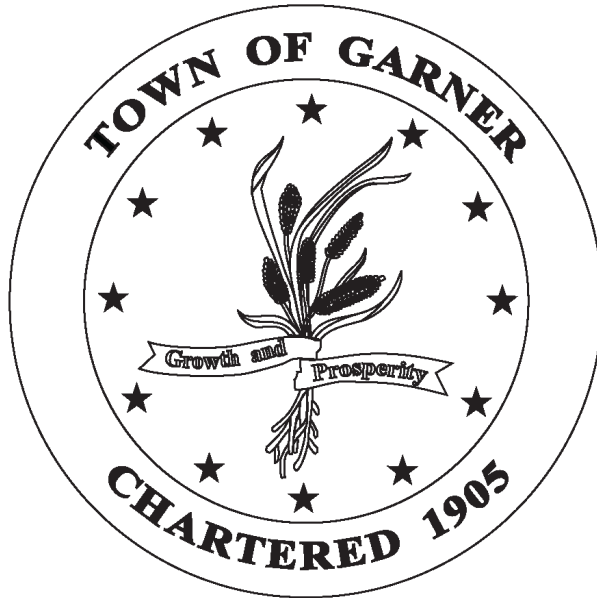


# TOWN OF GARNER



## Town Council Regular Session

October 5, 2020  
7:00 p.m.

Garner Town Hall  
900 7th Avenue  
Garner, NC 27529

**Town of Garner  
Town Council Regular Meeting Agenda  
October 5, 2020**

This regular meeting of the Council will be conducted at 7:00 p.m. in the Garner Town Hall located at 900 7<sup>th</sup> 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: Mayor ProTem Kathy Behringer
- C. INVOCATION: Mayor ProTem Kathy Behringer
- D. PETITIONS AND COMMENTS

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

- E. ADOPTION OF AGENDA
- F. PRESENTATIONS

- 1. Introduction of Miss Garner and Miss Outstanding Teen.....Page 5  
Presenter: Harold Garner, Executive Director of  
Miss Garner Pageant Association

Mr. Garner will introduce Miss Garner Megan Huff and Garner's Outstanding Teen Hailey Wagner.

2. PAAL Proclamation.....Page 6  
Presenter: Ken Marshburn, Mayor

Proclamation to recognize the 10th anniversary of the Garner Police Athletic/Activities League (PAAL), and the contributions it makes to the Garner community.

G. CONSENT

1. Resolution to set the 2021 Council Meeting Schedule.....Page 8  
Presenter: Rodney Dickerson, Town Manager

This Resolution will set the 2021 Council Meeting Schedule.

Action: Consider adopting Resolution (2020) 2423

2. Resolution to set the 2021 Holiday Schedule.....Page 11  
Presenter: Rodney Dickerson, Town Manager

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

Action: Consider adopting Resolution (2020) 2424

3. Set public hearing for Garner Transit Study (Final Report).....Page 13  
Presenter: Gaby Lontos-Lawler, Senior Planner-Transportation

The Town was awarded funding through the Wake Transit Plan to complete a local transit study, which will help inform a future application to secure funds for a local bus route. The Garner Transit Study was completed in the Summer, at which point staff presented findings from the study, provided an overview and public and stakeholder engagement, and discussed the preferred route alternative for a local Town bus route with Town Council. At that meeting Town Council selected the Locally Preferred Alternative. Since that meeting the transit study report has been finalized.

Action: Consider adopting Resolution (2020) 2427 to set a public hearing for October 20, 2020

4. Recognition of Disposable Property.....Page 15  
Presenter: Joe Binns, Interim Police Chief

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

Action: Consider adopting Resolution (2020) 2425

5. Recognition of Disposable Property.....Page 17  
Presenter: Joe Binns, Interim Police Chief

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

Action: Consider adopting Resolution (2020) 2426

H. PUBLIC HEARINGS

1. ANX 20-15 - Clifford Glen Part II.....Page 19  
Presenter: David Bamford, Planning Services Manager

Contiguous annexation; on the west side of Bryan Road across from Bryan Road Elementary; Wake County PIN # 1629-16-1931; Lot 5 in Book of Maps 2016, Page 522; totaling approximately 18.057 +/- acres.

Action: Consider adopting Ordinance (2020) 4081

2. ANX 20-16 - Clifford Glen Part I.....Page 24  
Presenter: David Bamford, Planning Services Manager

Contiguous annexation; on the west side of Clifford Road across from Oak Park Subdivision; Wake County PIN # 1629-04-4403; totaling approximately 7.11 +/- acres

Action: Consider adopting Ordinance (2020) 4082

3. ANX 20-17 - 8408 & 8512 Old Stage Rd.....Page 29  
Presenter: David Bamford, Planning Services Manager

8408 & 8512 Old Stage Rd – Satellite annexation; on the west side of Old Stage Road north of Whitecroft Drive; Wake County PINs # 0699-95-8819 and 0699-95-7506; Lots 51 and 52 in Book of Maps 2017, Page 481; totaling approximately 3.9 +/- acres.

Action: Consider adopting Ordinance (2020) 4083

4. SUP-SB-20-02 - JS Commerce Park.....Page 34  
Presenter: Alison Jones, Planner II

Special use subdivision plan (SUP-SB-20-02) request submitted by Hamilton Merritt, Inc. for a 6-lot commercial subdivision on 53.13 +/- acres zoned Heavy Industrial (I-2) and Service Business (SB) Conditional Use. The property is located on the west side of Jones



Sausage Road - both north and south of Wilmington Road, and may be further identified by PIN #'s 1721-16-5744 and 1721-15-4229.

Action: Consider approval with conditions

- 5. CUP-SP-20-06 - Sam's XPress Car Wash.....Page 49  
Presenter: Alison Jones, Planner II

Conditional use site plan application (CUP-SP-20-06) submitted by SXCW Properties II, LLC for a 4,140 square foot car wash facility on 1.71 +/- acres zoned Heavy Industrial (I-2) within the US 70/401 Thoroughfare Overlay District. The property is located in front of DEH Self Storage at 525 US Highway 70 East and may be further identified as PIN # 1721-10-3109.

Action: Consider approval with conditions

- I. NEW/OLD BUSINESS
  
- J. COMMITTEE REPORTS
  
- K. MANAGER REPORTS
  - 1. Garner info
  - 2. Capital Projects Status Report – Period ending FY21 Q1
  - 3. Early Voting at Avery Street begins Thursday, October 15 and ends Saturday, October 31. Election Day is November 3.
  - 4. Census Deadline extended to October 31
  
- L. ATTORNEY REPORTS
  
- M. COUNCIL REPORTS
  
- N. ADJOURN

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: October 5, 2020		
Subject: Introduction of Miss Garner and Miss Outstanding Teen		
Location on Agenda: Presentations		
Department: Administration		
Contact: Stella Gibson, Town Clerk		
Presenter: Harold Garner, Executive Director of Miss Garner Pageant Association		
Brief Summary:  Mr. Garner will introduce Miss Garner Megan Huff and Garner's Outstanding Teen Hailey Wagner.		
Recommended Motion and/or Requested Action: No action required		
Detailed Notes:		
Funding Source: n/a		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input type="radio"/> No: <input checked="" type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	SG	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: October 5, 2020		
Subject: PAAL 10th Anniversary Proclamation		
Location on Agenda: Presentations		
Department: Administration		
Contact: Rob Smith, PAAL President		
Presenter: Ken Marshburn, Mayor		
Brief Summary:  A proclamation has been prepared to recognize the 10th anniversary of the Garner Police Athletic/Activities League (PAAL) and the contributions it makes to the Garner community.		
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:  PAAL has been an asset to the community and is a positive influence on Garner youth.		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	RS	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

# Proclamation

## Garner Police Athletic Activities League 10<sup>th</sup> Anniversary

*WHEREAS, Garner Police Athletic/Activities League is a nonprofit organization dedicated to creating programs that develop positive relationships between youth and police; and*

*WHEREAS, Their vision is to improve the Garner community today and in the future. They do this by directly offering programs for youth, by partnering with other community organizations and by creating opportunities where children and police have positive interactions and develop a mutual respect; and*

*WHEREAS, Garner Police Athletic/Activities League is engaged in the local elementary, middle and high schools with programs and special events; and*

*WHEREAS, With the recently adopted Vision 2020 Garner Police Athletic/Activities League builds on its past success and has a strategic plan for the next three years that focuses on four goals areas of impact, growth, board development and budget and revenue; and*

*WHEREAS, Garner Police Athletic/Activities League was chartered in October 2010 and has been making a positive impact in the Garner community for a decade and is celebrating its 10<sup>th</sup> anniversary; and*

*NOW THEREFORE, I Mayor Ken Marshburn, on behalf of the Garner Town Council, encourage all residents to join in this celebration and recognize the positive impact the Garner Police Athletic/Activities League makes in the community.*



*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 5<sup>th</sup> day of October 2020.*

*Ken Marshburn*  
Ken Marshburn, Mayor

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: October 5, 2020		
Subject: 2021 Council Meeting Schedule		
Location on Agenda: Consent		
Department: Council		
Contact: Rodney Dickerson, Town Manager		
Presenter: Rodney Dickerson, Town Manager		
Brief Summary: Resolution to set the 2021 Council Meeting schedule		
Recommended Motion and/or Requested Action: Consider adopting Resolution (2020) 2423		
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:	RD	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

RESOLUTION NO. (2020) 2423

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

WHEREAS, the Town of Garner Town Council sets its regular meeting and work session schedule as follows:

MONTH	DATE	DAY	TYPE	TIME
<b>JANUARY</b>	4	Monday	Regular	7:00 PM
	19	Tuesday	Regular	7:00 PM
	26	Tuesday	Work Session	6:00 PM
<b>FEBRUARY</b>	1	Monday	Regular	7:00 PM
	16	Tuesday	Regular	7:00 PM
	23	Tuesday	Work Session	6:00 PM
<b>MARCH</b>	1	Monday	Regular	7:00 PM
	16	Tuesday	Regular	7:00 PM
	23	Tuesday	Work Session	6:00 PM
<b>APRIL</b>	5	Monday	Regular	7:00 PM
	20	Tuesday	Regular	7:00 PM
	27	Tuesday	Work Session	6:00 PM
<b>MAY</b>	3	Monday	Regular	7:00 PM
	18	Tuesday	Regular	7:00 PM
	25	Tuesday	Work Session	6:00 PM
<b>JUNE</b>	7	Monday	Regular	7:00 PM
	22	Tuesday	Regular	7:00 PM
	29	Tuesday	Work Session	6:00 PM
<b>JULY</b>	6	Tuesday	Regular	7:00 PM
	20	Tuesday	Regular	7:00 PM
	27	Tuesday	Work Session	6:00 PM
<b>AUGUST</b>	2	Monday	Regular	7:00 PM
	17	Tuesday	Regular	7:00 PM
	24	Tuesday	Work Session	6:00 PM
<b>SEPTEMBER</b>	7	Tuesday	Regular	7:00 PM
	21	Tuesday	Regular	7:00 PM
	28	Tuesday	Work Session	6:00 PM

<b>OCTOBER</b>	7	Thursday	Regular	7:00 PM
	19	Tuesday	Regular	7:00 PM
	26	Tuesday	Work Session	6:00 PM
<b>NOVEMBER</b>	1	Monday	Regular	7:00 PM
	16	Tuesday	Regular	7:00 PM
	30	Tuesday	Work Session	6:00 PM
<b>DECEMBER*</b>	6	Monday	Regular	7:00 PM
	21	Tuesday	Regular	7:00 PM
*There is no work session planned for December 2021				

BE IT FURTHER RESOLVED that the Town of Garner Town Council adopts the above referenced Meeting Schedule for 2021.

Duly adopted this the 5<sup>th</sup> day of October, 2020.

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

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

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: October 5, 2020		
Subject: Resolution to set the 2021 Holiday Schedule		
Location on Agenda: Consent		
Department: Administration		
Contact: Stella Gibson, Town Clerk		
Presenter: Rodney Dickerson, Town Manager		
Brief Summary:  The Town offers employee holidays on the same schedule as the State of North Carolina and this Resolution sets those dates.		
Recommended Motion and/or Requested Action: Consider adopting Resolution (2020) 2424		
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: Juneteenth will be considered at a later date as it is currently awaiting a recommendation from a Committee appointed by Mayor Marshburn.		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	SG	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		



RESOLUTION NO. (2020) 2424

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

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

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

HOLIDAY	OBSERVANCE DATE	DAY OF WEEK
New Year's Day	January 1, 2021	Friday
Martin Luther King Jr.'s Birthday	January 18, 2021	Monday
Good Friday	April 2, 2021	Friday
Memorial Day	May 31, 2021	Monday
Independence Day	July 5, 2021	Monday
Labor Day	September 6, 2021	Monday
Veteran's Day	November 11, 2021	Thursday
Thanksgiving	November 25 & 26, 2021	Thursday & Friday
Christmas	December 23, 24 & 27, 2021	Thursday, Friday & Monday

BE IT FURTHER RESOLVED that the Town of Garner Town Council adopts the above referenced holiday schedule for 2021.

THIS RESOLUTION passed and adopted this 5<sup>th</sup> day of October 2020.

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

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

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: October 5, 2020		
Subject: Garner Transit Study Public Hearing		
Location on Agenda: Consent		
Department: Planning		
Contact: Gaby Lontos-Lawlor, Senior Planner - Transportation		
Presenter: Gaby Lontos-Lawlor, Senior Planner - Transportation		
<b>Brief Summary:</b>  The Town was awarded funding through the Wake Transit Plan to complete a local transit study, which will help inform a future application to secure funds for a local bus route. The Garner Transit Study was completed in the Summer, at which point staff presented findings from the study, provided an overview and public and stakeholder engagement, and discussed the preferred route alternative for a local Town bus route with Town Council. At that meeting Town Council selected the Locally Preferred Alternative. Since that meeting the transit study report has been finalized.		
<b>Recommended Motion and/or Requested Action:</b> Consider adopting Resolution (2020) 2427 to set a public hearing for October 20, 2020		
Detailed Notes:		
Funding Source: n/a		
Cost: n/a	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JT	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

RESOLUTION NO. (2020) 2427

RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION OF ADOPTING THE GARNER TRANSIT PLANNING STUDY AS AN APPENDIX TO THE GARNER FORWARD TRANSPORTATION PLAN

WHEREAS, the Town of Garner secured Wake Transit Plan funds through the Community Funding Area Program to complete a local transit study; and

WHEREAS, the preferred route alignment for a local Garner bus service has been identified; and

WHEREAS, the Transit Planning Study documentation has been finalized;

NOW, THEREFORE BE IT RESOLVED THAT THE TOWN COUNCIL OF THE TOWN OF GARNER, NC:

That a public hearing on the question of adopting the Garner Transit Planning Study as an appendix to the Garner Forward Transportation Plan will be held at the Town Hall at 7:00 p.m. on the 20<sup>th</sup> day of October, 2020.

Duly adopted this 5<sup>th</sup> day of October 2020.

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Ken Marshburn, Mayor

ATTEST:

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Stella L. Gibson, Town Clerk

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: October 5, 2020		
Subject: Recognition of Disposable Property		
Location on Agenda: Consent		
Department: Police		
Contact: Tracey Hamilton, Executive Assistant		
Presenter: Joe Binns, Interim Police Chief		
Brief Summary:  Recognize service weapon and badge of Sergeant Scott Crawford as disposable property, so they can be awarded to him in recognition of his retirement from the Town after 30 years of creditable service.  **No Presentation**		
Recommended Motion and/or Requested Action: Consider adopting Resolution (2020) 2425		
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: Sergeant Crawford has provided years of dedicated service to the Town and is deserving of this token of appreciation.		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JMB	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

RESOLUTION NO. (2020) 2425  
RESOLUTION AUTHORIZING DISPOSITION OF PERSONAL PROPERTY

WHEREAS, Sergeant Scott Crawford will retire from the Garner Police Department on November 1, 2020 following thirty years of service to the Town of Garner; and

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

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

THEREFORE, BE IT RESOLVED that SigSauer P226 service sidearm, Serial # UU715599 and the badge carried by Sergeant Scott Crawford be deemed as disposable property and awarded to him, at no cost, on the occasion of his retirement; and

THEREFORE, BE IT FURTHER RESOLVED that Sergeant Scott Crawford will be responsible for obtaining the necessary permits as required by law to possess and carry such a side arm further described as a SigSauer P226, Serial # UU715599.

Duly adopted this 5<sup>th</sup> day of October, 2020.

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Ken Marshburn, Mayor

ATTEST:

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Stella Gibson, Town Clerk

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: October 5, 2020		
Subject: Recognition of disposable property		
Location on Agenda: Consent		
Department: Police		
Contact: Tracey Hamilton, Executive Assistant		
Presenter: Joe Binns, Interim Police Chief		
Brief Summary:  Recognize service weapon and badge of Senior Officer Brian McLean as disposable property, so they can be awarded to him in recognition of his retirement from the Town after 30 years of creditable service.  **No Presentation**		
Recommended Motion and/or Requested Action: Consider adopting Resolution (2020) 2426		
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: Sr. Officer McLean has provided dedicated service to the Town and is deserving of this token of appreciation.		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JMB	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

RESOLUTION NO. (2020) 2426  
RESOLUTION AUTHORIZING DISPOSITION OF PERSONAL PROPERTY

WHEREAS, Senior Officer Brian McLean will retire from the Garner Police Department on November 1, 2020 following thirty years of service to the Town of Garner; and

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

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

THEREFORE, BE IT RESOLVED that SigSauer P226 service sidearm, Serial # UU731127 and the badge carried by Senior Officer Brian McLean be deemed as disposable property and awarded to him, at no cost, on the occasion of his retirement; and

THEREFORE, BE IT FURTHER RESOLVED that Senior Officer Brian McLean will be responsible for obtaining the necessary permits as required by law to possess and carry such a side arm further described as a SigSauer P226, Serial # UU731127.

Duly adopted this 5<sup>th</sup> day of October, 2020.

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Ken Marshburn, Mayor

ATTEST:

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Stella Gibson, Town Clerk

Town of Garner  
Town Council Meeting  
Agenda Form

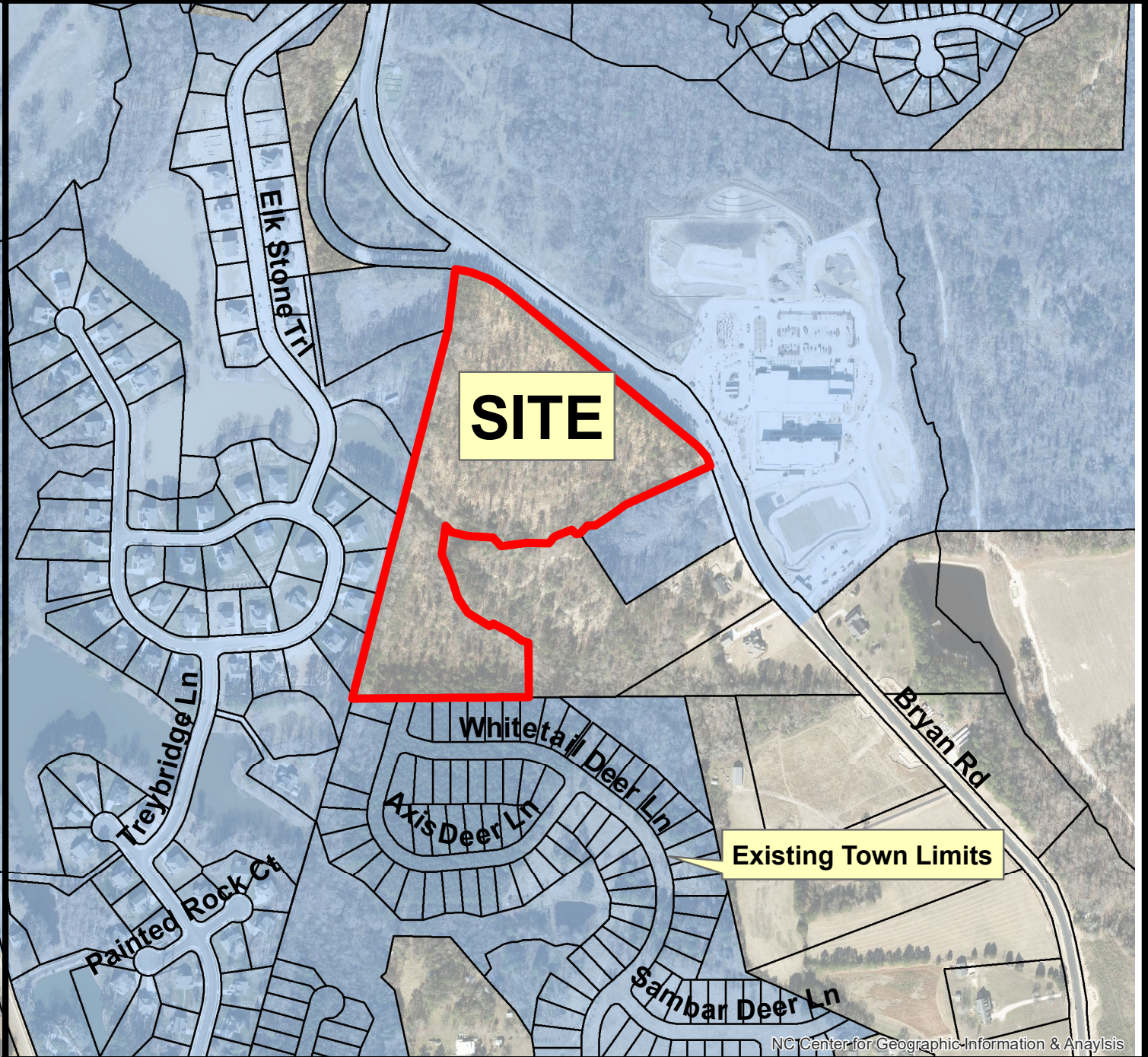
Meeting Date: October 5, 2020		
Subject: ANX-20-15 Clifford Glen Part II		
Location on Agenda: Public Hearings		
Department: Planning		
Contact: David Bamford, AICP; Planning Services Manager		
Presenter: David Bamford, AICP; Planning Services Manager		
Brief Summary:  Clifford Glen Part II – Contiguous annexation; on the west side of Bryan Road across from Bryan Road Elementary; Wake County PIN # 1629-16-1931; Lot 5 in Book of Maps 2016, Page 522; totaling approximately 18.057 +/- acres		
Recommended Motion and/or Requested Action: Adopt annexation ordinance (2020) 4081		
Detailed Notes: 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.		
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 20-15**

0 300 600  
Feet



NC Center for Geographic Information & Analysis

Owner: Lennar Carolinas LLC  
Location: 8230 Bryan Road  
Area: 18.057 acres  
Pin: 1629161931

**TO:** Mayor and Town Council

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

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

**DATE:** October 5, 2020

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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: 18.057 +/- 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: Adopt annexation ordinance

**KEY DATES:**

SET PUBLIC HEARING: September 8, 2020

PUBLIC HEARING: October 5, 2020

ANNEXATION EFFECTIVE: October 5, 2020

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

ORDINANCE NO. (2020) 4081

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 October 5, 2020, after due notice by publication in the *News & Observer* on September 18, 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 October 5, 2020.

**(ANX-20-15) Clifford Glen Part II – Contiguous annexation**

Located on the west side of Bryan Road across from Bryan Road Elementary;  
Wake County PIN # 1629161931; Lot 5 in Book of Maps 2016, Page 522; totaling approximately 18.057 +/- acres

**Section 2.** Upon and after the 5<sup>th</sup> day of October, 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 5<sup>th</sup> day of October, 2020.

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Ken Marshburn, Mayor

ATTEST:

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Stella L. Gibson, Town Clerk



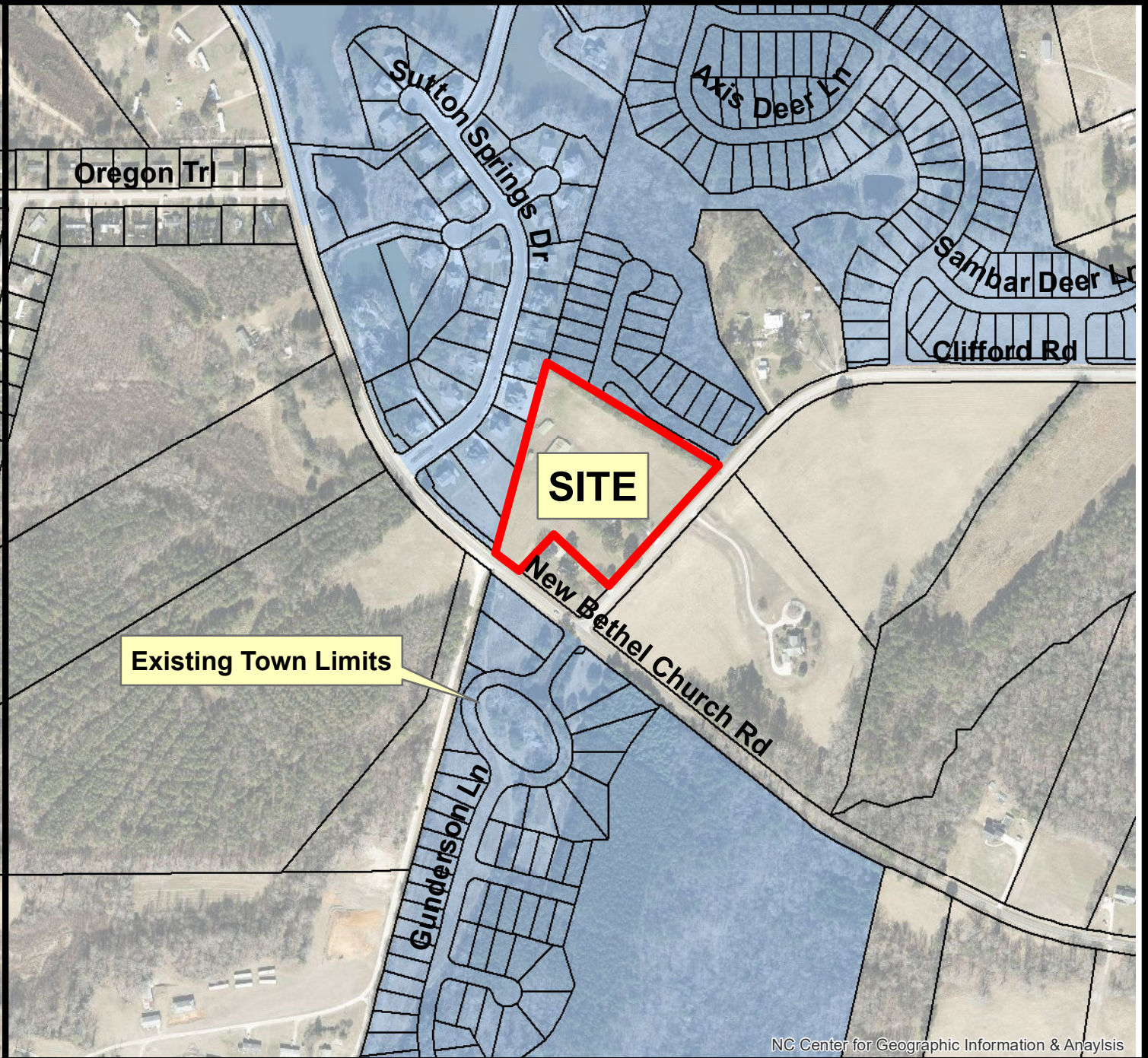
Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: October 5, 2020		
Subject: ANX-20-16 Clifford Glen Part I		
Location on Agenda: Public Hearings		
Department: Planning		
Contact: David Bamford, AICP; Planning Services Manager		
Presenter: David Bamford, AICP; Planning Services Manager		
Brief Summary:  (ANX-20-16) Clifford Glen Part I – Contiguous annexation; on the west side of Clifford Road across from Oak Park Subdivision; Wake County PIN # 1629-04-4403; totaling approximately 7.11 +/- acres		
Recommended Motion and/or Requested Action: Adopt annexation ordinance (2020) 4082		
Detailed Notes: 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.		
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 20-16**

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

**DATE:** October 5, 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: Adopt annexation ordinance

**KEY DATES:**

SET PUBLIC HEARING: September 8, 2020

PUBLIC HEARING: October 5, 2020

ANNEXATION EFFECTIVE: October 5, 2020

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

ORDINANCE NO. (2020) 4082

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 October 5, 2020, after due notice by publication in the *News & Observer* on September 18, 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 October 5, 2020.

**(ANX-20-16) Clifford Glen Part I – Contiguous annexation;**

Located on the west side of Clifford Road across from Oak Park Subdivision; Wake County PIN # 1629044403; Real Estate ID 0009385, totaling approximately 7.11 +/- acres

**Legal Description:**

BEGINNING AT A POINT, SAID POINT BEING A COMMON CORNER WITH STEVEN AND SUSAN COMBS SHOWN IN SUTTON SPRING SUBDIVISION (PHASE ONE) IN BOOK OF MAPS 2008 PAGE 1300 HAVING NC STATE PLANE COORDINATES OF NORTH: 694,849.22 FEET & EAST: 2,120,233.34 FEET; AND BEING SHOWN HEREON AS THE **POINT OF BEGINNING**; THENCE S59°04'47"E A DISTANCE OF 685.45' TO A 5/8" IRON PIPE FOUND FLUSH WITH THE EXISTING GROUND ON



THE NORTHERN MARGIN OF CLIFFORD ROAD (SR 2706); THENCE S42°14'47"W A DISTANCE OF 559.13' TO A 5/8" IRON PIPE FOUND FLUSH WITH THE EXISTING GROUND ON THE NORTHERN MARGIN OF CLIFFORD ROAD (SR 2706), SAID POINT BEING A COMMON CORNER WITH PAUL AND BOBBY WALL; THENCE LEAVING SAID MARGIN N46°40'21"W A DISTANCE OF 258.88' TO A 3/4" IRON PIPE FOUND 0.1' BELOW EXISTING GROUND; THENCE S43°23'36"W A DISTANCE OF 173.47' TO A 5/8" IRON PIPE 0.7' BELOW EXISTING GROUND ON THE NORTHERN MARGIN OF NEW BETHEL CHURCH ROAD (SR 2703); THENCE N52°23'14"W A DISTANCE OF 102.90' TO A 1" BENT IRON PIPE ON THE NORTHERN MARGIN OF NEW BETHEL CHURCH ROAD (SR 2703); THENCE LEAVING SAID MARGIN ALONG THE PERIMETER OF SUTTON SPRINGS SUBDIVISION (PHASE ONE - IN BOOK OF MAPS 2008 PAGE 1300) N15°11'04"E A DISTANCE OF 83.17' TO A 5/8" IRON PIPE FOUND 0.1' BELOW EXISTING GROUND; THENCE N15°11'04"E A DISTANCE OF 174.35' TO A 1/2" BENT IRON PIPE FOUND 0.1' ABOVE EXISTING GROUND; THENCE N15°11'04"E A DISTANCE OF 179.49' TO A 5/8" IRON PIPE FOUND 0.1' ABOVE EXISTING GROUND; THENCE N15°11'04"E A DISTANCE OF 136.16' TO A 5/8" IRON PIPE FOUND FLUSH WITH EXISTING GROUND; THENCE N15°11'04"E A DISTANCE OF 74.98' TO THE **POINT AND PLACE OF BEGINNING**, HAVING AN AREA OF 309,979 SQUARE FEET OR 7.11 ACRES

**Section 2.** Upon and after the 5<sup>th</sup> day of October, 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 5<sup>th</sup> day of October, 2020.

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Ken Marshburn, Mayor

ATTEST:

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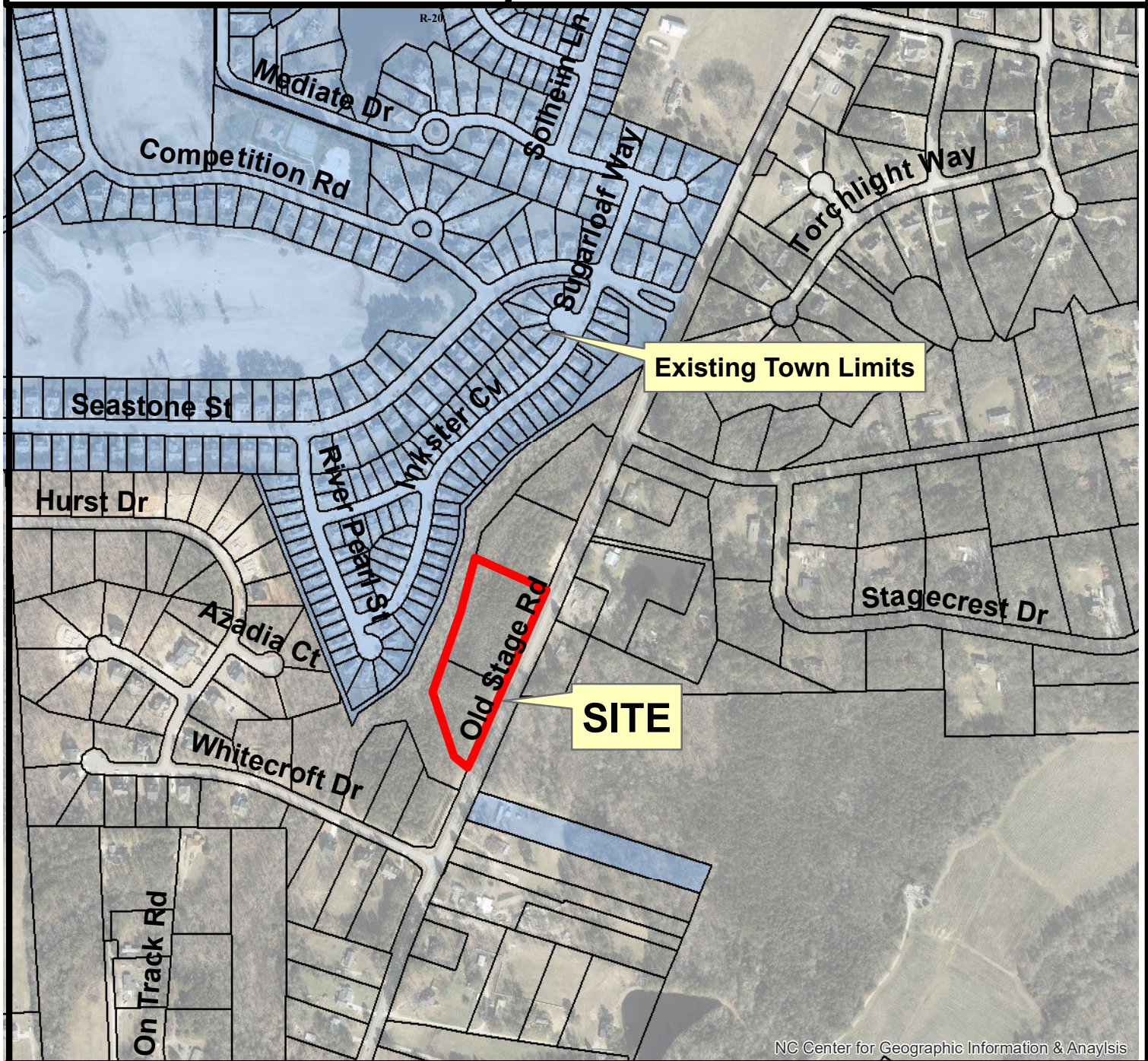
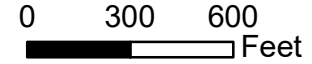
Stella L. Gibson, Town Clerk

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: October 5, 2020		
Subject: ANX-20-17 - 8408 & 8512 Old Stage Rd		
Location on Agenda: Public Hearings		
Department: Planning		
Contact: David Bamford, AICP; Planning Services Manager		
Presenter: David Bamford, AICP; Planning Services Manager		
Brief Summary:  8408 & 8512 Old Stage Rd – Satellite annexation; on the west side of Old Stage Road north of Whitecroft Drive; Wake County PINs # 0699-95-8819 and 0699-95-7506; Lots 51 and 52 in Book of Maps 2017, Page 481; totaling approximately 3.9 +/- acres.		
Recommended Motion and/or Requested Action: Adopt annexation ordinance (2020) 4083		
Detailed Notes: This is a request for public water on 2 single-family lots.		
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 20-17



NC Center for Geographic Information & Analysis

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

**TO:** Mayor and Town Council

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

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

**DATE:** October 5, 2020

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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: Adopt annexation ordinance

**KEY DATES:**

SET PUBLIC HEARING: September 8, 2020

PUBLIC HEARING: October 5, 2020

ANNEXATION EFFECTIVE: October 5, 2020



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

ORDINANCE NO. (2020) 4083

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 7<sup>th</sup> Avenue in the Town of Garner Town Hall at 7:00 PM on October 5, 2020, after due notice by the *News & Observer* on September 18, 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;

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 October 5, 2020.

**(ANX-20-17) 8408 & 8512 Old Stage Rd – Satellite annexation;**

Located on the west side of Old Stage Road north of Whitecroft Drive; Wake County PINs # 0699958819 and 0699957506; Lots 51 and 52 in Book of Maps 2017, Page 481; totaling approximately 3.9 +/- acres

**Section 2.** Upon and after October 5, 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 5<sup>th</sup> day of October, 2020.

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Ken Marshburn, Mayor

ATTEST:

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Stella L. Gibson, Town Clerk

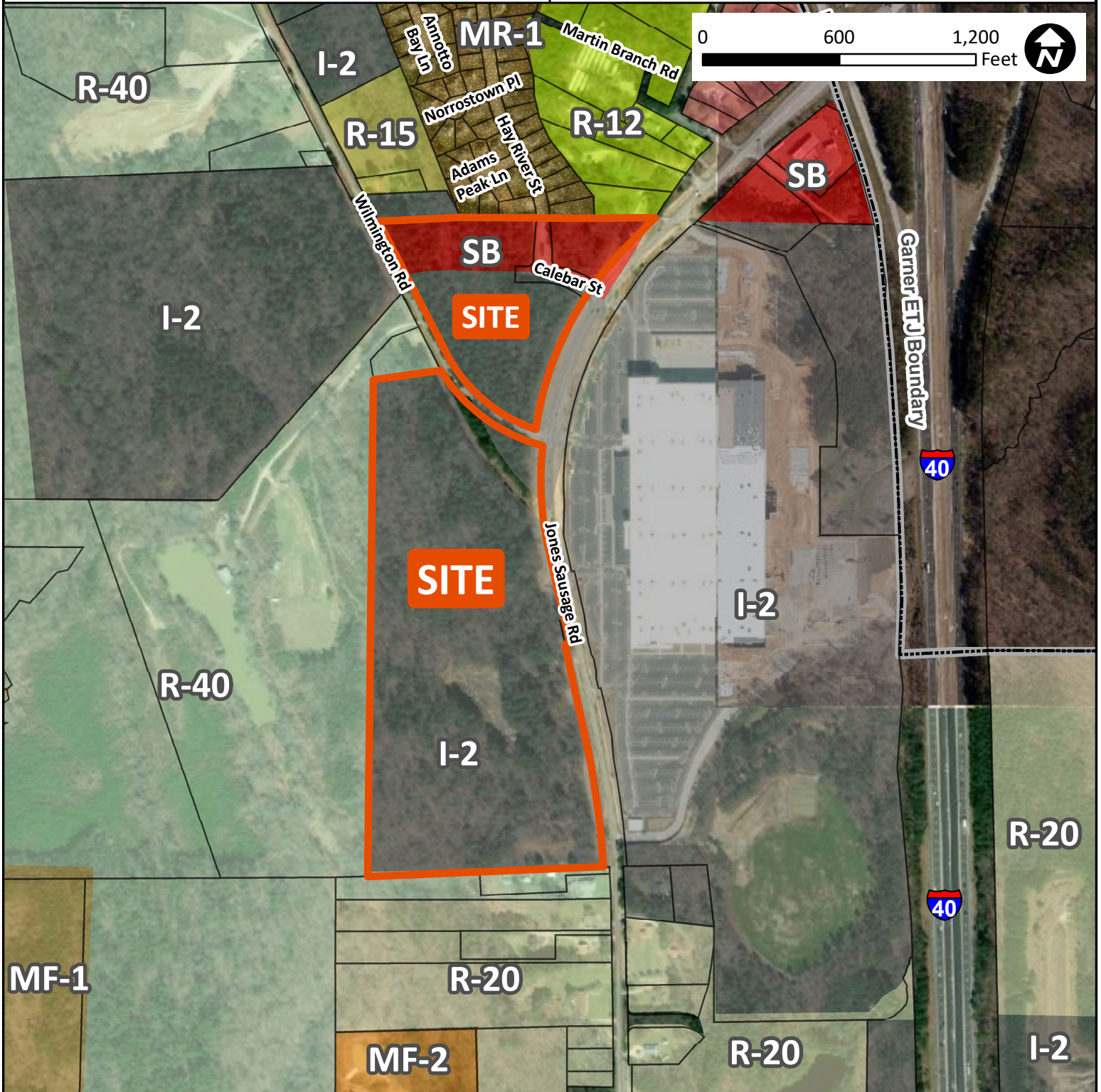
Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: October 5, 2020		
Subject: SUP-SB-20-02 JS Commerce Park		
Location on Agenda: Public Hearings		
Department: Planning		
Contact: Alison Jones, Planner II		
Presenter: Alison Jones, Planner II		
<b>Brief Summary:</b>  Special use subdivision plan (SUP-SB-20-02) request submitted by Hamilton Merritt, Inc. for a 6-lot commercial subdivision on 53.13 +/- acres zoned Heavy Industrial (I-2) and Service Business (SB) Conditional Use. The property is located on the west side of Jones Sausage Road - both north and south of Wilmington Road, and may be further identified by PIN #'s 1721-16-5744 and 1721-15-4229.		
<b>Recommended Motion and/or Requested Action:</b> Consider motion of approval with conditions.		
<b>Detailed Notes:</b> Please see attached staff report. Two neighborhood meetings were held virtually on July 23, 2020 and September 9, 2020. Staff recommends approval of CUP-SB-20-02 and finds it in conformity with the UDO.		
<b>Funding Source:</b> n/a		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
<b>Manager's Comments and Recommendations:</b>          		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JST	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		



# Town of Garner Planning Department

# Special Use Application SUP-SB-20-02



**Project:** JS Commerce Park  
**Applicant:** Hamilton Merritt, Inc.  
**Owner:** Doggett Associates, LLC  
**Location:** Jones Sausage Rd. & Wilmington Rd.  
**Pin #:** 1721-15-4229 & 1721-16-5744

**Proposed Use:** Light Industrial Subdivision  
**Current Zoning:** Service Business (SB) & Heavy Industrial (I-2)  
**Acreeage:** 53.2  
**Overlay:** N/A





## Planning Department Staff Report

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**TO:** Mayor and Town Council Members

**FROM:** Alison Jones, Planner II

**SUBJECT:** *Special Use Permit # SUP-SB-20-02, JS Commerce Center*

**DATE:** October 5, 2020

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### I. PROJECT AT A GLANCE

**Project Number:** SUP-SB-20-02, JS Commerce Center

**Applicant:** Hamilton Merritt, Inc.

**Owner:** Doggett Associates, LLC

**Plan Prepared by:** Advanced Civil Design

**General Description -**

**Proposed Use:** Commercial Business Park

**Project Location:** 0 Jones Sausage Road

**Wake Count PIN(s):** 1721-16-5744 and 1721-15-4229

**Zoning Classification:** Heavy Industrial (I-2) and Service Business (SB)

**Overlay District:** I-40

### **Key Meeting Dates –**

**Neighborhood Meeting:** July 23, 2020 and September 9, 2020

**Planning Commission:** September 21, 2020

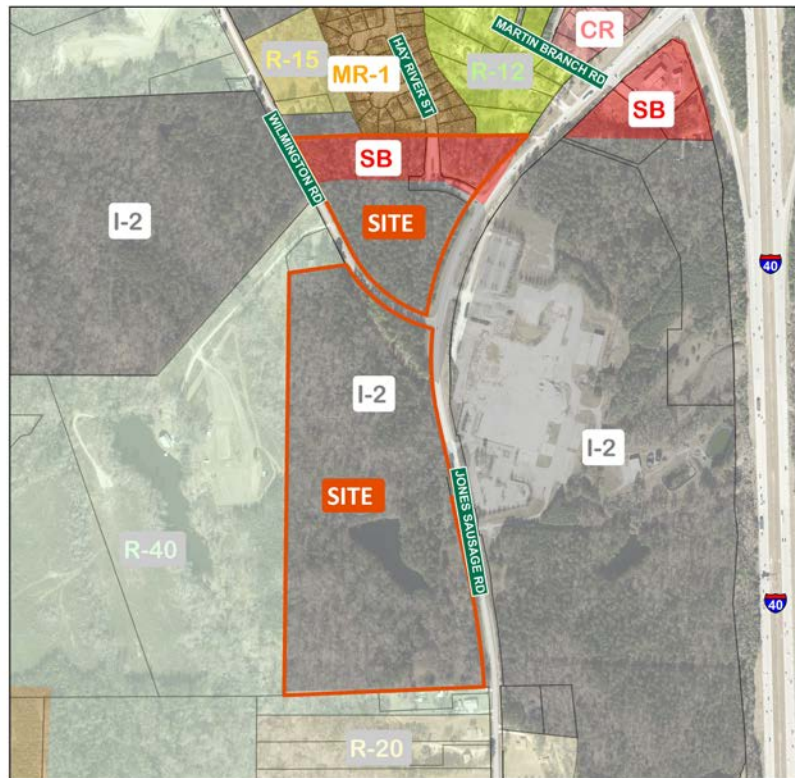
**Town Council Public Hearing:** October 5, 2020

## II. BACKGROUND / REQUEST SUMMARY

The proposed use of the commercial subdivision is for an industrial subdivision with industrial uses.

Both of the lots are currently vacant.

The site is zoned Heavy Industrial (I-2) and Service Business (SB). Both Heavy Industrial and Service Business zoning districts allow flex space, industrial use with indoor operations, industrial use with outdoor operations, and outside storage.



## III. COMMUNITY INFORMATION

**Overall Neighborhood Character:** This project is located along Jones Sausage Road and Calebar Street. The predominant use in the area is residential, however there is an industrial use, the Amazon distribution center, adjacent to the proposed commercial subdivision development.

**Traffic:** The site has approximately 3,025 feet of road frontage on Jones Sausage Road. This road is currently being widened through a cooperative agreement to a 4-lane divided highway within a right of way width of 150+/- feet. It is maintained by NCDOT. NCDOT average daily traffic count history on Jones Sausage Road is as follows:

- Year 2009 – 25,000
- Year 2011 – 24,000
- Year 2015 – 29,000
- Year 2017 – 30,000
- Year 2018 – 29,500

The project also has approximately 520 feet of road frontage on both sides of Wilmington Road, as well an additional 730 feet of road frontage on the east side only. This road is currently a 2-lane road within 60 feet of right-of-way and is maintained by NCDOT. The road will be realigned with Calebar Street and the existing roadway terminated with a new cul-de-sac serving the subdivision.

A Traffic Impact Analysis was not yet required for this project. When site specific projects within the proposed subdivision reach the required thresholds, the TIA will be required at that time.

However, with the proposed realignment of Wilmington Road, this project is receiving transportation specific review for those modifications from both the Town of Garner Engineering Department and NCDOT.

**Neighborhood Meeting:** Staff identified 58 unique owners of properties within the notification radius and provided the list below to the applicant for first class mailed notices. As of the time of this report, three (3) notices were returned as undeliverable.

Two neighborhood meetings were held virtually on July 23, 2020 and September 9, 2020 in accordance with the Council-endorsed emergency interpretation of the neighborhood meeting requirements. Two (2) neighbors attended and a 3<sup>rd</sup> reached out directly – in red print in the table below.

OWNER	ADDR1	ADDR2
WAKE CNTY BOARD OF EDUCATION	1551 ROCK QUARRY RD	RALEIGH NC 27610-4145
GARNER TOWN OF	900 7TH AVE	GARNER NC 27529-3796
VAUGHAN, EARL VAUGHAN, JUDIE	216 HAY RIVER ST	GARNER NC 27529-7254
ALEXANDER, JERRELL HICKS-ALEXANDER, KEA I	208 HAY RIVER ST	GARNER NC 27529-7254
BUSCEMI, JOSEPH M BUSCEMI, ROSEMARIE	313 CHARLES ST	GARNER NC 27529-2901
PEARCE, JERRY WAYNE	109 COOK ST	GARNER NC 27529-2903
SINGLE, BEATRICE CHAPMAN	5445 JONES SAUSAGE RD	GARNER NC 27529-8777
KING, JONATHAN	212 HAY RIVER ST	GARNER NC 27529-7254
HEATH, BETTY M	2712 SIMPKINS RD	RALEIGH NC 27603-4438
PULKOSKI, PAUL PULKOSKI, LASHAWN	300 HAY RIVER ST	GARNER NC 27529-7258
MITCHELL, BARBARA BUNCH	302 FARMHOUSE RD	ACCOKEEK MD 20607-9526
JACKSON, LISA M JACKSON, DEMETRIUS	200 HAY RIVER ST	GARNER NC 27529-7254
<b>BASS, CLORANA BASS, CRANSTON LAMONT</b>	<b>11016 FANNY BROWN RD</b>	<b>RALEIGH NC 27603-9047</b>
BASS, WALLACE REYNOLD SR	1029 BUCKHORN RD	GARNER NC 27529-3752
HAMLIN, SONDRAS BASS	4418 WILMINGTON RD	GARNER NC 27529-9590
HAMLIN, SONDRAS B	714 VAN BUEREN RD	RALEIGH NC 27604
DOGGETT ASSOCIATES LLC (SEE 9325-1298 FOR CONVERSION)	1904 CHASE CT	RALEIGH NC 27607-3173
4642 JONES TRUST	PO BOX 311	GARNER NC 27529-0311
BLUE, GREGORY L BLUE, DAWN	5337 JONES SAUSAGE RD	GARNER NC 27529-8701
PEARCE, JERRY WAYNE PEARCE, CYNTHIA R	109 COOK ST	GARNER NC 27529-2903
BATTS, RODNEY BATTS, TRACY A	204 HAY RIVER ST	GARNER NC 27529-7254
WATSON, DAVID E WATSON, THERESA K	102 ARELEAN ST	GARNER NC 27529-2902
STRICKLAND, JUSTIN STRICKLAND, SARA	108 ADAMS PEAK LN	GARNER NC 27529-7255
OUTDOORS UNANIMOUS INC	3117 TAYLORS RIDGE RD	WAKE FOREST NC 27587-7774
PEARCE, JAMES MACON HEIRS	104 COOK ST	GARNER NC 27529-2904
EMERSON, ADRIAN NICOLE EMERSON, STEPHEN DAVID JR	100 ADAMS PEAK LN	GARNER NC 27529-7255
DELIMATA, DARRIN DELIMATA, MONICA	105 ADAMS PEAK LN	GARNER NC 27529-7255
FRANCO, JOSE M FRANCO, CARMEN M	117 ADAMS PEAK LN	GARNER NC 27529-7255
DOUGLAS, SUONG THI	112 ADAMS PEAK LN	GARNER NC 27529-7255

OWNER	ADDR1	ADDR2
LAPINSKES, ZANE IAN LAPINSKES, SARA SAVANNAH	4424 WILMINGTON RD	GARNER NC 27529-9590
BLACKMAN, AMANDA	101 ADAMS PEAK LN	GARNER NC 27529-7255
ORILIO, JUSTIN ORILIO, GWEN	109 ADAMS PEAK LN	GARNER NC 27529-7255
MARTINEZ-SCHULTZ, JULIANNA R SCHULTZ, MICHAEL A.	109 NORROSTOWN PL	GARNER NC 27529-7256
HENDERSON, KAMAU HENDERSON, GEORGINA	104 ADAMS PEAK LN	GARNER NC 27529-7255
SPEEDWAY LLC	539 S MAIN ST	FINDLAY OH 45840-3229
WHITE, CRAIG A WHITE, CARMEN N	201 HAY RIVER ST	GARNER NC 27529-7257
NEAL, MARY L	113 ADAMS PEAK LN	GARNER NC 27529-7255
SONDRA B WOOD HEIRS	4418 WILMINGTON RD	GARNER NC 27529-9590
BADILLO, JUSTO	2018 FORT DR	CLAYTON NC 27520-9491
SOUND TIMBER MANAGEMENT LLC	333 SHERWEE DR	RALEIGH NC 27603-3521
SEAWELL, THOMAS JEFFERSON III SEAWELL, ZZIE ANN	5340 JONES SAUSAGE RD	GARNER NC 27529-8700
DUNN, DENISE M DUNN, HERMAN L	5342 JONES SAUSAGE RD	GARNER NC 27529-8700
GARNER ECONOMIC DEVELOPMENT CORP	401 CIRCLE DR	GARNER NC 27529-3601
4851 JS PROJECT LLC	PO BOX 80416	SEATTLE WA 98108-0416
MARTIN MARIETTA MATERIALS INC	PO BOX 8040	FORT WAYNE IN 46898-8040
GAINES, JOSEPH J GAINES, MERNILLA J	106 HUNTING CT	GARNER NC 27529-2724
HESTER, ERVIN LEE SR HESTER, DAVID V	112 PEACHTREE ST	CREEDMOOR NC 27522-9545
JOHNSON, LISA DAWN	323 W MORGAN ST STE 102	RALEIGH NC 27601-1353
BYNUM, JOHNNY A SR ETAL BYNUM, ELSIE W	1022 MARTIN BRANCH RD	GARNER NC 27529-9411
SPEEDWAY LLC	539 S MAIN ST	FINDLAY OH 45840-3229
JONES, GEORGE A	5400 JONES SAUSAGE RD	GARNER NC 27529-8776
GREEN PATH ROAD ASSOC LLC	2153 MEDLIN RD	CLAYTON NC 27527-9642
HEATH, BETTY M	2712 SIMPKINS RD	RALEIGH NC 27603-4438
JOHNSON, LISA DAWN	6305 POOLE RD	RALEIGH NC 27610-4511
TATUM, DAVID E	305 HAY RIVER ST	GARNER NC 27529-7259
FLOWERS, CHAD CONAN	105 NORROSTOWN PL	GARNER NC 27529-7256
BUTLER, BETHENA JONES BUTLER, GENE DAIL JR	5380 JONES SAUSAGE RD	GARNER NC 27529-8700
GARNER ECONOMIC DEVELOPMENT CORP	PO BOX 1956	GARNER NC 27529-1956

The meeting was hosted by:

- Mr. Gregg Sandreuter, HM Partners, LLC;
- Mr. Jon Morris, Beacon Partners; and
- Mr. James Whitacre, Advanced Civil Design

Questions and answers are listed below.

**1. Please clarify what the new Wilmington Road will look like.**

Mr. Morris and Mr. Whitacre explained the median that is being constructed on Jones Sausage and how it will limit existing Wilmington Road to right-in-right-out. Used the graphic to show the new Wilmington Road alignment.

**2. *What are the plans for Lot 5?***

Mr. Morris and Mr. Sandreuter commented that there is no current plan to develop Lot 5. At some point Lot 5 may be sold to an individual user to develop under the current zoning. It would be a smaller user than what is proposed for the remainder of the property. The development team currently only plans to build south of the relocated Wilmington Road.

**3. *Is the zoning going to change?***

Mr. Whitacre responded that most of the property is already zoned for Industrial and that the development team is not asking for a re-zoning and all of the development will be done under the existing zoning.

**4. *Will there be other connections or future extension of Wilmington Road?***

Mr. Whitacre stated that there is nothing on the immediate horizon. The long-term transportation plan does call for a connection from Wilmington Road to the west but that is not part of this project and we do not know the timing of that.

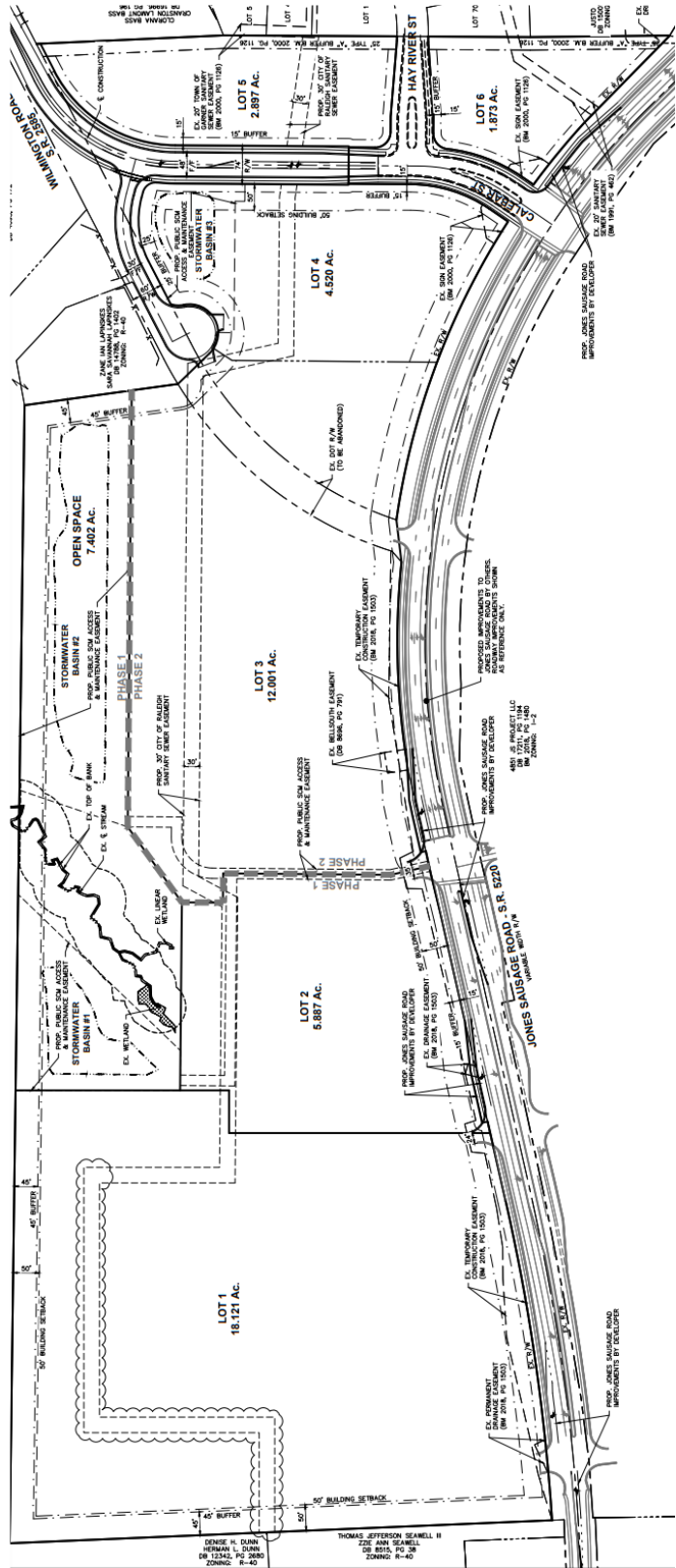
**5. *What about sediment runoff during construction?***

Mr. Morris stated the development team would be committed to taking the proper measure to avoid sediment runoff and if during construction Ms. Lapinskes had any concerns the development team would provide direct contact to the construction superintendent to make sure Ms. Lapinskes can make the development team aware of any concerns.

**IV. SITE PLAN PROJECT DATA**

**Acreage:** 53.22 +/- acres

**Number of Lots:** 6



**Minimum Lot**

**Service Business: 6,000 square feet**

**Size/Dimensions:** 60 feet (width)  
Heavy Industrial: None  
100 feet (width)

**Setbacks:** Service Business  
Front - 35'  
Rear – 0/25'  
Side – 0/25'  
Corner – 35'  
Heavy Industrial  
Front – 50'  
Rear – 0/50'  
Side – 0/25'  
Corner – 35'

**Landscape and Buffer Requirements:** **Tree Cover:** Required tree coverage preservation for this site is 10%. This plan provides for a covered area of 10.68%.

**Street Buffers:**

- A 15-foot and 25-foot buffer (horizontal distance separation only) along Jones Sausage Road and Calebar Street frontage.

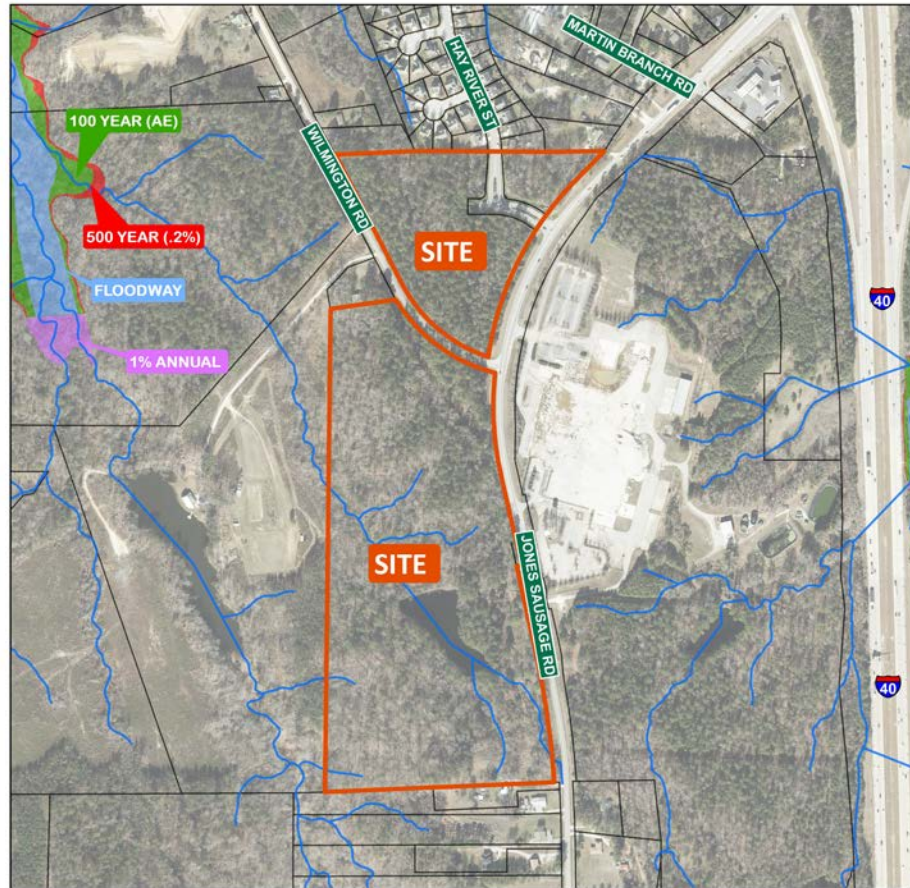
**Street Trees:**

- Calebar Street: 62 required; 62 provided
- Jones Sausage Road: 67 required; 67 provided

**Perimeter Buffers:** The northern and western perimeter buffers vary between 45-feet and 50-feet. There is a 25-foot Type A existing buffer recorded with Wake County Register of Deeds for the eastern portion of the project.

**Environmental Features:** This site does contain environmentally sensitive areas. If development is proposed in or around the environmentally sensitive areas, it will be evaluated during site plan review.





- Fire Protection:** The Inspections Department has reviewed the plan for fire protection and given their approval.
- 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:** JS Commerce Center is a commercial development site that is not located within the watershed protection area. This site is subject to stormwater water quality requirements for nitrogen as well as water quantity requirements for the 1-, 10- and 25-year storm events. This development plan proposes three stormwater wet retention ponds to treat impervious surface for nitrogen and water quantity requirements to ensure stormwater requirement are met as part of this development. A nitrogen offset payment will also be required as part of this development.

**Site Access and Frontage Improvements:** The proposed site of JS Commerce Park is located on the west side of Jones Sausage Road at the intersection with Wilmington Road. This project will include the realignment of Wilmington Road to curve east and become Calebar Street as it approaches Jones Sausage Road. A short portion of the existing Wilmington Road will remain to become a cul-de-sac serving the rear of lots 3 and 4. The remaining Wilmington Road right-of-way (NCDOT) will be abandoned.

Realigned Wilmington Road/Calebar Street will be built as a Town of Garner major collector street, a 3-lane section within a 74' right-of-way. This will tie into the construction of Calebar Street by others near

the Jones Sausage Road intersection. Street lighting will be installed along Wilmington Road/Calebar Street and the cul-de-sac.

Improvements by this development on Jones Sausage Road will be coordinated with improvements being done by others. Four driveways are proposed off Jones Sausage Road south of Calebar Street. Southbound right turn lanes will be installed at Calebar Street and at the southern three driveways. Northbound left turn lanes will be provided at the two southern driveways. Curb, gutter, and sidewalk will be installed where it doesn't already exist.

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

### **2018 Garner Forward Transportation Plan:**

The *2018 Garner Forward Transportation Plan* calls for Jones Sausage Road to be a four-lane divided section; a new three-lane collector road to extend the existing Wilmington Road west to Creech Road, and a new two-lane collector road that would extend the existing Calebar Street west to Cook Street; a greenway or side path are proposed along Jones Sausage Road.

The roadway widening along Jones Sausage is being completed as part of another development. Improvements by this development on Jones Sausage Road will be coordinated with improvements being completed by others. As part of construction of access driveways into the site, curb, gutter, and sidewalk will be installed where it doesn't already exist. Existing Wilmington Road will be realigned to curve east and become Calebar Street as it approaches Jones Sausage Road. A short portion of existing Wilmington Road will remain to become a cul-de-sac serving the rear of lots 3 and 4. The remaining Wilmington Road right-of-way (NCDOT) will be abandoned.

Therefore, with improvements along Jones Sausage Road, realignment of Wilmington Road with Calebar Street, and abandonment of right of way along Wilmington Road, this project may be considered consistent with the *2018 Garner Forward Transportation Plan*.

### **Parks, Recreation, and Cultural Resources Comprehensive Master Plan:**

A review of the Parks, Recreation and Cultural Resources Master Plan revealed a greenway corridor along Jones Sausage Road as well; therefore, this project, as proposed, may be considered consistent with the Parks, Recreation and Cultural Resources Comprehensive 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, a minor subdivision plat shall be approved and recorded with the Wake County Register of Deeds.
3. Prior to issuance of a building permit, payment of Public Utilities Fees shall be paid to the City of Raleigh.
4. Prior to issuance of a building permit, a nitrogen offset payment is required.
5. Prior to issuance of a Certificate of Occupancy, the Stormwater Control Measures maintenance plan and associated Memorandum of Agreement shall be approved and recorded with the Wake County Register of Deeds.
6. Construction Drawing review and approval by the Engineering Department and City of Raleigh is required for this development following subdivision plan approval.
7. Prior to issuance of a Certificate of Occupancy for any subsequent site plans, confirmation from North Carolina DOT abandoning a portion of Wilmington Road right-of-way shall be received by the Town.
8. An annexation petition of the entire subdivision area is required to be submitted to the Planning Department prior to recordation of the first subdivision plat.

### **VI. PLANNING COMMISSION NOTES AND RECOMMENDATION**

The Planning Commission reviewed this request at their September 21, 2020 meeting. By a 6-1 vote, the Planning Commission confirmed staff's findings in Section V that SUP-SB-20-02, JS Commerce Park, is in conformity with adopted town plans and policies.

Staff recommendations for site plan request (SUP-SB-20-02) conformity are highlighted in the motion worksheets on the following pages.

**SUP-SB-20-02 JS Commerce Center**

*Special 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 V of this report as our own and find the application meets the 10 permit criteria in Section 3.14.D. and therefore approve SUP-SB-20-02, JS Commerce Center with the three standard conditions and eight (8) site-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 JS Commerce Center – SUP-SB-20-02.

Town of Garner  
Town Council Meeting  
Agenda Form

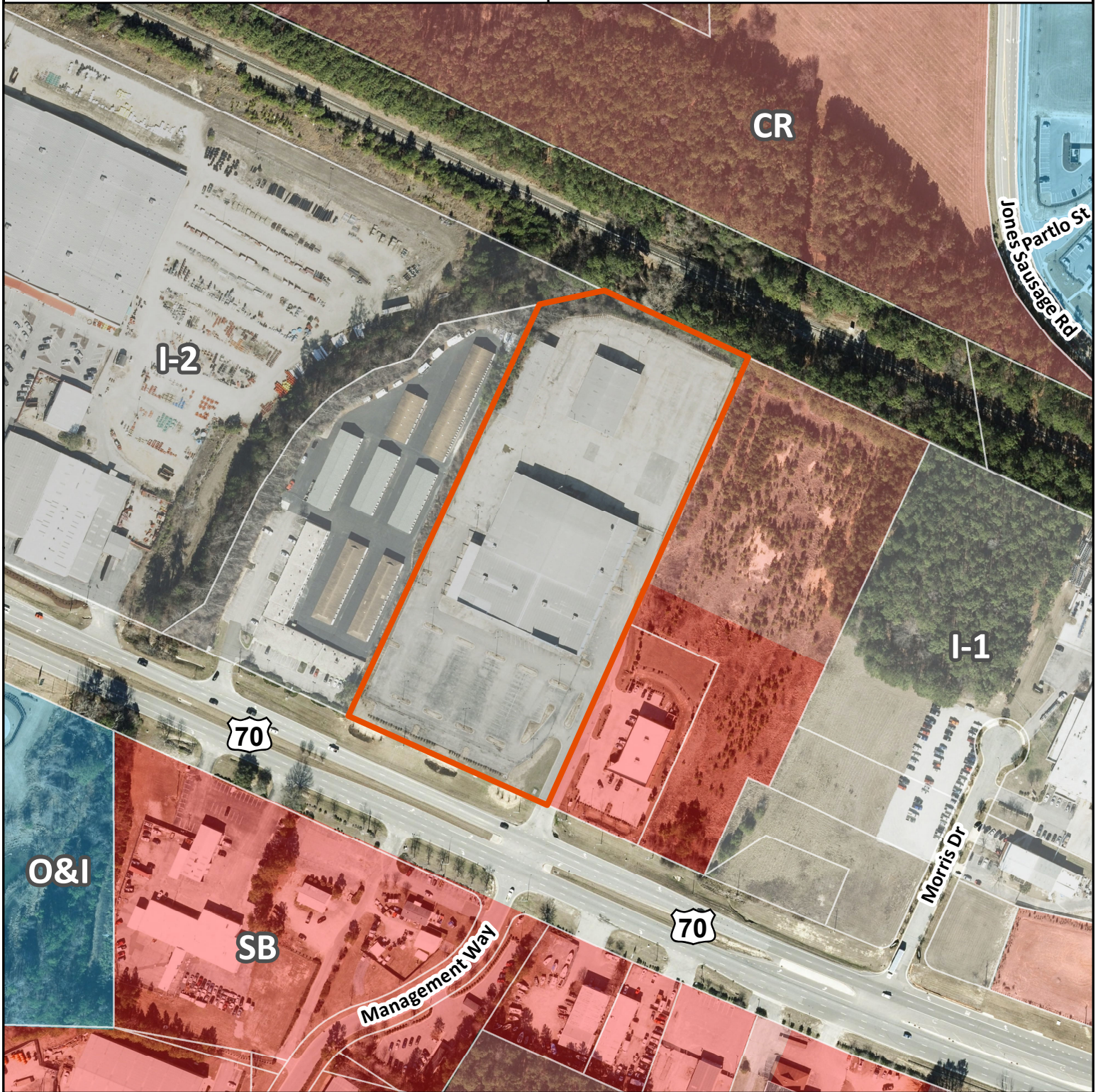
Meeting Date: October 5, 2020		
Subject: CUP-SP-20-06 Sam's XPress Car Wash		
Location on Agenda: Public Hearings		
Department: Planning		
Contact: Alison Jones, Planner II		
Presenter: Alison Jones, Planner II		
<b>Brief Summary:</b>  Conditional use site plan application (CUP-SP-20-06) submitted by SXCW Properties II, LLC for a 4,140 square foot car wash facility on 1.71 +/- acres zoned Heavy Industrial (I-2) within the US 70/401 Thoroughfare Overlay District. The property is located in front of DEH Self Storage at 525 US Highway 70 East and may be further identified as PIN # 1721-10-3109.		
<b>Recommended Motion and/or Requested Action:</b> Consider motion to approve with conditions		
<b>Detailed Notes:</b> Please see attached staff report. A neighborhood meeting was not required for this project since there is no rezoning involved. Staff recommends approval of CUP-SB-20-02 and finds it in conformity with the UDO.		
<b>Funding Source:</b> n/a		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
<b>Manager's Comments and Recommendations:</b>          		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JST	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		





**Town of Garner  
Planning Department**

**Conditional Use Applications  
CUP-SP-20-06**



**Project:** Sam's Express Car Wash  
**Applicant:** SXCW Properties II, LLC  
**Owner:** DEH Garner, LLC  
**Location:** 525 US HWY 70 E  
**Pin #:** 1721-10-3109

**Proposed Use:** Car Wash  
**Current Zoning:** Light Industrial (I-1)  
**Acreage:** 8.09  
**Overlay:** US 70 / 401 Overlay



## Planning Department Staff Report

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**TO:** Mayor and Town Council Members

**FROM:** Alison Jones, Planner II

**SUBJECT:** *Conditional Use Permit # CUP-SP-20-06, Sam's Xpress Car Wash*

**DATE:** October 5, 2020

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### I. PROJECT AT A GLANCE

**Project Number:** CUP-SP-20-06, Sam's Xpress Car Wash

**Applicant:** SXCW, LLC (Chris Morgan)

**Owner:** DEH Garner, LLC (Ely J. Perry)

**Plan Prepared by:** Triangle Site Design

**General Description -**

**Proposed Use:** Car Wash

**Project Location:** 525 US Highway 70 East

**Wake Count PIN(s):** 1721-10-3109

**Zoning Classification:** Heavy Industrial (I-2)

#### **Key Meeting Dates –**

**Neighborhood Meeting:** Not required

**Planning Commission:** September 21, 2020

**Town Council Public Hearing:** October 5, 2020



## II. BACKGROUND / REQUEST SUMMARY

The proposed use of the property is car wash.

The carwash building is 4,140 square feet in area. The car wash entrance and exit will not be facing US 70. The proposed vacuum cleaner spaces are located behind the carwash bay.

The site is currently is a parking lot on the DEH storage site.

The site is zoned Heavy Industrial (I-2) within the US 70/401 Overlay District. Car washes are permitted in the heavy industrial zoning district in the town's Unified Development Ordinance.



## III. COMMUNITY INFORMATION

**Overall Neighborhood Character:** This project is located on US Highway 70 adjacent to other heavy industrial and service business uses. The car wash will be located in front of an existing self-storage building and adjacent to the AutoZone parcel.

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

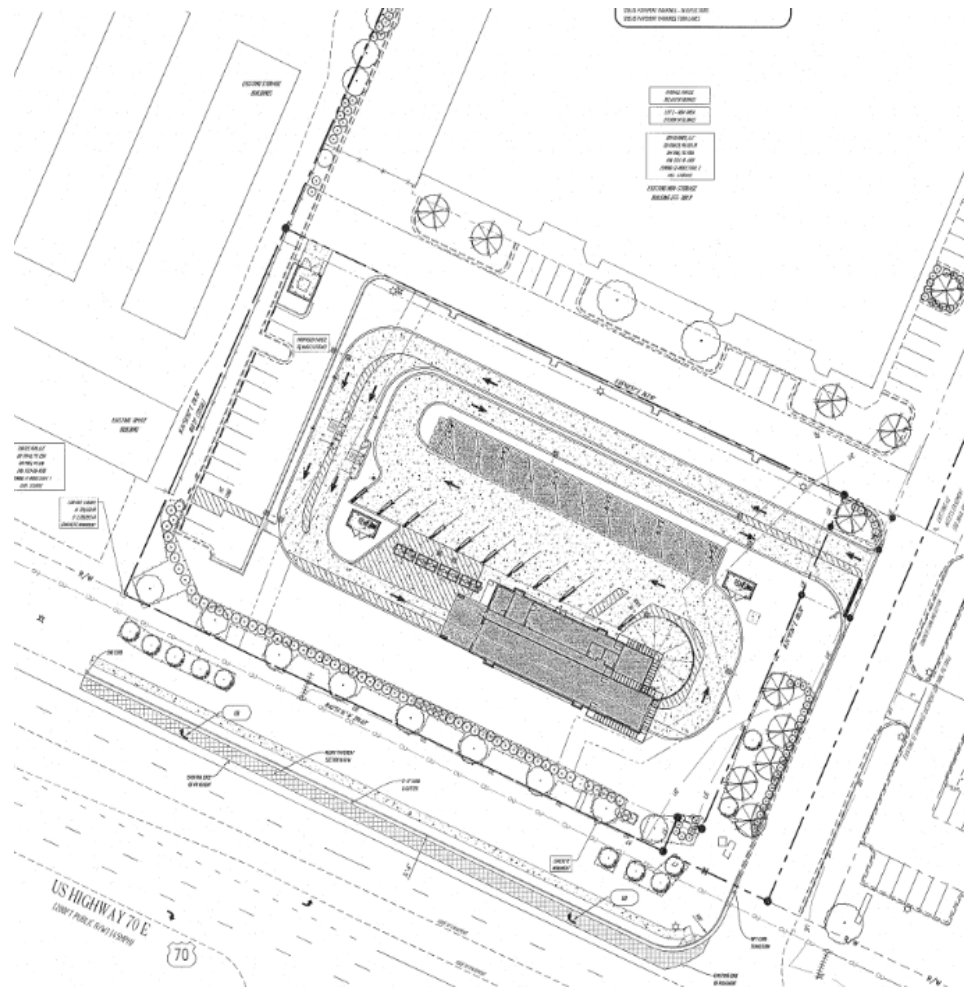
**IV. SITE PLAN PROJECT DATA**

**Acreage:** 6.38 +/- acres

**Minimum Lot Size/Dimensions:** None  
100 feet (width)

**Setbacks:** Front – 50’  
Rear – 0/50’  
Side – 0/25’  
Corner – 35’

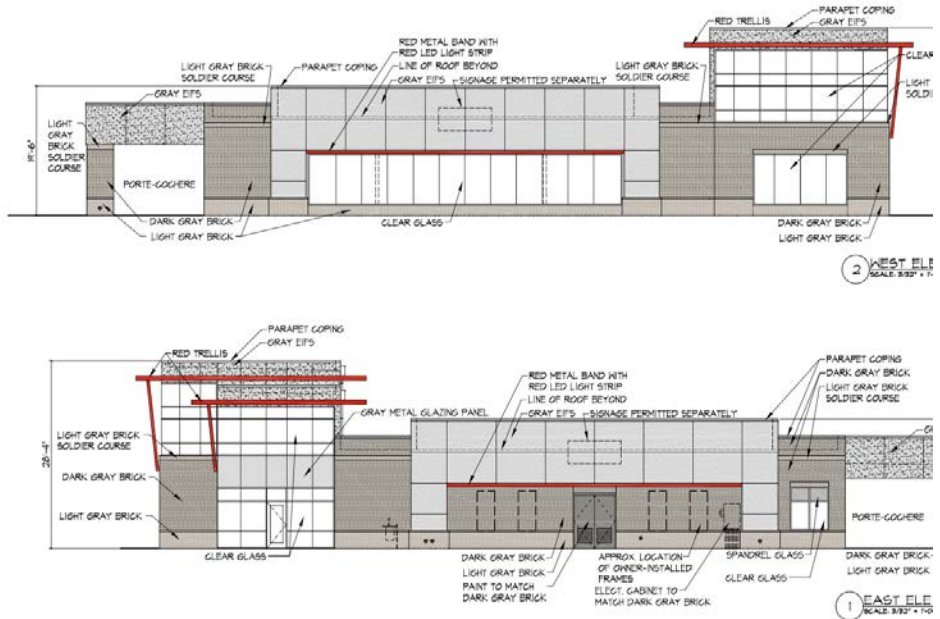
**Building Size:** 4,140 sq ft total



**Building Material and Color:**

The building will be constructed of brick, EFIS, and metal panels.

EXTERIOR MATERIALS SCHEDULE AND IMAGES ON PAGE 1



**Landscape and Buffer Requirements:**

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

**Street Buffers:**

- A 15-foot buffer (horizontal distance separation only) along US Highway 70 Frontage.

**Street Trees:**

- Trees provided along US 70 Highway approximately every 40 feet: 9 required; 9 provided

**Perimeter Buffers:** 15-foot perimeter buffer for all buffers on the project.

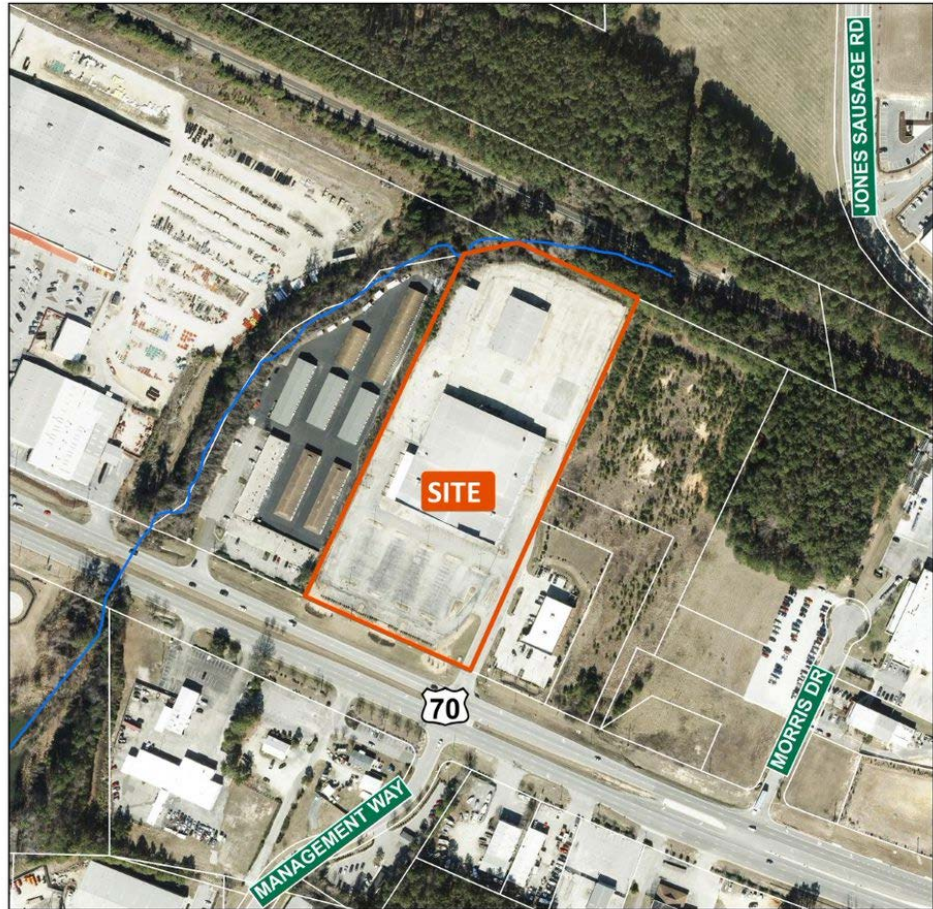
**Vehicular Service Area:** VSA plantings are provided as screening in the form of shrubs as well as canopy trees in planted islands.

**Building Foundation:** 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:**

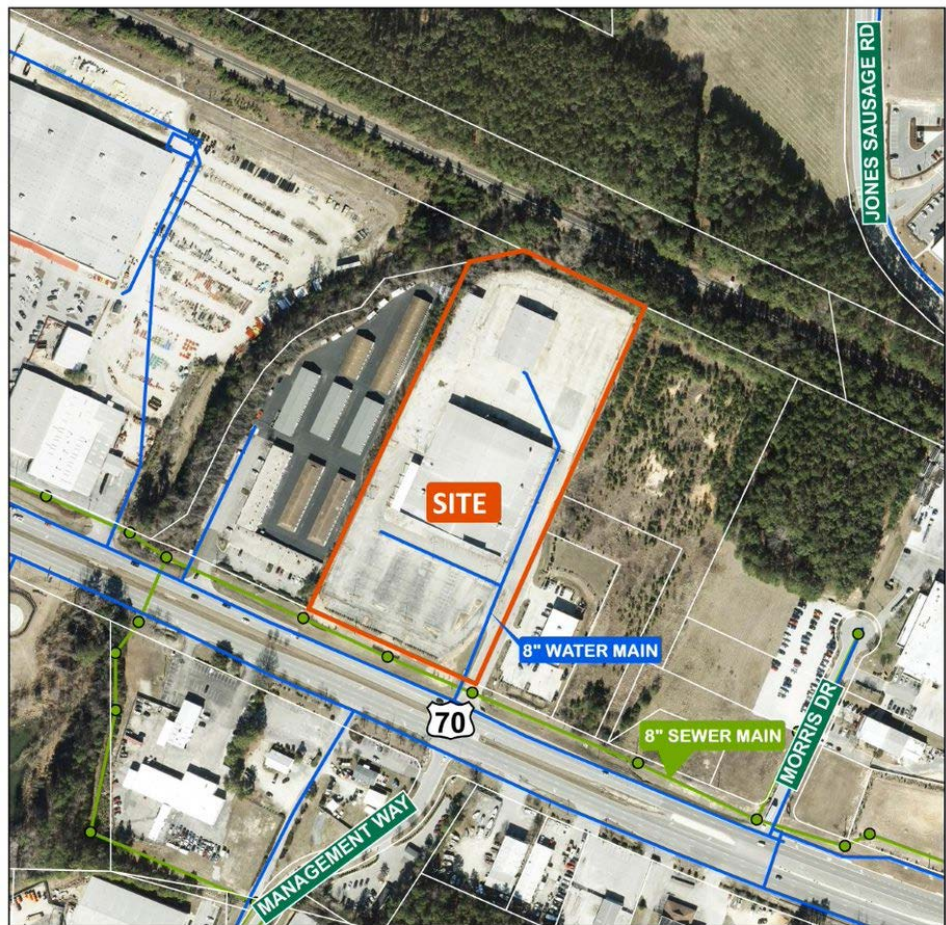
Parking is based on 1 per for every 3 employees on the maximum shift plus 3 spaces per stall

- Required: 4 (1 accessible)
- Proposed: 13 (1 accessible)

**Lighting:**

Proposed site 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:** Sam's Express Car wash is a commercial development that is not located within the watershed protection area. This plan proposes a net decrease to the existing grandfathered in impervious surface therefore there are no requirements for stormwater for this redevelopment.

**Site Access:** The site will be accessed from the existing driveway off of US Highway 70.

**Frontage Improvements:** This site is located on the north side of US 70 in front of the existing storage facility west of Morris Drive. Access to the site will be via the existing shared drive opposite Management Way. Dedicated right and left turn lanes onto this drive from US 70 already exist. To accommodate the ultimate 6-lane section of US 70, a lane of pavement will be added in addition to curb, gutter, and sidewalk. Street frontage lighting will also be installed as necessary to meet current

standards.

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

### **2018 Garner Forward Transportation Plan:**

The *2018 Garner Forward Transportation Plan* identifies US 70 as a six-lane divided facility. The Plan does not provide additional recommendations for pedestrian, bicycle, or transit improvements. Therefore, with the completion of half the ultimate section for US 70, which is a six-lane divided section with curb, gutter and sidewalk, these plans may be considered consistent with the recommendation of the 2018 Transportation Plan.

### **Parks, Recreation and Cultural Resources Comprehensive Master Plan:**

A review of the Parks, Recreation and Cultural Resources Comprehensive Master Plan revealed no plan recommendations in the project area; therefore, this project, as proposed, may be considered consistent with the Parks, Recreation and Cultural Resources Comprehensive 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 of issuance of building permit lot must be a lot of record.
4. Prior to the issuance of certificate of occupancy, a cross access agreement must be recorded with the Wake County Register of Deeds.
5. Public road improvements and street light installation must be completed prior to issuance of Certificate of Occupancy.

## **VI. PLANNING COMMISSION NOTES AND RECOMMENDATION**

The Planning Commission reviewed this request at their September 21, 2020 meeting. By a unanimous vote, the Planning Commission confirmed staff's findings in Section V that CUP-SP-20-06, Sam's Xpress Car Wash, is in conformity with adopted town plans and policies. Staff recommendations for site plan request (CUP-SP-20-06) conformity are highlighted in the motion worksheets on the following pages.



**CUP-SP-20-06 Sam's Xpress Car Wash**

*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-20-06, Sam's Xpress Car Wash with the three standard conditions and nine (9) site-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 Sam's Xpress Car Wash – CUP-SP-20-06.

# REPORTS

## 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.	In Progress	514 E Main St	8/25/2020	Notice of violation has been sent to the property owner. Property owner met with Planning staff to discuss remedy. Property owner opted to remove pavement as a remedy to zoning violation. Once pavement is removed, affected area will be seeded with straw application. I will contact owner to establish timeline for completion.
8783403	Junk Vehicle (Private Property)	Abandoned vehicle at Forest Hills Shopping Ctr at El Dorado Restaurant.	In Progress	1303 5th Ave	9/21/2020	Vehicle has been tagged
8801357	Trash/Solid Waste (Private Property)	Never ever ending. :- Thank you.	In Progress	2311 Timber Dr	9/23/2020	



Town of Garner  
Engineering Department

Capital Projects Status Report  
Period Ending FY21 - 1Q

Date: 10/1/20

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

PROJ. NO.	PROJECT NAME	FROM	TO	PROJECT DESCRIPTION	PROJECT LENGTH (MILES)	PERCENT COMPLETE	STUDY (S) / DESIGN (D) / CONST. (C)	PUBLIC MEETING DATES	RIGHT OF WAY ACQUISITION	ADVERTISE FOR BIDS	CONTRACT AWARD	CONTRACT COMPLETION	TOTAL PROJECT BUDGET	FUNDING SOURCE	CONSULTANT/CONTRACTOR	CONTACT
<b>CAPITAL STREET PROJECTS</b>																
1	NEW RAND ROAD IMPROVEMENTS	400 FEET SOUTH OF US 70	GARNER ROAD	PARTIAL WIDENING AT US 70 INTERSECTION AND INSTALLATION OF SIDEWALK ALONG WEST SIDE OF NEW RAND ROAD	0.16	15%	(C)	TBD	SPRING 2019	AUGUST 2019	SEPTEMBER 2019	APRIL 2021	\$4,500,000	2013 BOND	MOFFAT PIPE	CHRIS JOHNSON (919-773-4420)
2	GARNER ROAD SIDEWALKS	NEW RAND ROAD	SENIOR CENTER	INSTALL SIDEWALKS ALONG NORTH SIDE OF ROAD AND ADD PEDESTRIAN RAILROAD CROSSING	0.11	95%	(C)	TBD	SUMMER 2019	AUGUST 2019	SEPTEMBER 2019	APRIL 2021		CBG GRANT	MOFFAT PIPE	CHRIS JOHNSON (919-773-4420)
3	WHITE OAK ROUNDABOUT (TIP#U-6225)	BRYAN ROAD WHITE OAK ROAD HEBRON CHURCH ROAD	BATTLE FIELD DRIVE CLIFFORD ROAD BRYAN ROAD	CONVERT EXISTING INTERSECTION TO PARTIAL DUAL LANE ROUNDABOUT	0.36	70%	(D)	05/08/18 09/18/19	65% DESIGN COMPLETED, RIGHT OF WAY AUTHORIZATION PENDING (LAPP FUNDING ON HOLD BY NCDOT)				\$870,000	DESIGN - TOG R/W & CONST - LAPP/TOWN SPLIT (75/25)	ARCADIS	CHRIS JOHNSON (919-773-4420)
4	LAKE DRIVE WIDENING	NC 50 (BENSON ROAD)	DULLIS CIRCLE	WIDEN LOCAL STREET WITH CURB AND GUTTER BOTH SIDES AND INSTALL SIDEWALK ALONG NORTH SIDE	0.13	65%	(D)	SPRING 2020	WINTER 2021	SPRING 2021	SUMMER 2021	SPRING 2022	\$250,000	2013 BOND	ARCADIS	CHRIS JOHNSON (919-773-4420)
5	JONES SAUSAGE ROAD - NORTH	AMAZON SOUTHERN BOUNDARY	GARNER ROAD	WIDEN FROM 2 LANE TO 4 LANE DIVIDED SECTION WITH RAISED GRASS MEDIAN AND SIDEWALK ALONG BOTH SIDES	0.63	0%	(D)	TBD	DESIGN CONTRACT BEING ROUTED FOR EXECUTION, SCHEDULE FORTHCOMING				\$1,000,000 (DESIGN)	UNFUNDED	HDR ENGINEERING	GABY LONTOS-LAWLER (919-773-4454)
<b>CAPITAL SIDEWALK PROJECTS</b>																
6	VANDORA SPRINGS ROAD IMPROVEMENTS	TIFFANY CIRCLE	TIMBER DRIVE	INSTALL SIDEWALK ALONG SOUTH SIDE OF TIMBER DRIVE	0.24	90%	(D)	TBD	FALL 2020	WINTER 2021	SPRING 2021	LATE 2021	\$1,326,000	2013 BOND	RAMEY KEMP & ASSOCIATES	CHRIS JOHNSON (919-773-4420)
7	TIMBER DRIVE CONNECTORS (TIP# C-5604RA)	BLANTON STREET HARTH DRIVE	STOWE PLACE 400 FT WEST OF CHAPWITH ROAD	INSTALL SIDEWALK ALONG SOUTH SIDE OF TIMBER DRIVE	0.69	90%	(C)	TBD	SUMMER 2019	FALL 2019	EARLY 2020	NOVEMBER 2020	\$188,500	LAPP/TOWN SPLIT (80/20)	SANDHILLS CONTRACTORS	CHRIS JOHNSON (919-773-4420)
8	AVERSBORO ROAD HIGH VISIBILITY CROSSWALK AT YMCA	300 FT SOUTH OF INTERSECTION	300 FEET NORTH OF INTERSECTION	INSTALL HIGH VISIBILITY CROSSWALK WITH FLASHING SIGNAGE AT YMCA/OLD SCARBOROUGH INTERSECTION	0.10	90%	(C)	N/A	N/A	N/A	JUNE 2020	SEPTEMBER 2020	\$25,000	2013 BOND	DANIELS INC. OF GARNER	CHRIS JOHNSON (919-773-4420)
9	BUFFALOE ROAD GREENWAY CROSSING	WHITE DEER PARK		INSTALL ADDITIONAL PAVEMENT MARKINGS, RECTANGULAR RAPID FLASHING BEACON (RRFB) AND SIGNAGE	0.10	90%	(C)	N/A	N/A	N/A	AUGUST 2020	SEPTEMBER 2020	\$20,000	2013 BOND	DANIELS INC. OF GARNER	CHRIS JOHNSON (919-773-4420)
10	TIMBER DRIVE GREENWAY CROSSING	BUCKINGHAM ROAD		RELOCATE EXISTING PEDESTRIAN CROSSING TO 500' WEST OF BUCKINGHAM ROAD INTERSECTION TO PROVIDE MEDIAN PEDESTRIAN REFUGE	0.10	90%	(C)	N/A	N/A	N/A	AUGUST 2020	SEPTEMBER 2020	\$15,000	2013 BOND	DANIELS INC. OF GARNER	CHRIS JOHNSON (919-773-4420)
11	GARNER ROAD	VANDORA WEST SUBDIVISION	WESTON ROAD	INSTALL SIDEWALK ALONG NORTH SIDE OF GARNER ROAD	0.17	0%	(D)	TO BE DETERMINED				TBD	UNFUNDED	TBD	TBD	
12	AVERSBORO ROAD	YMCA ENTRANCE	SUMMERS WALK SUBDIVISION	INSTALL SIDEWALK ALONG WEST SIDE OF AVERSBORO ROAD. INSTALL PEDESTRIAN CROSSING AT OLD SCARBOROUGH ROAD INTERSECTION WITH FLASHING LED'S AND ADVANCED SIGNAGE	0.03	0%	(D)	TO BE DETERMINED				TBD	UNFUNDED	TBD	TBD	
13	BRYAN ROAD	WCSS SITE	ACKERMAN ROAD	INSTALL SIDEWALK ALONG EAST SIDE OF BRYAN ROAD	0.07	0%	(D)	TO BE DETERMINED				TBD	UNFUNDED	TBD	TBD	
<b>CAPITAL FACILITY PROJECTS</b>																
14	DOWNTOWN ENHANCEMENTS / RAND MILL ROAD AND MAIN STREET STREETScape	EAST MAIN STREET	N/A	INSTALLATION OF CURB AND GUTTER ALONG RAND MILL ROAD WITH SIDEWALK WEST SIDE, INTERSECTION AND STREETScape IMPROVEMENTS AT EAST MAIN STREET	0.10	90%	(D)	N/A	N/A	PROJECT PLACED ON HOLD PENDING FUNDING			\$600,000	UNFUNDED	KIMLEY HORN AND ASSOCIATES	CHRIS JOHNSON (919-773-4420)
15	GARNER POLICE DEPARTMENT MAINTENANCE (FRONT STEPS AND BIoretENTION)	N/A	N/A	REMOVE/REPLACE COATING ON FRONT STEPS AND CRACK REPAIRS, REMOVE/REPLACE FILTER MEDIA IN BIoretENTION AREAS	N/A	50%	(D)	N/A	N/A	TO BE DETERMINED PENDING FUNDING			\$60,000	UNFUNDED	TOWN OF GARNER ENGINEERING	LEAH HARRISON (919-773-4423)
16	US 401 LIGHTING	SOUTH OF OLD STAGE ROAD	SOUTH OF MECHANICAL BOULEVARD	INSTALLATION OF FIBERGLASS POLES WITH LED LIGHTS ALONG BOTH SIDES OF THE ROADWAY	0.60	25%	(D)	N/A	N/A	N/A	N/A	TBD	TBD	GENERAL FUNDING	DUKE ENERGY	CHRIS JOHNSON (919-773-4420)
17	HIGHWAY 70 LIGHTING	YEARGAN ROAD	I-40	INSTALLATION OF FIBERGLASS POLES WITH LED LIGHTS ALONG BOTH SIDES OF THE ROADWAY	3.13	80%	(D)	N/A	N/A	N/A	N/A	TBD	\$500,000	GENERAL FUNDING	DUKE ENERGY	CHRIS JOHNSON (919-773-4420)
<b>TOWN MAINTENANCE PROJECTS</b>																
18	2019 STORMWATER PROJECTS	VARIOUS	VARIOUS	STORMWATER IMPROVEMENTS (JUNCTION BLVD, BUCK BRANCH CREEK, MEADOWBROOK/CASON, AND STAUNTON MEADOWS)	N/A	13%	(C)					\$1,240,000	PARTIALLY UNFUNDED	MCADAMS	LEAH HARRISON (919-773-4423)	
18A	MEADOWBROOK ST/CASON ST	N/A	N/A	MAINTENANCE/REPAIRS TO STORM SYSTEM AT INTERSECTION		25%		N/A	N/A		SEPTEMBER 2020	NOVEMBER 2020	\$15,000	GENERAL FUND	VISION NC	
18B	STAUNTON MEADOWS	TARPLEY WAY	CHAPWITH RD	MAINTENANCE/REPAIRS TO STORM SYSTEM		25%		N/A	N/A		SEPTEMBER 2020	DECEMBER 2020	\$65,000	GENERAL FUND	WHITE OAK CONSTRUCTION CORP	
18C	JUNCTION BLVD	N/A	N/A	CULVERT SLIP LINE, INSTALLATION OF HEADWALLS, OUTLET STABILIZATION		0%		CONSTRUCTION BUDGETED IN FY25 CIP				\$510,000	UNFUNDED			
18D	BUCK BRANCH CREEK	FOREST RIDGE RD	WODDLAND RD	FLOOD STUDY ALONG BUCK BRANCH AT FOREST RIDGE RD, SPRING DR, AND WOODLAND RD CULVERTS		0%		CONSTRUCTION BUDGETED IN FY23 CIP, BUT SHOULD BE DEFERRED UNTIL AFTER NCDOT UPGRADES CULVERTS AT WOODLAND ROAD AND SPRING DRIVE				\$650,000	UNFUNDED			



Town of Garner  
Engineering Department

Capital Projects Status Report  
Period Ending FY21 - 1Q

Date: 10/1/20

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

PROJ. NO.	PROJECT NAME	FROM	TO	PROJECT DESCRIPTION	PROJECT LENGTH (MILES)	PERCENT COMPLETE	STUDY (S) / DESIGN (D) / CONST. (C)	PUBLIC MEETING DATES	RIGHT OF WAY ACQUISITION	ADVERTISE FOR BIDS	CONTRACT AWARD	CONTRACT COMPLETION	TOTAL PROJECT BUDGET	FUNDING SOURCE	CONSULTANT/CONTRACTOR	CONTACT
19	2020 RESURFACING CONTRACT	VARIOUS	VARIOUS	ANNUAL RESURFACING CONTRACT	3.22	96%	(C)	N/A	N/A	JANUARY 2020	SPRING 2020	FALL 2020	\$804,000	GENERAL FUND	DANIELS INC. OF GARNER	CHRIS JOHNSON (919-773-4420)
19A	MCCORMICK STREET	US 70	MECHANICAL BOULEVARD	MILL AND OVERLAY 1.5"	0.15	100%										
19B	LOOP ROAD	US 70	MECHANICAL BOULEVARD	MILL AND OVERLAY 1.5"	0.26	100%										
19C	SEASTONE STREET	OLD STAGE ROAD	WEST OF RIVER PEARL	MILL AND OVERLAY 1.5"	0.44	100%										
19D	COMPETITION ROAD	SEASTONE STREET	545 COMPETITION	MILL AND OVERLAY 1.25"	0.51	100%										
19E	FOLEY ROAD	NC 50	STAPLETON	MILL AND OVERLAY 1.25"	0.34	100%										
19F	FOXWOOD DRIVE	SPRINGVIEW TRAIL	BUCK BRANCH ROAD	MILL AND OVERLAY 1.25"	0.33	100%										
19G	STOCKETT COURT	POOLE DRIVE	CIRCLE	MILL AND OVERLAY 1.25"	0.07	100%										
19H	KIMBERWOOD COURT	WESTWOOD	CUL-DE-SAC	MILL AND OVERLAY 1.25"	0.07	100%										
19I	STEELWOOD COURT	FOLEY ROAD	CUL-DE-SAC	MILL AND OVERLAY 1.25"	0.02	100%										
19J	FALKIRK PLACE	CRAVENRIDGE PLACE	CUL-DE-SAC	MILL AND OVERLAY 1.25"	0.09	100%										
19K	BRUCEMONT DRIVE	THISTLE COURT	CLAYMORE DRIVE	MILL AND OVERLAY 1.25"	0.28	100%										
19L	EMORY STREET	MAIN STREET	JONES STREET	OVERLAY 1.25"	0.08	100%										
19M	SADDLE RIDGE COURT	FOREST LANDING DRIVE	CUL-DE-SAC	MILL AND OVERLAY 1.25"	0.11	100%										
19N	GLENN BRYAN COURT	VILLA DRIVE	CUL-DE-SAC	MILL AND OVERLAY 1.25"	0.04	100%										
19O	LEOTA DRIVE	WINTERLOCHEN ROAD	VESTA DRIVE	MILL AND OVERLAY 1.25"	0.14	100%										
19P	ROXANNE DRIVE	FORESTDALE ROAD	GREENBRIAR ROAD	MILL AND OVERLAY 1.25"	0.13	100%										
19Q	TOPLAF COURT	OAKWATER DRIVE	CUL-DE-SAC	MILL AND OVERLAY 1.25"	0.03	100%										
19R	WHITE CAP LANE	FOXSBURY DRIVE	131 WHITE CAP LANE	MILL AND OVERLAY 1.5"	0.13	0%										
<b>NCDOT STIP PROJECTS</b>																
20	I-40 WIDENING (I-5111)	I-440	NC 42	WIDEN FROM 6 LANE TO 10 LANE FREEWAY WITH INTERCHANGE IMPROVEMENTS AT JONES SAUSAGE ROAD AND US 70	12.00	40%	DESIGN-BUILD	JUNE 2014 OCTOBER 2017	2019/2020	SUMMER 2018	APRIL 2019	LATE 2022		NCDOT	ST WOOTEN CORPORATION	JEREMY WARREN (919-707-7370)
21	NC-540 (R-2721A)	NC 55	EAST OF PIERCE OLIVE ROAD	6 LANE FREEWAY ON NEW LOCATION	4.36	30%	DESIGN-BUILD	N/A	2019/2020	2018	APRIL 2019	2023		NCDOT	FLATRION-BRANCH & FLEMING GANNETT	DENNIS JERNIGAN (dwjernigan@ncdot.gov)
22	NC-540 (R-2721B)	EAST OF PIERCE OLIVE ROAD	US 401	6 LANE FREEWAY ON NEW LOCATION	4.92	28%	DESIGN-BUILD	N/A	2019/2020	2018	FEBRUARY 2019	2023		NCDOT	FLATRION-BRANCH & HDR	DENNIS JERNIGAN (dwjernigan@ncdot.gov)
23	NC-540 (R-2828)	US 401	I-40	6 LANE FREEWAY ON NEW LOCATION	8.62	28%	DESIGN-BUILD	N/A	2019/2020	2018	NOVEMBER 2018	2023		NCDOT	LANE-BLYTHE & WSP	DENNIS JERNIGAN (dwjernigan@ncdot.gov)
24	NC-540 (R-2829)	I-40	US 64	6 LANE FREEWAY ON NEW LOCATION	10.80	0%	DESIGN-BUILD	N/A	PROJECT TO BE ACCELERATED, LETTING DATE TO BE DETERMINED				NCDOT	TBD	DENNIS JERNIGAN (dwjernigan@ncdot.gov)	
25	JONES SAUSAGE ROAD (U-6099)	EAST GARNER ROAD	I-40	WIDEN TO 4 LANE DIVIDED WITH SIDEWALK ON BOTH SIDES	1.00	99%	(C)	N/A	EARLY 2019	JULY 2019	NOVEMBER 2019	OCTOBER 2020	\$600,000	NCDOT	ST WOOTEN CORPORATION	BEN UPSHAW (919-220-4600)
26	US 401 WIDENING (U-5302)	SOUTH OF OLD STAGE ROAD	SOUTH OF MECHANICAL BOULEVARD	WIDEN FROM 4 LANE TO 6 LANE DIVIDED SECTION WITH RAISED GRASS MEDIAN AND SIDEWALK ALONG BOTH SIDES	1.15	100%	(D)	08/16/18	DESIGN AND ROW COMPLETE, TENTATIVE LETTING NOVEMBER 2022				NCDOT	AECOM	BEN UPSHAW (919-220-4600)	
27	US 70/NC 50 BRIDGE REPLACEMENT (B-4654)	WEST OF CIRCLE DRIVE	MAIN STREET	REPLACE BRIDGE WITH BETTERMENTS (LIGHTING, RAIL, MEDALLIONS), AND SIDEWALKS BOTH SIDES, RAMP MODIFICATIONS WITH NEW SIGNALS	0.41	100%	(D)	02/15/18	DESIGN AND ROW COMPLETE, CONSTRUCTION FUNDING SUSPENDED BY NCDOT (TENTATIVE LETTING 2027)			\$300,000	NCDOT/TOG BETTERMENT COSTS	AECOM	TIERRE PETERSON (919-707-6488)	
28	US 70/TIMBER DRIVE/HAMMOND RD (U-5744)	MECHANICAL BOULEVARD	TIMBER CROSSING MAIN ENTRANCE	CONVERSION OF US 70/TIMBER DRIVE INTERSECTION TO A CONTINUOUS FLOW INTERSECTION	1.10	75%	(D)	03/27/18	DESIGN 65% COMPLETE, PROJECT SUSPENDED BY NCDOT (LETTING PAST 2029)				NCDOT	HDR ENGINEERING	BEN UPSHAW (919-220-4600)	
29	US 401 WIDENING (U-5746)	TEN TEN ROAD (SR 1010)	WAKE TECHNICAL COMMUNITY COLLEGE	WIDEN FROM 4 LANE TO 6 LANE DIVIDED SECTION WITH RAISED GRASS MEDIAN AND SIDEWALK ALONG BOTH SIDES	0.83	100%	(D)	TBD	DESIGN AND ROW COMPLETE, PROJECT SUSPENDED BY NCDOT, LETTING DATE TO BE DETERMINED				NCDOT	HDR ENGINEERING	BRETT LACKEY (919-424-4535)	
30	NEW BETHEL CHURCH ROAD BRIDGE REPLACEMENT (B-5237)	N/A	N/A	REPLACE BRIDGE OVER MAHLER'S CREEK	N/A	12%	(C)	N/A	SUMMER 2019	JUNE 2018	JULY 2018	APRIL 2021		NCDOT	DANE CONSTRUCTION	JEREMY WARREN (919-707-7370)
31	RAYNOR ROAD (SR 2555) BRIDGE REPLACEMENT (B-5326)	N/A	N/A	REPLACE BRIDGE OVER WHITE OAK CREEK	0.29	100%	(D)	N/A	DESIGN AND ROW COMPLETE, LETTING FEBRUARY 2021				NCDOT	WSP (ROADWAY), NCDOT (BRIDGE)	TIERRE PETERSON (919-707-6488)	
32	US 70/VANDORA SPRINGS BRIDGE REPLACEMENT (B-5681)	N/A	N/A	REPLACE BRIDGE OVER US 70	N/A	0%	(D)	N/A	PROJECT SUSPENDED, LETTING DATE TO BE DETERMINED				NCDOT	DEWBERRY (ROADWAY), TBD (BRIDGE)	TIERRE PETERSON (919-707-6488)	
33	US 401 BRIDGE REPLACEMENT OVER SWIFT CREEK (B-5987)	SIMPKINS ROAD	TRANSPORT DRIVE	REPLACE BRIDGES OVER SWIFT CREEK, INCLUDES SUPERSTREET CONFIGURATION ON US 401 AND INTERSECTION IMPROVEMENTS AT LEGEND DRIVE	0.74	25%	(D)	N/A	PROJECT SUSPENDED BY NCDOT, TENTATIVE LETTING JANUARY 2024				NCDOT	STANTEC	TIERRE PETERSON (919-707-6488)	
34	VANDORA SPRINGS/NC RAILROAD GRADE SEPARATION (P-5738)	N/A	N/A	CONSTRUCT GRADE SEPARATION AND CLOSE CROSSING	N/A	0%	(D)	N/A	PROJECT SUSPENDED BY NCDOT (ROW IN FY26, CONST IN FY28)				NCDOT	TBD	MATTHEW SIMMONS (919-707-4117)	
35	US 401 WIDENING (U-6112)	TEN TEN ROAD INTERSECTION		CONVERT EXISTING SIGNALIZED INTERSECTION TO SQUARE-LOOP INTERCHANGE	N/A	0%	(D)	N/A	PROJECT SUSPENDED BY NCDOT (ROW IN FY25, CONST IN FY29)				NCDOT	TBD	TBD	
36	US 401 WIDENING (U-6116)	SIMPKINS ROAD	MECHANICAL BOULEVARD	WIDEN FROM 4 LANE TO 6 LANE DIVIDED SECTION WITH RAISED GRASS MEDIAN AND SIDEWALK ALONG BOTH SIDES	2.00	0%	(D)	TBD	PROJECT SUSPENDED BY NCDOT (ROW IN FY29)				NCDOT	MEAD & HUNT	BEN UPSHAW (919-220-4600)	
<b>NCDOT RESURFACING PROJECTS</b>																
37	GREENFIELD PARKWAY	NORTH OF WATERFIELD RIDGE PLACE	JUST NORTH OF US 70W ON RAMP	MILL 1.5" AND INSTALL 1.5" ASPHALT OVERLAY	0.28	0%	(C)	N/A	N/A	EARLY 2020	SPRING 2020	2021		NCDOT	TBD	NCDOT MAINTENANCE UNIT
38	NOTTINGHAM FOREST SUBDIVISION	FERN FOREST DRIVE, ASHWOOD DRIVE, SHADYWOOD LANE, CEDARBROOK CT, CANDLELIGHT OAKS LANE		1" ASPHALT OVERLAY	2.97	0%	(C)	N/A	N/A	EARLY 2020	SPRING 2020	2021		NCDOT	TBD	NCDOT MAINTENANCE UNIT
39	STAGECREST SUBDIVISION	STAGECREST DRIVE		1" ASPHALT OVERLAY	1.00	0%	(C)	N/A	N/A	EARLY 2020	SPRING 2020	2021		NCDOT	TBD	NCDOT MAINTENANCE UNIT