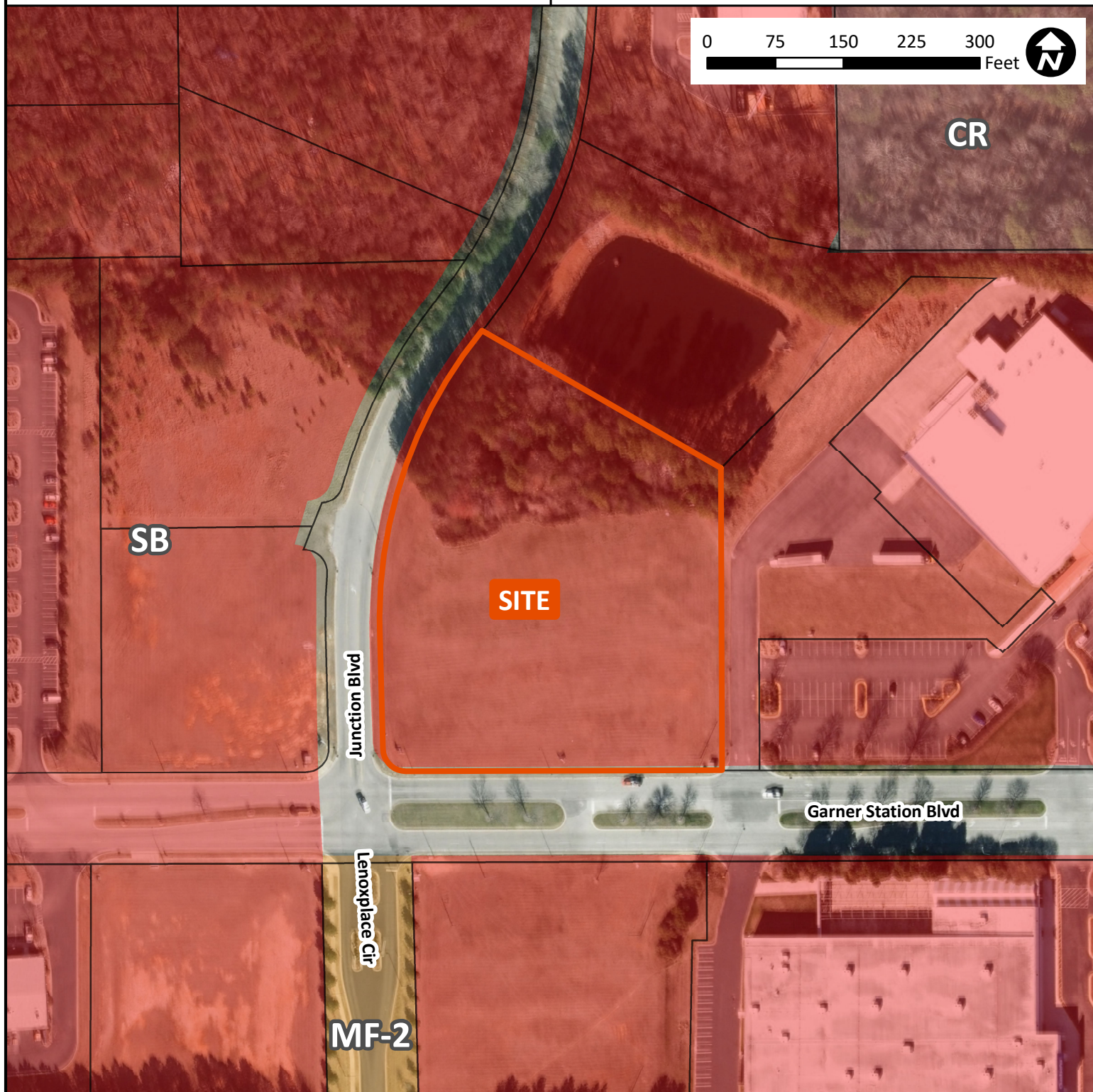
Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: September 8, 2020		
Subject: CUP-SP-20-02, RG Communications		
Location on Agenda: Public Hearings		
Department: Planning		
Contact: Alison Jones, Planner II		
Presenter: Alison Jones, Planner II		
Brief Summary: Conditional use site plan (CUP-SP-20-02) request submitted by WithersRavenel on behalf of JOJEN, LLC for 19,426 square feet of flex space with outdoor storage on 3.45 +/- acres zoned Service Business Conditional Use (SB C-20). The site is located at 3965 Junction Boulevard and may be further identified as Wake County PIN# 1701-19-6155.		
Recommended Motion and/or Requested Action: Motion to find consistent with Town plans and approve		
Detailed Notes: Motion worksheet provided at end of staff report.		
Funding Source: n/a		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations: 		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JST	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		



Town of Garner Planning Department

Conditional Use Applications CUP-SP-20-02



Project: *RG Communications*
Applicant: *WithersRavenel*
Owner: *JOJEN, LLC*
Location: *3965 Junction Blvd.*
Pin #: *1701-19-6155*

Proposed Use: *Flex Space (office/warehouse)*
Current Zoning: *Service Business*
Acreage: *3.45*
Overlay: *N/A*

Planning Department Staff Report

TO: The Honorable Mayor Marshburn and Town Council Members

FROM: Alison Jones, Planner II

SUBJECT: *Conditional Use Permit # CUP-SP-20-02, RG Communications*

DATE: September 8, 2020

I. PROJECT AT A GLANCE

Project Number: CUP-SP-20-02, RG Communications

Applicant: WithersRavenel, Rob Caudle, PE

Owner: JOJEN, LLC

Plan Prepared by: WithersRavenel

General Description -

Proposed Use: Light Industrial – Flex Space

Project Location: 3965 Junction Boulevard

Wake Count PIN(s): 1701-19-6155

Zoning Classification: Service Business (SB)

Key Meeting Dates –

Neighborhood Meeting: Not required

Planning Commission: July 20, 2020

Town Council Public Hearing: September 8, 2020

II. BACKGROUND / REQUEST SUMMARY



The proposed use of the property is light industrial flex space.

The building is 19,426 square feet in area, with 12,810 square feet as warehouse and 3,698 square feet as office space.

The site is currently is vacant.

The site is zoned Service Business (SB). Light industrial flex space is permitted in the Service Business zoning district in the town's Unified Development Ordinance.

III. COMMUNITY INFORMATION

Overall Neighborhood Character: This project is located at the corner of Junction Boulevard and Garner Station Boulevard. Although neighboring lots are vacant, the predominant uses in this area are industrial flex and office.

Neighborhood Meeting: A neighborhood was not required for this project because there is no rezoning required in this case.

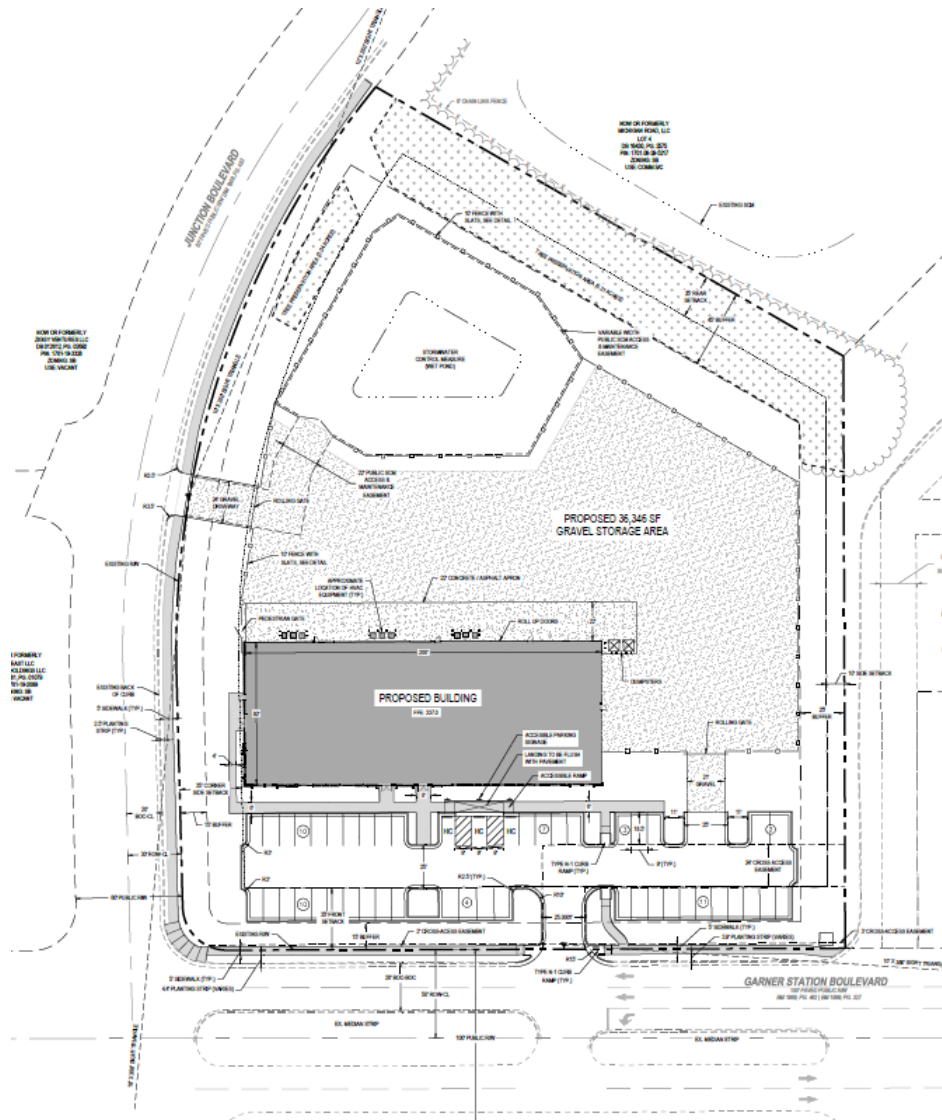
IV. SITE PLAN PROJECT DATA

Acreage: 3.45 +/- acres

Minimum Lot Size/Dimensions: 6,000 square feet
60 feet (width)

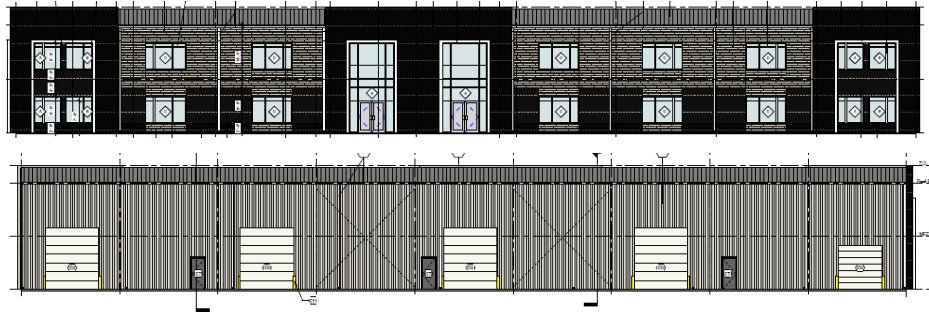
Setbacks: Front – 35'
Rear – 0/25'
Side – 0/25'
Corner – 35'

Building Size: 19,426 sq ft total



Building Material and Color:

The building will be constructed of brick, metal siding and cementitious siding.



Landscape and Buffer Requirements:

Tree Cover: The plan calls for 10.1% tree coverage, meeting the requirement of 10%.

Street Buffers:

- A 15-foot buffer (horizontal distance separation only) along Junction Boulevard and Garner Station Boulevard road frontage.

Street Trees:

- Junction Boulevard: 12 required; 12 provided
- Garner Station Boulevard: 8 required; 8 provided

Perimeter Buffers: 15-foot perimeter buffer for eastern side and 45-foot perimeter buffer on the north side of the project.

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

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

Environmental Features:

This site does not contain FEMA designated floodplain.



Fire Protection:

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

Parking:

Parking is based on 1 per 500 square feet of gross floor area and 1 per 2,500 square feet of indoor storage area.

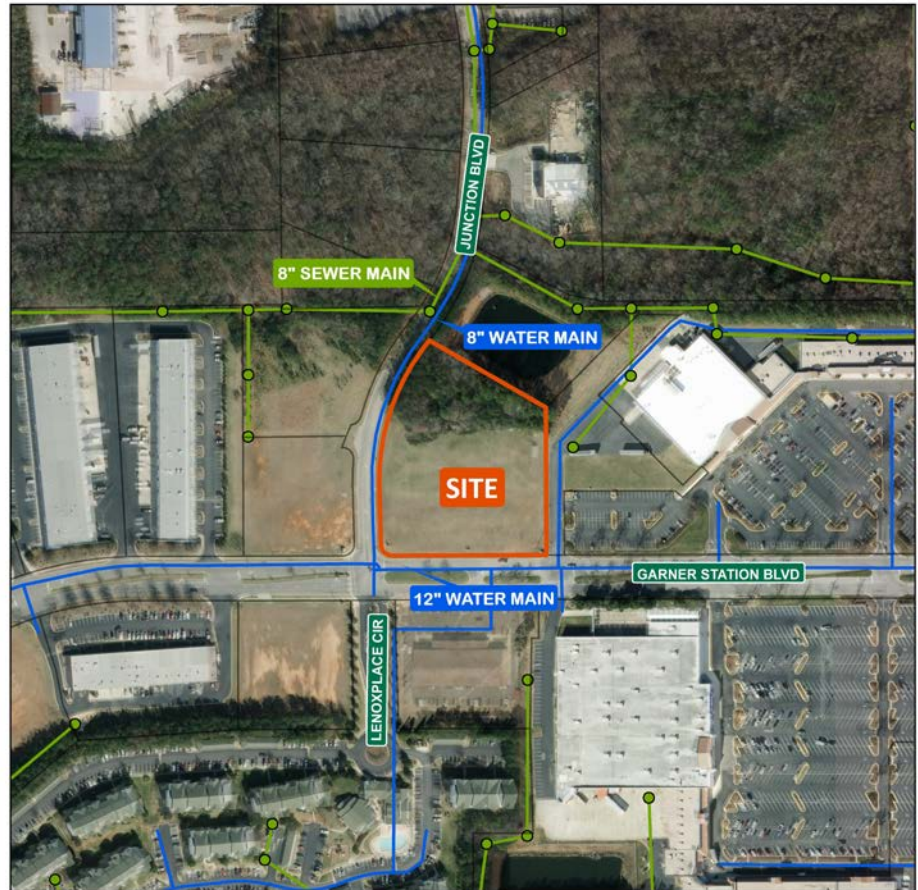
- Required: 44 (2 accessible)
- Proposed: 47 (3 accessible)

Lighting:

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

Infrastructure:

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



Stormwater Management: RG Communications is a commercial development site that is located within the watershed protection area. This site is subject to stormwater water quality requirements for nitrogen and 85% TSS removal as well as water quantity requirements for the 1, 10- and 25-year storm events. This development plan proposes a wet retention pond to treat impervious surface developed on this site. The wet retention pond will provide treatment for both nitrogen and 85% TSS removal as well as all water quantity requirements for this site. A nitrogen offset payment will also be required as part of this development.

Site Access: The site will be primarily accessed from Garner Station Boulevard with a second access on Junction Boulevard. An access easement has been extended to the property to the east for possible future connection. Currently, a spike strip exists on the adjacent parcel.

Frontage Improvements: Curb and gutter are existing; sidewalks will be installed along Junction Boulevard and Garner Station Boulevard.

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

2018 Garner Forward Transportation Plan:

A review of the Garner Forward Transportation Plan revealed a recommendation for sidewalks along the frontage of Garner Station Boulevard and Junction Boulevard. With the installation of sidewalks, this project, as proposed, may be considered consistent with the Garner Forward Transportation Plan.

Parks & Recreation, Open Space & Greenways Master Plan:

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

Unified Development Ordinance Regulations:

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

1. Prior issuance of building permit payment of Engineering Inspection Fees shall be paid to the Town of Garner.
2. Prior to issuance of a building permit, payment of Public Utilities Fees shall be paid to the City of Raleigh.
3. Prior to issuance of a building permit, a nitrogen offset payment is required.
4. Prior to issuance of a Certificate of Occupancy, the Stormwater Control Measures maintenance plan and associated Memorandum of Agreement shall be approved and recorded with the Wake County Register of Deeds.

VI. PLANNING COMMISSION NOTES AND RECOMMENDATION

The Planning Commission conducted a preview of the conditional use site plan at their July 20, 2020 meeting.

By a unanimous vote, the Planning Commission confirmed staff's findings in Section V that conditional use site plan – CUP-SP-20-02, RG Communications – is in conformity with adopted town plans and policies.

CUP-SP-20-02 RG Communications

Conditional Use Permit Motion Worksheet

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

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

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

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

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

“I move that the Council accept the staff statements regarding plan consistency in Section VII of this report as our own and find the application meets the 10 permit criteria in Section 3.14.D. and therefore approve CUP-SP-20-02, RG Communications with the four (4) project specific conditions to be listed on the permit that will be prepared by Staff.”

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

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

Condition #1:

Condition #2, etc.:

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

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

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

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

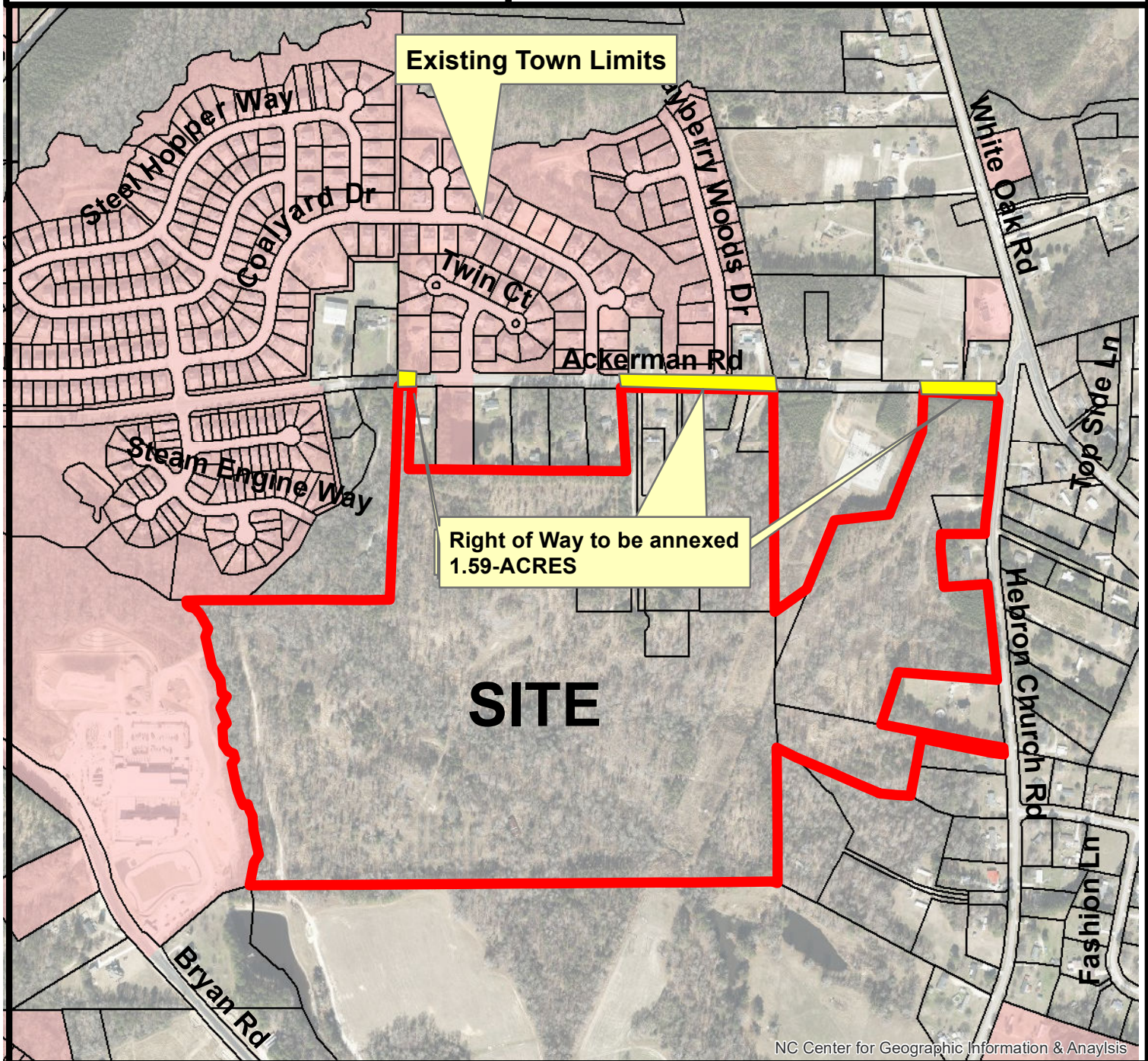
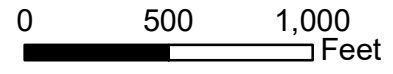
and therefore, deny RG Communications – CUP-SP-20-02.

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: September 8, 2020		
Subject: ANX-20-06, Ridgemoor		
Location on Agenda: Public Hearings		
Department: Planning		
Contact: David Bamford, AICP; Planning Services Manager		
Presenter: David Bamford, AICP; Planning Services Manager		
Brief Summary: Satellite petition (ANX-20-06) submitted by Lennar Carolinas, LLC to annex 130.98 +/- acres into the Town of Garner to connect the approved Ridgemoor Subdivision (PD-MP-17-01, aka "Country Walk") to public water and sewer utilities. The annexation site includes an additional 1.59 +/- acres of adjacent public right-of-way (132.57 +/- acres total), is located south of Ackerman Road and west of Hebron Church Road and may be further identified as Wake County PIN#'s 1629-48-4983, 1629-48-5029, 1629-48-2110, 1629-48-4691, 1629-48-7905, 1629-58-8476, 1629-58-5022, 1629-37-8711, 1629-48-7400, 1629-57-4326, 1629-48-9823 and 1629-57-0956.		
Recommended Motion and/or Requested Action: Adopt annexation Ordinance (2020) 4075		
Detailed Notes: PD-MP-17-01 was approved by the Town Council in 2017.		
Funding Source: n/a		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations: 		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JST	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

Town of Garner Planning Department

Annexation ANX 20-06



NC Center for Geographic Information & Analysis

Owner: Lennar Carolinas LLC (Ridgemoor Subdivision)
Location: Ackerman Rd
Area: 130.98 acres + 1.59-acres of Ackerman Road Right of Way (132.57 total)
Pin: 1629484983, 1629485029, 1629482110, 1629484691,
1629487905, 1629588476, 1629585022, 1629378711,
1629487400, 1629574326, 1629489823, 1629570956,
1629475921

Planning Department Memorandum

TO: Mayor and Town Council
FROM: David Bamford, AICP; Planning Services Manager
SUBJECT: ***ANX-20-06: Ridgemoor***
DATE: September 8, 2020

ANNEXATION APPLICATION: ANX-20-06
OWNERS: Lennar Carolinas LLC
CONTIGUOUS / SATELLITE: Satellite
LOCATION OF PROPERTY: Frontage on Ackerman and Hebron Church roads
WAKE COUNTY PIN #: 1629-48-4983, 1629-48-5029, 1629-48-2110, 1629-48-4691, 1629-48-7905, 1629-58-8476, 1629-58-5022, 1629-37-8711, 1629-48-7400, 1629-57-4326, 1629-48-9823, 1629-57-0956, 1629-47-5921
REAL ESTATE ID #: 0148903, 0148905, 0148907, 0148904, 0129701, 0132472, 0328313, 0053900, 0038785, 0129391, 0129702, 0353189, 0148906
AREA: 130.9 +/- acres and +/- 1.59-acres of all Ackerman Road Right-of-Way along the northern frontage of the site, totaling approximately 132.57 +/- acres
ZONING: PRD C5
ASSOCIATED DEVELOPMENT PLAN: Country Walk Subdivision (now called Ridgemoor) PD-MP-17-01 approved November 6, 2017, for 215 single-family and 122 townhomes. Per the *Raleigh-Garner Merger Agreement*, an annexation petition is required for the extension of service.
RECOMMENDATION: Adopt annexation ordinance

KEY DATES:

SET PUBLIC HEARING:	August 3, 2020
PUBLIC HEARING:	September 8, 2020
ANNEXATION EFFECTIVE:	September 8, 2020

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

ORDINANCE NO. (2020) 4075

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

WHEREAS, the Town Council of the Town of Garner has been petitioned under G.S. 160A-58.1 to annex the area described below; and

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

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at 900 7th Avenue in the Town of Garner Town Hall at 7:00 PM on September 8, 2020, after due notice by the *News & Observer* on August 21, 2020, and

WHEREAS, the Town Council finds that the area described therein meets the standards of G.S. 160A-58.1(b), to wit:

- a. The nearest point on the proposed satellite corporate limits is not more than three (3) miles from the corporate limits of the Town of Garner;
- b. No point on the proposed satellite corporate limits is closer to another municipality than to the Town of Garner;
- c. The area described is so situated that the Town of Garner will be able to provide the same services within the proposed satellite corporate limits that it provides within the primary corporate limits;

d. No subdivision, as defined in G.S. 160A-376, will be fragmented by this proposed annexation; and

WHEREAS, the Town Council further finds that the petition has been signed by all the owners of real property in the area who are required by law to sign; and

WHEREAS, the Town Council further finds that the petition is otherwise valid, and that the public health, safety and welfare of the Town of Garner and of the area proposed for annexation will be best served by annexing the area described;

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

Section 1. By virtue of the authority granted by G.S. 160A-58.2, the following described non-contiguous territory is hereby annexed and made part of the Town of Garner as of September 8, 2020.

(ANX 20-06) Ridgemoor Subdivision – Satellite annexation:
at the southwest corner of the intersection of Ackerman Road and
Hebron Church Road

BEGINNING AT A POINT IN THE SOUTHERN RIGHT OF WAY OF ACKERMAN ROAD (60-FOOT PUBLIC RIGHT OF WAY); THENCE WITH SAID RIGHT OF WAY SOUTH 89°23'35" EAST 61.49 FEET TO A POINT; THENCE SOUTH 89°03'30" EAST 109.97 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY SOUTH

00°25'40" EAST 1012.87 FEET TO A POINT; THENCE NORTH 54°1a•5a• EAST 180.09 FEET TO A POINT; THENCE NORTH 22°13'12" EAST 337.09 FEET TO A POINT; THENCE NORTH 83°57'29" EAST 250.00 FEET TO A POINT; THENCE NORTH 21°34'55" EAST 410.03 FEET TO A POINT; THENCE NORTH 02°16'35" EAST 208.91 FEET TO A POINT IN CENTERLINE OF ACKERMAN ROAD (60-FOOT PUBLIC RIGHT OF WAY); THENCE WITH SAID CENTERLINE SOUTH 87°47'39" EAST 30.68 FEET TO A POINT; THENCE SOUTH

87°13'31" EAST 55.52 FEET TO A POINT; THENCE SOUTH as•32'44• EAST 57.86 FEET TO A POINT; THENCE SOUTH 86°16'17" EAST 58.18 FEET TO A POINT; THENCE SOUTH 86°48'33" EAST 113.66 FEET TO A POINT; THENCE SOUTH 87°09'41" EAST 70.83 FEET TO A POINT IN THE CENTERLINE OF HEBRON CHURCH ROAD {VARIABLE WIDTH PUBLIC RIGHT OF WAY}; THENCE WITH SAID CENTERLINE SOUTH

06°54'47" WEST 476.55 FEET TO A POINT; THENCE SOUTH 06°47'43" WEST 5.49 FEET TO A POINT; THENCE SOUTH 06°53'30" WEST 79.98 FEET TO A POINT;

THENCE SOUTH 05'46'41" WEST 53.03 FEET TO A POINT; THENCE SOUTH 03'35'58" WEST 45.14 FEET TO A POINT; THENCE SOUTH 01'36'10" WEST 1.73 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE NORTH 89'57'25" WEST 232.75 FEET TO A POINT; THENCE SOUTH 02'07'28" WEST 67.10 FEET TO A POINT; THENCE SOUTH 05'39'30" EAST 174.98 FEET TO A POINT; THENCE NORTH 86'19'46" EAST 227.83 FEET TO A POINT IN THE CENTER LINE OF HEBRON CHURCH ROAD {VARIABLE WIDTH PUBLIC RIGHT OF WAY}; THENCE WITH SAID CENTERLINE SOUTH 05'34'47" EAST 20.52 FEET TO A POINT; THENCE SOUTH 05'47'22" EAST 423.23 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE NORTH 85'42'04" WEST 484.95 FEET TO A POINT; THENCE SOUTH 17'38'09" WEST 249.70 FEET TO A POINT; THENCE SOUTH 78'35'08" EAST 570.90 FEET TO A POINT IN THE CENTERLINE OF HEBRON CHURCH ROAD {VARIABLE WIDTH PUBLIC RIGHT OF WAY}; THENCE WITH SAID CENTERLINE SOUTH 04'24'45" EAST 29.68 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE NORTH 78'46'26" WEST 383.86 FEET TO A POINT; THENCE SOUTH 11'07'24" WEST 124.79 FEET TO A POINT; THENCE SOUTH 12'39'40" WEST 140.20 FEET TO A POINT; THENCE NORTH 84'34'34" WEST 148.67 FEET TO A POINT; THENCE NORTH 65'11'46" WEST 417.21 FEET TO A POINT; THENCE NORTH 63'01'31" WEST 102.41 FEET TO A POINT; THENCE SOUTH 00'59'00" EAST 629.37 FEET TO A POINT; THENCE SOUTH 89'40'29" WEST 2406.25 FEET TO A POINT IN THE CENTERLINE OF CREEK; THENCE WITH SAID CENTERLINE NORTH 07'39'38" WEST 19.75 FEET TO A POINT; THENCE NORTH 21'03'55" WEST 16.56 FEET TO A POINT; THENCE NORTH 06'31'31" WEST 23.55 FEET TO A POINT; THENCE NORTH 14'18'50" EAST 31.89 FEET TO A POINT; THENCE NORTH 33'49'31" EAST 15.58 FEET TO A POINT; THENCE NORTH 18'16'07" EAST 6.25 FEET TO A POINT; THENCE NORTH 33'30'45" EAST 45.89 FEET TO A POINT; THENCE NORTH 40'57'03" EAST 32.44 FEET TO A POINT; THENCE NORTH 46'11'44" WEST 41.03 FEET TO A POINT; THENCE NORTH 17'53'42" EAST 28.25 FEET TO A POINT; THENCE NORTH 22'43'39" WEST 40.73 FEET TO A POINT; THENCE NORTH 03'56'31" EAST 46.74 FEET TO A POINT; THENCE NORTH 29'18'20" WEST 29.82 FEET TO A POINT; THENCE NORTH 23'29'37" WEST 44.45 FEET TO A POINT; THENCE NORTH 70'20'23" WEST 22.74 FEET TO A POINT; THENCE NORTH 35'10'32" WEST 23.54 FEET TO A POINT; THENCE NORTH 00'11'42" WEST 30.14 FEET TO A POINT; THENCE NORTH 27'51'25" WEST 25.79 FEET TO A POINT; THENCE NORTH 18'02'04" EAST 34.93 FEET TO A POINT; THENCE NORTH 63'59'23" WEST 13.56 FEET TO A POINT; THENCE NORTH 11'57'56" EAST 27.12 FEET TO A POINT; THENCE NORTH 04'22'12" WEST 29.42 FEET TO A POINT; THENCE NORTH 39'55'55" EAST 18.71 FEET TO A POINT; THENCE NORTH 53'13'27" WEST 20.11 FEET TO A POINT; THENCE NORTH 21'21'10" WEST 26.88 FEET TO A POINT; THENCE NORTH 39'26'32" EAST 21.34 FEET TO A POINT; THENCE NORTH 00'50'36" WEST 12.74 FEET TO A POINT; THENCE NORTH 76'36'26" WEST 21.82 FEET TO A POINT; THENCE NORTH 03'18'05" WEST 19.00 FEET TO A POINT; THENCE NORTH 20'53'28" WEST 35.65 FEET TO A POINT; THENCE NORTH 38'18'03" EAST 15.16 FEET TO A POINT; THENCE NORTH

21°50'34" WEST 52.41 FEET TO A POINT; THENCE NORTH 15°10'03" WEST 57.41 FEET TO A POINT; THENCE NORTH 35°26'09" EAST 33.02 FEET TO A POINT; THENCE NORTH 29°12'09" EAST 15.60 FEET TO A POINT; THENCE NORTH 41°18'30" WEST 24.00 FEET TO A POINT; THENCE NORTH 04°53'24" WEST 41.59 FEET TO A POINT; THENCE NORTH 41°29'59" WEST 23.98 FEET TO A POINT; THENCE NORTH 06°24'51" EAST 21.01 FEET TO A POINT; THENCE NORTH 04°18'27" WEST 30.13 FEET TO A POINT; THENCE NORTH 40°26'33" WEST 23.96 FEET TO A POINT; THENCE NORTH 12°59'33" WEST 6.47 FEET TO A POINT; THENCE NORTH 64°40'54" EAST 8.92 FEET TO A POINT; THENCE NORTH 15°30'44" EAST 9.33 FEET TO A POINT; THENCE NORTH 08°20'14" WEST 29.66 FEET TO A POINT; THENCE NORTH 01°52'46" WEST 26.28 FEET TO A POINT; THENCE NORTH 16°35'33" EAST 27.34 FEET TO A POINT; THENCE NORTH 09°18'51" WEST 32.02 FEET TO A POINT; THENCE NORTH 05°59'57" WEST 19.73 FEET TO A POINT; THENCE NORTH 83°06'22" WEST 13.78 FEET TO A POINT; THENCE NORTH 07°18'22" WEST 15.42 FEET TO A POINT; THENCE NORTH 29°46'49" WEST 39.00 FEET TO A POINT; THENCE NORTH 50°53'53" WEST 16.93 FEET TO A POINT; THENCE NORTH 14° 46'26" WEST 14.17 FEET TO A POINT; THENCE NORTH 12°11'42" EAST 13.91 FEET TO A POINT; THENCE NORTH 42°39'37" WEST 19.03 FEET TO A POINT; THENCE NORTH 16°13'41" WEST 16.32 FEET TO A POINT; THENCE NORTH

87° 41 '49• WEST 25.05 FEET TO A POINT; THENCE NORTH 64° 16'07" WEST 28.56 FEET TO A POINT; THENCE NORTH 45°12'57" WEST 35.42 FEET TO A POINT; THENCE NORTH 33°32'10" WEST 11.13 FEET TO A POINT; THENCE LEAVING SAID CREEK NORTH 89°55'59" EAST 948.77 FEET TO A POINT; THENCE NORTH 01°45'25" EAST 588.72 FEET TO A POINT; THENCE NORTH 01°42'59" EAST 420.00 FEET TO A POINT IN THE CENTERLINE OF ACKERMAN ROAD (60-FOOT PUBLIC RIGHT OF WAY); THENCE WITH SAID CENTERLINE NORTH 86°02'12" EAST 60.32 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE SOUTH 01°43'09" WEST 424.35 FEET TO A POINT; THENCE SOUTH 89°41'37" EAST 818.79 FEET TO A POINT; THENCE NORTH 03°07'00" WEST 419.75 FEET TO A POINT IN THE CENTERLINE OF ACKERMAN ROAD {60-FOOT PUBLIC RIGHT OF WAY}; THENCE WITH SAID CENTERLINE SOUTH 88°52'13" EAST 168.57 FEET TO A POINT; THENCE SOUTH 88°56'38" EAST 10.31 FEET TO A POINT; THENCE SOUTH 89°04'12" EAST 45.26 FEET TO A POINT; THENCE SOUTH 89°12'53" EAST 10.07 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE SOUTH 00°35'22" EAST 29.60 FEET TO A POINT IN THE SOUTHERN RIGHT OF WAY OF ACKERMAN ROAD {60-FOOT PUBLIC RIGHT OF WAY}; THENCE WITH SAID RIGHT OF WAY SOUTH 89°07'11" EAST 460.68 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 5,705,471.22 SQUARE FEET AND 130.980 ACRES.

ALSO INCLUDED ARE +/- 1.59-ACRES OF ALL ACKERMAN ROAD RIGHT OF WAY ALONG THE NORTHERN FRONTAGE OF THE SITE, TOTALING APPROXIMATELY +/- 132.57 ACRES

Section 2. Upon and after September 8, 2020, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Garner and shall be entitled to the same privileges and benefits as other parts of the Town of Garner said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

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

Adopted this 8th day of September, 2020.

Ken Marshburn, Mayor

ATTEST:

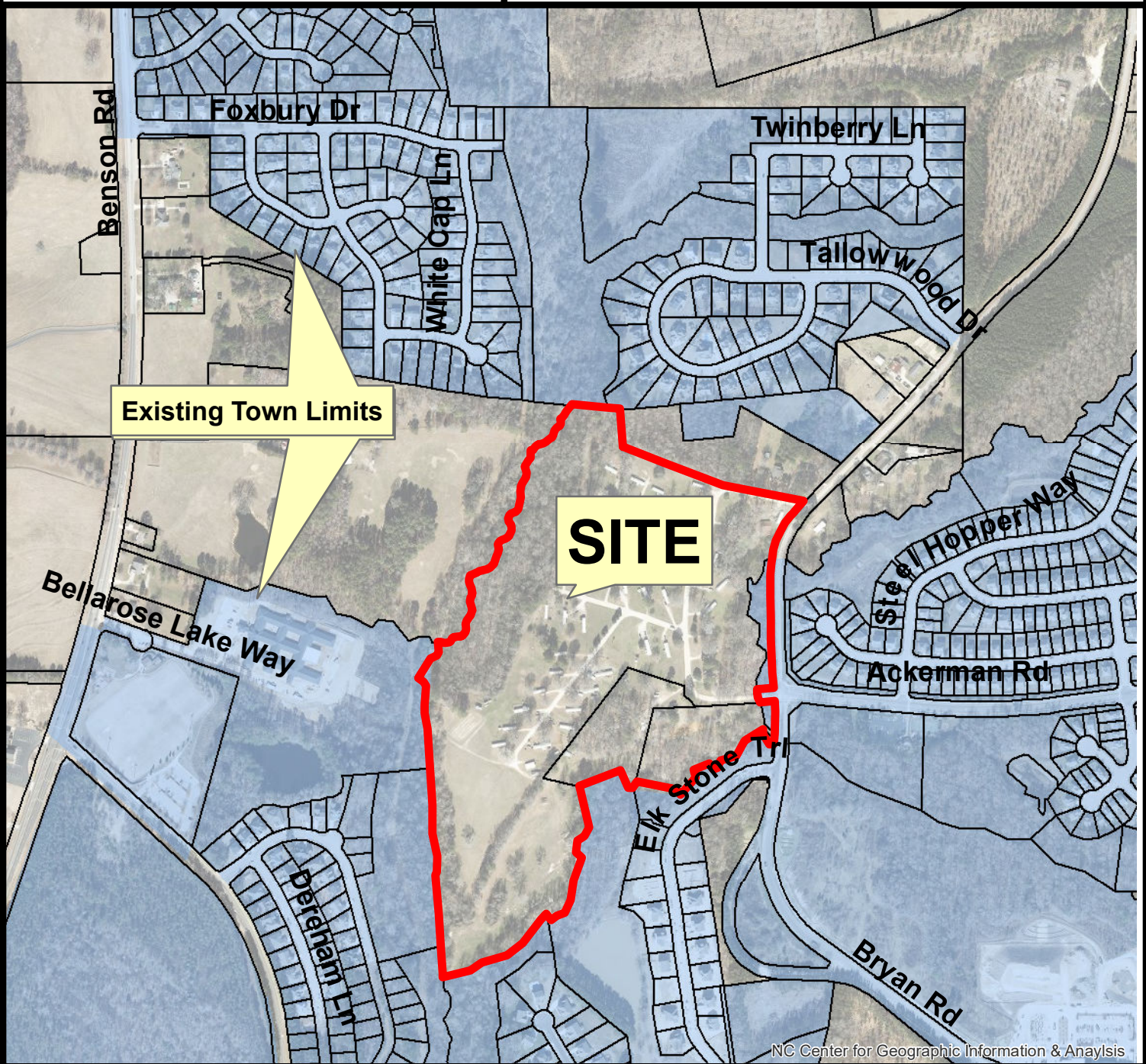
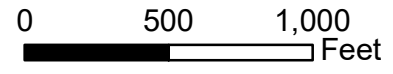
Stella L. Gibson, Town Clerk

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: September 8, 2020		
Subject: ANX-20-13, Grove at White Oak		
Location on Agenda: Public Hearings		
Department: Planning		
Contact: David Bamford, AICP; Planning Services Manager		
Presenter: David Bamford, AICP; Planning Services Manager		
Brief Summary: Contiguous petition (ANX-20-13) submitted by M/I Homes of Raleigh, LLC to annex 59.4 +/- acres into the Town of Garner to connect the approved Grove at White Oak Subdivision (CUP-SB-18-18, aka "Rhora") to public water and sewer utilities. The annexation site is located west of Bryan Road at the current western terminus of Ackerman Road and may be further identified as Wake County PIN#'s 1629-08-6877, 1629-09-6033, 1629-08-3891, 1619-98-8721, 1629-08-6776, and 1619-99-5082.		
Recommended Motion and/or Requested Action: Adopt annexation Ordinance (2020) 4076		
Detailed Notes: CUP-SB-18-18 approved by the Town Council in January 2019.		
Funding Source: n/a		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations: 		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JST	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

**Town of Garner
Planning Department**

**Annexation
ANX 20-13**



NC Center for Geographic Information & Analysis

Owner: MI Homes
Location: Bryan Rd /Ackerman Rd (Grove at White Oak Subdivision)
Area: 59.4 acres
Pin: 1629086877, 1629096033, 162908389,
1619988721, 1629086776, 1619995082

Planning Department Memorandum

TO: Mayor and Town Council

FROM: David Bamford, AICP; Planning Services Manager

SUBJECT: ***ANX-20-13: Grove at White Oak***

DATE: September 8, 2020

ANNEXATION APPLICATION: ANX-20-13

OWNERS: MI Homes

CONTIGUOUS / SATELLITE: Contiguous

LOCATION OF PROPERTY: Bryan Rd and Ackerman Rd

WAKE COUNTY PIN #: 1629-08-6877, 1629-09-6033, 1629-08-3891, 1619-98-8721, 1629-08-6776, 1619-99-5082

REAL ESTATE ID #: 0328890, 0059619, 0100189, 0101619, 0328889, and 0328892

AREA: 59.4 +/- acres

ZONING: R-9 C210

ASSOCIATED DEVELOPMENT PLAN: Rhora Subdivision (now called Grove at White Oak) CUP-SB-18-18 approved January 7, 2019 for 106 single-family homes- Per the *Raleigh-Garner Merger Agreement*, an annexation petition is required for the extension of service.

RECOMMENDATION: Adopt annexation ordinance

KEY DATES:

SET PUBLIC HEARING: August 3, 2020

PUBLIC HEARING: September 8, 2020

ANNEXATION EFFECTIVE: September 8, 2020

ORDINANCE NO. (2020) 4076

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

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

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

WHEREAS, the Town Clerk has certified the sufficiency of said petition, and a public hearing on the question of this annexation was held at the Town Hall at 7:00 p.m. on September 8, 2020, after due notice by publication in the *News & Observer* on August 21 2020; and

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

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

Section 1. By virtue of the authority granted by G.S. 160A-31, as amended, the following described territory, is hereby annexed and made part of the Town of Garner as of September 8, 2020.

(ANX 20-13) Grove at White Oak Subdivision – Contiguous annexation:
on the west side of Bryan Road across from Akerman Road

PROPERTY DESCRIPTION - TRACT 1

BEGINNING AT A NEWLY SET IRON PIPE LOCATED ON THE WESTERN RIGHT-OF-WAY LINE OF BRYAN ROAD AND BEING THE SOUTHEASTERN PROPERTY CORNER OF LOT 1 AS RECORDED IN BOOK OF MAPS 1995, PAGE 2065, WAKE COUNTY REGISTRY AND HAVING NC GRID (NAD '83/2011) COORDINATES N: 699841.9848 FEET E: 2120838.8002 FEET; THENCE ALONG AND WITH SAID RIGHT-OF-WAY SOUTH 41°53'00" WEST A DISTANCE OF 69.97 FEET TO A POINT; THENCE WITH ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 213.79 FEET, SAID CURVE HAVING A RADIUS OF 390.00 FEET, A CHORD DIRECTION OF SOUTH 26°10'45" WEST AND A CHORD DISTANCE OF 211.12 FEET TO A POINT; THENCE SOUTH 10°28'31" WEST A DISTANCE OF 14.97 FEET TO A POINT LOCATED IN THE CENTERLINE OF A CREEK; THENCE LEAVING SAID RIGHT-OF-WAY ALONG AND WITH SAID CREEK CENTERLINE NORTH 86°33'45" WEST A DISTANCE OF 13.87 FEET TO A POINT; THENCE SOUTH 82°03'18" WEST A DISTANCE OF 6.16 FEET TO

A POINT; THENCE SOUTH 53°48'23" WEST A DISTANCE OF 17.97 FEET TO A POINT; THENCE SOUTH 16°50'13" WEST A DISTANCE OF 46.21 FEET TO A POINT; THENCE SOUTH 16°47'14" WEST A DISTANCE OF 33.62 FEET TO A POINT; THENCE SOUTH 58°43'47" WEST A DISTANCE OF 57.23 FEET TO A POINT; THENCE SOUTH 68°16'58" WEST A DISTANCE OF 13.03 FEET TO A POINT; THENCE SOUTH 13°49'53" EAST A DISTANCE OF 68.47 FEET TO A POINT; THENCE SOUTH 14°24'50" WEST A DISTANCE OF 69.17 FEET TO A POINT; THENCE SOUTH 41°42'27" EAST A DISTANCE OF 54.95 FEET TO A POINT; THENCE SOUTH 58°00'52" EAST A DISTANCE OF 29.65 FEET TO A POINT; THENCE SOUTH 02°59'59" WEST A DISTANCE OF 12.11 FEET TO A POINT; THENCE SOUTH 14°23'06" WEST A DISTANCE OF 66.24 FEET TO A POINT; THENCE SOUTH 50°27'47" EAST A DISTANCE OF 53.46 FEET TO A POINT; THENCE SOUTH 06°19'45" EAST A DISTANCE OF 30.50 FEET TO A POINT; THENCE SOUTH 25°24'15" WEST A DISTANCE OF 78.12 FEET TO A POINT; THENCE SOUTH 17°40'19" WEST A DISTANCE OF 47.81 FEET TO A POINT; THENCE SOUTH 27°48'50" EAST A DISTANCE OF 27.60 FEET TO A POINT; THENCE SOUTH 01°35'37" EAST A DISTANCE OF 24.58 FEET TO A POINT; THENCE SOUTH 09°06'01" EAST A DISTANCE OF 41.17 FEET TO A POINT; THENCE LEAVING SAID CREEK CENTERLINE THENCE SOUTH 89°18'57" WEST A DISTANCE OF 302.23 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 60°15'53" WEST A DISTANCE OF 30.00 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 42°37'53" WEST A DISTANCE OF 30.03 FEET TO A POINT; THENCE NORTH 04°41'08" WEST A DISTANCE OF 45.03 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 71°07'22" WEST A DISTANCE OF 203.69 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 38°07'38" WEST A DISTANCE OF 635.52 FEET TO A POINT; THENCE SOUTH 71°07'22" EAST A DISTANCE OF 105.74 FEET TO A POINT LOCATED IN CENTERLINE OF A CREEK; THENCE ALONG AND WITH SAID CREEK CENTERLINE SOUTH 23°48'10" EAST A DISTANCE OF 65.61 FEET TO A POINT; THENCE SOUTH 03°02'04" WEST A DISTANCE OF 32.46 FEET TO A POINT; THENCE SOUTH 22°21'10" EAST A DISTANCE OF 64.32 FEET TO A POINT; THENCE SOUTH 00°23'47" EAST A DISTANCE OF 44.59 FEET TO A POINT; THENCE SOUTH 52°55'45" WEST A DISTANCE OF 58.25 FEET TO A POINT; THENCE SOUTH 11°55'55" WEST A DISTANCE OF 70.72 FEET TO A POINT; THENCE SOUTH 10°32'10" EAST A DISTANCE OF 41.74 FEET TO A POINT; THENCE SOUTH 09°51'02" WEST A DISTANCE OF 104.17 FEET TO A POINT; THENCE SOUTH 11°37'15" WEST A DISTANCE OF 69.79 FEET TO A POINT; THENCE SOUTH 08°54'33" WEST A DISTANCE OF 22.46 FEET TO A POINT; THENCE SOUTH 30°45'04" WEST A DISTANCE OF 27.28 FEET TO A POINT; THENCE SOUTH 58°41'28" WEST A DISTANCE OF 64.39 FEET TO A POINT; THENCE NORTH 55°54'41" WEST A DISTANCE OF 18.44 FEET TO A POINT; THENCE NORTH 01°14'01" WEST A DISTANCE OF 28.69 FEET TO A POINT; THENCE NORTH 67°11'57" WEST A DISTANCE OF 8.79 FEET TO A POINT; THENCE SOUTH 76°30'28" WEST A DISTANCE OF 21.32 FEET TO A POINT; THENCE SOUTH 01°34'03" EAST A DISTANCE OF 21.19 FEET TO A POINT; THENCE SOUTH

49°33'06" WEST A DISTANCE OF 53.92 FEET TO A POINT; THENCE SOUTH 31°20'01" WEST A DISTANCE OF 48.86 FEET TO A POINT; THENCE SOUTH 87°05'45" WEST A DISTANCE OF 30.73 FEET TO A POINT; THENCE SOUTH 02°04'35" WEST A DISTANCE OF 8.18 FEET TO A POINT; THENCE SOUTH 07°48'14" EAST A DISTANCE OF 42.51 FEET TO A POINT; THENCE SOUTH 89°08'56" WEST A DISTANCE OF 46.24 FEET TO A POINT; THENCE SOUTH 20°45'22" WEST A DISTANCE OF 39.77 FEET TO A POINT; THENCE SOUTH 61°31'11" WEST A DISTANCE OF 85.30 FEET TO A POINT; THENCE SOUTH 78°06'06" WEST A DISTANCE OF 59.18 FEET TO A POINT; THENCE SOUTH 34°43'31" WEST A DISTANCE OF 37.35 FEET TO A POINT; THENCE LEAVING SAID CREEK CENTERLINE ALONG A REFERENCE LINE SOUTH 76°21'07" WEST A DISTANCE OF 152.26 FEET TO A POINT LOCATED IN THE CENTERLINE OF A CREEK; THENCE ALONG AND WITH SAID CREEK CENTERLINE NORTH 01°21'25" WEST A DISTANCE OF 120.48 FEET TO A POINT; THENCE NORTH 03°43'51" WEST A DISTANCE OF 165.58 FEET TO A POINT; THENCE NORTH 05°54'07" WEST A DISTANCE OF 104.29 FEET TO A POINT; THENCE NORTH 00°49'41" WEST A DISTANCE OF 96.67 FEET TO A POINT; THENCE NORTH 01°29'06" WEST A DISTANCE OF 79.00 FEET TO A POINT; THENCE NORTH 06°48'26" WEST A DISTANCE OF 138.31 FEET TO A POINT; THENCE NORTH 02°06'46" WEST A DISTANCE OF 84.15 FEET TO A POINT; THENCE NORTH 05°34'25" WEST A DISTANCE OF 91.20 FEET TO A POINT; THENCE NORTH 01°21'53" WEST A DISTANCE OF 116.11 FEET TO A POINT; THENCE NORTH 04°41'04" WEST A DISTANCE OF 123.49 FEET TO A POINT; THENCE NORTH 06°56'33" WEST A DISTANCE OF 68.01 FEET TO A POINT; THENCE NORTH 00°55'02" EAST A DISTANCE OF 104.86 FEET TO A POINT; THENCE NORTH 17°16'23" WEST A DISTANCE OF 11.70 FEET TO A POINT; THENCE NORTH 25°31'31" WEST A DISTANCE OF 49.17 FEET TO A POINT; THENCE NORTH 04°43'04" EAST A DISTANCE OF 18.10 FEET TO A POINT; THENCE NORTH 56°17'32" EAST A DISTANCE OF 42.88 FEET TO A POINT; THENCE NORTH 15°53'00" EAST A DISTANCE OF 60.97 FEET TO A POINT; THENCE NORTH 33°01'21" EAST A DISTANCE OF 58.14 FEET TO A POINT; THENCE NORTH 00°55'48" WEST A DISTANCE OF 36.36 FEET TO A POINT; THENCE NORTH 44°13'51" EAST A DISTANCE OF 23.82 FEET TO A POINT; THENCE NORTH 13°35'17" EAST A DISTANCE OF 62.10 FEET TO A POINT; THENCE NORTH 05°27'20" EAST A DISTANCE OF 57.00 FEET TO A POINT; THENCE NORTH 10°49'11" EAST A DISTANCE OF 34.11 FEET TO A POINT; THENCE NORTH 23°28'59" EAST A DISTANCE OF 107.94 FEET TO A POINT; THENCE NORTH 35°55'08" EAST A DISTANCE OF 94.94 FEET TO A POINT; THENCE NORTH 29°28'20" EAST A DISTANCE OF 86.32 FEET TO A POINT; THENCE NORTH 28°24'18" EAST A DISTANCE OF 79.81 FEET TO A POINT; THENCE NORTH 31°22'06" EAST A DISTANCE OF 69.83 FEET TO A POINT; THENCE NORTH 19°52'19" EAST A DISTANCE OF 49.44 FEET TO A POINT; THENCE NORTH 23°54'20" EAST A DISTANCE OF 82.27 FEET TO A POINT; THENCE NORTH 30°40'32" EAST A DISTANCE OF 78.62 FEET TO A POINT; THENCE NORTH 30°51'44" EAST A

DISTANCE OF 70.93 FEET TO A POINT; THENCE NORTH 25°37'17" EAST A DISTANCE OF 55.74 FEET TO A POINT; THENCE NORTH 45°33'19" EAST A DISTANCE OF 38.15 FEET TO A POINT; THENCE NORTH 16°33'43" EAST A DISTANCE OF 38.28 FEET TO A POINT; THENCE NORTH 12°29'52" WEST A DISTANCE OF 103.22 FEET TO A POINT; THENCE NORTH 06°40'06" EAST A DISTANCE OF 85.06 FEET TO A POINT LOCATED ON THE SOUTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OWNED BY EVERWOOD PROPERTY OWNERS ASSOCIATIONS INC AS RECORDED IN DEED BOOK 11844, PAGE 242 AS SHOWN IN BOOK OF MAPS 2006, PAGE 245, WAKE COUNTY REGISTRY; THENCE LEAVING SAID CREEK CENTERLINE ALONG AND WITH SAID SOUTHERN PROPERTY LINE SOUTH 84°08'15" EAST A DISTANCE OF 390.78 FEET TO AN EXISTING IRON PIPE, THE NORTHWESTERN PROPERTY CORNER OF SAID LOT 1 AS RECORDED IN BOOK OF MAPS 1995, PAGE 2065, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE SOUTH 04°59'35" EAST A DISTANCE OF 174.60 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 68°54'02" EAST A DISTANCE OF 486.58 FEET TO A 29" PINE TREE; THENCE SOUTH 78°49'05" EAST A DISTANCE OF 374.10 FEET TO THE POINT OF BEGINNING, CONTAINING 51.8672 ACRES.

PROPERTY DESCRIPTION - TRACT 2

COMMENCING AT A POINT LOCATED ON THE WESTERN RIGHT-OF-WAY LINE OF BRYAN ROAD AND HAVING NC GRID (NAD '83/2011) COORDINATES N: 698933.3585 FEET E: 2120706.7268 FEET; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 83°57'40" WEST A DISTANCE OF 68.81 FEET TO A POINT; THENCE NORTH 09°06'01" WEST A DISTANCE OF 1.48 FEET TO A POINT; THENCE SOUTH 89°18'57" WEST A DISTANCE OF 302.23 FEET TO AN EXISTING IRON PIPE, THE POINT OF BEGINNING; THENCE SOUTH 89°18'57" WEST A DISTANCE OF 191.29 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 11°23'50" WEST A DISTANCE OF 352.02 FEET TO A POINT LOCATED IN THE CENTERLINE OF A CREEK; THENCE ALONG AND WITH SAID CREEK CENTERLINE NORTH 75°46'15" WEST A DISTANCE OF 7.06 FEET TO A POINT; THENCE SOUTH 46°43'37" WEST A DISTANCE OF 21.26 FEET TO A POINT; THENCE NORTH 89°32'35" WEST A DISTANCE OF 13.09 FEET TO A POINT; THENCE NORTH 43°34'18" WEST A DISTANCE OF 25.30 FEET TO A POINT; THENCE NORTH 58°17'25" WEST A DISTANCE OF 51.91 FEET TO A POINT; THENCE SOUTH 79°17'15" WEST A DISTANCE OF 37.16 FEET TO A POINT; THENCE NORTH 86°19'15" WEST A DISTANCE OF 77.11 FEET TO A POINT; THENCE SOUTH 52°59'07" WEST A DISTANCE OF 18.32 FEET TO A POINT; THENCE SOUTH 30°10'16" WEST A DISTANCE OF 29.39 FEET TO A POINT; THENCE SOUTH 65°43'05" WEST A DISTANCE OF 33.43 FEET TO A POINT; THENCE SOUTH 54°20'33" WEST A DISTANCE OF 11.82 FEET TO A POINT; THENCE SOUTH 23°48'10" EAST A DISTANCE OF 14.05 FEET TO A POINT; THENCE NORTH 71°07'22" WEST A DISTANCE OF 105.74 FEET TO A POINT; THENCE NORTH 38°07'38" EAST A DISTANCE OF 635.52 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 71°07'22" EAST A DISTANCE OF 203.69 FEET TO AN EXISTING IRON PIPE;

THENCE SOUTH 04°41'08" EAST A DISTANCE OF 45.03 FEET TO A POINT; THENCE SOUTH 42°37'53" EAST A DISTANCE OF 30.03 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 60°15'53" EAST A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.8398 ACRES.

PROPERTY DESCRIPTION - TRACT 3

BEGINNING AT A POINT LOCATED ON THE WESTERN RIGHT-OF-WAY LINE OF BRYAN ROAD AND HAVING NC GRID (NAD '83/2011) COORDINATES N: 698758.2560 FEET E: 2120704.5571 FEET; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 47°20'54" WEST A DISTANCE OF 71.10 FEET TO A POINT LOCATED IN THE CENTERLINE OF A CREEK; THENCE ALONG AND WITH SAID CREEK CENTERLINE SOUTH 16°08'21" WEST A DISTANCE OF 19.39 FEET TO A POINT; THENCE SOUTH 55°32'23" WEST A DISTANCE OF 16.63 FEET TO A POINT; THENCE NORTH 73°06'12" WEST A DISTANCE OF 45.23 FEET TO A POINT; THENCE SOUTH 24°47'44" WEST A DISTANCE OF 32.01 FEET TO A POINT; THENCE SOUTH 54°14'45" WEST A DISTANCE OF 40.20 FEET TO A POINT; THENCE SOUTH 34°12'43" WEST A DISTANCE OF 53.61 FEET TO A POINT; THENCE SOUTH 64°40'25" WEST A DISTANCE OF 38.34 FEET TO A POINT; THENCE NORTH 85°33'31" WEST A DISTANCE OF 30.02 FEET TO A POINT; THENCE SOUTH 15°26'30" WEST A DISTANCE OF 45.50 FEET TO A POINT; THENCE NORTH 51°52'46" WEST A DISTANCE OF 44.54 FEET TO A POINT; THENCE SOUTH 66°53'39" WEST A DISTANCE OF 11.23 FEET TO A POINT; THENCE SOUTH 48°48'23" WEST A DISTANCE OF 23.75 FEET TO A POINT; THENCE SOUTH 73°48'00" WEST A DISTANCE OF 29.79 FEET TO A POINT; THENCE SOUTH 47°21'36" WEST A DISTANCE OF 25.46 FEET TO A POINT; THENCE SOUTH 11°50'14" EAST A DISTANCE OF 13.62 FEET TO A POINT; THENCE SOUTH 03°36'22" EAST A DISTANCE OF 39.63 FEET TO A POINT; THENCE SOUTH 64°42'06" WEST A DISTANCE OF 35.48 FEET TO A POINT; THENCE SOUTH 46°11'17" WEST A DISTANCE OF 39.44 FEET TO A POINT; THENCE NORTH 43°49'43" WEST A DISTANCE OF 21.28 FEET TO A POINT; THENCE NORTH 82°25'47" WEST A DISTANCE OF 35.94 FEET TO A POINT; THENCE NORTH 80°26'45" WEST A DISTANCE OF 61.10 FEET TO A POINT; THENCE NORTH 73°48'36" WEST A DISTANCE OF 40.69 FEET TO A POINT; THENCE NORTH 75°46'15" WEST A DISTANCE OF 47.92 FEET TO A POINT; THENCE LEAVING SAID CREEK CENTERLINE NORTH 11°23'50" EAST A DISTANCE OF 352.02 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 89°18'57" EAST A DISTANCE OF 191.29 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 89°18'57" EAST A DISTANCE OF 302.23 FEET TO A POINT LOCATED IN THE CENTERLINE OF A CREEK; THENCE ALONG AND WITH SAID CREEK CENTERLINE SOUTH 09°06'01" EAST A DISTANCE OF 1.48 FEET TO A POINT; THENCE SOUTH 08°13'04" WEST A DISTANCE OF 16.69 FEET TO A POINT; THENCE SOUTH 23°25'52" EAST A DISTANCE OF 45.77 FEET TO A POINT; THENCE SOUTH 05°20'08" EAST A DISTANCE OF 39.22 FEET TO A POINT; THENCE LEAVING SAID CREEK CENTERLINE SOUTH 47°20'54" EAST A DISTANCE OF 66.11 FEET TO A POINT; THENCE SOUTH 04°06'00" WEST A

DISTANCE OF 25.57 FEET TO THE POINT OF BEGINNING, CONTAINING 3.5602 ACRES.

PROPERTY DESCRIPTION - TRACT 4

BEGINNING AT A POINT LOCATED ON THE WESTERN RIGHT-OF-WAY LINE OF BRYAN ROAD AND THE CENTERLINE OF A CREEK AND HAVING NC GRID (NAD '83/2011) COORDINATES N: 699585.7059 FEET E: 2120696.2245 FEET; THENCE ALONG AND WITH SAID RIGHT-OF-WAY SOUTH 10°28'31" WEST A DISTANCE OF 28.23 FEET TO A POINT; THENCE SOUTH 04°23'16" WEST A DISTANCE OF 50.41 FEET TO A POINT; THENCE SOUTH 00°40'38" WEST A DISTANCE OF 50.32 FEET TO A POINT; THENCE SOUTH 00°20'19" EAST A DISTANCE OF 50.35 FEET TO A POINT; THENCE SOUTH 00°47'57" EAST A DISTANCE OF 96.95 FEET TO A POINT; THENCE SOUTH 01°09'42" EAST A DISTANCE OF 98.56 FEET TO A POINT; THENCE SOUTH 01°45'07" EAST A DISTANCE OF 48.36 FEET TO A POINT; THENCE SOUTH 02°36'04" EAST A DISTANCE OF 50.77 FEET TO A POINT; THENCE SOUTH 03°16'42" EAST A DISTANCE OF 52.82 FEET TO A POINT; THENCE SOUTH 04°21'32" EAST A DISTANCE OF 66.75 FEET TO A POINT; THENCE SOUTH 83°57'40" WEST A DISTANCE OF 71.50 FEET TO A POINT LOCATED IN THE CENTERLINE OF A CREEK; THENCE LEAVING SAID RIGHT-OF-WAY ALONG AND WITH SAID CREEK CENTERLINE NORTH 01°35'37" WEST A DISTANCE OF 7.12 FEET TO A POINT; THENCE NORTH 27°48'50" WEST A DISTANCE OF 27.60 FEET TO A POINT; THENCE NORTH 17°40'19" EAST A DISTANCE OF 47.81 FEET TO A POINT; THENCE NORTH 25°24'15" EAST A DISTANCE OF 78.12 FEET TO A POINT; THENCE NORTH 06°19'45" WEST A DISTANCE OF 30.50 FEET TO A POINT; THENCE NORTH 50°27'47" WEST A DISTANCE OF 53.46 FEET TO A POINT; THENCE NORTH 14°23'06" EAST A DISTANCE OF 66.24 FEET TO A POINT; THENCE NORTH 02°59'59" EAST A DISTANCE OF 12.11 FEET TO A POINT; THENCE NORTH 58°00'52" WEST A DISTANCE OF 29.65 FEET TO A POINT; THENCE NORTH 41°42'27" WEST A DISTANCE OF 54.95 FEET TO A POINT; THENCE NORTH 14°24'50" EAST A DISTANCE OF 69.17 FEET TO A POINT; THENCE NORTH 13°49'53" WEST A DISTANCE OF 68.47 FEET TO A POINT; THENCE NORTH 68°16'58" EAST A DISTANCE OF 13.03 FEET TO A POINT; THENCE NORTH 58°43'47" EAST A DISTANCE OF 57.23 FEET TO A POINT; THENCE NORTH 16°47'14" EAST A DISTANCE OF 33.62 FEET TO A POINT; THENCE NORTH 16°50'13" EAST A DISTANCE OF 46.21 FEET TO A POINT; THENCE NORTH 53°48'23" EAST A DISTANCE OF 17.97 FEET TO A POINT; THENCE NORTH 82°03'18" EAST A DISTANCE OF 6.16 FEET TO A POINT; THENCE SOUTH 86°33'45" EAST A DISTANCE OF 13.87 FEET TO THE POINT OF BEGINNING, CONTAINING 0.9187 ACRES.

PROPERTY DESCRIPTION - TRACT 5

BEGINNING AT A POINT LOCATED ON THE WESTERN RIGHT-OF-WAY LINE OF BRYAN ROAD AND HAVING NC GRID (NAD '83/2011) COORDINATES N: 698933.3585 FEET E: 2120706.7268 FEET; THENCE ALONG AND WITH SAID RIGHT-OF-WAY SOUTH 04°21'32" EAST A DISTANCE OF 34.31 FEET TO A POINT;

THENCE SOUTH 01°25'53" WEST A DISTANCE OF 114.02 FEET TO A POINT; THENCE SOUTH 04°06'00" WEST A DISTANCE OF 1.40 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 47°20'54" WEST A DISTANCE OF 66.11 FEET TO A POINT LOCATED IN THE CENTERLINE OF A CREEK; THENCE ALONG AND WITH SAID CREEK CENTERLINE NORTH 05°20'08" WEST A DISTANCE OF 39.22 FEET TO A POINT; THENCE NORTH 23°25'52" WEST A DISTANCE OF 45.77 FEET TO A POINT; THENCE NORTH 08°13'04" EAST A DISTANCE OF 16.69 FEET TO A POINT; THENCE LEAVING SAID CREEK CENTERLINE NORTH 83°57'40" EAST A DISTANCE OF 68.81 FEET TO THE POINT OF BEGINNING, CONTAINING 0.1649 ACRES.

PROPERTY DESCRIPTION - TRACT 6

BEGINNING AT A POINT LOCATED ON THE WESTERN RIGHT-OF-WAY LINE OF BRYAN ROAD AND HAVING NC GRID (NAD '83/2011) COORDINATES N: 698758.2560 FEET E: 2120704.5571 FEET; THENCE ALONG AND WITH SAID RIGHT-OF-WAY SOUTH 04°06'00" WEST A DISTANCE OF 19.68 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 81°24'21" WEST A DISTANCE OF 21.81 FEET TO A POINT; THENCE NORTH 30°54'15" WEST A DISTANCE OF 65.47 FEET TO A POINT LOCATED IN THE CENTERLINE OF A CREEK; THENCE ALONG AND WITH SAID CREEK CENTERLINE NORTH 16°08'21" EAST A DISTANCE OF 15.49 FEET TO A POINT; THENCE SOUTH 47°20'54" EAST A DISTANCE OF 71.10 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0398 ACRES.

TOTAL ANNEXED AREA IS APPROXIMATELY +/- 59.4 ACRES

Section 2. Upon and after the 8th day of September, 2020, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Garner and shall be entitled to the same privileges and benefits as other parts of the Town of Garner. Said territory shall be subject to municipal taxes according to G.S. 160A-31.

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

Adopted this 8th day of September, 2020.

Ken Marshburn, Mayor

ATTEST:

Stella L. Gibson, Town Clerk

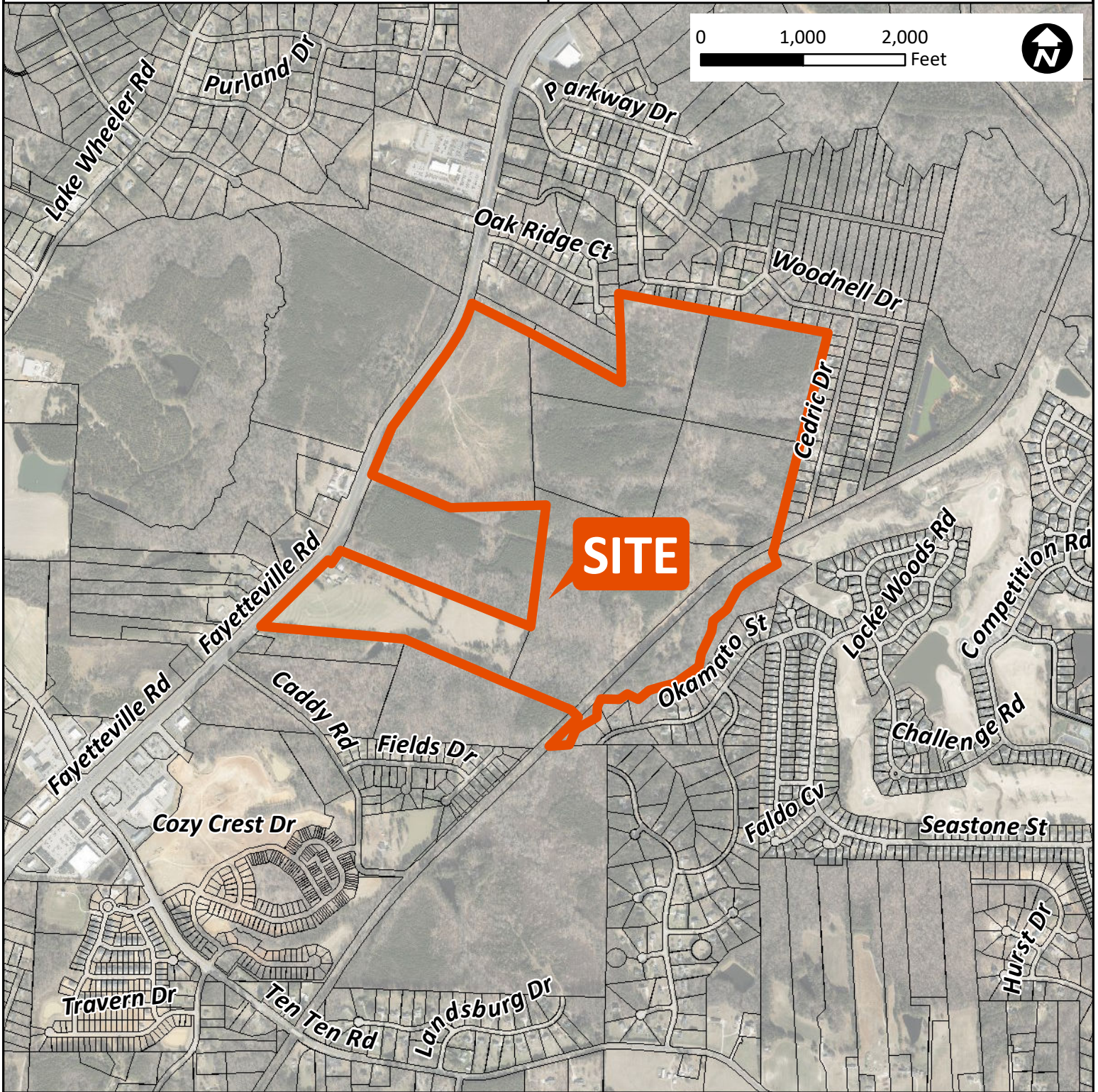
Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: September 8, 2020		
Subject: PD-Z-20-01 & PD-MP-20-01, 401 Assemblage		
Location on Agenda: Public Hearings		
Department: Planning		
Contact: David Bamford, AICP; Planning Services Manager		
Presenter: David Bamford, AICP; Planning Services Manager & Stacy Harper, AICP; Principal Planner		
Brief Summary: Conditional use rezoning (PD-Z-20-01) and associated subdivision master plan (PD-MP-20-01) requests have been submitted by RST Development, LLC to rezone 277.46 +/- acres from Single Family Residential (R-40) to Planned Residential Development (PRD C11) conditional use for the development of a community consisting of 365 single-family homes, 455 townhomes and 500 apartment units (1,320 total). The site is located approximately 1¼ miles north of the future NC 540 with frontage along US 401 (Fayetteville Rd) and may be further identified as Wake County PIN#'s 0790-30-1714, 0790-41-7331, 0790-40-3331, 0790-51-8243, 0790-50-5263, 0699-49-2198, 0699-58-3961, and 0699-28-3995.		
Recommended Motion and/or Requested Action: Consider adoption of Ordinance (2020) 4078		
Detailed Notes: See attached vicinity map and staff report. A neighborhood meeting was required by ordinance and was held on August 6, 2020. Use restrictions and characteristics are voluntarily offered as zoning conditions. Staff recommends approval of PD-Z-20-01 & finds PD-MP-20-01 in conformity with the UDO.		
Funding Source: n/a		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations: 		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JST	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		



**Town of Garner
Planning Department**

**Planned Development Rezoning
PD-Z-20-01 & PD-MP-20-01**



Project: US 40 Assemblage
Applicant: RST Development, LLC
Owner: Multiple
Location: US 401 & Ten Ten Rd.
Pin #: Multiple

Applications: PD-Z-20-01 & PD MP 20-01
Proposed Use: Master Plan Community
Current Zoning: Residential (R-40)
Proposed Zoning: PRD C11
Acreage: 277
Overlay: N/A

Planning Department Staff Report

TO: Mayor and Town Council Members

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

SUBJECT: *Conditional Use Rezoning # PD-Z-20-01, and
Conditional Use Subdivision # PD-MP-20-01, US 401 Assemblage*

DATE: September 8, 2020

I. PROJECT AT A GLANCE

Project Number(s): PD-Z-20-01, Conditional Use Rezoning
PD-MP-20-01, Planned Development Master Plan

Applicant: RST Development, LLC

Owner(s): Scott Hoch, Jewel Christian, Joy Parrott, Jeffery Buffaloe,
James Buffaloe Jr, Julian Buffaloe, and Brenda Buffaloe

General Description -

Project Area & Location: 277.46 +/- acres along Fayetteville Road (US 401)

Wake Count PIN(s): 0790-30-1714, 0790-41-7331, 0790-40-3331, 0790-51-
8243, 0790-50-5263, 0699-49-2198, 0699-58-3961, 0699-
28-3995

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

Requested Zoning: Planned Residential Development (PRD C11)

Proposed Use: Planned residential subdivision (apartments, townhomes,
single-family)

Overlay: US 70/401 Thoroughfare

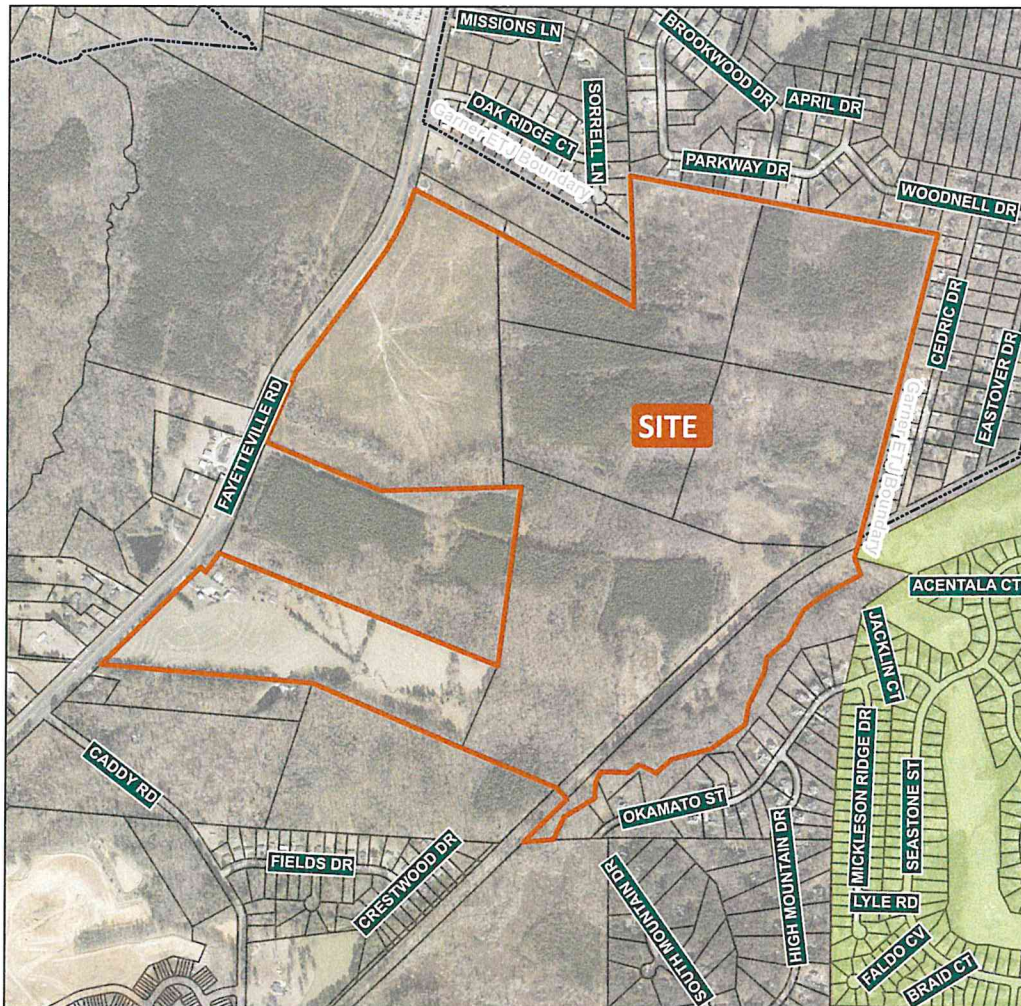
Key Meeting Dates -

Planning Commission: August 17, 2020

Public Hearing & Action: September 8, 2020

II. BACKGROUND / REQUEST SUMMARY

Conditional use rezoning (PD-Z-20-01) and associated subdivision master plan (PD-MP-20-01) requests have been submitted by RST Development, LLC to rezone 277.46 +/- acres from Single-Family Residential (R-40) to Planned Residential Development (PRD C11) conditional use for the development of a community consisting of 365 single-family homes, 455 townhomes and 500 apartment units. The site is located approximately 1¼ miles north of the future NC 540 with frontage along US 401 (Fayetteville Rd) and backs up to the Norfolk-Southern rail line running between Raleigh and Fayetteville.



III. ZONING ANALYSIS

Existing: The project site is zoned **Single-Family Residential (R-40)** during the 2017 ETJ expansion. 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 211 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 | 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 proposed zoning district is Planned Residential District (PRD C11) conditional use. 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. The applicant’s proposal represents a density bonus of 18%.

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

The following conditions are proposed:

1. Permitted use table:

Use Category	Specific Use	PRD C11
Household Living	Townhouse	P*
	Single-family detached	P*
	Multi-family (including apartments)	P*

2. Any form of group living protected by state or federal statute for use in single-family dwellings shall be permitted according to the specific use standards of the Garner Unified Development Ordinance.
3. The maximum density shall not exceed 4.76 dwelling units per acre with a maximum of 500 apartments and 455 townhomes.
4. A variation of greater than 20% is requested regarding Section 6.12.A single family lot sizes in PRD developments. This section requires that 60% of all single-family lots be compared to R-12 minimum lot sizes of 12,000 SF and 40% be compared to R-9

minimum lot sizes of 9,000 SF. 365 single family lots are proposed. A variation allowing 80 lots or 22% of the single family lots to be a minimum lot size of 6,630 SF or larger (45% deviation) is proposed, and a variation allowing 285 lots 78% of single family lots to be a minimum lot size of 4,920 SF or larger instead of 12,000 SF (139 lots @ 59% deviation) and instead of 9,000 SF (146 lots @ 45% deviation).

5. A variation of greater than 20% is requested for Section 6.12.A building setbacks for a PRD development. Lot setbacks are required to be compared against those adopted for the R-12 zoning district. R-12 setbacks are as follows: Front-30', Rear-20', Side 6' minimum, 15' combined minimum, Corner Side-20'. Proposed setbacks for the detached single-family lots are as follows: Front-20' (a 33% deviation), Rear-20' (no deviation), Side 5' (a 33% deviation), Corner Side-12' (a 40% deviation). For the attached townhomes, lot setbacks are as follows: Front-25' with front garages and 15' with rear garages, Rear-25', Side-15', Corner Side-25', Front with rear garage access-15'. Proposed setbacks are as follows: Front-20' (a 20% deviation), Rear-20' (a 20% deviation), Side 10' (a 33% deviation), Corner Side-10' (a 60% deviation), Front with rear garage access-10' (a 33% deviation). Building separation between townhomes shall be 15' minimum.
6. A variation of greater than 20% is requested for Section 8.2.K.8. where two streets may not intersect on the same side of another street at a distance of less than 400 feet. A variation allowing a deviation in the separation of intersections of up to 26% less than the 400 feet required.
7. A Neighborhood Recreation Amenity Area is proposed within the development to include a lifestyle center, cabana, pool, play lawn, and outdoor gathering space. The lifestyle center shall be a minimum 2,000 square foot under-roof and used on an interim basis as a sales center with a minimum of 300 square feet available to residents for programs. The initial 300 square foot space in the amenity/sales center shall be a multi-purpose activity room suitable for group/club meetings, classes, or events/gatherings. When the sales center is no longer needed, the remainder of the facility shall be converted to serve the lifestyle center function. The cabana shall include a minimum of 500 square foot covered pavilion area, bathrooms/changing area, and a minimum 3,000 square foot pool. The lifestyle center shall be completed prior to or concurrent with the first certificate of occupancy (model homes excluded). The remaining elements of the Neighborhood Recreation Amenity Area shall be completed within 18 months of recordation of the first final plat.
8. Small enhanced recreational and usable open space shall be spread along neighborhood streets. Gathering areas with benches, picnic tables, tot lots, play lawns, dog park and shade shelter/gazebo are intended. Remaining recreational and usable open space shall have trails to connect open space areas together and provide enjoyment of the natural environment. Improvements to each recreational and usable open space shall be determined at the preliminary plan for each

respective phase in keeping with the stated intent of each provided on the Master Plan and found acceptable to the Planning Department.

9. Product A (multi-family apartments) shall not use vinyl siding and have:
 - a. cementitious siding that shall vary in type and color with brick, shakes, board and batten, or stone accents provided as decorative features - the masonry component shall be a minimum of fifty percent (50%) per building;
 - b. an amenity included within that area - amenities shall include outdoor community spaces, a minimum 900 square foot resort style pool, and a minimum 5,500 square foot clubhouse containing fitness/yoga space, community space, and a minimum 400 square foot covered mail kiosk area;
 - c. a masonry component of fifty percent (50%) - other accessory buildings may only have a masonry wainscot;
 - d. offsets in the plane of each façade for each apartment building;
 - e. either masonry embellishment or 1x4 casing on all windows;
 - f. slab on grade foundations with masonry extending all the way to the ground with no visible exposed slab; and
 - g. rooflines that shall vary using gables and parapets and shall not be a single mass - a combination of pitched architectural shingles and flat Thermoplastic Polyolefin (TPO) roofing shall be utilized.
10. Product B (front load townhomes) shall have:
 - a. a minimum of 1,450 heated square feet;
 - b. a minimum 0.045-gauge vinyl siding;
 - c. at least 64 square feet (64 SF) of masonry or brick veneer on the front façade of each individual townhome unit within a townhome building group except that a maximum of one individual townhome unit in each townhouse building group shall not be required to include masonry or brick veneer on the front façade - if a unit has masonry or brick veneer along the bottom portion of a wall, the masonry or brick veneer shall extend to the ground in this area with no visible exposed slab;
 - d. slab on grade parged and painted to cover exposed concrete on sides and rear - for front and side foundations visible from a street, if more than 12" of slab is exposed, foundation shall be clad with brick or stone veneer;
 - e. at least a one-car garage featuring garage doors with either carriage door hardware or windows;
 - f. articulation in the side elevations, including two of the following: side entry, windows (two or more), partial masonry, two types of finishes (i.e. horizontal siding with board and batten or shakes in gables), and roofline changes.

- g. first floor glazing consisting of one or more of the following: garage doors with glass windows, or front doors with sidelight windows;
 - h. 8" minimum eaves and rakes on front, rear, and sides; and
 - i. a minimum 100 square foot poured concrete patio.
11. Product C (rear load townhomes) shall have:
- a. a minimum of 1,700 heated square feet;
 - b. a minimum 0.045-gauge vinyl siding;
 - c. at least 64 square feet (64 SF) of masonry or brick veneer on the front façade of each individual townhome unit within a townhome building group except that a maximum of one individual townhome unit in each townhouse building group shall not be required to include masonry or brick veneer on the front façade but shall combine at least two patterns of vinyl cladding - if a unit has masonry or brick veneer along the bottom portion of a wall, the masonry or brick veneer shall extend to the ground in this area with no visible exposed slab;
 - d. slab on grade parged and painted to cover exposed concrete on sides and rear. For front and side foundations visible from a street, if more than 12" of slab is exposed, foundation shall be clad with brick or stone veneer;
 - e. at least a two-car garage;
 - f. variety in the side elevations, including two of the following: side entry, windows (two or more), partial masonry, two types of finishes (i.e. horizontal siding with board and batten or shakes in gables), and roofline changes; and
 - g. 8" minimum eaves and rakes on front, rear, and sides.
12. Product D (single family homes) shall have:
- a. a minimum of 1,600 heated square feet;
 - b. a minimum 0.045-gauge vinyl siding;
 - c. two or more types of finishes on the front: lap siding, masonry, shakes, and board and batten;
 - d. turn down slab with 12" exposed on front - front and sides shall be clad with brick or stone veneer - rear slab shall have paint to cover exposed concrete;
 - e. at least a two-car garage featuring garage doors with carriage door hardware or windows;
 - f. first floor glazing (in the absence of traditional windows) by including both garage doors with glass windows and front doors with a sidelight window;
 - g. 8" minimum eaves and rakes on front, rear, and sides; and
 - h. a minimum 100 square foot poured concrete patio.

13. Product E (single family ranch homes) shall have:
- a. a minimum of 1,600 heated square feet;
 - b. cementitious siding - windows, trim, accents and soffits may be vinyl;
 - c. slab on grade with paint to cover exposed concrete on front and sides - if more than 12" of slab is exposed, foundation shall be clad with brick or stone veneer on front and sides;
 - d. at least a two-car garage featuring garage doors with carriage door hardware or windows;
 - e. first floor glazing (in the absence of traditional windows) by including both garage doors with glass windows and front doors with a sidelight window;
 - f. have 8" minimum eaves and rakes on front, rear, and sides; and
 - g. a minimum 100 square foot poured concrete patio.

Overlay Districts: This property falls within the **US 70/401 Thoroughfare Overlay District**. This overlay district has additional development standards and use restrictions for properties with frontage along these two corridors. The overlay is explained in Article 4.11 of the *Unified Development Ordinance*. There are several uses that are prohibited or restricted within the overlay district.

Prohibited uses: None of the prohibited overlay district uses are included in the proposed use list provided above.

Prohibited uses adjacent to or within 150 feet of existing residential uses: The following may be expressly included in whole or in part in the proposed use list provided above and are prohibited as noted unless more stringently prohibited by the base zone.

- a. Hotel/motels
- b. Pool halls/bowling alleys only
- c. Bars/night clubs/ABC-permitted private clubs

None of the prohibited overlay district uses within 150 feet of existing residential uses are included in the proposed use list provided above.

Restricted uses with additional standards (site layout, screening): The following may be expressly included in whole or in part in the proposed use list provided above and are restricted by additional standards unless more stringent standards are already required by the base zone or they are not permitted by the proposed use list provided above.

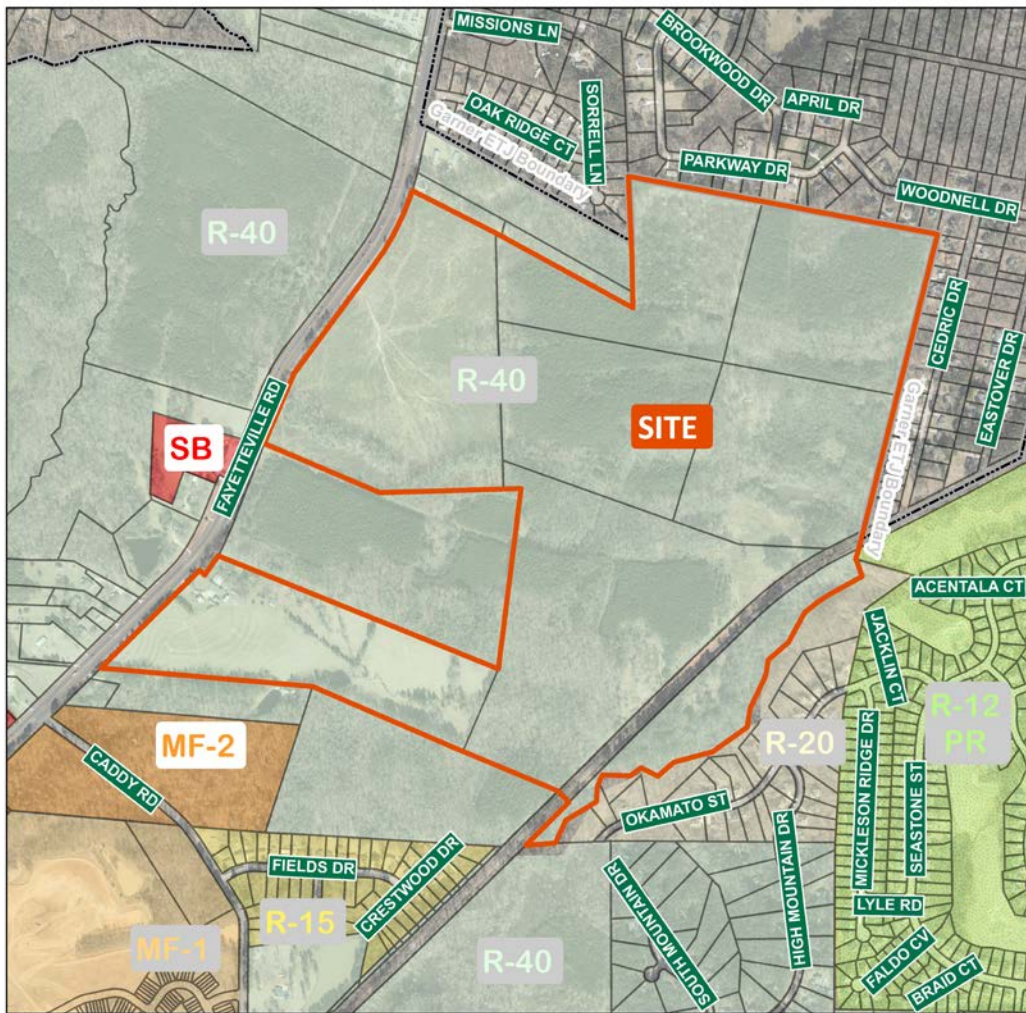
- a. Uses with outdoor storage, display, or goods for sale
- b. Manufactured home sales lots
- c. Motor vehicle sales lots
- d. Automobile service centers
- e. Automobile repair and body shops
- f. Veterinarians or kennels
- g. Truck terminals

h. Car washes

None of the restricted overlay district uses are included in the proposed use list provided above.

Adjacent Zoning and Land Use:

North:	Wake County R-40W	Single-Family Residential
South:	Garner R-20 & R-40	Single-Family Residential
East:	Garner R-20 & R-12PR	Single-Family Residential
West:	Garner R-40 & SB	Large Lot Undeveloped



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

Case	Applicant	Location	Zoning Change
PD Z 14-01	Tony Tate Landscape Architecture	US 401, Swift Creek Station	SB C22, R-12 PR C54 to TND C2
Z-17-01	Town of Garner	ETJ Expansion	Wake County R-30 to Town of Garner R-40, R-20
CUDZ 17-06	Bannister Properties	US 401	Neighborhood Office to SB C199
CUD-Z-17-04	Joseph Rand	Rezoning Site (west side)	R-40 to SB C197
PD-Z-19-01	Forsyth Investments Company, LLC	US 401 (Georgia’s Landing)	R-40 to PRD C6
CUD Z 19-11	Cambridge Properties	US 401 / Caddy Rd (Rand Village)	SB C197 to SB C224 R-40 to MF-2 C224

IV. COMMUNITY INFORMATION

Overall Neighborhood Character: Fayetteville Road (US HWY 401) is a major corridor with a significant amount of daily through traffic commuting between Fuquay-Varina and Raleigh. While there are scattered single-family homes along this highway, most of the uses along the greater corridor (from Ten Ten Road to Garner Station Blvd) are higher-intensity commercial and retail operations along with some flex space and outdoor storage. The southwestern portion of the rezoning site is within a future ½-mile walking distance (along Fayetteville Road) of the commercial activity center around the intersection of Ten Ten Road and US 401.

Traffic: The project will have about 2,959 feet of frontage on US 401. The NCDOT average daily traffic count history in this area on US 401 near Swift Creek is as follows:

- Year 2007- 33,000
- Year 2009 -32,000
- Year 2011 -31,000
- Year 2013- 32,000
- Year 2015- 33,000
- Year 2017- 32,000

Traffic counts from just north of Ten Ten Road to just south of Old Stage Road are consistent at 32,000 AADT, suggesting that little traffic currently (as of 2017) is generated locally along this stretch of US 401. Almost all traffic is commuting to and from areas outside this corridor and mostly outside of Garner.

A Traffic Impact Analysis was required by the Town’s UDO and NCDOT. Traffic count data was collected pre-COVID-19 in September 2019. Due to existing improvements being undertaken by both the McCuller’s Walk and Rand Village developments from Ten Ten Road to a point just

north of Caddy Road as well as the NCDOT funded project (U-5746) to widen US 401 from Wake Tech Community College to Ten Ten Road, the scope for this TIA was focused on the US 401 corridor from Caddy Road to Manor Ridge/Brookwood drives. The TIA included expected traffic from both the current McCuller’s Walk and Rand Village developments in Garner as well as expected traffic from the Royal Creek development in Fuquay-Varina. Although the 401 Assemblage project is expected to be constructed in five (5) phases with anticipated build out in the third quarter of 2027 (approximately 12 months per phase), the TIA specifically looked at the year 2022 as if all traffic generated by the development would be already active.

NCDOT’s Congestion Management Unit found the following improvements necessary in the area to be constructed by the developer:

- Northbound U-turn lane (225-foot storage), north of Site Driveway 1
- Northbound right-turn lane (75-foot storage), Site Driveway 1
- Northbound right-turn lane (75-foot storage), Site Driveway 2
- Southbound left-turn lane (125-foot storage), Site Driveway 2
- Northbound right-turn lane (75-foot storage), Site Driveway 3
- Southbound left-turn lane (150-foot storage), Site Driveway 3

It should be noted that the above improvements will be either accommodated within or in addition to the widening that will be required by the Unified Development Ordinance in accordance with the Town’s adopted transportation plan.

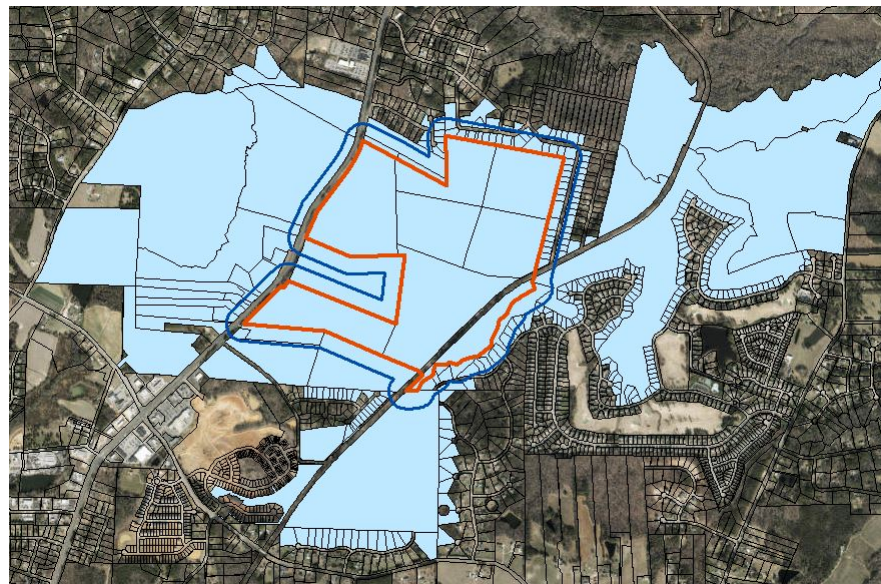
Neighborhood Meeting:

Staff identified 284 unique property owners within the notification radius as shown at right and provided the list below to the applicant for first class mailed notices. To date, four (4) notices have been returned as undeliverable.

Red area = development parcels

Dk Blue Line = 300’ buffer

Lt. Blue area = notification parcels



The neighborhood meeting was held virtually on August 6, 2020 at 6:30pm in accordance with the Council endorsed interpretation for conducting neighborhood meetings when public gatherings allowing 50 people are still prohibited. Approximately 40 neighbors were in attendance with those identifiable highlighted in red print in the table below – although approximately half of the attendees were from outside the notification area.

OWNER	ADDR1	ADDR2
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OWNER	ADDR1	ADDR2
THANOS, LAURA THANOS, ERIC	100 ACENTALA CT	RALEIGH NC 27603-5571
SEGURA, STEPHEN ERIC PELLEGRINI, GINA A	100 LOCKE WOODS RD	RALEIGH NC 27603-4170
RIDER, JOHNNY E JR	100 OKAMATO ST	RALEIGH NC 27603-1986
MORTON, CHARLES L MORTON, MARTHA M	100 TIFFANY CIR	GARNER NC 27529-4357
SORRELL, CHARLES RAY SORRELL, JO ANN N	10029 FANNY BROWN RD	RALEIGH NC 27603-9017
TERRILL, SANDRA D	103 ZAHARIS CV	RALEIGH NC 27603-3199
STANTON, DANIEL M STANTON, TRICIA J	105 ZAHARIS CV	RALEIGH NC 27603-3199
HEATH, RICK J HEATH, RACHAEL R	106 ACENTALA CT	RALEIGH NC 27603-5571
TRACY, PATRICK W TRACY, ANGELA	106 LOCKE WOODS RD	RALEIGH NC 27603-4170
DINH, QUYEN DUONG, TOAN Q	107 BROOKWYND CT	GARNER NC 27529-4445
CASTRO, SALVATORE CASTRO, MICHELLE	107 ZAHARIS CV	RALEIGH NC 27603-3199
GILMAN, LEONARD GILMAN, CHELSEA	108 CHALLENGE RD	RALEIGH NC 27603-1975
NORWOOD, CHRISTOPHER Y NORWOOD, AMANDA H	108 OKAMATO ST	RALEIGH NC 27603-1986
SANDERS, RONALD S SANDERS, BETTY JO WARD	108 ZAHARIS CV	RALEIGH NC 27603-4134
FISCHETTO, DAWN MARIE	109 ACENTALA CT	RALEIGH NC 27603-5572
LUCAS, JONATHAN CARL LUCAS, MELINDA M	109 ZAHARIS CV	RALEIGH NC 27603-3199
MOONEY, DWAYNE M MOONEY, BRENDA F	1100 HIGH SUMMIT DR	RALEIGH NC 27603-8533
PERONE, KATHLEEN E	1104 HIGH SUMMIT DR	RALEIGH NC 27603-8533
STOKES, SAMUEL ADAM STOKES, ASHLEY	1105 HIGH SUMMIT DR	RALEIGH NC 27603-8533
WEST, WILLIAM K WEST, LISA R	1108 HIGH KNOLL CT	RALEIGH NC 27603-8519
SNOVER, TIMOTHY JOHN SNOVER, SHANNON TERESA	1108 SKY POINT CT	RALEIGH NC 27603-8518
ROBBINS, JANET REBEKAH TRUSTEE JANET R ROBBINS LIVING TRUST	1108 SKY RIDGE DR	RALEIGH NC 27603-8529
SANFORD, CHRISTOPHER J SANFORD, COURTNEY L	1109 HIGH KNOLL CT	RALEIGH NC 27603-8519
PARROTT, MICHAEL PARROTT, BRENDA	1109 SKY POINT CT	RALEIGH NC 27603-8518
TOMIELLO, RONALD J HOBBS, CHANTAL	1112 HIGH KNOLL CT	RALEIGH NC 27603-8519
HIPP, RAYMOND B HIPP, JESSICA L	112 ACENTALA CT	RALEIGH NC 27603-5571
YOUNG, JOHNNY W YOUNG, PHYLLIS	112 CYPRINE CT	RALEIGH NC 27603-4168
FISHER, TYRONE FISHER, ARIEL	112 LOCKE WOODS RD	RALEIGH NC 27603-4170
HUSKEY, CHARLIE D HUSKEY, JANICE E	113 CYPRINE CT	RALEIGH NC 27603-4169
CHAVEZ, FRANCIS A CHEN, JENNY	113 SAINT MELLION ST	RALEIGH NC 27603-4174
HUGHES, DAVID E HUGHES, KATIE E	115 ACENTALA CT	RALEIGH NC 27603-5572
SHOOP, LYNNETTA M	115 MARAKETCH CT	RALEIGH NC 27603-2091
NUGENT, MARK E NUGENT, ELIZABETH M	116 JACKLIN CT	RALEIGH NC 27603-5545
DANIELS, MARILYN L	116 OKAMATO ST	RALEIGH NC 27603-1986
NURUDDIN, AZEEZ NURUDDIN, TAZEEN JABBAR	117 JACKLIN CT	RALEIGH NC 27603-5546
COMP, BRIAN M COMP, KRISTIN F	118 ACENTALA CT	RALEIGH NC 27603-5571
MENDOZA, WENCESLAO C MENDOZA, AMELIA V	118 CYPRINE CT	RALEIGH NC 27603-4168
THOMAS, CARISSA B	118 JACKLIN CT	RALEIGH NC 27603-5545
KENT, DOUGLAS L KENT, BEVERLY A	118 LOCKE WOODS RD	RALEIGH NC 27603-4170
GROHOWSKI, DAVID GROHOWSKI, VERONICA	119 CYPRINE CT	RALEIGH NC 27603-4169
WEGELIN, WILLIAM V WEGELIN, RUTH A	119 MARAKETCH CT	RALEIGH NC 27603-2091
SECU*RE, INC	119 N SALISBURY ST	RALEIGH NC 27603-1739
TANT, TIMOTHY M	119 SAINT MELLION ST	RALEIGH NC 27603-4174
BABINGTON, CHARLES BLUE SKY SERVICES DEVELOPMENT LLC	119 SW MAYNARD RD	CARY NC 27511-4472
MCKENZIE, HERBERT KENDALL MCKENZIE, BETSY H	120 CHALLENGE RD	RALEIGH NC 27603-1975
WORKMAN, ANTHONY VICENTE WORKMAN, ALISHA	121 ACENTALA CT	RALEIGH NC 27603-5572
COMIRE, ROBERT L JR COMIRE, KIMBERLY J	124 LOCKE WOODS RD	RALEIGH NC 27603-4170
GRANT, JONATHAN N GRANT, LAURA B	125 SAINT MELLION ST	RALEIGH NC 27603-4174
BRYAN, JILL ADELIA	130 CHALLENGE RD	RALEIGH NC 27603-1975
LAMARRE, SANDY	130 LOCKE WOODS RD	RALEIGH NC 27603-4170
SPH ONE LLLP	1301 2ND AVE FL 31	SEATTLE WA 98101-0003
PENNY, SETH E TRUSTEES, NELLIE T	1302 COLONY DR	RALEIGH NC 27603-4606
CHOMA, GARY CHOMA, TERRI	131 SAINT MELLION ST	RALEIGH NC 27603-4174
BLAKE, MICHELE M BLAKE, BLYTHE M	136 LOCKE WOODS RD	RALEIGH NC 27603-4170

OWNER	ADDR1	ADDR2
SMITH, SUSAN M TAMULONIS, JAMES J	137 SAINT MELLION ST	RALEIGH NC 27603-4174
ROBERTSHAW, GREGG	1404 PERRIMOR CT	RALEIGH NC 27603-8508
JAMES, CHRISTINA BLANDI	1408 PERRIMOR CT	RALEIGH NC 27603-8508
THORNTON, JOHN D	1412 PERRIMOR CT	RALEIGH NC 27603-8508
FOX, TIMOTHY D FOX, CYNTHIA R	1416 PERRIMOR CT	RALEIGH NC 27603-8508
TEAGUE, WALTER CALLAWAY	1418 SQUIRE RIDGE DR	FUQUAY VARINA NC 27526-8173
ROBINSON, MATTHEW ROBINSON, JESSICA	142 LOCKE WOODS RD	RALEIGH NC 27603-4170
SCHALL, JUERGEN D	1420 PERRIMOR CT	RALEIGH NC 27603-8508
BURNETTE, TROY DOUGLAS BURNETTE, RISTY RUTH	1424 PERRIMOR CT	RALEIGH NC 27603-8508
JEWELL, H AARON JEWELL, RHONDA J	1428 PERRIMOR CT	RALEIGH NC 27603-8508
STEADMAN, JODY B STEADMAN, MIROSLAVA	143 SAINT MELLION ST	RALEIGH NC 27603-4174
BEESE, TODD ALAN BEESE, HEATHER SCOTT	1436 PERRIMOR CT	RALEIGH NC 27603-8508
ALIZADEH, AMIR SHIRINZAD, AKRAM	148 LOCKE WOODS RD	RALEIGH NC 27603-4170
IRVING, GEORGE IRVING, SANDRA	149 SAINT MELLION ST	RALEIGH NC 27603-4174
DEUTSCHE BANK NATIONAL TRUST COMPANY TRUSTEE NEW CENTURY HOME EQUITY LOAN TRUST 2005-4	1500 KINCAID DR STE 400	FISHERS IN 46037
YOUNG, EMILY DENISE	154 LOCKE WOODS RD	RALEIGH NC 27603-4170
REYES, JULIO C PEREZ	155 SAINT MELLION ST	RALEIGH NC 27603-4174
LANIER, KEITH LANIER, MONIQUE	160 LOCKE WOODS RD	RALEIGH NC 27603-4170
VIETRI, SHARON	161 SAINT MELLION ST	RALEIGH NC 27603-4174
CALABRIA, ADRIANNE FIELDS CALABRIA, JOSEPH MICHAEL III	166 LOCKE WOODS RD	RALEIGH NC 27603-4170
WILSON, ELIZABETH B WILSON, LAURENCE B JR	167 SAINT MELLION ST	RALEIGH NC 27603-4174
PARROTT, JOY B	1704 LYTTLETON ST	CAMDEN SC 29020-2710
REITZ, BRIAN D REITZ, AMY D	172 LOCKE WOODS RD	RALEIGH NC 27603-4170
PATRICIA M SOBRERO RVCBLE LVNG TRUST	173 SAINT MELLION ST	RALEIGH NC 27603-4174
GUIRGUIS, NARDINE MARY SEPULVEDA, JUAN	178 LOCKE WOODS RD	RALEIGH NC 27603-4170
NGUYEN, PETER	1790 QUEEN ANNE UNIT 7	SUNSET BEACH NC 28468- 4397
SCHAEFER, PETER SCHAEFER, MARIETHERES	184 LOCKE WOODS RD	RALEIGH NC 27603-4170
HUNTER, KENNEY J HUNTER, ANGELA D	189 LOCKE WOODS RD	RALEIGH NC 27603-4171
BATES, DAWNMARIE SMITH, CLINT	190 LOCKE WOODS RD	RALEIGH NC 27603-4170
YES CO EXP LLC	1900 16TH ST STE 950	DENVER CO 80202-5228
CLOWERS, TERESA GAIL	1913 TRYON RD	RALEIGH NC 27603-3028
HUNT, MARION RAND TRUSTEE ROWLAND, TARA BETH TRUSTEE	1916 CARRINGTON DR	RALEIGH NC 27615-3713
PITTMAN, BLAIR PITTMAN, LORI PITTMAN	200 OKAMATO ST	RALEIGH NC 27603-2059
RUEBUSCH, CHRISTOPHER R	200 WATERVILLE ST	RALEIGH NC 27603-1988
GEOHAGAN, RODNEY E	2000 MOUNTAIN LAUREL DR	CLAYTON NC 27527-8703
AQUA NORTH CAROLINA, INC.	202 MACKENAN DR	CARY NC 27511-6447
NICHOLSON, BENJAMIN C NICHOLSON, JUDITH C	204 CHALLENGE RD	RALEIGH NC 27603-1972
OOSTERBAAN, AARON J OOSTERBAAN, VALERIE H	204 OKAMATO ST	RALEIGH NC 27603-2059
THE HUMAN FUND LLC	206 FAIRCLOTH ST	RALEIGH NC 27607-4054
AMADEO J CAPONE & MARIA G CAPONE REVOCABLE TRUST T	206 WATERVILLE ST	RALEIGH NC 27603-1988
WALSH, JOHN WALSH, DOROTHY M	208 OKAMATO ST	RALEIGH NC 27603-2059
BOWYER, OSCAR L BOWYER, CHRISTINE Z	212 OKAMATO ST	RALEIGH NC 27603-2059
VELAZQUEZ, ADRIAN VELAZQUEZ, JENNIFER C	212 WATERVILLE ST	RALEIGH NC 27603-1988
CROSS, KEVIN J CROSS, LINDSEY M	216 OKAMATO ST	RALEIGH NC 27603-2059
SAAD, MARK SAAD, LISA W	218 WATERVILLE ST	RALEIGH NC 27603-1988
SCHUSTER, JOHN P SCHUSTER, LAURIE A	2200 WOODNELL DR	RALEIGH NC 27603-5241
WITTMAN, BRUCE A WITTMAN, MARTHA S	2201 WOODNELL DR	RALEIGH NC 27603-5240
WINSTEAD, CHRISTOPHER WINSTEAD, KELLIE P	2204 WOODNELL DR	RALEIGH NC 27603-5241
OLNHAUSEN, RAYMOND CLIFFORD III OLNHAUSEN, STEPHANI NICHOLE	2209 WOODNELL DR	RALEIGH NC 27603-5240
HINES, MATTHEW S	2213 WOODNELL DR	RALEIGH NC 27603-5240
MALLEY, RYAN JAMES MALLEY, AMANDA JOYCE	2220 WOODNELL DR	RALEIGH NC 27603-5241

OWNER	ADDR1	ADDR2
PEPPERS, JAMES A PEPPERS, BELINDA	2221 WOODNELL DR	RALEIGH NC 27603-5240
MALLEY, RYAN JAMES MALLEY, AMANDA JOYCE	2224 WOODNELL DR	RALEIGH NC 27603-5241
NOEL, KENNETH M NOEL, KATHERINE M	2229 WOODNELL DR	RALEIGH NC 27603-5240
MAURICI, JOSEPH G GOLDEN, LINDA A	224 WATERVILLE ST	RALEIGH NC 27603-1988
CONTOIS, THOMAS BENDER, ELIZABETH	230 WATERVILLE ST	RALEIGH NC 27603-1988
WARD, LEOTA B	2300 PARKWAY DR	RALEIGH NC 27603-5229
HUEBSCH, TY E	2301 PARKWAY DR	RALEIGH NC 27603-5228
LANG, DARYL R LANG, SYDNEY A	2303 PARKWAY DR	RALEIGH NC 27603-5228
THOMPSON, TRACEY SUMNER SUMNER, JERRY SCOTT	2309 PARKWAY DR	RALEIGH NC 27603-5228
TUCKER, ELIZABETH FLORENCE CASHELL, HELEN DOROTHY	2321 KENMORE AVE	CHARLOTTE NC 28204-3327
CLARK, NORWOOD G JR CLARK, JUDY R	236 WATERVILLE ST	RALEIGH NC 27603-1988
PENNINGER, HOWARD LUTHER PENNINGER, WANDA G	2401 PARKWAY DR	RALEIGH NC 27603-5230
STONE, DONALD L STONE, WILLIE B	2409 PARKWAY DR	RALEIGH NC 27603-5230
STONE, WILLIE B	2409 PARKWAY DR	RALEIGH NC 27603-5230
LEE, ALTON H	2413 PARKWAY DR	RALEIGH NC 27603-5230
GREGORY, TED LARRY GREGORY, PEGGY C	2417 PARKWAY DR	RALEIGH NC 27603-5230
SECRET, ELIOTT R JR SECRET, MELODY C	242 WATERVILLE ST	RALEIGH NC 27603-1988
SMITH, STEPHANIE ANN SMITH, BRIAN ANTHONY	2424 PARKWAY DR	RALEIGH NC 27603-5231
ADDUCCI, DOMINICK A ADDUCCI, DEBORAH C	248 WATERVILLE ST	RALEIGH NC 27603-1988
WARD, LARRY DEAN	2508 BROOKWOOD DR	RALEIGH NC 27603-5204
JORDAN, LOUIS LEE	2509 PARKWAY DR	RALEIGH NC 27603-5232
STEPHENSON, KENNETH W STEPHENSON, MYRNA C	254 WATERVILLE ST	RALEIGH NC 27603-1988
RULIFSON, DENNIS RULIFSON, ROSALYN	260 WATERVILLE ST	RALEIGH NC 27603-1988
SHAW, MATTHEW T	266 WATERVILLE ST	RALEIGH NC 27603-1988
CHRISP, CURTISTINE E CHRISP, RONALD T	272 WATERVILLE ST	RALEIGH NC 27603-1988
ELLEFSON, EUGEN ELLEFSON, PAULINE	278 WATERVILLE ST	RALEIGH NC 27603-1988
WD EDWARDS CUSTOM HOMES & REALTY LLC TRIMSTERS INC	2800 IVORY BLUFF TRL	APEX NC 27539-5604
SEIBEL, DEIDRA PREDDY	2800 OAK RIDGE CT	RALEIGH NC 27603-5225
TEN TEN WEH LP	2900 LINDEN LN STE 300	SILVER SPRING MD 20910-1265
MCDONALD, ERIC L MCDONALD, DENA A	300 OKAMATO ST	RALEIGH NC 27603-1996
SCARPELLI, SUSAN VELAZQUEZ, LORRIE	300 WATERVILLE ST	RALEIGH NC 27603-1991
HOLIDAY, LUCY	3004 FIELDS DR	RALEIGH NC 27603-5414
HICKS, CYNTHIA ROSE	3008 FIELDS DR	RALEIGH NC 27603-5414
WILKINS-LEWIS, SYLVIA	3012 FIELDS DR	RALEIGH NC 27603-5414
MALLOY, BARBARA A	3016 FIELDS DR	RALEIGH NC 27603-5414
LOCKLEAR, LYNN	3020 FIELDS DR	RALEIGH NC 27603-5414
RUFF, DAVID G RUFF, MARLA C	306 WATERVILLE ST	RALEIGH NC 27603-1991
WINZENZ, WAYNE L	308 OKAMATO ST	RALEIGH NC 27603-1996
COLLINS, ANNIE RUTH	3100 FIELDS DR	RALEIGH NC 27603-5416
RICHARDSON, DEBORAH L	3108 FIELDS DR	RALEIGH NC 27603-5416
MILES, HERBERT L	3116 FIELDS DR	RALEIGH NC 27603-5416
BERARD, THOMAS E BERARD, KAREN A	312 WATERVILLE ST	RALEIGH NC 27603-1991
WILLIAMS, MARVIN WILLIAMS, DOROTHY N	3120 FIELDS DR	RALEIGH NC 27603-5416
BROWN, WILLIAM D BROWN, BETTY W	316 OKAMATO ST	RALEIGH NC 27603-1996
WEAVER, RODNEY WEAVER, KAREN	318 WATERVILLE ST	RALEIGH NC 27603-1991
COLBERT, WILLIAM B JR	3200 STONEYFORD CT	RALEIGH NC 27603-5118
TUCKER, MARK W TRUDEL, STACY L	3201 PURLAND DR	RALEIGH NC 27603-5115
BILLMAN, JOANNA E	3201 STONEYFORD CT	RALEIGH NC 27603-5117
MILLER, KEVIN W MCDONALD, AMANDA M	324 OKAMATO ST	RALEIGH NC 27603-1996
GUTIERREZ, UNMIE SUH GUTIERREZ, LUIS ARTURO	324 WATERVILLE ST	RALEIGH NC 27603-1991
MORRIS, MARY MARTIN MORRIS, WILLIAM J. JR	326 CHALLENGE RD	RALEIGH NC 27603-1969
RAEDY, STEVEN M	328 OKAMATO ST	RALEIGH NC 27603-1996
CHRISTIAN, JEWEL B	3412 HUCKABAY CIR	RALEIGH NC 27612-5046

OWNER	ADDR1	ADDR2
STEPHENSON, CATHERINE J STEPHENSON, MELVYN RAY	3697 TURKEY FOOT RD	ROCKY MOUNT NC 27804-8374
MUSE, JESSOLYN L TRUSTEE MUSE, MARTHA L TRUSTEE	3877 GRANITE ST	GRANITE FALLS NC 28630-1962
BUFFALOE, JAMES ATLAS JR	3901 SUMMER BROOK DR	APEX NC 27539-5704
VENIEZ, BRIAN VENIEZ, CAROL	400 CHALLENGE RD	RALEIGH NC 27603-5561
SCUOTTO, DONALD WILLIAM SCUOTTO, KELLY ANN	400 OKAMATO ST	RALEIGH NC 27603-2061
RIVERWOOD GOLF & ATHLETIC CLUB LLC	400 RIVERWOOD DR	CLAYTON NC 27527-5500
SCHILLING, WOLFGANG SR SCHILLING, ELKE C	400 WATERVILLE ST	RALEIGH NC 27603-2080
EAGLE MOUNTAIN HOMEOWNERS ASSOC INC	4009 GRAHAM NEWTON RD	RALEIGH NC 27606-9071
SCHIFFMAN, ROBERT A SCHIFFMAN, MARISSA A	406 WATERVILLE ST	RALEIGH NC 27603-2080
EDWARDS, JACK R JR EDWARDS, LAURA C	4101 S MOUNTAIN DR	RALEIGH NC 27603-8535
JOYNER, STEPHEN O JOYNER, MARGIE C	4108 CAMPBELL RD	RALEIGH NC 27606-4445
EAGLE RIDGE GOLF COMMUNITY HOMEOWNERS ASSOCIATION,	4112 BLUE RIDGE RD STE 100	RALEIGH NC 27612-4652
HINTON, MICHAEL A HINTON, DANA P	412 WATERVILLE ST	RALEIGH NC 27603-2080
WEEKS, JERRY WEEKS, BEVERLY	4124 S MOUNTAIN DR	RALEIGH NC 27603-8534
WISSE, PAUL D	418 WATERVILLE ST	RALEIGH NC 27603-2080
KONZ, JOSEPH R JR	4200 LANDSBURG DR	RALEIGH NC 27603-8506
BIZZELL, DAVID P BIZZELL, ADRIENNE A	4201 LANDSBURG DR	RALEIGH NC 27603-8507
ZENDEGUI, LUIS T JR ZENDEGUI, SUZANNE C	4212 LANDSBURG DR	RALEIGH NC 27603-8506
GAMBLE, JAMES O III GAMBLE, RENEE O	4216 LANDSBURG DR	RALEIGH NC 27603-8506
CARROLL, DONNIE CARROLL, PAT	4224 LANDSBURG DR	RALEIGH NC 27603-8506
WILLIAMS, JOHN F	4228 LANDSBURG DR	RALEIGH NC 27603-8506
DURHAM, RANDY G DURHAM, LISA S	4232 LANDSBURG DR	RALEIGH NC 27603-8506
LINTHICUM, BARNEY B LINTHICUM, NANCY T	4236 LANDSBURG DR	RALEIGH NC 27603-8506
MARTIN, ALTA LEANNE MARTIN, SHANNON E	424 WATERVILLE ST	RALEIGH NC 27603-2080
MADDEN, THOMAS JOSEPH JR MADDEN, GERALDINE M	430 WATERVILLE ST	RALEIGH NC 27603-2080
ALOSSI, MOUFID A	436 WATERVILLE ST	RALEIGH NC 27603-2080
LLOYD, BRIAN LLOYD, ALISHA	4425 MANNSFIELD CT	APEX NC 27539-5001
FLING, RODGER W FLING, NOREEN F	448 WATERVILLE ST	RALEIGH NC 27603-2080
GAINES, KYLE GAINES, MASON	454 WATERVILLE ST	RALEIGH NC 27603-2080
BRIGHT, BRUCE E BRIGHT, TAMI FOUST	460 WATERVILLE ST	RALEIGH NC 27603-2080
GOROSTIETA, RAUL ORTIZ REINOSO CORDON, HEIDI JACQUELINE	466 WATERVILLE ST	RALEIGH NC 27603-2080
LUH, TSU-YUNN MA TRUSTEE THE LIVING TRUST OF TSU-YUNN LUH	471 LONE OAK RD	LONGVIEW WA 98632-9575
SORRELL, BEVERLY ANN SORRELL, C RAY	4717 SHADY GREENS DR	FUQUAY VARINA NC 27526-8486
NEFF, LORI M PIATT, BRENT D	472 WATERVILLE ST	RALEIGH NC 27603-2080
MAXWELL, JOSEPH B JR MAXWELL, MARGARET A	478 WATERVILLE ST	RALEIGH NC 27603-2080
BUFFALOE, JULIAN LAWRENCE BUFFALOE, BRENDA MARION	4824 FAYETTEVILLE RD	RALEIGH NC 27603-3672
GEBHARD, MICHAEL J BRADLEY, TEANIE LUCILLE JO	484 WATERVILLE ST	RALEIGH NC 27603-2080
GOLDBERG, MARC WILLIAM	490 WATERVILLE ST	RALEIGH NC 27603-2080
CAMPBELL, DAVID B CAMPBELL, APRIL	501 COMPETITION RD	RALEIGH NC 27603-1967
SHEPARD, ROBERT L TRUSTEE ROBERT L SHEPARD LIVING TRUST	505 REDLAND BLVD	ROCKVILLE MD 20850-5706
GRAY, TRACY HARRIS	507 COMPETITION RD	RALEIGH NC 27603-1967
TURNAGE, JUDY TURNAGE, DONALD	5110 WEATHERWOOD DR	NORTH MYRTLE BEACH SC 29582-8504
COLS, DOMINIC R COLS, SANDRA J	521 COMPETITION RD	RALEIGH NC 27603-1967
TOUZALIN, MICHELLE ROSLYN	5219 MALIK DR	DURHAM NC 27703-9375
DARGAN, JAMES J DARGAN, RACHEL A	527 COMPETITION RD	RALEIGH NC 27603-1967
SPAIN, JAMES E SPAIN, MELISSA C	533 COMPETITION RD	RALEIGH NC 27603-1967
STANLEY, MARIANNE C	539 COMPETITION RD	RALEIGH NC 27603-1967
TSUJI, YOSHIAKI TSUJI, JUN	545 COMPETITION RD	RALEIGH NC 27603-1967

OWNER	ADDR1	ADDR2
ROSEN, JESSICA ROSEN, CHRISTOPHER	5524 NEUSE WOOD DR	RALEIGH NC 27616-7745
CUFFEE, SHARON	600 STEEDMONT DR	HOLLY SPRINGS NC 27540-9476
SPENCER, PHILIP A SPENCER, CAROLE A	601 COMPETITION RD	RALEIGH NC 27603-1982
HARWARD, ROBERT J HARWARD, MARY M	607 COMPETITION RD	RALEIGH NC 27603-1982
LANCASTER, HOLLY	6100 LICKTON PIKE	GOODLETTSVILLE TN 37072-9147
BROCKMAN, ROBERT W JR BROCKMAN, LINDA B	613 COMPETITION RD	RALEIGH NC 27603-1982
BALLARD, BRUCE M TRUSTEE BALLARD, BARBARA C TRUSTEE	619 COMPETITION RD	RALEIGH NC 27603-1982
WELCH, JOHN R METZGER, LEIGH ANN	625 COMPETITION RD	RALEIGH NC 27603-1982
ROMAN, ZEMUEL ESCARFULLERY, YADELIS	631 COMPETITION RD	RALEIGH NC 27603-1982
MOODY, JODI	637 COMPETITION RD	RALEIGH NC 27603-1982
STANLEY, JUSTIN DANIEL HARRIS, AMBER MEGHAN	6624 TEN TEN RD	APEX NC 27539-8316
MIDWAY BAPTIST CHURCH INC OF RAL	6910 FAYETTEVILLE RD	RALEIGH NC 27603-5222
NEHRENZ, KAI NEHRENZ, VIVIAN N	7001 CEDRIC DR	RALEIGH NC 27603-5211
ARD, CECILIA	7004 CEDRIC DR	RALEIGH NC 27603-5212
MORIARTY, KEVIN MORIARTY, SUE E	7005 CEDRIC DR	RALEIGH NC 27603-5211
FUTRELL, PERRY J FUTRELL, SIGRID S	7008 CEDRIC DR	RALEIGH NC 27603-5212
AUSTIN, JAMES W AUSTIN, SARAH ELIZABETH	7009 CEDRIC DR	RALEIGH NC 27603-5211
BRANTLEY, PAUL T	7010 SORRELL LN	RALEIGH NC 27603-5239
TIGHE, KEVIN E FORLIDAS, BRITTANY M	7012 CEDRIC DR	RALEIGH NC 27603-5212
TAYLOR, MARCY LEE	7013 CEDRIC DR	RALEIGH NC 27603-5211
COATS, BRENDA B	7013 SORRELL LN	RALEIGH NC 27603-5238
KING, NANCY LEE	7014 SORRELL LN	RALEIGH NC 27603-5239
BRITT FAMILY INCOME TRUST /BY TR	7015 FAYETTEVILLE RD	RALEIGH NC 27603-5242
WOOD, SHERYL R	7017 SORRELL LN	RALEIGH NC 27603-5238
CASILLAS, AURELIO ROBLES JR CASILLAS, JENNIFER LYNNE	7025 SORRELL LN	RALEIGH NC 27603-5238
AGUIRRE, RUBEN M	7100 CEDRIC DR	RALEIGH NC 27603-5214
ADAMS, LARRY WAYNE	7108 EASTOVER DR	RALEIGH NC 27603-5218
HUTCHINS, EDWIN H HUTCHINS, EDWIN H TRUSTEE	7112 EASTOVER DR	RALEIGH NC 27603-5218
KENNEDY, KATHLEEN M	7117 CEDRIC DR	RALEIGH NC 27603-5213
DEESE, ROBERT E DEESE, ANN M	7200 CEDRIC DR	RALEIGH NC 27603-5216
ROMAN CATHOLIC DIOCESE OF RALEIGH	7200 STONEHENGE DR	RALEIGH NC 27613-1620
PFITZENMAIER, BETH	7205 CEDRIC DR	RALEIGH NC 27603-5215
HARRELL, TANYA MARIE HARRELL, BRIAN KEITH	7212 CEDRIC DR	RALEIGH NC 27603-5216
HARRELL, MICHAEL S HARRELL, GINGER M	7216 CEDRIC DR	RALEIGH NC 27603-5216
DELEON, HECTOR MORENO	7220 EASTOVER DR	RALEIGH NC 27603-5254
SPRINKLE, ROWENA L SPRINKLE, TERRY L	7300 CEDRIC DR	RALEIGH NC 27603-5259
DE LEON, RICARDO MORENA	7301 CEDRIC DR	RALEIGH NC 27603-5260
CRUZ, PEDRO PEREZ DIMAS, JUANA ROLDAN	7304 CEDRIC DR	RALEIGH NC 27603-5259
THE BETTY T MATTHEWS REVOCABLE TRUST	7408 FAYETTEVILLE RD	RALEIGH NC 27603-5424
MATTHEWS, VIOLET B	7414 FAYETTEVILLE RD	RALEIGH NC 27603-5424
MATTHEWS, THOMAS S III MATTHEWS, BRENDA R	7512 FAYETTEVILLE RD	RALEIGH NC 27603-5426
STEPHENSON, PAUL KENT SR STEPHENSON, SHIRLEY B	7520 FAYETTEVILLE RD	RALEIGH NC 27603-5426
STEPHENSON, PAUL K JR	7524 FAYETTEVILLE RD	RALEIGH NC 27603-5426
FOSTER, JOHN LOUIS FOSTER, WILLIAM BARRY	7532 FAYETTEVILLE RD	RALEIGH NC 27603-5426
SORRELL, JAMES HAROLD	7612 FAYETTEVILLE RD	RALEIGH NC 27603-5428
JDS FARMS LLC	7625 LAKE WHEELER RD	RALEIGH NC 27603-5131
RODRIGUEZ, JOSE S RODRIGUEZ, LYDIA G	7804 CRESTWOOD DR	RALEIGH NC 27603-5412
ELLIOTT, GAIL	7813 CRESTWOOD DR	RALEIGH NC 27603-5412
GRIFFIN, MICHELLE M GRIFFIN, MATTHEW E	7817 CRESTWOOD DR	RALEIGH NC 27603-5412
TAYLOR, ALICE M	7821 CRESTWOOD DR	RALEIGH NC 27603-5412
LOPEZ, RAUL LOPEZ, MARGARITA CORONEL O	7825 CRESTWOOD DR	RALEIGH NC 27603-5412
MCLEAN, ANNIE RUTH	7905 CRESTWOOD DR	RALEIGH NC 27603-5411
CUMMINGS, BARBARA S KING, ROYAL MARK DAVID	7925 LAKE WHEELER RD	RALEIGH NC 27603-5137

OWNER	ADDR1	ADDR2
VIRK, DAVINDER	8001 CADDY RD	RALEIGH NC 27603-5407
DALPIAZ, BRIAN A	809 SEASTONE ST	RALEIGH NC 27603-3381
HILL, ERIC DAVID HILL, SARAH REBECCA	815 SEASTONE ST	RALEIGH NC 27603-3381
ARABIE, MERLIN ARABIE, DIANNE	821 SEASTONE ST	RALEIGH NC 27603-3381
CAMBRIDGE-GARNER LLC	831 E MOREHEAD ST STE 245	CHARLOTTE NC 28202-2773
POPE, JAMES MICHAEL JR MATOS, JANICE	833 SEASTONE ST	RALEIGH NC 27603-3381
PEEDIN, MATTHEW R. PEEDIN, CHELSEA W.	841 SEASTONE ST	RALEIGH NC 27603-3381
ABOURAGEH, OSSAMA A SHAFIK, NOURHAN	845 SEASTONE ST	RALEIGH NC 27603-3381
WELLS, MAYDA SELENA WELLS, WILLIAM PAUL	859 SEASTONE ST	RALEIGH NC 27603-3381
FINCH, SANDRA M	861 SEASTONE ST	RALEIGH NC 27603-3381
CARLISLE, JACK J CARLISLE, JEANETTE H	8620 RIVER RD	WILMINGTON NC 28412-3334
PINKNEY, SHARON L PINKNEY, RODGEST L III	865 SEASTONE ST	RALEIGH NC 27603-3381
ADDEO, CAROL	871 SEASTONE ST	RALEIGH NC 27603-3381
QARAMAN, NAEL A NIMER, MAYSOUN H	877 SEASTONE ST	RALEIGH NC 27603-3381
FURMICK, JOSEPH FURMICK, LORIE	881 SEASTONE ST	RALEIGH NC 27603-3381
HAWK, KRISTOPHER HAWK, KIMBERLY	887 SEASTONE ST	RALEIGH NC 27603-3381
DAVIS, JAMES OWEN DAVIS, SUSAN MATTHEWS	891 SEASTONE ST	RALEIGH NC 27603-3381
PEARMAN, AMY ELIZABETH TURNER, JOSHUA STEVEN	895 SEASTONE ST	RALEIGH NC 27603-3381
GIGLIO, LOUIS W GIGLIO, HONORE M	899 SEASTONE ST	RALEIGH NC 27603-3381
DYSON, ROBBIE WINNEN DYSON, BEVERLY HEIRS	906 SUNNY LN	RALEIGH NC 27603-4356
HOCH, SCOTT M	9154 GREAT HERON CIR	ORLANDO FL 32836-5487
BUFFALOE, JEFFREY SCOTT	933 RAND RD	GARNER NC 27529-9046
LONGSLAND REALTY INC	9404 NORTHFIELD CT	RALEIGH NC 27603-9209
BRITT, BRENDA STEPHENSON	PO BOX 114	MORRISVILLE NC 27560-0114

The meeting was hosted by:

- Mr. Ryan Wadsworth, Timmons Group;
- Ms. Beth Blackmon, Timmons Group;
- Ms. Kathryne Krueger, Timmons Group;
- Mr. Keith Roberts, Timmons Group;
- Mr. Jim Chandler, Timmons Group;
- Mr. Jeff Hochanadel, Timmons Group;
- Mr. Alex Mays, RST Development; and
- Mr. Scott Copeland, RST Development.

Questions and answers are listed below.

1. Will there be turn lanes along 401? Where will the u-turn be?

Applicant Response: There will be right in and right out turn lanes at all access points and left in at the southern and central access points. Lanes will look similar to the turn lane in front of Midway Baptist Church. The u-turn will mirror the current southbound u-turn at the north corner of the site.

2. How many total residents will there be at completion?

Applicant Response: Cannot comment on the number of people. There will be 500 apartment units, 455 townhome units, and 365 single family units.

- 3. Will this connect through to Brookwood Subdivision? Has the low point of the connection been considered? Lots in the back will use Brookwood to access 401.**
Applicant Response: The site needs to have multiple points of connection. Garner wants a road to stub out in a way that a connection could be possible for the potential of future redevelopment to create more connectivity. There will only be a stub out to the vacant lot, not a full road connected through. Road design will take the low point into account and capture stormwater at the stub.
- 4. Brookwood lots currently do not percolate. Is there an option to access the utilities on this site?**
Applicant Response: Brookwood would need to annex into Garner, pay fees, and connect to the stub that this site is providing.
- 5. Has RST Development bought the land yet? Is there a name for the development?**
Applicant Response: No, it will be purchased later in process. There is not a name yet, it is currently referred to as HWY 401 Assemblage.
- 6. Number of resident car trips? Total Trips/day?**
Applicant Response: Trip generation follows federal guidelines. The AM peak trips are 163 in, 522 out, totaling 685. The PM peak trips are 521 in, 306 out, totaling 827. The total trips per day total 10,560.
- 7. What is the square footage of units? Acreage per lot?**
Applicant Response: Single family units will range from 1,600 to 3,050 sq. ft. and townhome units will range from 650 to 2,000 sq. ft. Lot area will range from about 5,000 to 7,000 sq. ft.
- 8. Where will the utility connections for this project be? Will you tie in near the woods & creek?**
Applicant Response: Sanitary sewer will connect through the open space to the south and across the railway to existing sanitary sewer easement near woods & creek towards Eagle Ridge. Water will connect to an existing waterline on 401.
- 9. Will wells be protected from the new development? SCMs are shown to impact/contaminant groundwater?**
Applicant Response: This project will use city water, not wells and should not have an impact. SCM are meant to reduce runoff and should not impact wells. We are not aware SCMs contaminating groundwater.
- 10. What is traffic impact for 401 and Ten Ten?**
Applicant Response: There will be widening, and additional turn lanes added to 401. The DOT is working on a project (TIP number U-5746) to improve Ten Ten and 401 that is delayed currently, but not tabled.
- 11. What watershed is this in and will it be impacted?**
Applicant Response: This project is in the Swift Creek watershed and there are requirements that must be met when developing within it. SCMs will control flow out of the site. Impervious limits will be met.

12. With the added traffic to 401, how will schools be impacted?

Applicant Response: Schools will be notified, and forms must be completed to show the changes to their district. Property taxes for this site will also partially go to schools.

13. Will the perimeter be affected? Will the trees/woods currently there remain? Will there be clear cutting?

Applicant Response: There will be a required 25' perimeter buffer plus an additional 50' buffer between Brookwood Subdivision. The majority will be unimpacted and clearcutting cannot go into the 25' buffer, streams, or wetlands.

14. Has an environmental study been done? All the development in the area has put a lot of stress on local wildlife. Can we obtain a copy of the study?

Applicant Response: Environmental studies have been done on streams and required species or protected wildlife in the area. The study will be public once it has been submitted for review by the state.

15. Percent impervious limit?

Applicant Response: Front area near 401 will be higher than the back, but the overall site will be roughly 30%.

16. Why build a high-density development in low density area? Property values be impacted? Why not have larger lots?

Applicant Response: This area is slated to be higher density area by the Garner due to the Ten Ten and 401 intersection. The project is considered medium density by Garner. The project should not negatively impact property value.

17. What are the plans with the sewer easement on Auman Rd?

Applicant Response: That is not part of this project.

18. Will there be additional stop lights between Ten Ten and Simpkins Rd?

Applicant Response: That is not part of this project. 401 is a proposed to be a super street which allows for flow without signals.

19. What does the timeframe look like? What will be built first?

Applicant Response: There are still more steps in the approval process. Construction could begin around next spring depending on permitting and approvals. Completion and fully sold could be years from now. A mix of all unit types will be built out at the start of construction. There are requirements as to what is completed first: for example, the amenity center cannot be left until the end.

20. What is the price range? Are the lots resident owned? Will there be an HOA? Will it be under a management group? Will there be affordable housing?

Applicant Response: There will be an HOA, lots will be marketed as resident owned, and apartments will be under management. There will be base levels of each unit available. Price ranges are not yet determined but will be priced at market rate.

21. What is a super street? How will it perform with the traffic increase when 401 is already backed up?

Applicant Response: Super street is similar to NC 55. Consists of right in right out only

with u-turns. It is a hybrid between an arterial street and a separated highway. The super street will help reduce conflict points to increase safety and increase traffic flow. The improvements to 540 will help normalize volume and flow once complete. 401 is slated to be a super street by DOT.

22. Accidents at 401 Brookwood Subdivision section of 401.

Applicant Response: Cannot speak to the driveways in Brookwood Subdivision. It is already a super street section.

23. Who can we contact at Garner?

Applicant Response: Garner's website has contact info for the planning department.

24. Will there be commercial properties?

Applicant Response: There will not be any commercial at this site. There are some proposed closer to Ten Ten and 401, but are not part of this project.

25. Will we be included/notified before the town council meeting?

Applicant Response: You will receive notification only if you received a letter for this meeting. You can see town council topics on the Garner website.

Additional questions were submitted by email with the following responses:

26. Why is there a proposal to run a force main down Auman Road which is across 401?

This force main is not associated with this project. The force main you are referring to is connected to the Georgia's Landing project that is located across 401 and up to Simpkins Road. We are not associated with that project in any way.

27. Why was no one in that area notified of this development in writing?

We did notify the surrounding area as required by the Town of Garner, that was the letter that was mailed out for this meeting. If you didn't receive a letter but heard about this from a neighbor, then you are located outside of the notification limits. But if you are referring to the force main, that notification would have come from Georgia's Landing developers.

28. Is this a proposal or has it been approved?

This proposal for Hwy 401 Assemblage has not been approved, it is under review by the Town of Garner.

29. Is this new planned through Raleigh or Garner?

The project will be annexed into the Town of Garner and will be part of that town. The utilities are provided by Raleigh as is all of Garner's water and sewer.

30. When is the meeting with the city/town for members of the public to speak?

This has not been placed on a Town Council agenda yet but it will likely be September 8th. Check the town's website for upcoming agendas.

31. Who should we contact with concerns?

You can contact the Town of Garner, they have contact information on their webpage <https://www.garnernc.gov/home>

32. What is the purpose of a 6-inch force main for a 400 unit property?

The Hwy 401 Assemblage is not utilizing a force main. I believe you are referring to Georgia's Landing development and force main.

33. Where will this force main tie into?

The area/street where this is being proposed is well/septic. No tie ins are available. The Hwy 401 Assemblage is not utilizing a force main. I believe you are referring to Georgia's Landing development and force main. We are not associated with that project but they are likely crossing all the way over to Old Stage Road or Vandora Springs Road to access existing sewer.

34. How will developer address the incredible traffic congestion? Hundreds more vehicles per day trying to get onto 401 in the morning. All right turns. No red lights to help. Tougher for those communities North (like Brookwood) also trying to take a right onto 401.

The project required a traffic study that was reviewed by the town and DOT. We worked with DOT to locate our driveway entrances as they requested. The frontage along 401 will be super street style with all right turns with 2 leftover turns into the site. Town of Garner also requires an additional lane to be added to 401. The super street design helps to keep traffic flowing. Our traffic engineer will be at the meeting tonight and can provide more information regarding the improvements and how this helps. 401 is made to carry a significant amount of traffic, much more than a 2-lane road.

35. How will developer address the crowded schools?

A significant portion of property taxes go towards funding schools. New properties mean additional taxes and an increased tax base.

36. How will developer address the wetland issues?

Wetland and stream delineations have been completed, they are shown on the exhibit you received. Stream crossings are limited and wetlands are avoided as much as possible. Any impacts must be permitted and all permits needed will be obtained before any impacts.

37. How will developer address the disruption of the water table to those living nearby on well and septic tank?

I'm going to have to get back to you on this, we must control the stormwater runoff so we don't increase the flow leaving our site but I am not sure how or if that affects the water table.

38. How will developer address the construction noise issue to surrounding neighborhoods?

Construction will occur during the allowed hours according to the Town of Garner ordinances.

39. How will developer address the possible road (on map) connected to Brookwood subdivision?

The road stub is required by the Town of Garner. We worked to locate the stub at a vacant lot. The connection will not be made unless someone comes in and redevelops

Brookwood Subdivision but the Town wanted the possibility to be there for the future. The stub street will have end of road markers and will dead end at the property boundary.

40. How will developer address the water and sewer issues for these hundreds of units?

Water and Sewer will be provided by the City of Raleigh since this area will be annexed into the Town of Garner (Raleigh provides the utilities for Garner).

41. Why not build using R-40 with nicer more expensive homes instead of crowding in so many people with one road egress?

It is our experience that most buyers are looking for smaller lots and less yard now. Having a variety of options in an area allows buyers to choose. Some will choose this neighborhood and some will choose to a home in a county subdivision like Brookwood and have larger lots. It is all about what product buyers want to buy.

42. When is the Garner Town Council meeting to hear our concerns?

This has not been placed on an agenda yet but the assumption would be September 8th. If you got a letter from us, you should get a letter from the Town but also check their webpage.

43. Who is on the Garner Town Council and what are their emails and phone numbers?

<https://www.garnernc.gov/government/town-council/town-council-members>

44. Appears as though a proposed vehicular connection is to be made to Parkway along the Northern edge of the noted PRD plan?

This is a future stub not to be built at this time. The Town of Garner requested a connection, so we searched for a vacant lot in order to best locate the future road without impacting a current resident.

45. Also appears to be another access point between two proposed single-family lots just east of the vehicular connection? Could you explain the purpose of this connection?

This will be a gated fire lane constructed connecting to Parkway Dr again per Town of Garner request. The same property owner of several of the proposed neighborhood parcels owns that vacant parcel on Parkway Dr.

46. What is the proposed timing of the various portions of the development?

The entire process takes quite a bit of time to get final approval before any construction even starts. It would be next spring at the earliest before construction even starts and home building takes some time after that to begin. The timing depends on the pace of construction and home sales. I do not have a more exact answer but should be able to find out for you.

47. I assume the 25' perimeter buffer is untouched land area and foliage? What is the additional 75' between the identified buffer and single-family lot lines intended for and how much tree removal and/or grading will take place in this 75'?

The 25' perimeter buffer is undisturbed. The additional land is proposed to buffer the larger 2 lots of your neighborhood from the smaller proposed single-family lots. There may be some grading and clearing within these areas but it should be fairly limited.

48. Do the single family lots to the North of the development need to meet the Swift Creek water shed requirements?

The overall development must meet the Swift Creek watershed requirements. Small lots are allowed with plenty of open space to ensure the density and the overall impervious limits are met. The development is looked at as a whole instead of individual lots.

49. Is municipal Water and sanitary sewer being proposed for the development?

Yes, the property will be annexed into the Town of Garner and have City of Raleigh public water and sewer.

50. Will the development have natural gas service?

I do not know if natural gas is available in Hwy 401. If it is available then this proposed neighborhood will likely have natural gas available.

51. Will power be provided above grade or below grade?

All power will be provided underground.

52. Are sidewalk/s proposed? Will the streets have curb and gutter? Etc.?

Sidewalks are proposed on at least one side of all streets. Several of the larger connecting streets shall have sidewalks on both sides or a larger sidepath on one side. All roads shall have curb and gutter. There are also trails proposed thru some of the natural areas to provide additional pedestrian options for the neighborhood.

53. Has a price point and average square footage been established? The section to the North appears to be smaller lots, reasoning for this? HOA? Etc.? When will these lots be offered for sale?

I cannot speak to price points but square footages shall range from 1450-2000 sq ft for the townhomes and 1600-3050 sq ft for the single family homes. All single family lots range from 41' to 51' wide. The various single-family products (blue lots) are spread throughout the neighborhood. The lots closer to your home are not smaller than the homes located elsewhere. There will be an HOA for the neighborhood and all homes will be offered for sale.

54. As the piece of land is on the east side of the railroad tracks from the housing development, we were wondering what is planned for it and was not sure what "open space" would entail. Are there plans to make any changes east of the railroad? Would the current vegetation remain in place? It does not seem to have physical access to the residential development-is there a plan to make one?

The parcel you are asking about will remain open space, there is an existing sanitary sewer line crossing that parcel that will be connected to serve the new neighborhood but otherwise the parcel will remain undisturbed. There will not be any connection points crossing the existing railroad for either pedestrian or vehicular access so it will remain much as it is now other than the construction to connect the sanitary sewer line.

55. What is the municipal district in which this will be built?

Town of Garner

56. What is the total acreage of the 8 lots?

Approximately 277 acres

57. What are the total # To be built: a) single-family, b) town houses, c) apartments?

Single Family – 365, Townhomes – 455, Apartments - 500 5.

58. What is the water source and the sewerage disposal for the assemblage?

Public water and sewer from Raleigh just like the rest of the Town of Garner.

59. Will it have natural gas or propane?

I do not know the availability of natural gas along 401 at this time. If it is available then it will likely be provided in the neighborhood.

60. Which entity will be responsible for the maintenance of roads?

Roads will be owned and maintained by the Town of Garner

61. What are the anticipated start and completion dates?

This PRD rezoning is just the first step. After public hearings at Planning Commission and Town Council, a preliminary site plan is the next step. After that, construction documents are required. I think spring 2021 would be the earliest site work would begin and then some time before home construction is started. There are several phases and the whole process will take quite a few years.

Follow-Up Meeting:

Neighbors from Brookwood subdivision met with Mr. Keith Roberts of the Timmons Group and NCDOT on site on **Wednesday, August 26**, to follow up on concerns raised at the Planning Commission meeting.

At that follow-up meeting, neighbors were able to learn more about current conditions and site limitations. NCDOT explained what they had done to and around the intersection of Brookwood and US 401 and talked about future plans. They discussed what the neighborhood could do to help and what things NCDOT was and was not responsible for.

For possible improvements, it was noted that the turn-out radius from Brookwood onto 401 could be widened.

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

2018 Garner Forward Plan: In addition to land use, the 2018 *Garner Forward Comprehensive Plan* also provides guidance on keeping the Town’s character, living spaces, working places, recreation opportunities and transportation. Consistency with the land use map and possible justifications for reasonableness of the request are analyzed in the following paragraphs.

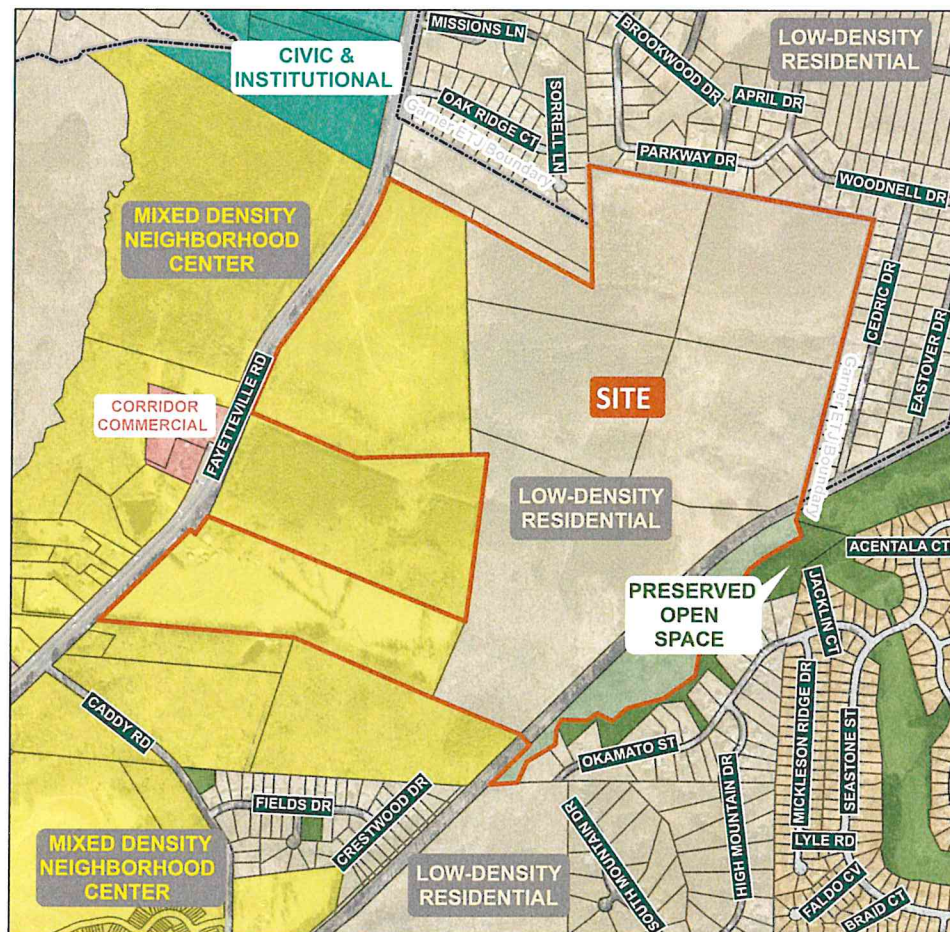
Land Use Map:

On the Future Land Use map, approximately 81.76 acres of the project site is designated as **Mixed-Density Neighborhood Center (MDC)**. The Mixed-Density Neighborhood Center may include a mix of residential uses at medium (2.5 – 5 units per acre) and high densities (over 5 units per acre). This would include developments mixing single-family, townhomes, or

apartments together with incidental commercial uses integrated within the community. The development of self-contained, self-supporting neighborhoods is also encouraged and may include individual offices, retail storefronts, and other service-related uses located along collector streets (or higher categories of street). Non-residential uses should be limited in scale and not rise to the level of creating a Neighborhood Commerce Center (NCC), be part of the overall fabric of the development, and serve customers within walking distance.

Approximately 185.57 acres are designated as **Low Density Residential (LDR)**. This category is mostly designated for traditional county-approved subdivisions – anything that could be sustained on individual well and septic – with less than two and a half (2.5) units per acre. It should be noted that at the time the Garner Forward Comprehensive Plan was written, the extension of public utilities to this area was highly uncertain.

A 15.65-acre portion on the eastside of the railroad tracks, detached from the main project site, is designated as **Rural Lands**. The Rural designations are generally privately owned and operated for the primary purpose of agricultural production, forestry, and other low-intensity uses of the land not included in Preserved Open Space (POS). Lands in this category may include voluntary agricultural districts and have homes and ancillary units on lots of not less than three (3) acres in size.



Living Spaces:

The guiding principles and recommendations for living spaces and housing are found on pages 63 – 68. Staff offers that the request is reasonable in that it advances the following:

1. “Garner recognizes that its housing stock is aging and that it could be more diverse to attract younger residents and retain older ones” (p.63). This zone diversifies lot sizes and square footages for townhome and single-family living, incorporates five (5) different housing products including multi-family apartments, and provides exterior low maintenance choices for owners.
2. “The younger and older residents – ‘Millennials’ and ‘Boomers’ respectively – share many of the same desires in a living space: proximity to shopping and services; an appreciation for greenways; and fun places to gather” (p. 63). This zone provides for pool and clubhouse amenities, a network of private off-street trails and on-street side paths, and approximately 70.98 acres of useable open space.
3. In greenfield areas, favoring larger master-planned tracts helps to maximize private contributions and amenities which is also a recommended practice (p. 64). This zone provides for a neighborhood recreational amenity on approximately 5.38-acres with a clubhouse and pool that will serve the townhome and single-family residents, approximately 46.68 acres of undeveloped common space, approximately 70.98 acres of passive open space scattered throughout the community with sidewalks and private trails linking the community together and providing pedestrian access to the amenities . A separate recreational amenity with a pool and clubhouse will be provided for the apartment multi-family community.
4. Mixing housing types within a development allows the proposed townhomes and single-family detached homes to live compatibly as they are clustered and share similar design characteristics (p. 65). This zone mixes five (5) different housing options – multi-family apartments, front-load townhomes, rear-load townhomes, single-family ranch style and single-family multi-story. The townhomes surround the apartment site, providing a transitional buffer to the single-family homes in the rear of the project site.
5. “Promote multi-family housing in select areas” (p. 65). This zone will allow multi-family in an identified node where apartment development has already been approved and constructed near US 401 and Ten Ten Road.

Recreation Opportunities:

The guiding principles and recommendations for recreation opportunities are found on pages 76 - 82. Staff offers that the request is reasonable in that it advances the following::

1. “In addition to large projects, small ‘parklets’, ... and small connections between neighborhoods, ... should be priorities to soften perspectives and communicate a human scale for pedestrians” (p. 76). This zone offers sidewalk and private trail connections throughout the neighborhood providing pedestrian access to the recreation amenities.

2. A stated purpose of the PRD zone is to conserve and preserve natural features and green space which is a recommended practice for promoting recreation opportunities (p. 77). This zone provides for approximately 112-acres (40% of total acreage) of undeveloped areas throughout the community (70.98 acres usable open space & 46.68 acres of common areas).
3. “Parks play a vital role in neighborhood life, providing a place for children to play and residents to meet. This includes pocket parks, areas of a quarter acre or less...” (p. 78). In addition to the main amenity, this zone provides for multiple pockets of open space and common areas in both the townhome and single-family sections.

Zoning Consistency Statement: Based on the preceding, Town staff offers that the requested rezoning from R-40 to PRD C11 for 1,320 dwelling units at an overall build-out density of 4.76 units/acre is consistent with the 2018 *Garner Forward Comprehensive Plan’s Future Land Use Map*. As noted previously, the **Mixed-Density Neighborhood Center** designation envisions a mix of medium and high-density residential options along with limited commercial. The current proposal reserves a limited area for possible neighborhood commercial should the market support it (this would require future re-zoning subject to Council approval). For ease of analysis, staff has allocated 5.76 acres for non-residential, leaving 76 acres divided in half for medium and high-density residential. The **Low Density Residential (LDR) and Rural Lands (RL)** acreages do not require further breakdown.

38 acres MDC at 5 du/acre =	190 du maximum
38 acres MDC at ~14.5 du/acre =	551 du maximum (based on Town’s MF-2 density)
185.57 acres LDR at 2.5 du/acre =	463 du maximum
15.65 acres RL at 0.33 du/acre =	5 du maximum

Total = 1,209 du maximum (1,571 du with 30% density bonus with planned district).

In addition, staff offers that this request is reasonable in that it advances several of the Plan’s guiding principles for living spaces and recreational opportunities. Staff is supportive of a recommendation finding this request for a Planned Residential Development Conditional Use (PRD C11) zoning district consistent with the *Garner Forward Comprehensive Plan*.

VI. SUBDIVISION PROJECT DATA

Acreage: 277.46 +/- acres

Units and Lot 1,320 units total

Information:

Product A – 500 multi-family apartments

- Minimum lot area – N/A

Product B – 265 Front-load townhomes

- Minimum lot area – 2,200 square feet
- Minimum lot width – 22 feet
- Setbacks – 20' front; 15' rear; 15' building separation; 10' corner

Product C – 190 Rear-load townhomes

- Minimum lot area – 2,200 square feet
- Minimum lot width – 22 feet
- Setbacks – 10' front; 15' rear; 15' building separation; 10' corner

Product D – 285 Single-family detached

- Minimum lot area – 4,920 square feet
- Minimum lot width – 41 feet
- Setbacks – 20' front; 15' rear; 5' side; 12' corner

Product E – 80 Single-family ranch style

- Minimum lot area – 6,630 square feet
- Minimum lot width – 51 feet
- Setbacks – 20' front; 15' rear; 5' side; 12' corner

There is also a 25-foot perimeter setback around the development.

Landscape and Buffer Requirements:

The plan as proposed meets the requirements of the Landscape Ordinance.

- **Tree Cover:** Requirement of at least 12-14% (sliding scale) to be met with both existing and proposed plant material. Each preliminary plan will be checked to ensure tree coverage minimums are met.
- **Perimeter Buffers:** Buffers would be between multi-family inside the development and adjacent vacant land. Those buffers will be reviewed when the site plan for the multi-family units is submitted. A buffer is also required against the railroad right-of-way. There is a 25' perimeter setback around the project where existing vegetation will be retained to the maximum extent possible.
- **Street Buffers:** Not required.
- **Street Trees:** Provided every 40' on average along all proposed subdivision streets and along US401.

Parks and Open Space:

Parks – Although the site falls within a park land dedication area within the new Town's new parks master plan, Parks & Rec staff did not indicate a desire to have land dedicated. Rather, a fee-in-lieu of dedication will be paid with building permits. It should be noted that the land has moderate topography and buffered streams running through it that are not as conducive to active recreation.

Open Space –

- Required: 25% (69.365 acres)
- Proposed: 26% (70.98 acres)

The site also includes a Neighborhood Recreation Amenity including a lifestyle center, cabana, pool, play lawn, and outdoor gathering space. The lifestyle center will be 2,000 square feet minimum and will be used as a sales center while needed. There will be a minimum 300 square feet available for resident programs. Once the sales center is no longer needed the remainder of the facility will convert to a resident lifestyle center. The cabana will be a minimum 500 square foot covered area and bathrooms. The pool will be a minimum of 3,000 square feet.

The multi-family apartments will have their own amenities including outdoor spaces, a minimum 900 square foot pool, a minimum 5,500 square foot clubhouse and a minimum 400 square foot covered mail kiosk area.

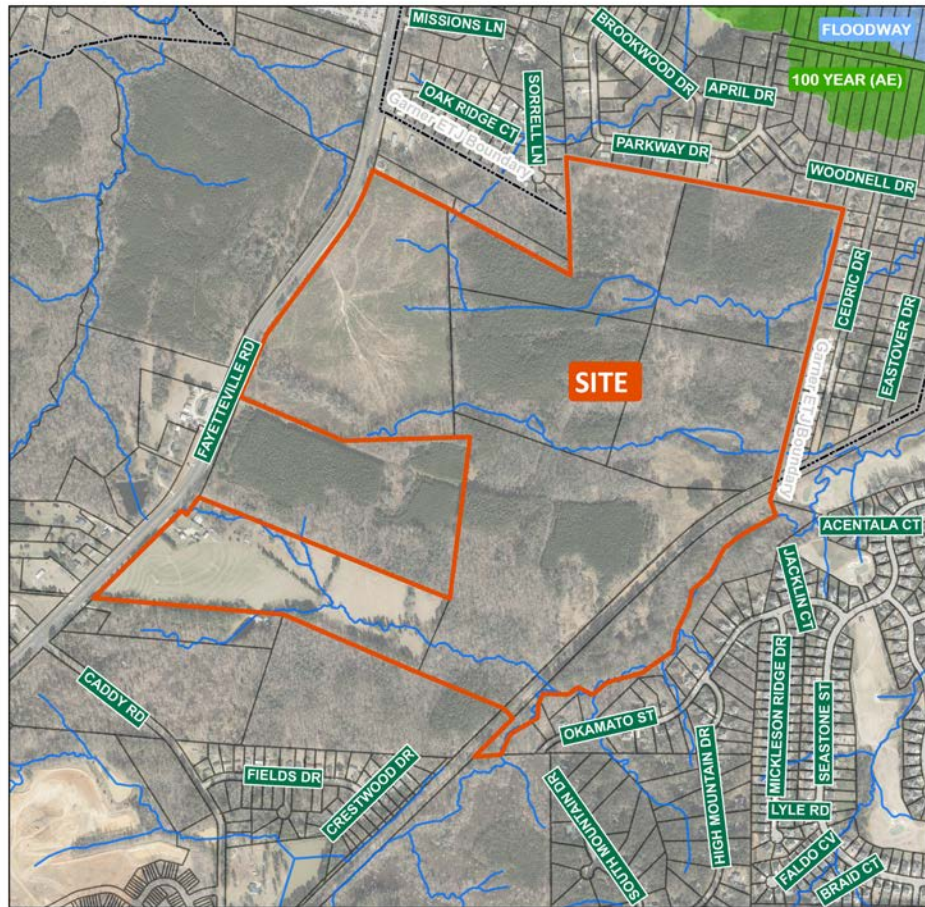
There is also a pedestrian circulation system incorporating sidewalks and

trails.

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

Environmental Features:

There is no FEMA designated floodplain on the site, but the site is impacted by riparian buffers along streams. These are shown on the master plan.



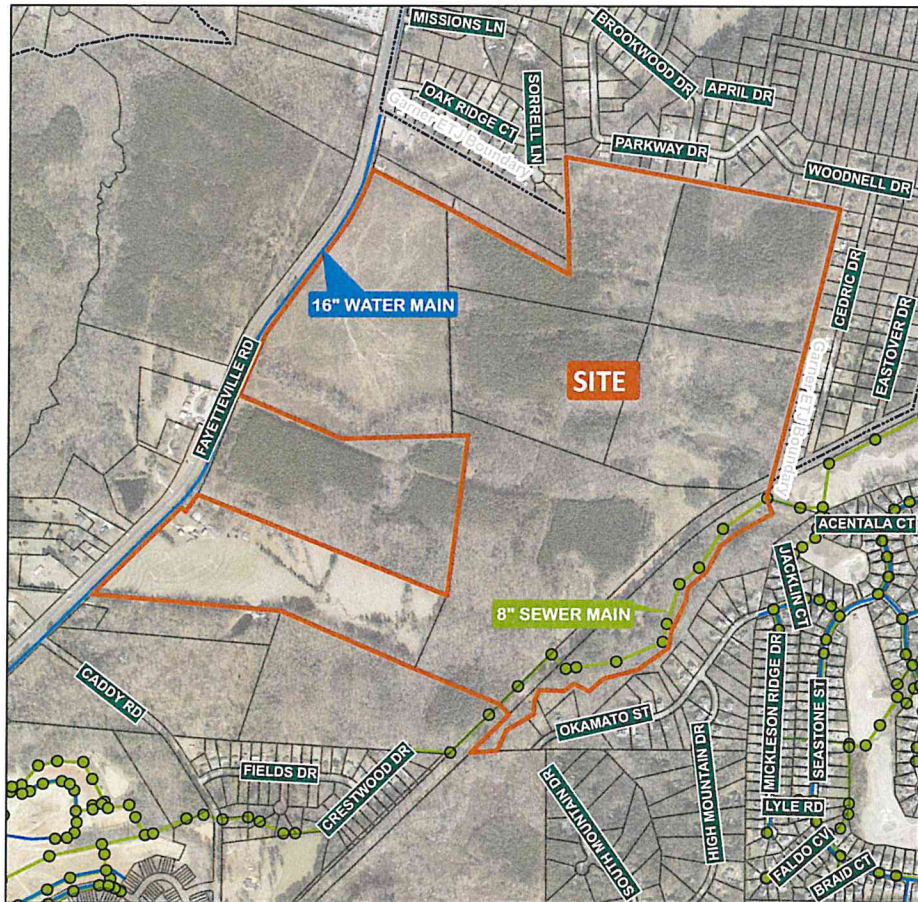
Fire Protection: The Inspections Department has reviewed the plan for fire protection and given their approval.

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

Infrastructure: **Stormwater Management** – US 401 Assemblage is a residential development site that is located within the watershed protection area. This site is subject to stormwater water quality requirements for nitrogen and 85% TSS removal as well as water quantity requirements for the 1-, 10- and 25-year storm events. This development plan proposes a combination of 10 wet retention ponds and dry detention ponds to treat

impervious surface from the development. The wet retention ponds will provide treatment for both nitrogen and 85% TSS removal as well as and some water quantity requirements for this site. The dry detention ponds will provide water quantity treatment for this site. A nitrogen offset payment will also be required as part of this 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 proposed site for US 401 Assemblage is located on the east side of US 401 (Fayetteville Road) north of the intersection with Ten Ten Road. The development proposes two right-in/right-out entrances into the development off US 401. A third right-in/right-out will be added with the multi-family apartment site plans. NCDOT has also preliminarily approved two southbound left-overs. Along the site frontage, US 401 will be improved to half the ultimate section, which is a six-lane median-divided facility in 150' of right-of-way. The widening will be finished with curb, gutter and sidewalk so long as the

speed limit is reduced from the current limit of 55 mph to 45 mph.

A median divided collector entrance roadway within 75 feet of right-of-way will be the main entrance to the neighborhood. Standard collector and local streets will make up the remainder of the internal street network. The development also provides options for future connections to adjacent vacant parcels. Right-of-way will be reserved and a fee-in-lieu of construction will be paid for a possible future means of ingress and egress into and out of the Brookwood Subdivision which currently exists along a 1.3-mile long dead end road network.

VII. SITE PLAN CONFORMITY WITH ADOPTED TOWN PLANS AND POLICIES

2018 Garner Forward Transportation Plan:

The 2018 Garner Forward Transportation Plan calls for US 401 to be a six-lane divided section in the area bordering the project, and there are no bicycle, pedestrian, or greenway recommendations adjacent to the project site; therefore, with the completion of half the ultimate section, which is a six-lane divided section with curb, gutter and sidewalk (edge configuration dependent on speed limit designation), these plans may be considered consistent with the recommendation of the 2018 Transportation Plan.

Parks & Recreation, Open Space & Greenways Master Plan:

Although the site falls within a park land dedication area within the new Town's new parks master plan, Parks & Rec staff did not indicate a desire to have land dedicated. Rather, a fee-in-lieu of dedication will be paid with building permits. With that fee-in-lieu, this project may be found to be in conformity with the Parks & Recreation, Open Space & Greenways Master Plan.

Swift Creek Land Management Plan:

This project falls within the Swift Creek Land Management Plan (SCLMP) which is a state law protecting Swift Creek and its associated lakes as a WS-II watershed whose goal is to protect the water quality within the watershed and prohibit industrial wastewater discharges.

Approximately 81.77-acres of the project site falls within the "New Urban" designation of the plan. The New Urban designation allows for up to 6 single-family and/or townhome units/acre (approximately 490 units max). Furthermore, impervious surface limits are allowed to reach 70% for commercial (non-residential) development so long as the first inch of rainfall can be retained on-site.

Approximately 195.69-acres are designated as "New Suburban". This designation allows for up to 2.5 single-family and/or townhome units/acre (approximately 489 units).

Impervious surface limits are allowed to reach 30% for commercial (non-residential) development so long as the first inch of rainfall can be retained on-site.

The proposed 820 townhomes and single-family dwellings are less than the 979 units allowed. Under the SCLMP, apartments are treated as commercial development much like county revenue departments. The apartment site will be limited by the applicable impervious surface maximums at the time of site plan approval. With the proposed preliminary stormwater infrastructure, this plan may be considered in conformity with the Swift Creek Land Management Plan.

Unified Development Ordinance Regulations:

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

1. Prior to receipt of approved plans, Engineering Department inspection fees must be paid to the Town of Garner;
2. Prior to recordation of the first final plat:
 - a. a voluntary annexation petition for the for the entire project site shall be filed with the Garner Planning Department; and
 - b. documents establishing a Homeowner’s Association and restrictive covenants shall be submitted to the Garner Planning Director for review;
3. Prior to issuance of the first building permit:
 - a. all applicable water and sewer fees must be paid to the City of Raleigh Public Utilities Department; and
 - b. the Stormwater Program Administrator shall be in receipt of proof of payment for the required nitrogen offset payment to an approved mitigation bank;
4. Prior to the issuance of each building permit, a fee-in-lieu of park land dedication shall be paid to the Town of Garner;
5. Prior to recordation of the final plat for the second phase or prior to the expiration of an 18-month period following recordation of the first final plat, whichever occurs first, the neighborhood recreation amenity area shall be completed; and
6. The developer shall be responsible for all roadway improvements required by NCDOT.

VIII. PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the rezoning request and conducted a preview of the master planned residential development at their August 17, 2020 meeting.

By a unanimous vote, the Planning Commission confirmed staff's findings in Section VII that master plan – PD-MP-20-01, US 401 Assemblage – is in conformity with adopted town plans and policies.

The Commission further accepted staff's statements regarding zoning consistency with the Garner Forward Comprehensive Plan, being detailed in Section V of this report, as their own – and conveyed herein as their statutorily-required written comments on plan consistency – and recommended approval of PD-Z-20-01 to the Town Council by another unanimous vote.

PD-Z-20-01 – US 401 Assemblage

Rezoning Motion Worksheet

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

- 1. Find Consistent with the Comprehensive Plan and Approve:**
2. Find Inconsistent with the Comprehensive Plan and Deny:
3. Find Inconsistent with the Comprehensive Plan and Approve:

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

1. Find Consistent with the Comprehensive Plan and Approve:

"I move that the Town Council accept staff's statements regarding zoning consistency with the Garner Forward Comprehensive Plan, detailed in Section V of the staff report, as our own; and I therefore move further that the Town Council adopt Ordinance No. (2020) 4078 approving rezoning request PD-Z-20-01 as it is reasonable and in the public interest because it will likely select as many reasons as appropriate from below list or provide your own reasoning."

- Allow household living and supporting day care uses that are attractive to younger families with children as well as older residents looking to maintain private but smaller outdoor spaces.
- Allow adequate buffers and usable open spaces that help to preserve and protect adjacent housing stock.
- Allow the development of an appropriate density of housing in the area in which it is located.
- Allow for the conservation and preservation of natural features and green space to promote recreation opportunities.
- Provide your own reason: _____

2. Find Inconsistent with the Comprehensive Plan and Deny:

I move that the Town Council find the rezoning request inconsistent with the Garner Forward Comprehensive Plan for the following reason(s): provide your reasoning and therefore, I move further that the Town Council reject the recommendation of the Planning Commission and deny rezoning request number PD-Z-20-01."

3. Find Inconsistent with the Comprehensive Plan and Approve:

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

- Allow household living and supporting day care uses that are attractive to younger families with children as well as older residents looking to maintain private but smaller outdoor spaces.
- Allow adequate buffers and usable open spaces that help to preserve and protect adjacent housing stock.
- Allow the development of an appropriate density of housing in the area in which it is located.
- Allow for the conservation and preservation of natural features and green space to promote recreation opportunities.
- Provide your own reason: _____

and therefore, I move further that the Town Council adopt Ordinance No. (2020) 4078 approving rezoning request number PD-Z-20-01.

PD-MP-20-01 US 401 Assemblage
Conditional Use Permit Motion Worksheet

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

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

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

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

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

“I move that the Council accept the staff statements regarding plan consistency in Section VII of this report as our own and find the application meets the 10 permit criteria in Section 3.14.D. and therefore approve PD-MP-20-01, US 401 Assemblage, with the six conditions to be listed on the permit that will be prepared by Staff.”

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

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

Condition #1:

Condition #2, etc.:

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

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

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

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

and therefore, deny master plan US 401 Assemblage – PD-MP-20-01.

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

ORDINANCE NO. (2020) 4078

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

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

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

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

Section 1. That the Official Zoning Map of the Town of Garner and Extraterritorial Jurisdiction be amended by changing the zoning classification of the property described below from its present zoning to that requested by RST Development, LLC in Rezoning Application No. PD-Z-20-01 (PRD C11).

Section 2. There is hereby created a new conditional use zoning district, to be known as the Planned Residential District Conditional Use (PRD C11); within this district, all of the regulations that apply to property within the Planned Residential District Conditional Use (PRD C11) zoning district shall be applicable and that all other uses are prohibited except those that are listed as permissible shall require a conditional use permit:

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

The following conditions are proposed:

1. Permitted use table:

Use Category	Specific Use	PRD C11
Household Living	Townhouse	P*
	Single-family detached	P*
	Multi-family (including apartments)	P*

2. Any form of group living protected by state or federal statute for use in single-family dwellings shall be permitted according to the specific use standards of the Garner Unified Development Ordinance.
3. The maximum density shall not exceed 4.76 dwelling units per acre with a maximum of 500 apartments and 455 townhomes.
4. A variation of greater than 20% is requested regarding Section 6.12.A single family lot sizes in PRD developments. This section requires that 60% of all single-family lots be compared to R-12 minimum lot sizes of 12,000 SF and 40% be compared to R-9 minimum lot sizes of 9,000 SF. 365 single-family lots are proposed. A variation allowing 80 lots or 22% of the single family lots to be a minimum lot size of 6,630 SF or larger (45% deviation) is proposed, and a variation allowing 285 lots 78% of single family lots to be a minimum lot size of 4,920 SF or larger instead of 12,000 SF (139 lots @ 59% deviation) and instead of 9,000 SF (146 lots @ 45% deviation).
5. A variation of greater than 20% is requested for Section 6.12.A building setbacks for a PRD development. Lot setbacks are required to be compared against those adopted for the R-12 zoning district.

R-12 setbacks are as follows: Front-30', Rear-20', Side 6' minimum, 15' combined minimum, Corner Side-20'.

Proposed setbacks for the detached single-family lots are as follows: Front-20' (a 33% deviation), Rear-20' (no deviation), Side 5' (a 33% deviation), Corner Side-12' (a 40% deviation).

For the attached townhomes, lot setbacks are as follows: Front-25' with front garages and 15' with rear garages, Rear-25', Side-15', Corner Side-25', Front with rear garage access-15'.

Proposed setbacks are as follows: Front-20' (a 20% deviation), Rear-20' (a 20% deviation), Side 10' (a 33% deviation), Corner Side-10' (a 60% deviation), Front with rear garage access-10' (a 33% deviation).

Building separation between townhomes shall be 15' minimum.

6. A variation of greater than 20% is requested for Section 8.2.K.8. where two streets may not intersect on the same side of another street at a distance of less than 400 feet. A variation allowing a deviation in the separation of intersections of up to 26% less than the 400 feet required.

7. A Neighborhood Recreation Amenity Area is proposed within the development to include a lifestyle center, cabana, pool, play lawn, and outdoor gathering space. The lifestyle center shall be a minimum 2,000 square foot under-roof and used on an interim basis as a sales center with a minimum of 300 square feet available to residents for programs. The initial 300 square foot space in the amenity/sales center shall be a multi-purpose activity room suitable for group/club meetings, classes, or events/gatherings. When the sales center is no longer needed, the remainder of the facility shall be converted to serve the lifestyle center function. The cabana shall include a minimum of 500 square foot covered pavilion area, bathrooms/changing area, and a minimum 3,000 square foot pool. The lifestyle center shall be completed prior to or concurrent with the first certificate of occupancy (model homes excluded). The remaining elements of the Neighborhood Recreation Amenity Area shall be completed within 18 months of recordation of the first final plat.
8. Small enhanced recreational and usable open space shall be spread along neighborhood streets. Gathering areas with benches, picnic tables, tot lots, play lawns, dog park and shade shelter/gazebo are intended. Remaining recreational and usable open space shall have trails to connect open space areas together and provide enjoyment of the natural environment. Improvements to each recreational and usable open space shall be determined at the preliminary plan for each respective phase in keeping with the stated intent of each provided on the Master Plan and found acceptable to the Planning Department.
9. Product A (multi-family apartments) shall not use vinyl siding and have:
 - a. cementitious siding that shall vary in type and color with brick, shakes, board and batten, or stone accents provided as decorative features - the masonry component shall be a minimum of fifty percent (50%) per building;
 - b. an amenity included within that area - amenities shall include outdoor community spaces, a minimum 900 square foot resort style pool, and a minimum 5,500 square foot clubhouse containing fitness/yoga space, community space, and a minimum 400 square foot covered mail kiosk area;
 - c. a masonry component of fifty percent (50%) - other accessory buildings may only have a masonry wainscot;
 - d. offsets in the plane of each façade for each apartment building;
 - e. either masonry embellishment or 1x4 casing on all windows;
 - f. slab on grade foundations with masonry extending all the way to the ground with no visible exposed slab; and
 - g. rooflines that shall vary using gables and parapets and shall not be a single mass - a combination of pitched architectural shingles and flat Thermoplastic Polyolefin (TPO) roofing shall be utilized.
10. Product B (front load townhomes) shall have:
 - a. a minimum of 1,450 heated square feet;

- b. a minimum 0.045-gauge vinyl siding;
 - c. at least 64 square feet (64 SF) of masonry or brick veneer on the front façade of each individual townhome unit within a townhome building group except that a maximum of one individual townhome unit in each townhouse building group shall not be required to include masonry or brick veneer on the front façade - if a unit has masonry or brick veneer along the bottom portion of a wall, the masonry or brick veneer shall extend to the ground in this area with no visible exposed slab;
 - d. slab on grade parged and painted to cover exposed concrete on sides and rear - for front and side foundations visible from a street, if more than 12" of slab is exposed, foundation shall be clad with brick or stone veneer;
 - e. at least a one-car garage featuring garage doors with either carriage door hardware or windows;
 - f. articulation in the side elevations, including two of the following: side entry, windows (two or more), partial masonry, two types of finishes (i.e. horizontal siding with board and batten or shakes in gables), and roofline changes.
 - g. first floor glazing consisting of one or more of the following: garage doors with glass windows, or front doors with sidelight windows;
 - h. 8" minimum eaves and rakes on front, rear, and sides; and
 - i. a minimum 100 square foot poured concrete patio.
11. Product C (rear load townhomes) shall have:
- a. a minimum of 1,700 heated square feet;
 - b. a minimum 0.045-gauge vinyl siding;
 - c. at least 64 square feet (64 SF) of masonry or brick veneer on the front façade of each individual townhome unit within a townhome building group except that a maximum of one individual townhome unit in each townhouse building group shall not be required to include masonry or brick veneer on the front façade but shall combine at least two patterns of vinyl cladding - if a unit has masonry or brick veneer along the bottom portion of a wall, the masonry or brick veneer shall extend to the ground in this area with no visible exposed slab;
 - d. slab on grade parged and painted to cover exposed concrete on sides and rear. For front and side foundations visible from a street, if more than 12" of slab is exposed, foundation shall be clad with brick or stone veneer;
 - e. at least a two-car garage;
 - f. variety in the side elevations, including two of the following: side entry, windows (two or more), partial masonry, two types of finishes (i.e. horizontal siding with board and batten or shakes in gables), and roofline changes; and
 - g. 8" minimum eaves and rakes on front, rear, and sides.
12. Product D (single family homes) shall have:

- a. a minimum of 1,600 heated square feet;
- b. a minimum 0.045-gauge vinyl siding;
- c. two or more types of finishes on the front: lap siding, masonry, shakes, and board and batten;
- d. turn down slab with 12" exposed on front - front and sides shall be clad with brick or stone veneer - rear slab shall have paint to cover exposed concrete;
- e. at least a two-car garage featuring garage doors with carriage door hardware or windows;
- f. first floor glazing (in the absence of traditional windows) by including both garage doors with glass windows and front doors with a sidelight window;
- g. 8" minimum eaves and rakes on front, rear, and sides; and
- h. a minimum 100 square foot poured concrete patio.

13. Product E (single family ranch homes) shall have:

- a. a minimum of 1,600 heated square feet;
- b. cementitious siding - windows, trim, accents and soffits may be vinyl;
- c. slab on grade with paint to cover exposed concrete on front and sides - if more than 12" of slab is exposed, foundation shall be clad with brick or stone veneer on front and sides;
- d. at least a two-car garage featuring garage doors with carriage door hardware or windows;
- e. first floor glazing (in the absence of traditional windows) by including both garage doors with glass windows and front doors with a sidelight window;
- f. have 8" minimum eaves and rakes on front, rear, and sides; and
- g. a minimum 100 square foot poured concrete patio.

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
Scott Hoch, Jewel Christian, Joy Parrott, Jeffery Buffaloe, James Buffaloe Jr, Julian Buffaloe, and Brenda Buffaloe	0790-30-1714, 0790-41-7331, 0790-40-3331, 0790-51-8243, 0790-50-5263, 0699-49-2198, 0699-58-3961, 0699-28-3995	Single-Family Residential (R-40)	Planned Residential District Conditional Use (PRD C11)

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

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

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

Section 7. This ordinance shall become effective upon adoption.

Duly adopted this 8th day of September, 2020.

Ken Marshburn, Mayor

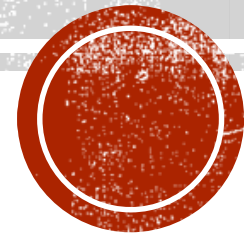
ATTEST: _____
Stella L. Gibson, Town Clerk

Town of Garner
Town Council Meeting
Agenda Form

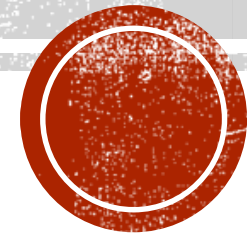
Meeting Date: September 8, 2020		
Subject: FY 20 Micro-Surfacing & Crack Seal Project		
Location on Agenda: Old/New Business		
Department: Public Works		
Contact: Forrest Jones, Public Works Director		
Presenter: Forrest Jones, Public Works Director		
Brief Summary: Apply crack seal and micro-surfacing to an estimated 13 centerline miles of Town Streets.		
Recommended Motion and/or Requested Action: Authorize the Manager to approve contract with Slurry Pavers Inc. to perform FY 20 Pavement Preservation.		
Detailed Notes:		
Funding Source: n/a		
Cost: 405,961.55	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:	FJ	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

FY20 PAVEMENT PRESERVATION

Street Micro-Surfacing and Crack Seal Project



TIMELINE



- June 19 Issued RFP
- June 25 Pre-bid meetings
- July 15 Proposals received

		Contractors Name		Slurry Pavers, Inc.		Boxley Materials Co.	
BASE BID							
	Item	Unit	Quantity	Unit Price	Extended Price	Unit Price	Extended Price
1	Crack Seal (NCDOT Approved) Estimated 9785 Square Yards	LBS	1	\$ 8,000.00	\$ 8,000.00	\$ 8,500.00	\$ 8,500.00
2	Latex Modified Micro-Surfacing Type II	SY	178,954	\$ 2.14	\$ 382,961.56	\$ 2.95	\$ 527,914.30
3	Mobilization	LS	1	\$ 15,000.00	\$ 15,000.00	\$ 39,000.00	\$ 39,000.00
TOTAL BID AMOUNT					\$ 405,961.56		\$ 575,414.30

EXTRA WORK							
	Item	Unit	Quantity	Unit Price	Extended Price	Unit Price	Extended Price
1	Directional Arrows (4- Rt Turns, 2 Straight) 6- total COLOR MATCH EXISTING	Each	1	\$ 1,000.00	\$ 1,000.00	\$ 950.00	\$ 950.00
2	4" Lines (NCDOT) COLOR MATCH EXISTING	LF	2550	\$ 1.40	\$ 3,570.00	\$ 1.30	\$ 3,315.00
3	8" Lines (NCDOT) COLOR MATCH EXISTING	LF	175	\$ 3.40	\$ 595.00	\$ 3.20	\$ 560.00
4	24" Lines (NCDOT) COLOR MATCH EXISTING	LF	100	\$ 13.25	\$ 1,325.00	\$ 12.75	\$ 1,275.00
5	Sweeper (Removal of residual or loosened Micro-Material 2 to 4 weeks after completion)	Hour	1	\$ 160.00	\$ 160.00	\$ 225.00	\$ 225.00

MICRO-SURFACE STREET LIST

STREET NAME	TP	BEGIN LOCATION	END LOCATION
RUPERT ROAD	RD	BEIN MAINTENANCE	GARNER STATION BV
OWENSBORO COURT	CT	WATERVILLE ST	CDS
HOLYOKE COURT	CT	WATERVILLE ST	CDS
EASY WIND LANE	LN	MINGLEWOOD DR	SHADY HOLLOW LN
EASY WIND LANE	LN	EASY WIND LN	EASY WIND LN
EASY WIND LANE	LN	MARKETGATE WY	EASY WIND LN
SPRINGVIEW TRAIL	TR	VILLA DR	BUCKBRANCH DR
CINDY DRIVE	DR	COMELIA DR	WINTERLOCHEN RD
FARE STONE DRIVE	DR	COALYARD DR	CINDER CROSS WY
GRIFFIN STREET	ST	MAIN ST	JONES ST
GLENVIEW COURT	CT	SPRINGVIEW TR	CDS
SPRINGVIEW TRAIL	TR	GLENVIEW CT	VILLA DR
LONGVIEW STREET	ST	KELRAN RD	CURTISS DR
PEARL STREET	ST	MAIN ST	PARKER ST
LISBURN COURT	CT	MISTY MEADOW LN	CDS
BRIAR ROSE LANE	LN	THOMPSON RD	CDS
ROLLING RIDGE CIRCLE	CI	SPRING DR	DEVON CT
BUTLER DRIVE	DR	DUPREE ST	VANDORA AV
TEAK CIRCLE	CI	ROAN DR	CDS

STREET NAME	TP	BEGIN LOCATION	END LOCATION
ROAN DRIVE	DR	VANDORA SPRINGS RD	TEAK CI
BAINBRIDGE CIRCLE	CI	BAINBRIDGE CI	BOURNEMOUTH LN
AVERY STREET	ST	BRYAN ST	CURTISS DR
MEADOWBROOK DRIVE	DR	RANDELL RD	WOODSIDE DR
TIFFANY CIRCLE	CI	VANDORA SPRINGS RD	RYERSON DR
AXUM ROAD	RD	MEADOW RD	DEAD END
ASHBOURNE COURT	CT	BAINBRIDGE CI	CDS
BERKSHIRE DRIVE	DR	DEAD END	CLIFTON ST
HALL BOULEVARD	BV	LENNOX DR	OAKWATER DR
PINEVIEW DRIVE	DR	FOWLER DR	DEAD END
PINEVIEW DRIVE	DR	MAPLEWOOD DR	FOWLER DR
DRAGON FLY COURT	CT	MOON WATER WY	CDS
THISTLE COURT	CT	BRUCEMONT DR	CDS
CLIMBING LATTICE COU	CT	ARBOR GREENE DR	CDS
TARTAN COURT	CT	BRUCEMONT DR	CDS
KENNON ROAD	RD	FOWLER DR	EDGEBROOK DR
BROOKSTONE COURT	CT	SPRINGVIEW TR	CDS
SPRINGVIEW TRAIL	TR	BROOKSTONE CT	GLENVIEW CT
CASCADE PLACE	PL	DUNHAVEN DR	CDS
BUTLER DRIVE	DR	DELBRIDGE DR	FOREST DR



MICRO-SURFACE STREET LIST

STREET NAME	TP	BEGIN LOCATION	END LOCATION
GREENBRIER ROAD	RD	WINTERLOCHEN RD	COMELIA DR
WADE AVENUE	AV	POPLAR DR	PARK AV
CUSHENDUN LANE	LN	DREYFUS CT	CDS
BRUCEMONT DRIVE	DR	YORK CT	TIMBER DR
WADE AVENUE	AV	NELLANE DR	LAKESIDE DR
RAND MILL ROAD	RD	HAYWOOD ST	TURNER ST
S WADE AVENUE	AV	CDS	HUTCHINS DR
GLENN MEADOW COURT	CT	VILLA DR	CDS
KENBROOK DRIVE	DR	DUBOSE DR	EDGEBROOK DR
HARPER STREET	ST	GARNER RD	END MAINTENANCE
LONGVIEW STREET	ST	POWELL DR	KELRAN RD
OLMSTEAD COURT	CT	TIFFANY CI	CDS
BUTLER DRIVE	DR	VANDORA AV	DELBRIDGE DR
BUCK BRANCH DRIVE	DR	FOXWOOD DR	ROYAL OAK DR
WILLOW VISTA ROAD	RD	GREEN SPRING DR	GRASSY RIO LN
WINTERLOCHEN ROAD	RD	ROXANNE DR	VESTA DR
VESTA DRIVE	DR	WINTERLOCHEN RD	LEOTA DR
NORENE CIRCLE	CI	CDS	VIRGINIA AV
TURNER STREET	ST	RAND MILL RD	BAGWELL ST
CLIFTON STREET	ST	FOREST DR	BERKSHIRE DR

STREET NAME	TP	BEGIN LOCATION	END LOCATION
CLIFTON STREET	ST	FOREST DR	BERKSHIRE DR
HAY RIVER STREET	ST	ADAMS PEAK LN	NORROSTOWN PL
CANE CREEK DRIVE	DR	MOON WATER WY	WATER LILLY WY
FOGGY MORNING COURT	CT	CDS	CANE CREEK DR
GARDEN RETREAT DRIVE	DR	FULL MOON CT	ARBOR GREENE DR
BOURNEMOUTH LANE	LN	BAINBRIDGE CI	CDS
BOURNEMOUTH LANE	LN	NEW RAND RD	TOTTINGHAM CT
FRANCES DRIVE	DR	BROOKS AV	POPLAR DR
CANE CREEK DRIVE	DR	FOGGY MORNING CT	MOON WATER WY
FRANCES DRIVE	DR	POPLAR DR	FOREST DR
FRANCES DRIVE	DR	FOREST DR	WADE AV
VANDORA AVENUE	AV	FRANCES DR	NELLANE DR
N SHETLAND COURT	CT	CLAYMORE DR	CDS
CHALLENGE ROAD	RD	COMPETITION RD	ZAHARIS CV
NORTHWOOD CIRCLE	CI	CDS	VANDORA AV
HADRIAN DRIVE	DR	MARYKIRK PL	BELMORE CI
ADRIAN DRIVE	DR	BEGIN PAVEMENT	FAYE DR
AVERY STREET	ST	CREEK COMMONS AV	JOHNSON ST
HAY RIVER STREET	ST	NORROSTOWN PL	ACROPOLIS PL
ANNOTTO BAY LANE	LN	ACROPOLIS PL	CDS

MICRO-SURFACE STREET LIST


SEASTONE STREET	ST	BRAID CT	FALDO CV
ROAN DRIVE	DR	GUSSETT DR	GAFFER ST
GUSSETT DRIVE	DR	BROOKSHADE CI	ROAN DR
DUPREE STREET	ST	HILLTOP AV	BUTLER DR
ROAN DRIVE	DR	GAFFER ST	DEAD END
BELLFARE DRIVE	DR	DEPOT RIDGE RD	RED CABOOSE CT
STEEL HOPPER WAY	WY	ACKERMAN RD	COALYARD DR
HAY RIVER STREET	ST	RED LAKE ST	PASADENA RD
NEW DAWN COURT	CT	BONICA CREEK DR	CDS
BONICA CREEK DRIVE	DR	BUFFALOE RD	NEW DAWN CT
GUSSETT DRIVE	DR	DEMOS CI	BROOKSHADE CI
ST. MELLION STREET	ST	WATERVILLE ST	HOCH CV
BROOKSHADE CIRCLE	CI	GUSSETT DR	CDS
WATERVILLE STREET	ST	ST. MELLION ST	ST. MELLION ST
NAYLOR CREEK PLACE	PL	COALYARD DR	CDS
RESTON RIDGE COURT	CT	BAYBERRY WOODS DR	CDS
SHADY SUMMIT WAY	WY	US 401	END MAINTENANCE
BAGWELL STREET	ST	TURNER ST	SMITH DR
MONTAGUE STREET	ST	US 70	HAYWOOD ST
VESTA DRIVE	DR	WINTERLOCHEN RD	LONGNEEDLE CT
RUPERT ROAD	RD	GARNER STATION BV	PURSER DR
RAND MILL ROAD	RD	MAIN ST	DEAD END
BRYAN STREET	ST	AVERY ST	CURTISS DR
VILLAVISTA TRACE	LN	WESTONRIDGE RUN	WILLOW VISTA RD
MEADOWBROOK DRIVE	DR	GARNER RD	CASON ST



Adjusted Bid Tab

BASE BID SHALL BE UNIT PRICE BASED AS SHOWN BELOW:

Line	Description	Qty	Units	Unit Price	Extended Price
1	Crack Seal (NCDOT Approved)	44,850	LBS	\$2.08	\$ 93,288.00
2	Latex Modified Micro-Surfacing Type II	139,099.79	SY	\$ 2.14	\$ 297,673.55
3	Mobilization	1	LS	\$ 15,000.00	\$ 15,000.00
TOTAL BID AMOUNT					\$405,961.55

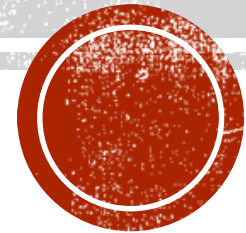


Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: September 8, 2020		
Subject: FY 20 Pavement Rejuvenation Contract		
Location on Agenda: Old/New Business		
Department: Public Works		
Contact: Forrest Jones, Public Works Director		
Presenter: Forrest Jones, Public Works Director		
Brief Summary: Perform Pavement Rejuvenation on approximately 3.5 centerline miles of streets.		
Recommended Motion and/or Requested Action: Authorize the Manager to approve contract for Pavement Technology Inc. to perform FY 20 Pavement Rejuvenation.		
Detailed Notes: Staff advertised and put out to bid. Only one bid was received, but is acceptable due to the cost.		
Funding Source: n/a		
Cost: 57,152.59	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:	FJ	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

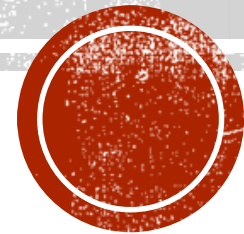
FY20 PAVEMENT PRESERVATION

Pavement Rejuvenation Project



TIMELINE

June 30 Issued RFP
July 28 Proposals Received



REJUVENATION STREET LIST

STREET NAME	TP	BEGIN LOCATION	END LOCATION
Drexmere	St	Hwy 70	McCormick
Cranston	Rd	Woodside Rd	Southerland
Woodside	Rd	Southerland	Cranston
Corwin	Rd	Cranston	Meadowbrook
Edgebrook	Dr	Fowler	Sycamore
Tiara	Ct	Sycamore	Culdesac
Sycamore	Dr	Edgebrook	Deadend
Buckingham	Rd	Poole	Culdesac
Old Scarborough	Ln	Aversboro	Hadrian
Benfield	Ct	Old Scarborough	Culdesac
McKay	Pl	Benfield	Culdesac
Pine Winds	Dr	Hwy 401	Vista
Virginia	Ave	Beichler	Deadend
Glen Meadow	Ct	Viella	Culdesac
Edge Brook	Dr	Sycamore	Deadend
S. Wade	Ave	Poole	Pavement Transition
Bluegrass	Dr	Edgebrook	Culdesac
Argyle	St	McNair Glenn	Culdesac
Claymore	Dr	Buckingham	Aversboro
Wilton Meadow	Dr	Don Miller	Before Culdesac
Hobson Wood	Ct	Wilton Meadow	Culdesac
Windbluff	Ct	Wilton Meadow	Culdesac
Baldwin	Cir	Culdesac	Culdesac
Hassell	St	November	Dead End
Tiffany	Cir	Vandora Springs	Tafton



BID TAB

BASE BID SHALL BE UNIT PRICE BASED AS SHOWN BELOW:

Line	Description	Qty	Units	Unit Price	Total
1	Asphalt Rejuvenation Agent (NCDOT APPROVED)	62,531	SY	\$ 0.89	\$ 55,652.59
2	Mobilization	1	LS	\$ 1,500.00	\$ 1,500.00
TOTAL BID AMOUNT					\$ 57,152.59



REPORTS

Garner Info

ID	Title	Description	Current Status	Address	Date Created	Comments
8179735	Misc. - Parks / Town Property	as the dog parks are getting a lot of use due to covid-19 , Lake Benson dog park and Garner dog park mulched again	In Progress		6/20/2020	The contractor will be coming August 31 through September 2nd to mulch both of the dog parks.
8452289	Misc. - Parks / Town Property	well the mulch has been deficient in the park so far this year these recent rains have gotten the part down to bare dirt in most places. this is creating very muddy conditions any time that it raised when you take your pets to the park. The park needs to be mulched sooner rather than later and preferably with wood chips versus the shredded mulch as the shredded mulch is transported more easily in periods of heavy rain. The Clayton Park uses wood chips and it is a very nice park to go to even after a heavy rain event	In Progress	North Garner Dog Park	7/29/2020	The contractor will be coming August 31 through September 2nd to mulch both of the dog parks.
8452302	Misc. - Parks / Town Property	with all of the silt from the shredded mulch washing across the park it has completely filled in the concrete slab drainage system under the water spout. The slab should be lifted up cleaned out and reset again	In Progress	North Garner Dog Park	7/29/2020	There is only a small amount of debris in the slab. Crews will remove it when the dog park will be closed due to mulching coming August 31st through September 2nd.
8580419	Construction Without Permit	paved parking lot with no storm water remediation was constructed without permits, violating impermeable surface limits and an access ramp was built that clearly was pulled without a permit. it's nothing but concrete poured over top of a plastic pipe. it would never meet code in any town.	Submitted	514 E Main St	8/18/2020	
8580585	Sign Violation	Intersection of Timber Dr and Vandora Springs Rd.	Submitted	1695 Timber Dr	8/18/2020	
8580662	Sign Violation	These two signs are scattered throughout Garner Towne Square. Thank you.	Submitted	2580 Timber Dr	8/18/2020	

Garner Info

ID	Title	Description	Current Status	Address	Date Created	Comments
8580725	Sign Violation	There is a sign like this attached to a street light, on Spring Dr close to the intersection with Timber Dr.	Submitted	2534 Timber Dr	8/18/2020	It is on Spring Dr, not Timber as it shows above. Thanks
8587796	Sign Violation	Another yellow We Buy Houses sign at Timber Dr and Woodland Rd. Thank you.	Submitted	2311 Timber Dr	8/19/2020	
8593871	Junk Vehicle (Private Property)	There are about five vehicles in the parking lot that have no tag and not drivable for over a year. There is a silver Saturn that is sitting on a car jack and flat tires. A gold Saturn and black Cadillac with flat tires. A burgundy Nissan morano on all flat tires that has glass around it and a blue Nissan sentra that has not moved in years.... the parking lot looks like a junkyard. And it across the street from North Garner Middle School.	In Progress	203 Johnson St	8/20/2020	They have removed the tow away sticker from the vehicle in the attempt to leave the junk cars
8593903	Trash/Solid Waste (Private Property)	piles of trash in the back wooded area	In Progress	203 Johnson St	8/20/2020	Property owner has been sent a Notice of Vioation with a compliance date of 9/5/20.
8593950	Outdoor Storage	This abstraction has built by a resident there are car parts (car seat and tire) toys and grills around it. Its up against the building and looks like it can be a fire hazard. There are stoves,chairs and dryer outside	In Progress		8/20/2020	Property owner has been sent a Notice of Vioation with a compliance date of 9/5/20.
8617069	Sign Violation	In the sharp curve on Spring Dr, near the high school.	Submitted	Spring Dr	8/24/2020	

Garner Info

ID	Title	Description	Current Status	Address	Date Created	Comments
8623179	Construction Without Permit	It appears a parking lot was installed without proper storm water retention system. Also the one entrance to parking lot seems small as it only allows for one car at a time to enter. This may explain why they built up asphalt against curb on E. Main Street to allow cars to roll over curb into parking lot.	Submitted	514 E Main St	8/25/2020	
8628474	Grounds/ Trail Maintenance		Submitted	Stockett Ct	8/25/2020	
8655132	Tall Grass/Weeds (Private Property)	Not sure if anybody is living there anymore. House seems to be run down and needing work done to it and doesn't seem to be in use. Grass has grown up in yard and front door looks like foundation is falling in	Submitted	626 Westwood Dr	8/30/2020	
8664337	Ditch/ Surface Drainage Problem	the town drain between my house and neighbor's house on my north side is flooding our properties YET AGAIN.. the water is flooding up to house from drain and endangering house!! PLEASE FIX THIS!!!	Submitted	136 Skipping Rock Ln	9/1/2020	This is an emergency for us!!
8667091	Trash/Solid Waste (Private Property)	Several mattresses and tires at dumpster.	Submitted	205 Johnson St	9/1/2020	

Permit #:	2200541	Inside Town Limits Yes	
Issue date:	8/6/2020	Census tract:	PIN#: 1721-02-9037
Lot#:	143	Subdivision: AVENUE AT WHITE OAK	Total cost: \$120,000.00
PropAddress:	291 WHITE OAK RIDGE DRIVE		
Owner's	PULTE HOME COMPANY LLC	Owner's Phone:	919-816-1100
Contractor	PULTE HOME COMPANY LLC	Contractor's Phone:	704-543-4922
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN
Permit #:	2200543	Inside Town Limits Yes	
Issue date:	8/6/2020	Census tract:	PIN#: 1721-02-9037
Lot#:	144	Subdivision: AVENUE AT WHITE OAK	Total cost: \$120,000.00
PropAddress:	287 WHITE OAK RIDGE DRIVE		
Owner's	PULTE HOME COMPANY LLC	Owner's Phone:	919-816-1100
Contractor	PULTE HOME COMPANY LLC	Contractor's Phone:	704-543-4922
Type of Improvement:	New Building	Proposed Use	TOWNHOME
Permit #:	2200544	Inside Town Limits Yes	
Issue date:	8/6/2020	Census tract:	PIN#: 1721-02-9037
Lot#:	145	Subdivision: AVENUE AT WHITE OAK	Total cost: \$120,000.00
PropAddress:	283 WHITE OAK RIDGE DRIVE		
Owner's	PULTE HOME COMPANY LLC	Owner's Phone:	919-816-1100
Contractor	PULTE HOME COMPANY LLC	Contractor's Phone:	704-543-4922
Type of Improvement:	New Building	Proposed Use	TOWNHOME
Permit #:	2200545	Inside Town Limits Yes	
Issue date:	8/6/2020	Census tract:	PIN#: 1721-02-9030
Lot#:	146	Subdivision: AVENUE AT WHITE OAK	Total cost: \$115,000.00
PropAddress:	279 WHITE OAK RIDGE DRIVE		
Owner's	PULTE HOME COMPANY LLC	Owner's Phone:	919-816-1100
Contractor	PULTE HOME COMPANY LLC	Contractor's Phone:	704-543-4922
Type of Improvement:	New Building	Proposed Use	TOWNHOME
Permit #:	2200546	Inside Town Limits Yes	
Issue date:	8/6/2020	Census tract:	PIN#: 1721-01-9938
Lot#:	147	Subdivision: AVENUE AT WHITE OAK	Total cost: \$125,000.00
PropAddress:	275 WHITE OAK RIDGE DRIVE		
Owner's	PULTE HOME COMPANY LLC	Owner's Phone:	919-816-1100
Contractor	PULTE HOME COMPANY LLC	Contractor's Phone:	704-543-4922
Type of Improvement:	New Building	Proposed Use	TOWNHOME

Permit #:	2200547	Inside Town Limits Yes	
Issue date:	8/6/2020	Census tract:	PIN#: 1721-01-9936
Lot#:	148	Subdivision: AVENUE AT WHITE OAK	Total cost: \$115,000.00
PropAddress:	271 WHITE OAK RIDGE DRIVE		
Owner's	PULTE HOME COMPANY LLC	Owner's Phone:	919-816-1100
Contractor	PULTE HOME COMPANY LLC	Contractor's Phone:	704-543-4922
Type of Improvement:	New Building	Proposed Use	TOWNHOME
Permit #:	2200924	Inside Town Limits Yes	
Issue date:	8/26/2020	Census tract:	PIN#: 1720-84-3576
Lot#:		Subdivision: N/A	Total cost: \$1,181,790.00
PropAddress:	4500 WATERFIELD DRIVE		
Owner's	SMP PROPERTY GROUP LLC	Owner's Phone:	919-747-9713
Contractor	MARLIN DESIGN BUILD INC	Contractor's Phone:	919-378-9322
Type of Improvement:	New Building	Proposed Use	FACTORY INDUSTRIAL
Permit #:	2200953	Inside Town Limits Yes	
Issue date:	8/28/2020	Census tract:	PIN#: 1711-42-9564
Lot#:		Subdivision: N/A	Total cost: \$250,000.00
PropAddress:	301 BENSON ROAD		
Owner's	L & H RENTALS LLC	Owner's Phone:	919-427-0765
Contractor	CAROLINA BUILDING SYSTEMS	Contractor's Phone:	919-934-0916
Type of Improvement:	New Building	Proposed Use	STORAGE/WAREHOUSE
Permit #:	2201002	Inside Town Limits Yes	
Issue date:	8/31/2020	Census tract:	PIN#:
Lot#:		Subdivision: N/A	Total cost: \$633,696.00
PropAddress:	4851 JONES SAUSAGE ROAD		
Owner's	4851 JS PROJECT LLC	Owner's Phone:	770-407-4763
Contractor		Contractor's Phone:	
Type of Improvement:	Electrical	Proposed Use	FACTORY INDUSTRIAL
Permit #:	2201013	Inside Town Limits No	
Issue date:	8/4/2020	Census tract:	PIN#: 1618-38-4599
Lot#:		Subdivision: N/A	Total cost: \$175,000.00
PropAddress:	210 GODWIN WAGON WAY		
Owner's	HAROLD GODWIN	Owner's Phone:	919-264-3178
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2201015	Inside Town Limits Yes	
Issue date:	8/3/2020	Census tract:	PIN#: 1731-40-7074
Lot#:	89	Subdivision: AUBURN VILLAGE	Total cost: \$126,650.00
PropAddress:	130 IVORY LANE		
Owner's	CALATLANTIC GROUP INC	Owner's Phone:	919-465-5900
Contractor	LENNAR CAROLINAS, LLC	Contractor's Phone:	919-466-3314
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN
Permit #:	2201017	Inside Town Limits Yes	
Issue date:	8/3/2020	Census tract:	PIN#: 1730-49-3156
Lot#:	12	Subdivision: AUBURN VILLAGE	Total cost: \$126,650.00
PropAddress:	168 CASHMERE COURT		
Owner's	CALATLANTIC GROUP INC	Owner's Phone:	919-465-5900
Contractor	LENNAR CAROLINAS, LLC	Contractor's Phone:	919-466-3314
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN
Permit #:	2201018	Inside Town Limits Yes	
Issue date:	8/14/2020	Census tract:	PIN#: 1619-87-5446
Lot#:	41	Subdivision: GLENS AT BETHEL	Total cost: \$309,600.00
PropAddress:	160 DEREHAM LANE		
Owner's	BRC HOMES INC	Owner's Phone:	919-422-0355
Contractor	BRC HOMES, INC	Contractor's Phone:	919-562-1081
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN
Permit #:	2201039	Inside Town Limits Yes	
Issue date:	8/10/2020	Census tract:	PIN#: 1711-15-0377
Lot#:		Subdivision: N/A	Total cost: \$302,087.00
PropAddress:	730 US HWY 70 WEST		
Owner's	WYATT QUARLES SEEDS	Owner's Phone:	
Contractor	BAKER ROOFING	Contractor's Phone:	919-828-2975
Type of Improvement:	Alteration	Proposed Use	STORAGE/WAREHOUSE
Permit #:	2201050	Inside Town Limits No	
Issue date:	8/11/2020	Census tract:	PIN#: 1628-18-2940
Lot#:	84	Subdivision: GLEN CREEK	Total cost: \$296,520.00
PropAddress:	5020 ALTAMONT COURT		
Owner's	ROBUCK HOMES TRIANGLE	Owner's Phone:	919-710-4931
Contractor	ROBUCK HOMES TRIANGLE, LLC	Contractor's Phone:	919-876-9200
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2201052	Inside Town Limits Yes	
Issue date:	8/12/2020	Census tract:	PIN#: 0699-16-5745
Lot#:	186	Subdivision: MCCULLERS WALK	Total cost: \$135,820.00
PropAddress:	372 AMBER ACORN AVENUE		
Owner's	HALLE	Owner's Phone:	919-387-1885
Contractor	RYAN HOMES	Contractor's Phone:	703-956-4000
Type of Improvement:	New Building	Proposed Use	TOWNHOME
Permit #:	2201055	Inside Town Limits Yes	
Issue date:	8/12/2020	Census tract:	PIN#: 0699-15-6443
Lot#:	34	Subdivision: MCCULLERS WALK	Total cost: \$183,611.00
PropAddress:	190 TAWNY SLOPE COURT		
Owner's	NVR INC	Owner's Phone:	919-387-1885
Contractor	RYAN HOMES	Contractor's Phone:	703-956-4000
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN
Permit #:	2201058	Inside Town Limits Yes	
Issue date:	8/12/2020	Census tract:	PIN#: 0699-16-5775
Lot#:	187	Subdivision: MCCULLERS WALK	Total cost: \$136,489.00
PropAddress:	368 AMBER ACORN AVENUE		
Owner's	HALLE	Owner's Phone:	919-387-1885
Contractor	RYAN HOMES	Contractor's Phone:	703-956-4000
Type of Improvement:	New Building	Proposed Use	TOWNHOME
Permit #:	2201059	Inside Town Limits Yes	
Issue date:	8/12/2020	Census tract:	PIN#: 0699-16-5794
Lot#:	188	Subdivision: MCCULLERS WALK	Total cost: \$135,498.00
PropAddress:	364 AMBER ACORN AVENUE		
Owner's	HALLE	Owner's Phone:	919-387-1885
Contractor	RYAN HOMES	Contractor's Phone:	703-956-4000
Type of Improvement:	New Building	Proposed Use	TOWNHOME
Permit #:	2201060	Inside Town Limits Yes	
Issue date:	8/12/2020	Census tract:	PIN#: 0699-16-6714
Lot#:	189	Subdivision: MCCULLERS WALK	Total cost: \$146,420.00
PropAddress:	360 AMBER ACORN AVENUE		
Owner's	HALLE	Owner's Phone:	919-387-1885
Contractor	RYAN HOMES	Contractor's Phone:	703-956-4000
Type of Improvement:	New Building	Proposed Use	TOWNHOME

Permit #:	2201066	Inside Town Limits	Yes
Issue date:	8/12/2020	Census tract:	PIN#:
Lot#:		Subdivision:	Total cost: \$500,000.00
PropAddress:	4851 JONES SAUSAGE ROAD		
Owner's	CHRIS TORGLER	Owner's Phone:	865-387-4806
Contractor		Contractor's Phone:	
Type of Improvement:	Addition	Proposed Use	STORAGE/WAREHOUSE
Permit #:	2201071	Inside Town Limits	Yes
Issue date:	8/24/2020	Census tract:	PIN#: 1619-90-5763
Lot#:	61	Subdivision: OAK PARK	Total cost: \$201,624.00
PropAddress:	171 ROSSEL PARK CIRCLE		
Owner's	MATTAMY HOMES LLC	Owner's Phone:	919-233-3886
Contractor	MATTAMY HOMES LLC	Contractor's Phone:	919-233-3888
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN
Permit #:	2201080	Inside Town Limits	Yes
Issue date:	8/18/2020	Census tract:	PIN#: 1731-50-4480
Lot#:	213	Subdivision: AUBURN VILLAGE	Total cost: \$128,650.00
PropAddress:	167 AZURE MIST DRIVE		
Owner's	CALATLANTIC GROUP INC	Owner's Phone:	919-465-5900
Contractor	LENNAR CAROLINAS, LLC	Contractor's Phone:	919-466-3314
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN
Permit #:	2201118	Inside Town Limits	No
Issue date:	8/20/2020	Census tract:	PIN#: 1629-41-0216
Lot#:	89	Subdivision: GLEN CREEK	Total cost: \$338,800.00
PropAddress:	4801 GLEN CREEK TRAIL		
Owner's	ROBUCK HOMES TRIANGLE	Owner's Phone:	919-710-4431
Contractor	ROBUCK HOMES TRIANGLE, LLC	Contractor's Phone:	919-876-9200
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN
Permit #:	2201137	Inside Town Limits	Yes
Issue date:	8/27/2020	Census tract:	PIN#: 0699-15-2575
Lot#:	41	Subdivision: MCCULLERS WALK	Total cost: \$166,288.00
PropAddress:	165 TAWNY SLOPE COURT		
Owner's	HALLE	Owner's Phone:	919-387-1885
Contractor	RYAN HOMES	Contractor's Phone:	703-956-4000
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2201139	Inside Town Limits Yes	
Issue date:	8/31/2020	Census tract:	PIN#: 1730-49-2757
Lot#:	45	Subdivision: AUBURN VILLAGE	Total cost: \$166,935.00
PropAddress:	172 SEA FOAM ST		
Owner's	CALATLANTIC GROUP INC	Owner's Phone:	919-465-5900
Contractor	LENNAR CAROLINAS, LLC	Contractor's Phone:	919-466-3314
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN
Permit #:	2201146	Inside Town Limits No	
Issue date:	8/27/2020	Census tract:	PIN#: 1711-86-4510
Lot#:		Subdivision: N/A	Total cost: \$219,100.00
PropAddress:	103 ARELEAN STREET		
Owner's	LUKE KEELER	Owner's Phone:	910-280-7144
Contractor	HOMES BY VANDERBUILT	Contractor's Phone:	919-718-2760
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN
Permit #:	2201153	Inside Town Limits Yes	
Issue date:	8/31/2020	Census tract:	PIN#: 1731-40-4096
Lot#:	57	Subdivision: AUBURN VILLAGE	Total cost: \$147,000.00
PropAddress:	149 IVORY LANE		
Owner's	CALATLANTIC GROUP INC	Owner's Phone:	919-465-5900
Contractor	LENNAR CAROLINAS, LLC	Contractor's Phone:	919-466-3314
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN
Permit #:	2201155	Inside Town Limits Yes	
Issue date:	8/31/2020	Census tract:	PIN#: 1731-40-7038
Lot#:	88	Subdivision: AUBURN VILLAGE	Total cost: \$147,000.00
PropAddress:	134 IVORY LANE		
Owner's	CALATLANTIC GROUP INC	Owner's Phone:	919-465-5900
Contractor	LENNAR CAROLINAS, LLC	Contractor's Phone:	919-466-3314
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN
Permit #:	2201157	Inside Town Limits Yes	
Issue date:	8/27/2020	Census tract:	PIN#: 1711-34-3626
Lot#:		Subdivision: N/A	Total cost: \$250,000.00
PropAddress:	105 PERDUE STREET		
Owner's	ERIC ROWE	Owner's Phone:	919-400-1346
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	Addition	Proposed Use	PORCH

Permit #:	2201158	Inside Town Limits Yes	
Issue date:	8/31/2020	Census tract:	PIN#: 0699-16-6241
Lot#:	159	Subdivision: MCCULLERS WALK	Total cost: \$138,125.00
PropAddress:	271 MISTY PIKE DRIVE		
Owner's	NVR INC	Owner's Phone:	919-387-1885
Contractor	RYAN HOMES	Contractor's Phone:	703-956-4000
Type of Improvement:	Alteration	Proposed Use	TOWNHOME
Permit #:	2201159	Inside Town Limits Yes	
Issue date:	8/31/2020	Census tract:	PIN#: 0699-16-6781
Lot#:	190	Subdivision: MCCULLERS WALK	Total cost: \$138,350.00
PropAddress:	354 AMBER ACORN AVENUE		
Owner's	NVR INC	Owner's Phone:	919-387-1885
Contractor	RYAN HOMES	Contractor's Phone:	703-956-4000
Type of Improvement:	New Building	Proposed Use	TOWNHOME
Permit #:	2201160	Inside Town Limits Yes	
Issue date:	8/31/2020	Census tract:	PIN#: 0699-16-7609
Lot#:	191	Subdivision: MCCULLERS WALK	Total cost: \$140,558.00
PropAddress:	350 AMBER ACORN AVENUE		
Owner's	NVR INC	Owner's Phone:	919-387-1885
Contractor	RYAN HOMES	Contractor's Phone:	703-956-4000
Type of Improvement:	New Building	Proposed Use	TOWNHOME
Permit #:	2201161	Inside Town Limits Yes	
Issue date:	8/31/2020	Census tract:	PIN#: 0699-16-7617
Lot#:	192	Subdivision: MCCULLERS WALK	Total cost: \$131,331.00
PropAddress:	346 AMBER ACORN AVENUE		
Owner's	NVR INC	Owner's Phone:	919-387-1885
Contractor	RYAN HOMES	Contractor's Phone:	703-956-4000
Type of Improvement:	New Building	Proposed Use	TOWNHOME
Permit #:	2201163	Inside Town Limits Yes	
Issue date:	8/31/2020	Census tract:	PIN#: 0699-16-7636
Lot#:	193	Subdivision: MCCULLERS WALK	Total cost: \$125,529.00
PropAddress:	342 AMBER ACORN AVENUE		
Owner's	NVR INC	Owner's Phone:	919-387-1885
Contractor	RYAN HOMES	Contractor's Phone:	703-956-4000
Type of Improvement:	New Building	Proposed Use	TOWNHOME

Permit #:	2201165	Inside Town Limits	Yes
Issue date:	8/31/2020	Census tract:	PIN#: 0699-16-7644
Lot#:	194	Subdivision:	MCCULLERS WALK Total cost: \$152,750.00
PropAddress:	338 AMBER ACORN AVENUE		
Owner's	NVR INC	Owner's Phone:	919-387-1885
Contractor	RYAN HOMES	Contractor's Phone:	703-956-4000
Type of Improvement:	New Building	Proposed Use	TOWNHOME

**Building Activity by Type and Proposed Use for
Report Beginning: 08/01/2020 to Report Ending: 08/31/2020**

Addition

Proposed Use	Number of Units	Construction Value	Intown Value
DECK	8	\$81,000.00	\$81,000.00
PORCH	1	\$250,000.00	\$250,000.00
SCREENED PORCH	4	\$76,850.00	\$76,850.00
STORAGE/WAREHOUSE	1	\$500,000.00	\$500,000.00
Total	14	\$907,850.00	\$907,850.00

Alteration

Proposed Use	Number of Units	Construction Value	Intown Value
BUSINESS/OFFICE	1	\$100.00	\$100.00
COLLOCATION TOWER	1	\$15,000.00	\$15,000.00
MERCANTILE/RETAIL	1	\$9,585.00	\$9,585.00
MULTI-FAMILY 5 UNITS &	5	\$370,404.20	\$370,404.20
RESIDENTIAL STORAGE	1	\$10,000.00	\$10,000.00
RESTAURANT	1	\$66,120.00	\$66,120.00
SINGLE FAMILY DWELLING	6	\$91,961.00	\$91,961.00
SOLAR SYSTEM (RES)	5	\$122,841.60	\$122,841.60
STORAGE/WAREHOUSE	4	\$336,087.00	\$336,087.00
SUNROOM	1	\$4,750.00	\$4,750.00
TOWNHOME	1	\$138,125.00	\$138,125.00
Total	27	\$1,164,973.80	\$1,164,973.80

Electrical

Proposed Use	Number of Units	Construction Value	Intown Value
CHANGE OF SERVICE	2	\$5,027.00	\$1,500.00
CHURCH/RELIGIOUS	1	\$1,300.00	\$1,300.00
COMMERCIAL SIGN	1	\$1,800.00	\$1,800.00
EDUCATIONAL/SCHOOL	1	\$1,000.00	\$1,000.00
ELECTRICAL SERVICE REC	1	\$100.00	\$0.00
FACTORY INDUSTRIAL	1	\$633,696.00	\$633,696.00

GENERATOR	6	\$31,255.00	\$31,255.00
MANUFACTURED HOME	1	\$2,500.00	\$0.00
OTHER	2	\$8,450.00	\$8,450.00
PUMP STATION	1	\$14,000.00	\$14,000.00
RESIDENTIAL STORAGE	1	\$2,850.00	\$0.00
SINGLE FAMILY DWELLING	4	\$17,383.00	\$17,383.00
Total	22	\$719,361.00	\$710,384.00

Mechanical

Proposed Use	Number of Units	Construction Value	Intown Value
GAS HOT WATER HEATER	1	\$4,209.00	\$4,209.00
MECHANICAL INSTALLATI	1	\$4,650.00	\$4,650.00
MECHANICAL REPLACEME	49	\$341,788.00	\$297,018.00
TANKLESS HOT WATER HE	1	\$2,500.00	\$2,500.00
Total	52	\$353,147.00	\$308,377.00

New Building

Proposed Use	Number of Units	Construction Value	Intown Value
FACTORY INDUSTRIAL	1	\$1,181,790.00	\$1,181,790.00
RESIDENTIAL STORAGE	1	\$5,100.00	\$5,100.00
SINGLE FAMILY DWELLING	17	\$3,023,428.00	\$1,994,008.00
STORAGE/WAREHOUSE	1	\$250,000.00	\$250,000.00
TOWNHOME	14	\$1,837,745.00	\$1,837,745.00
Total	34	\$6,298,063.00	\$5,268,643.00

New Structure

Proposed Use	Number of Units	Construction Value	Intown Value
SWIMMING POOL	1	\$77,188.00	\$77,188.00
Total	1	\$77,188.00	\$77,188.00

Plumbing

Proposed Use	Number of Units	Construction Value	Intown Value
PLUMBING	2	\$9,051.00	\$9,051.00
SINGLE FAMILY DWELLING	1	\$1,500.00	\$1,500.00

WATER SERVICE	1	\$1,200.00	\$1,200.00
Total	4	\$11,751.00	\$11,751.00

Repair

Proposed Use	Number of Units	Construction Value	Intown Value
MULTI-FAMILY 5 UNITS &	1	\$74,080.84	\$74,080.84
SINGLE FAMILY DWELLING	1	\$11,600.00	\$11,600.00
Total	2	\$85,680.84	\$85,680.84

Sum	Total Number of Permits	156
	Total Construction Value	\$9,618,014.64
	Total Intown Value	\$8,534,847.64