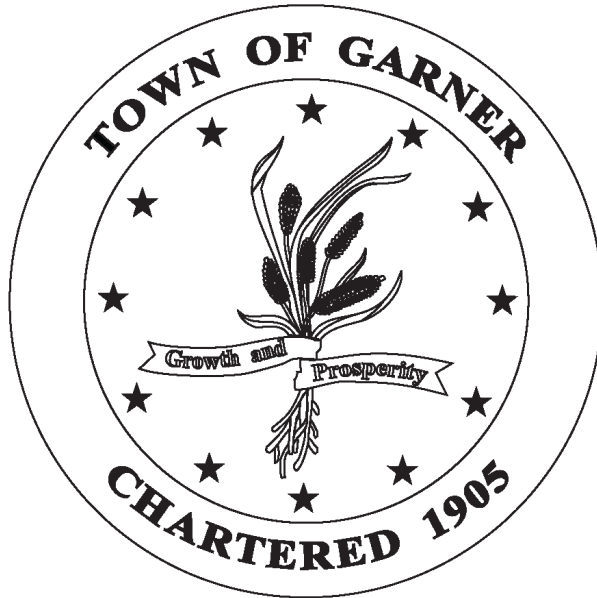


# TOWN OF GARNER



## TOWN COUNCIL MEETING

November 19, 2019  
7:00 P.M.

Garner Town Hall  
900 7th Avenue  
Garner, NC 27529

**Town of Garner  
Town Council Meeting Agenda  
November 19, 2019**

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

- A. CALL MEETING TO ORDER/ROLL CALL: Mayor Ronnie Williams

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

- B. PLEDGE OF ALLEGIANCE: Mayor Ronnie Williams

- C. INVOCATION: Mayor Ronnie Williams

- 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 act or deliberate on the 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

- G. CONSENT

- 1. Ordinance Amending Operating Budget – Police Overtime ..... Page 5  
Presenter: David Beck, Finance Director

The Police Department has been working jointly with the DEA recently. The DEA will reimburse the Town for overtime hours related to the joint cases. The Town has been receiving reimbursements on a monthly basis. This amendment budgets the reimbursements as revenue and amends the Police overtime budget to appropriate funds for the additional hours.

Action: Consider adopting Ordinance (2019) 4026

- 2. Ordinance Amending Operating Budget – Yeargan Master Plan ..... Page 7  
Presenter: David Beck, Finance Director

Appropriates funding for phases 1 and 2 of the Yeargan Property Master Plan. Council approved Phase 1 during their 8/20/2019 meeting and Phase 2 was approved on 10/7/2019.

Action: Consider adopting Ordinance (2019) 4027

3. Nuisance Abatements ..... Page 9  
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: Consider adopting Resolution (2019) 2398

4. Resolution Declaring Property Surplus ..... Page 12  
Presenter: David Beck, Finance Director

This resolution allows the Public Works Department to dispose of a garbage packer truck that has exceeded its life cycle.

Action: Consider adopting Resolution (2019) 2397

5. Budget Amendment – Senior Center Grant ..... Page 15  
Presenter: David Beck, Finance Director

The Senior Center has received grant funding for meeting the requirements of being a Center of Excellence. The funds will be used to upgrade the video surveillance system, install a new microphone system, and replace window blinds. The required 25% match is met through locally-funded expenditures already budgeted for the center.

Action: Consider adopting Ordinance (2019) 4029

6. Ordinance Amending the Budget - Fire Dept. .... Page 17  
Presenter: David Beck, Finance Director

The Garner Volunteer Fire and Rescue Department is required to maintain liability insurance for their various equipment/vehicles. This policy is renewed each year on Jan. 1st. Based on this timing, the Department is unable to reflect any changes to the policy in their budget submission to the Town and Wake County. The Department was recently notified that the cost of the policy will increase by \$28,268 based primarily on the addition of a new vehicle. The Department has requested that the Town provide additional funding to cover this cost.

Action: Consider adopting Ordinance (2019) 4030

7. A Resolution Relating to Offensive Symbols and Text on or at Town Property, Publications and Town-Controlled Activities ..... Page 19  
Presenter: William E. Anderson, Town Attorney

This Resolution reserves to the Town the right to decline to present on Town property (real or personal), Town vehicles, Town website and publications, or at Town-sponsored events, any text, signs or symbols offensive to members of the community where it is “government speech.”

Action: Consider adopting Resolution (2019) 2399

H. PUBLIC HEARINGS

1. PD-Z-19-02 & PD-MP-19-02, Bethel ..... Page 24  
Presenter: David Bamford, Planning Services Manager and Stacy Harper, Principal Planner

Planned Residential conditional use rezoning (PD-Z-19-02) with associated master plan (PD-MP-19-02) request submitted by Meritage Homes to rezone 164.59 +/- acres from Single-Family Residential (R-20) to Planned Residential District conditional use (PRD C7) for 575 single-family units. The site is located west of South Garner High School along both New Bethel Church Rd. and Clifford Rd. and can be further identified as Wake County PINs 1629-43-0832 and 1629-00-3386.

Action: Consider adopting Ordinance (2019) 4028 and approving PD-MP-19-02

2. CUP-SP-19-20 Briarhaven ..... Page 52  
Presenter: Stacy Harper, Principal Planner

Conditional Use Permit site plan (CUP-SP-19-20) request submitted by Briarhaven Properties LLC/Magdy Saad to grade a portion of a 2.96 +/- acre tract at the corner of Raynor Road and Bricksteel Lane, further identified as Wake County PIN# 1730-30-7514.

Action: Consider approving CUP-SP-19-20

3. SUP-SP-19-15, Shady's ..... Page 61  
Presenter: Alison Jones, Planner II

Special Use Permit site plan (SUP-SP-19-15) application submitted by Jeremy Hitch for a "Bar, Nightclub, Tavern". The site is located at 106 East Main Street and may be further identified as Wake County PIN(s) 1711-72-2303, 1711-72-1384, and 1711-72-1390.

Action: Consider approving SUP-SP-19-15

I. NEW/OLD BUSINESS

1. UDO-19-02, Fee-in-Lieu of UDO Requirements Update ..... Page 72  
Presenter: Jeff Triezenberg, Planning Director

Text amendment submitted by the Planning Department and Town Attorney's office requesting an amendment to the text of the Unified Development Ordinance to update conditions under which the Town may accept a fee-in-lieu of certain requirements, including the construction of street infrastructure and the dedication of land for the development of public parks.

Action: Consider adopting Ordinance (2019) 4031

J. COMMITTEE REPORTS

K. MANAGER REPORTS

1. garner info
2. Building and Permitting Report

L. ATTORNEY REPORTS

M. COUNCIL REPORTS

N. ADJOURNMENT

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: November 19, 2019		
Subject: Ordinance Amending the Operating Budget - Police Overtime		
Location on Agenda: Consent		
Department: Finance		
Contact: David C. Beck, Finance Director		
Presenter: David C. Beck, Finance Director		
<b>Brief Summary:</b>  The Police Department has been working jointly with the DEA recently. The DEA will reimburse the Town for overtime hours related to the joint cases. The Town has been receiving reimbursements on a monthly basis. This amendment budgets the reimbursements as revenue and amends the Police overtime budget to appropriate funds for the additional hours.		
<b>Recommended Motion and/or Requested Action:</b> Consider adopting Ordinance (2019) 4026		
Detailed Notes:		
<b>Funding Source:</b> DEA funding, no additional funds from the Town are needed		
Cost: \$4,326	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:	DCB	
Finance Director:	DCB	
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

ORDINANCE NO. (2019) 4026

ORDINANCE AMENDING ORDINANCE NO. (2019) 3982 WHICH ESTABLISHED THE OPERATING BUDGET

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

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

**Revenue Amendment Request**

ACCOUNT NUMBER	DESCRIPTION	PROJECT	CURRENT BUDGET	REVENUE CHANGE	REVISED BUDGET
10305000-465030	Misc. Revenue		\$ 15,000	\$ 4,326	\$ 19,326

TOTAL REVENUE INCREASE (DECREASE) \$ 4,326.00

**Expenditure Amendment Request**

ACCOUNT NUMBER	DESCRIPTION	PROJECT	CURRENT BUDGET	EXPENDITURE CHANGE	REVISED BUDGET
10511000-510210	Salaries - Overtime		\$ 50,000	\$ 4,326	\$ 54,326

TOTAL EXPENDITURE INCREASE (DECREASE) \$ 4,326.00

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 19th day of November, 2019.

\_\_\_\_\_  
Ronnie S. Williams, Mayor

ATTEST:

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

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: November 19, 2019		
Subject: Ordinance Amending the Budget - Yeargan Master Plan		
Location on Agenda: Consent		
Department: Finance		
Contact: David C. Beck, Finance Director		
Presenter: David C. Beck, Finance Director		
Brief Summary:  Appropriates funding for phases 1 and 2 of the Yeargan Property Master Plan. Council approved Phase 1 during their 8/20/2019 meeting and Phase 2 was approved on 10/7/2019.		
Recommended Motion and/or Requested Action: Consider adopting Ordinance (2019) 4027		
Detailed Notes:		
Funding Source:		
Cost: \$49,920	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. (2019) 4027

ORDINANCE AMENDING ORDINANCE NO. (2019) 3982 WHICH ESTABLISHED THE OPERATING BUDGET

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

Section One. That the GENERAL FUND & MULTI-YEAR FUND 20 be amended as follows:

**Revenue Amendment Request**

ACCOUNT NUMBER	DESCRIPTION	PROJECT	CURRENT BUDGET	REVENUE CHANGE	REVISED BUDGET
10309000-496901	Approp FB - Restricted Funds		\$ 1,562,005	\$ 49,920	\$ 1,611,925
20306000-471000	Transfer from General Fund		\$ 182,565	\$ 49,920	\$ 232,485

TOTAL REVENUE INCREASE (DECREASE) \$ 99,840.00

**Expenditure Amendment Request**

ACCOUNT NUMBER	DESCRIPTION	PROJECT	CURRENT BUDGET	EXPENDITURE CHANGE	REVISED BUDGET
10590000-552020	Tsf to Cap Reserv Proj Fund 20		\$ 290,151	\$ 49,920	\$ 340,071
20571000-524378	Contract Svc - Yeargan Plan		\$ -	\$ 49,920	\$ 49,920

TOTAL EXPENDITURE INCREASE (DECREASE) \$ 99,840.00

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 19th day of November, 2019.

\_\_\_\_\_  
Ronnie S. Williams, Mayor

ATTEST:

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

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: November 19, 2019		
Subject: Nuisance Abatements		
Location on Agenda: Consent		
Department: Finance		
Contact: David C. Beck, Finance Director		
Presenter: David C. Beck, Finance Director		
Brief Summary:  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.		
Recommended Motion and/or Requested Action: Consider adopting Resolution (2019) 2398		
Detailed Notes:		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	DCB	
Finance Director:	DCB	
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

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

## **RESOLUTION NO. (2019) 2398**

### **A RESOLUTION ASSESSING THE COST OF ABATEMENT AGAINST THE PROPERTY ON WHICH THE NUISANCE EXISTED**

WHEREAS, the Town Council of the Town of Garner, pursuant to Chapter 160A of the North Carolina General Statutes and Chapter 6, Section 23 of the Town Code of the Town of Garner Ordinances has the authority to prevent, abate and declare unlawful nuisances and to make the cost of said abatement a lien against the premises where the nuisances existed, said liens to be collected in the nature of property taxes; and,

WHEREAS, the Town of Garner has abated nuisances on the below referenced properties in accordance with the Town Code referred to and has been unable to recover the abatement costs from the stated property owners; and,

WHEREAS, pursuant to North Carolina General Statutes 160A-193 the costs of the abatement involved with the abatement as well as the expenses of the action are a lien on the premises in the nature of a tax, which pursuant to North Carolina General Statutes 105-365.1 can be collected by a tax collector using the remedies provided by law;

NOW, THEREFORE BE IT RESOLVED THAT THE TOWN COUNCIL OF THE TOWN OF GARNER hereby confirms the cost of the abatement of the nuisances set out herein, pursuant to the General Statutes above referenced, confirms the same as liens against the premises, and requests the Wake County Tax Collector to collect the same in the nature of unpaid taxes:

LOCATION	PROPERTY OWNER(S)	REAL ESTATE ID	COST
402 W. Garner Rd	Siechieh B. Redd	7985	234.32
111 Johnson St	Patsy Lowe	42846	230.32
113 Johnson St	Patsy Lowe	42847	230.32
1302 Kelly Rd	Suzanne M McClure	11656	215.88
100 Madrid Ct	Jann-Son Lin	97391	234.32
305 New Rand Rd	Anthony Staton	32526	201.38
308 New Rand Rd	Southern Wake Property Group Inc	74947	287.32
504 St. Mary's St	Keith A. Burke	36163	230.32
1205 Southerland Rd	AM Raleigh LLC	47350	234.32
1504 US Hwy 70	Garner Hotel LLC	182824	2,798.55

This resolution shall become effective upon adoption, recorded at the Wake County Registry and a copy thereof forwarded to the Tax Collector for Wake County.

Duly adopted this the 19th day of November 2019.

(Town Seal)

\_\_\_\_\_  
Ronnie S. Williams, Mayor

ATTEST:

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

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: November 19, 2019		
Subject: Resolution Declaring Property Surplus		
Location on Agenda: Consent		
Department: Finance		
Contact: David C. Beck, Finance Director		
Presenter: David C. Beck, Finance Director		
Brief Summary:  This resolution allows the Public Works Department to dispose of a garbage packer truck that has exceeded its life cycle.		
Recommended Motion and/or Requested Action: Consider adopting Resolution (2019) 2397		
Detailed Notes:		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	DCB	
Finance Director:	DCB	
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

RESOLUTION NO. (2019) 2397

RESOLUTION AUTHORIZING DISPOSITION OF SURPLUS PERSONAL PROPERTY

WHEREAS, pursuant to N.C.G.S. 160A-265 municipalities are authorized to dispose of personal property;

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

That the Town Manager is hereby authorized to sell and/or demolish the following items as provided by G.S. 160A-266:

<b>Asset ID #</b>	<b>Year</b>	<b>Description</b>	<b>Identification</b>
311	1989	GMC Rear Loader Garbage Truck	1GDP7D1YOKV515992

AND BE IT FURTHER RESOLVED by the Garner Town Council that the Town Manager is hereby authorized to dispose of these items in any manner allowed by state statute.

Duly adopted this the 19th day of November 2019.

\_\_\_\_\_  
Ronnie S. Williams, Mayor

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

## Town of Garner Fixed Asset Record Change Request

Department Public Works

Division Streets

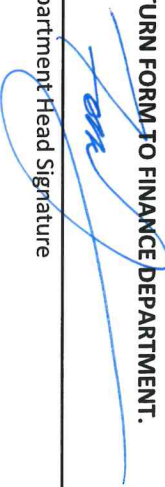
Date 11/7/2019

TOG Asset#	Property Description	Surplus	Check Appropriate Box Below				Explanation	Current Asset Value
			Transfer	Addition	Other			
311	GMC Rear Loader Garbage Truck	<input checked="" type="checkbox"/>					Exceeded Life-cycle	\$3,000.00

**Instructions:**

- List Department and Division Asset is Currently Under.
- List each item's Asset # and Property Description.
- Check the Applicable box for Type of Change:  
 Surplus--Request Item to be Sold or Otherwise Disposed.  
 Transfer--Request Asset to be Transferred to Different Department/Division.  
 Addition--Addition of an Asset through Seizure or Donation (should not include purchased assets).  
 Other--Please include explanation.
- Under Information, include the following:  
 Surplus--Reason why Item is Being Surplused (if Vehicle or Equipment, Include Vehicle or Equipment Inspection Form).  
 Transfer--Indicate Department and Division Property is Being Transferred to.  
 Addition--Indicate if Item was Donated, Acquired through Seizure, or Other Method.  
 (If Donated, need documentation supporting valuation of Asset.)  
 Other--Please include explanation.

**RETURN FORM TO FINANCE DEPARTMENT.**

Department Head Signature 

Woody Daniel  
Department Contact

919.661.6875  
Phone Number

Approved for Surplus: (Under \$5,000 Value):

\_\_\_\_\_

Town Manager

Approved for Surplus: (Council Resolution):

\_\_\_\_\_

Resolution Date/Number

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: November 19, 2019		
Subject: Ordinance Amending the Budget - 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 received grant funding for meeting the requirements of being a Center of Excellence. The funds will be used to upgrade the video surveillance system, install a new microphone system, and replace window blinds. The required 25% match is met through locally-funded expenditures already budgeted for the center.		
Recommended Motion and/or Requested Action: Consider adopting Ordinance (2019) 4029		
Detailed Notes:		
Funding Source:		
Cost: \$10,574	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. (2019) 4029

ORDINANCE AMENDING ORDINANCE NO. (2019) 3982 WHICH ESTABLISHED THE OPERATING BUDGET

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

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

**Revenue Amendment Request**

ACCOUNT NUMBER	DESCRIPTION	PROJECT	CURRENT BUDGET	REVENUE CHANGE	REVISED BUDGET
10302000-411093	Senior Center Grant - General		\$ -	\$ 10,574	\$ 10,574

TOTAL REVENUE INCREASE (DECREASE) \$ 10,574.00

**Expenditure Amendment Request**

ACCOUNT NUMBER	DESCRIPTION	PROJECT	CURRENT BUDGET	EXPENDITURE CHANGE	REVISED BUDGET
10574100-523300	Department Supplies		\$ 1,600	\$ 6,000	\$ 7,600
10574100-524300	Contract Services		\$ 4,050	\$ 4,574	\$ 8,624

TOTAL EXPENDITURE INCREASE (DECREASE) \$ 10,574.00

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 19th day of November, 2019.

\_\_\_\_\_  
Ronnie S. Williams, Mayor

ATTEST:

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

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: November 19, 2019		
Subject: Ordinance Amending the Budget - Fire Dept.		
Location on Agenda: Consent		
Department: Finance		
Contact: David C. Beck, Finance Director		
Presenter: David C. Beck, Finance Director		
<p><b>Brief Summary:</b></p> <p>The Garner Volunteer Fire and Rescue Department is required to maintain liability insurance for their various equipment/vehicles. This policy is renewed each year on Jan. 1st. Based on this timing, the Department is unable to reflect any changes to the policy in their budget submission to the Town and Wake County. The Department was recently notified that the cost of the policy will increase by \$28,268 based primarily on the addition of a new vehicle. The Department has requested that the Town provide additional funding to cover this cost.</p>		
<p><b>Recommended Motion and/or Requested Action:</b></p> <p>Consider adopting Ordinance (2019) 4030</p>		
<p><b>Detailed Notes:</b></p> <p>The Department has typically absorbed any increases in liability insurance but they are unable to do so this year due to a couple of factors. First, the Department will be absorbing a 1% increase in their health insurance rates beginning January 1st. The Department generally has lapse salary funds to cover liability insurance increases but this year those are not available because of limited turnover and having several employees on light duty which increases overtime costs.</p>		
Funding Source:		
Cost: \$28,268	One Time: <input type="radio"/>	Annual: <input checked="" type="radio"/> No Cost: <input type="radio"/>
<p><b>Manager's Comments and Recommendations:</b></p>          		
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. (2019) 4030

ORDINANCE AMENDING ORDINANCE NO. (2019) 3982 WHICH ESTABLISHED THE OPERATING BUDGET

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

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

**Revenue Amendment Request**

ACCOUNT NUMBER	DESCRIPTION	PROJECT	CURRENT BUDGET	REVENUE CHANGE	REVISED BUDGET
10309000-496900	Appropriated Fund Balance		\$ 2,206,547	\$ 28,268	\$ 2,234,815

TOTAL REVENUE INCREASE (DECREASE) \$ 28,268.00

**Expenditure Amendment Request**

ACCOUNT NUMBER	DESCRIPTION	PROJECT	CURRENT BUDGET	EXPENDITURE CHANGE	REVISED BUDGET
10531000-524353	Contract Services - GVFD Inc.		\$ 3,352,072	\$ 28,268	\$ 3,380,340

TOTAL EXPENDITURE INCREASE (DECREASE) \$ 28,268.00

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 19th day of November, 2019.

\_\_\_\_\_  
Ronnie S. Williams, Mayor

ATTEST:

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

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: November 19, 2019		
Subject: *see below		
Location on Agenda: Consent		
Department: Town Attorney		
Contact: William E. Anderson, Town Attorney		
Presenter: William E. Anderson, Town Attorney		
<p><b>Brief Summary:</b></p> <p>*Subject: A Resolution Relating to Offensive Symbols and Text on or at Town Property, Publications and Town-Controlled Activities</p> <p>This Resolution reserves to the Town the right to decline to present on Town property (real or personal), Town vehicles, Town website and publications, or at Town-sponsored events, any text, signs or symbols offensive to members of the community where it is "government speech."</p>		
<p><b>Recommended Motion and/or Requested Action:</b></p> <p>Consider adopting Resolution (2019) 2399</p>		
<p><b>Detailed Notes:</b></p> <p>We recently reviewed the Town's "demonstrations, picketing, parade and demonstrations" ordinance to assure that it was up to date and protects the free speech and assembly rights of all citizens. There are situations where speech is not protected free public speech but is speech promoted by the Town, reflecting the Town's "brand" and values. This resolution is not intended to restrict protected free speech, but to reserve to Town control that speech which is classified as "government speech."</p>		
<p><b>Funding Source:</b></p> <p>n/a</p>		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
<p><b>Manager's Comments and Recommendations:</b></p>          		
<p>Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/></p>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	WEA	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

RESOLUTION NO. (2019) 2399

A RESOLUTION RELATING TO OFFENSIVE SYMBOLS AND TEXT  
ON OR AT TOWN PROPERTY, PUBLICATIONS  
AND TOWN-CONTROLLED ACTIVITIES

WHEREAS, the First Amendment to the United States Constitution acknowledges and secures the “freedom of speech, freedom of the press, the right to peaceably assemble, and the right to petition for redress of grievances,” which has been interpreted in numerous controlling court opinions as saying that “protected speech” in public forums includes not only words but certain symbols, actions and displays, even where there may be other citizens who are opposed to or offended by them; and the Town of Garner has in the past adopted ordinances providing for the expression of all views, short of inciting to violence, subject to reasonable “time, place and manner” restrictions as for example, provided in the Town’s parade, picketing and demonstrations ordinance, such that all persons and groups seeking a means to present their private views in public have ample opportunities to do so at various public forums within the Town; and

WHEREAS, the Town Council of the Town of Garner finds and determines notwithstanding the foregoing that there are examples of speech, as well as signs, designs, runes, numerology, flags and similar graphic presentations (cumulatively referred to herein as “symbols,”) and text, which would be permitted by the First Amendment in public forums, but which may nonetheless not be appropriate to be displayed or showcased by the Town in a circumstance where such speech, symbols or text are subject to being perceived as endorsed by the Town or as expressions of the Town’s views; and

WHEREAS, the United States Supreme Court and the Fourth Circuit Court of Appeals have in various controlling cases upheld the right of a governmental entity to determine which speech, symbols, texts and their sponsoring groups it chooses to be identified with, in the context of “government speech,” including determinations involving: which monuments may be located on land owned by that governmental entity (*Pleasant Grove City v. Summum*, 555 U. S. 460, 467-468 (2009): “A government entity has the right to speak for itself . . . and to select the views that it wants to express.”); the content on a town website and other information distribution channels (*Page v. Lexington County School District One*, 531 F. 3d (4th Cir. 2008)); the content of specialty state-issued license plates sought by a non-profit group (*Walker v. Texas Div., Sons of Confederate Veterans, Inc.*, 135 S. Ct. 2239, 2245 (2015): “When government speaks, it is not barred by the Free Speech Clause from determining the content of what it says.”); the content of specialty state-issued license plates sought on behalf of a political viewpoint (*ACLU of NC v. Tennyson*, 815 F.3d 183 (4th Cir. 2016)); the content of informational guides produced by private entities which were displayed at state rest areas (*Vista-Graphics, Inc. v. Va. Dep't of Transp.*, 682 F. App'x 231 (4th Cir. 2017)); and subsequent cases have discussed application of the “government speech” doctrine to other government-sponsored activities which have a history of the participation being selectively controlled by the particular governmental entity rather than being open to all persons seeking a forum for expression of their views; and

WHEREAS, the Town Council of the Town of Garner recognizes that while some symbols can mean different things to different people, and what may be acceptable or harmless to many citizens can evoke strong negative feelings in other people, and recognizing that different people in the community may disagree strongly over the meaning or point of view ascribed to particular speech, text or symbol, but also recognizes that where performers and

participants are selectively controlled and presented by the Town in a Town-sponsored activity, the Town may likely be perceived as sponsoring, endorsing or promoting the messages of such persons as though it was the speech of the Town itself; and

THEREFORE, the Town Council of the Town of Garner finds and determines that the Town itself should not become complicit in fostering use of speech, symbols or text which are subject to being perceived as offensive by the public, or a portion of it; therefore such speech, symbols or text are not appropriate to be used on the Town website, social media accounts, and other information distribution channels, whether digital or paper, or to be affixed to Town property, including vehicles, or to be presented or displayed in community events where participation has been historically controlled by the Town. (This Resolution is not intended to prevent or suppress any protected public speech in a recognized public forum. )

NOW, THEREFORE, BE IT RESOLVED BY THE Town Council of the Town of Garner  
as follows:

1. That the Town Council of the Town of Garner remains vigilant with respect to respecting and protecting the right of the people to engage in constitutionally protected speech as established in the First Amendment to the United States Constitution; and
2. That the Town Council of the Town of Garner retains the right to exercise reasonable control over speech, symbols and text which fall into the category of “government speech”;
3. That the Town Council of the Town of Garner therefore endeavors to avoid the appearance of promotion of speech, symbols or text which are subject to being perceived by the public, or a portion of it, as confrontational or offensive, by the use of such speech, symbols or text in the Town’s “government speech,” and hereby instructs its staff and other agents to administer policies and practices consistent with the principles set forth herein.

This 19<sup>th</sup> day of November, 2019.

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Ronnie S. Williams, Mayor

(TOWN SEAL)

ATTEST:

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Stella L. Gibson, Town Clerk



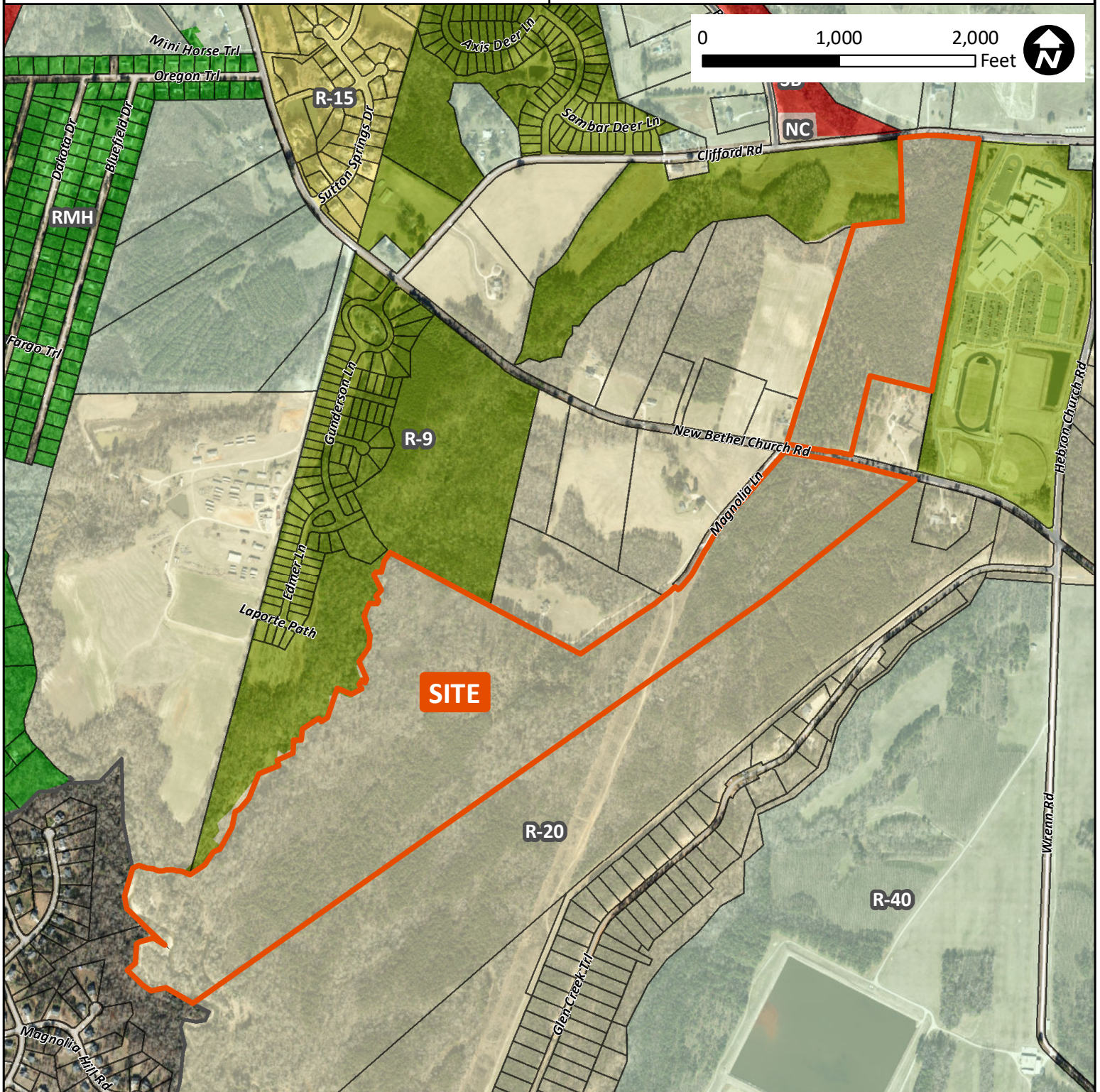
Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: November 19, 2019		
Subject: PD-Z-19-02 & PD-MP-19-02, Bethel		
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		
<b>Brief Summary:</b>  Planned Residential conditional use rezoning (PD-Z-19-02) with associated master plan (PD-MP-19-02) request submitted by Meritage Homes to rezone 164.59 +/- acres from Single-Family Residential (R-20) to Planned Residential District conditional use (PRD C7) for 575 single-family units. The site is located west of South Garner High School along both New Bethel Church Rd. and Clifford Rd. and can be further identified as Wake County PINs 1629-43-0832 and 1629-00-3386.		
<b>Recommended Motion and/or Requested Action:</b> Consider adoption of Ordinance (2019) 4028 and approve PD-MP-19-02		
<b>Detailed Notes:</b> See attached vicinity map and staff report. A neighborhood meeting was required by ordinance and was held on June 6, 2019. Use restrictions and characteristics are voluntarily offered as zoning conditions. Staff recommends approval of PD-Z-19-02 & finds PD-MP-19-02 in conformity with the UDO.		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JST	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		



# Town of Garner Planning Department

# Conditional Use Rezoning PD-Z-19-02 & PD-MP-19-02



**Project:** Bethel PRD  
**Applicant:** Meritage Homes  
**Owner:** Sherry Ferguson, DeAn Winton, and Martha William  
**Location:** New Bethel Church Rd & Clifford Rd.  
**Pin #:** 1629-43-0832 & 1629-00-3386

**Proposed Use:** Master Plan Community  
**Current Zoning:** Residential (R-20)  
**Proposed Zoning:** PRD C7  
**Acreage:** 170.11  
**Overlay:** N/A

## Planning Department Staff Report

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**TO:** Mayor and Town Council

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

**SUBJECT:** *Conditional Use Rezoning # PD-Z-19-02, and  
Conditional Use Subdivision # PD-MP-19-02, Bethel*

**DATE:** November 19, 2019

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### I. PROJECT AT A GLANCE

**Project Number(s):** PD-Z-19-02, Conditional Use Rezoning  
PD-MP-19-02, Planned Development Master Plan

**Applicant:** Meritage Homes

**Owner(s):** Sherry Ferguson, DeAn Winton, and Martha Williams

**General Description -**

**Project Area & Location:** 164.59 +/- acres along both Clifford and New Bethel Church roads

**Wake Count PIN(s):** 1629-43-0832 & 1629-00-3386

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

**Requested Zoning:** Planned Residential Development (PRD C7) Conditional Use

**Proposed Use:** Single-Family & townhome planned residential subdivision

**Key Meeting Dates -**

**Planning Commission:** August 19, 2019

**Public Hearing & Action:** November 19, 2019

**II. BACKGROUND / REQUEST SUMMARY**

This rezoning (PD-Z-19-02) and associated subdivision master plan (PD-MP-19-02) have been submitted for the development of a 575-unit residential single-family subdivision at a density of 3.5 units per acre. The 164.59-acre site is located both on New Bethel Church Road and Clifford Road. The requested zoning is Planned Residential Development (PRD C7). All planned development districts are conditional use districts.

**III. ZONING ANALYSIS**

**Existing:** The site is currently zoned **Single-Family Residential (R-20)**. This district allows single-family lots with a minimum of 12,000 to 20,000 square feet depending upon the type of development pattern chosen.

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

- |  |  |
|--|--|
| <ol style="list-style-type: none"> <li>1. Single-family site built and modular homes</li> <li>2. Residential Cluster</li> <li>3. Family Care home</li> <li>4. Group care home</li> <li>5. Intermediate care home</li> <li>6. Community center</li> <li>7. Child day care up to 3 as home occupation</li> <li>8. Family child day care up to 8 in home</li> <li>9. School public or private</li> <li>10. Public safety facilities (fire,</li> </ol> | <ol style="list-style-type: none"> <li>11. Cemetery</li> <li>12. Public parks, swimming pools, tennis and golf courses</li> <li>13. Religious institutions</li> <li>14. Minor utility—elevated water tank</li> <li>15. Private golf course or country club</li> <li>16. Bed and breakfast</li> <li>17. Agriculture or silvi-culture</li> </ol> |
|--|--|

**Proposed:** The proposed zoning district is Planned Residential District (PRD C7). This is an option to encourage a mix of housing choices, allowing a density bonus in return for provision of substantial landscaping, screening and buffering. Developments are permissible on tracts of at least 15 contiguous acres.

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

The following conditions are proposed:

1. Permitted use table:

Use Category	Specific Use	PRD C7
Household Living	Single-family detached	P*
	Single-family subdivision	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. Three single family product types shall be offered, one shall be a master down single family.
4. The maximum density shall not exceed 3.5 dwelling units per acre without modifications to the Master Plan as outlined in this document, the Bethel Design Guidelines & Standards.
5. A deviation of greater than 20% is requested regarding Section 6.12.A single family lot sizes in PRD developments. This section requires sixty percent (60%) of all single family lots to be at least 12,000 SF and forty percent (40%) meeting a 9,000 SF lot size. 550 single family lots are proposed. A deviation allowing 230 lots or forty percent (40%) of the single family lots to be 6,000 SF or larger instead of 12,000 SF is proposed, a fifty percent (50%) reduction in size and 345 lots or sixty percent (60%) of single family lots to be 4,255 SF or larger instead of 9,000 SF, an approximate fifty three percent (53%) reduction. Having smaller lots reduces the required yard maintenance by homeowners and preserves greater recreation and usable open space areas and common space areas.
6. A deviation of greater than 20% is requested for Section 6.12.A building setbacks for a PRD development. Lot setbacks are outlined to follow the requirements for the R-12 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% reduction), Rear-20', Side 5' (a 33% reduction), Corner Side-12' (a 40% reduction).
7. The Neighborhood Recreation Amenity Area shall be underway prior to final plat recording for Phase 4. The pool shall be a minimum of 3,000 square feet and the clubhouse shall be a minimum of 2,000 square feet under roof. A Gazebo shall be constructed as a part of Phase 1 on the northern parcel as a gathering space until the southern parcel is developed.
8. All single family homes shall have at least a two-car garage.
9. All housing types shall have a minimum .045 gauge vinyl siding. If masonry is not the predominant 1st floor finish, then front elevation shall have two types of vinyl siding, i.e. lap and shake, or lap and board and batten.
10. Garage doors for all housing types shall have carriage door hardware. For all products first floor glazing shall be accomplished by utilizing one or more of the following: garage window lights shall be provided, or front windows on the first floor, or window lights adjacent to the front door, or half glass front door.
11. Single family homes shall be slab on grade turned down with 12" minimum brick on front and sides.
12. On single family homes, the masonry water table shall be wrapped from the front accent into the covered stoop area (i.e. return the masonry water table throughout the entry area), minimum height 2'-8".

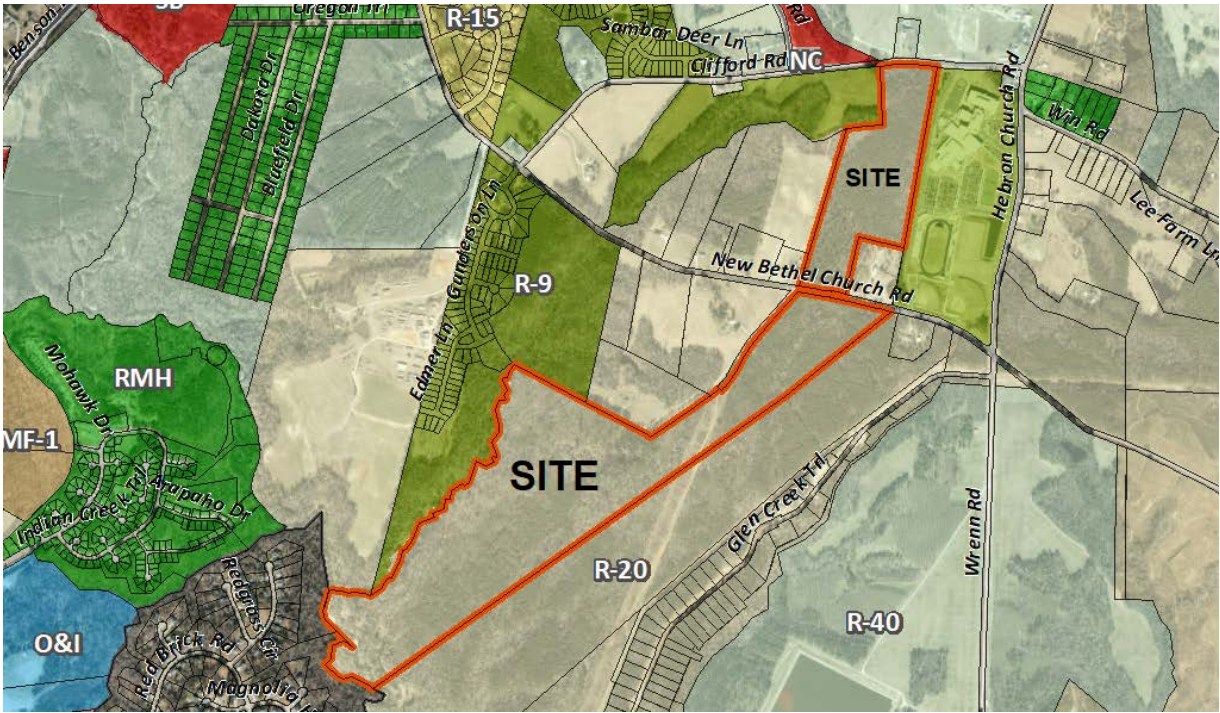
13. Elevations with a cantilever front elevation accent shall have decorative brackets or shelf supports for single family homes.
14. Single family homes shall have minimum 12" front eaves with minimum 6" roof overhang on the sides (rakes).
15. A front porch or covered stoop, minimum 4' depth, shall be provided on all housing types.
16. Passive recreational areas shall have 500 square feet of enhanced landscaping and benches. Trails shall be utilized to connect some open space areas together and provide enjoyment of the natural environment.
17. A 7-foot tall landscaped berm shall be installed along the project's frontage on New Bethel Church Road.

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

- New single family detached residential subdivision development projects shall be limited to a maximum of 30% total impervious surface area;
- New multi-family residential development projects defined to include townhomes, condominiums, apartments, or other attached multi-family housing units as determined by the Planning Director, shall be limited to a maximum of 50% total impervious surface area; and
- New non-residential development projects shall be limited to a maximum of 70% of total of impervious surface area.

**Adjacent Zoning and Land Use:**

<b>North:</b>	Single-Family Residential (R-20), (R-40), (R-9 C180)	Single-Family / Oak Park
<b>South:</b>	Wake County R-30 / Single-Family Residential (R-20)	Single-Family / Southern Trace
<b>East:</b>	Single-Family Residential (R-9 C171) & (R-20)	South Garner High / Single-Family
<b>West:</b>	Single-Family Residential (R-9 C180)	Single-Family / Oak Park



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

Case	Applicant	Location	Zoning Change
CUD-Z-87-04	Curtis Dail and Harold Bagwell	Centennial Park site	NB* to SB C-7
CUD-Z-91-05	Wade & Dora Bryan	Bryan Road and Clifford Rd	R-40 to SB C-36 and NB
CUD-Z-93-04	Henry A. Thompson	New Bethel Church Road	R-40 to R-5 C-44
CUD-Z-03-02	Henry A. Thompson	New Bethel Church Road	R-40 to R-5 C-119
CUD-Z-04-02	Horace Tart	Glens at Bethel	R-40 to R-9 C-124
CUD-Z-04-03	Town of Garner	Centennial Park	SB C-7 to R-12 C-125
CUD-Z-06-01	Glennjan, LLC	Ackerman Rd	R-40 to R-12 C-135
CUD-Z-06-10	Matthew Sutton	Sutton Springs	R-40 to R-15 C-144
CUD-Z-10-01	Capital Bank	Sutton Springs	R-15 C144 to R-15 C-159 (DENIED)
CUD-Z-12-02	Sheetz, Inc.	NC 50 & New Bethel Church Road	R-40 to CR C-163 (DENIED)
CUD-Z-13-06	Wake County Board of Education	H8 South Garner High School	Wake County R-30 to R-9 C-170
CUD-Z-15-06	Phyllis King	Oak Park	R-40 to R-9 C-180

Case	Applicant	Location	Zoning Change
CUD-Z-16-08	Martha Bagley	Clifford Grove	R-40 to R-9 C-188
CUD-Z-17-02	Paul & Lois Bryan	Next to Clifford Grove	R-40 to R-9 C195
CUD-Z-17-03	Peggy Tingen / Lorraine Bryan	Next to Clifford Grove	R-40 to R-9 C196
Z-17-01	Town of Garner	ETJ Expansion	Wake County R-30 to Town of Garner R-40, R-20
CUD-Z-18-05	KB Homes	Harper's Landing	R-20 to R-9 C204

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

**Overall Neighborhood Character:** This area of the community consists of a mixture of vacant tracts, agricultural uses, and single-family neighborhoods. Since 2015 this area has been transitioning from low-density rural agriculture to urban developments and densities. The driving-force for these development pressures was both the development of South Garner High and Bryan Road Elementary schools; road improvements (Bryan Road paved) and utilities were extended to serve this area. Several projects have been approved in this area over the last 6 years including:

- Oak Park – 212 lots
- Oak Park West – 400 lots plus 180 townhomes
- Clifford Grove / Tingen / Bryan – 174 lots
- Country Walk (“Ridgemoor”) – 215 lots plus 118 townhomes
- Rhora – 106 lots
- Harper’s Landing – 87 lots

**Traffic:** The NCDOT average daily traffic counts along New Bethel Church, Hebron Church and Clifford roads during the period from 2007 through 2015 did not exceed 3,700 vehicles per day. 2017 counts along these roads were not reported.

A Traffic Impact Analysis was required by the Town and NCDOT. NCDOT’s Congestion Management Unit found the following improvements necessary to existing roadways in the area:

- New Bethel Church Road Site Driveway #1-
  - Westbound left-turn lane (50-foot storage with appropriate taper)
- New Bethel Church Road Site Driveway #2-
  - Eastbound left-turn lane (50-foot storage with appropriate taper)
  - Westbound left-turn lane (75-foot storage with appropriate taper)
- Clifford Road Site Driveway #3 –
  - Westbound left-turn lane (75-foot storage with appropriate taper)



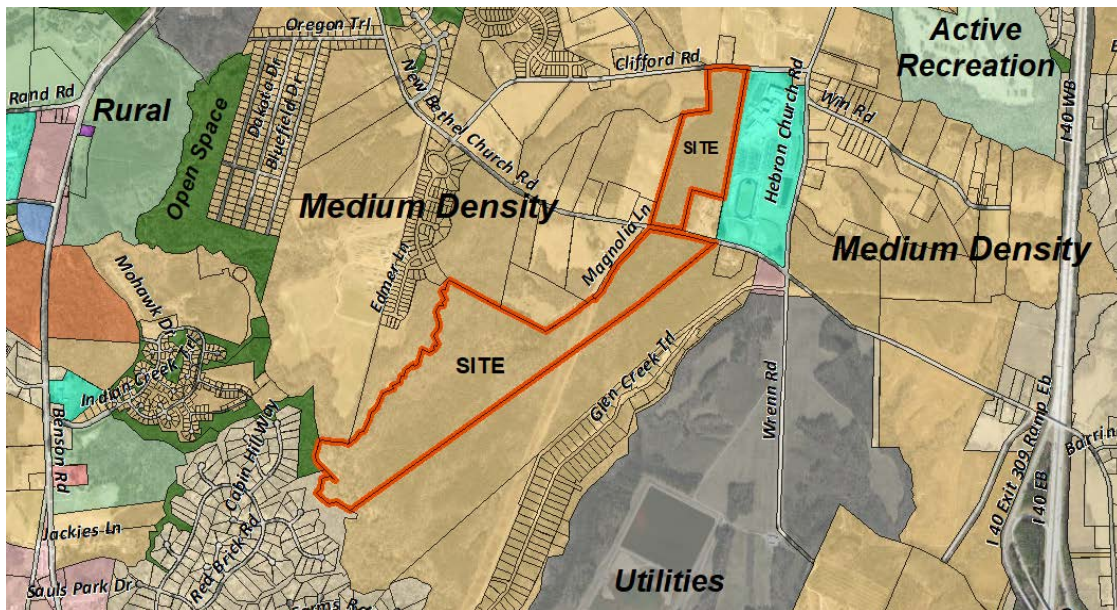
**Neighborhood Meeting:** A neighborhood meeting was held on June 6, 2019 with approximately eight (8) neighbors in attendance. The summary notes are attached. Some of the questions raised by the neighbors included: perimeter buffers, the proposed homes' square footage and product type, New Bethel Church Road proposed improvements, the bridge replacement on New Bethel Church Road, and the project timeframe.

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

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

### ***Land Use:***

On the following Future Land Use map, this site is designated as **Medium-Density Residential (MDR)**. The predominant designation in this area is also MDR. The **Medium-Density Residential** land use category includes single-family, duplex, triplex, quadplex, and townhome-style residences with no less than two and a half (2.5) nor more than five (5) units per acre. Medium-Density Residential structures may also include auxiliary units detached from the primary house. The MDR district encourages context sensitive residential uses that preserve and enhance the culture of adjacent residential communities.



### ***Living Spaces:***

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

1. “Garner recognizes that its housing stock is aging and that it could be more diverse to attract younger residents and retain older ones” (p.63). This zone diversifies lot sizes and provides exterior maintenance-free choices for owners.

2. “The younger and older residents – ‘Millenials’ and ‘Boomers’ respectively – share many of the same desires in a living space: proximity to shopping and services; an appreciation for greenways; and fun places to gather” (p. 63). This zone provides over 1.5 miles of private and public greenways as well as pocket parks and a community swimming pool.
3. A higher ratio of dwelling units to linear feet of public streets is an indicator of more revenue support for downstream road maintenance expenses which is a recommended practice for evaluating housing proposals (p. 64).
4. In greenfield areas, favoring larger master-planned tracts helps to maximize private contributions and amenities which is also a recommended practice (p. 64). This zone again provides 1/2 mile of private trails, 1 mile of paved public greenway, enhanced landscaping in six (6) pocket parks, a community swimming pool, additional turn lanes on existing roads and a financial contribution to offset added impacts to congestion on NC 50. By comparison, the adjacent smaller Oak Park and Harper’s Landing developments have only contributed passive pocket parks and additional turn lanes on existing roads.

***Recreation Opportunities:***

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

1. “In addition to large projects, small ‘parklets’, ... and small connections between neighborhoods, commercial areas and schools should be priorities to soften perspectives and communicate a human scale for pedestrians” (p. 76). This zone offers sidewalk connections to South Garner High School, and it also offers several small pocket parks along internal streets.
2. Construction of 1 mile of greenway is a recommended practice for implementing the Town’s Parks and Recreation, Open Space and Greenways Master Plan (p. 77).
3. 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).
4. “Parks play a vital role in neighborhood life, providing a place for children to play and residents to meet. This includes pocket parks, areas of a quarter acre or less...” (p. 78). This zone provides for at least six (6) stand-alone pocket parks.

**Zoning Consistency Statement:** Based on the preceding, Town staff offers that the requested rezoning from Single-Family Residential (R-20) to Planned Residential District (PRD C7) is consistent with the 2018 *Garner Forward Comprehensive Plan’s* guiding principles and recommendations of the living spaces and recreation opportunities sections of the plan as well as being consistent with the range of recommended density for the medium-density residential land use.

**VI. SUBDIVISION PROJECT DATA**

**Acreage:** 164.59 acres

**Number of Lots:** 575 single-family



<b>Minimum Lot Size:</b>	Product "A":	4,255 square feet
	Product "B":	6,000 square feet
	Product "C" (master down):	6,000 square feet
<b>Setbacks:</b>	Perimeter of Development:	25'
	Product "A":	Front – 20'
		Rear – 20'
		Side* – 5'
		Corner Side – 12'
	Product "B":	Front – 20'
		Rear – 20'
		Side* – 5'
		Corner Side – 12'
Product "C":	Front – 20'	
	Rear – 20'	
	Side* – 5'	
	Corner Side – 12'	

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

**Landscape and Buffer Requirements:**

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

- **Tree Cover:** Requirement of 12% to be met with both existing and proposed plant material. Each preliminary plan will be checked to ensure tree coverage is met.
- **Perimeter Buffers:** There are no required perimeter buffers. There is a 25' perimeter setback around the project where existing vegetation will be retained to the maximum extent possible.
- **Street Buffers:** A 25-foot wide streetscape will be provided along the frontage on New Bethel Church Road and Clifford Road.
- **Street Trees:** Provided every 40' on average along all proposed subdivision streets.

**Parks and Open Space:**

**Open Space –**

- Required: 25% (43.05 acres)
- Proposed: 25% (43.05 acres)

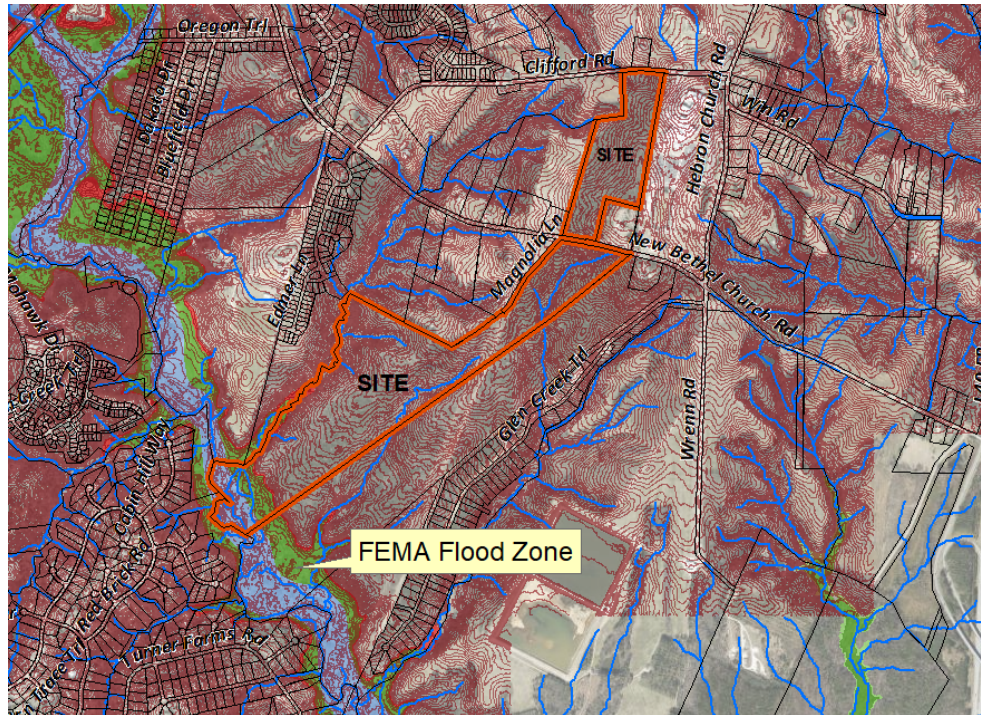
The site also includes a Neighborhood Recreation Amenity Area with a minimum 2,000 square foot clubhouse with multi-purpose areas and a minimum 3,000 square foot pool with patio areas. This amenity area will be underway prior to final plat recording for Phase 4. A gazebo will be constructed as part of Phase 1 on the northern parcel as a gathering space until the southern parcel is developed.

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:**

The southwestern portion of the site is within a FEMA designated floodplain. The site is also impacted by a few riparian buffers. These are shown on the master plan.



**Fire Protection:**

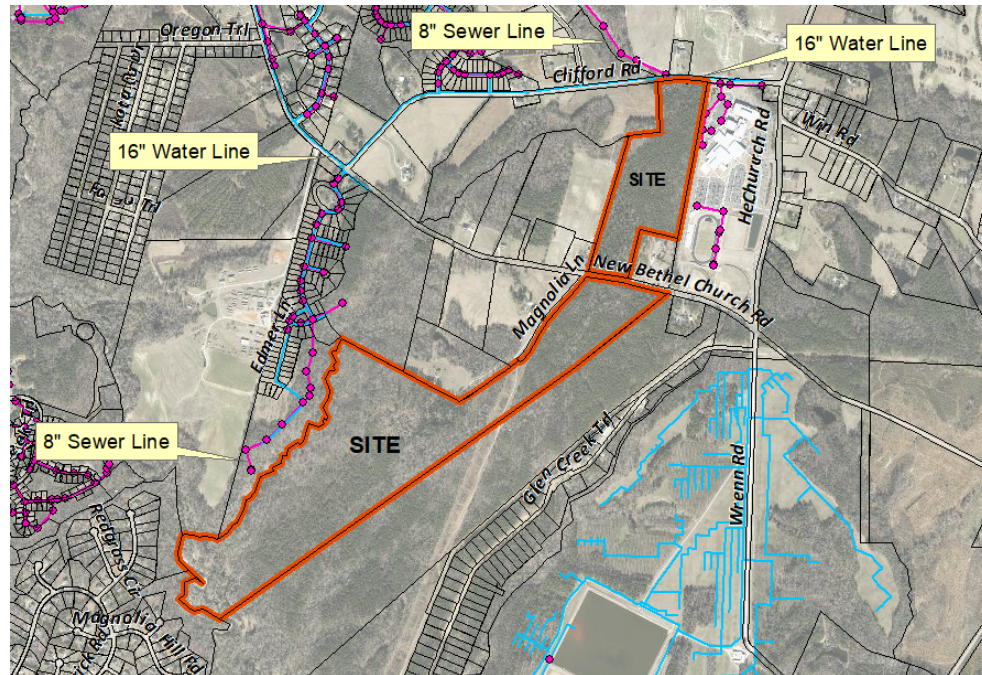
The Inspections Department has reviewed the plan for fire protection and given their approval.

**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** – Bethel Subdivision is a residential subdivision that is not located within the watershed protection area. This site is subject to water quality requirements for nitrogen and water quantity for the 1, 10- and 25-year storm events in areas that do not drain to the floodplain. A previous study was conducted in this area to show negative downstream impacts of the floodplain if water was detained so that portion of the development is not subject to water quantity requirements. This developed plan proposes two dry detention ponds. These three devices will provide treatment for nitrogen and any water quantity requirements at this site. The dry detention ponds will reduce the nitrogen loading rate after development to below the allowable threshold (6 pounds per acre per year for single family and 10 pounds per acre for townhome community) for a development site. A nitrogen offset payment will also be required to be made with the development of this community.

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



**Transportation/Access** – Bethel Subdivision is bounded by Clifford Road to the north and extends south across New Bethel Church Road, with portions of the subdivision on both sides.

The site has approximately 976 feet of road frontage along the southside of New Bethel Church Road (SR 2703) and 478 feet of frontage along the north side. The site also has 580 feet of frontage along Clifford Road (SR 2706). These roads are 22-foot wide NCDOT-maintained facilities within

60-foot rights-of-way. These road lacks curb and gutter and sidewalks. The development will include improving both – half of Clifford Road and the full width of New Bethel Church Road – to their ultimate sections, which is a street with two 11-foot thru lanes, a 12-foot center turn lane, two 5-foot bike lanes, sidewalk, curb, and gutter. Improvements will extend along the length of the frontage of the subdivision on these roads.

A Town of Garner greenway traverses the subdivision, with a pedestrian crosswalk at New Bethel Church Road.

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

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

The 2018 Garner Forward Transportation Plan does not have any updated recommendations for New Bethel Church Road or Clifford Road; therefore, the 2010 Garner Transportation Plan is referenced, which recommends 3-lane minor thoroughfares. The 2018 Garner Forward Transportation Plan does recommend a public greenway along Swift Creek and a second public greenway that should traverse part of the site in a north-south direction roughly paralleling a major electrical transmission easement. With the proposed improvements along the frontage of New Bethel Church Road and Clifford Road and the incorporation of both public greenways, this project, as proposed, may be found to be in conformity with the 2018 Garner Forward Transportation Plan.

### **Parks & Recreation, Open Space & Greenways Master Plan:**

A review of the Parks and Recreation, Open Space and Greenways Master Plan revealed no additional recommendations in the project area not already realized; therefore, with the inclusion of the proposed public greenways, this project may be found to be in conformity with the Parks & Recreation, Open Space & Greenways Master Plan.

### **Unified Development Ordinance Regulations:**

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

1. Prior to preliminary plat approval, a lighting plan shall be approved by the Technical Review Committee;
2. Prior to receipt of approved plans, Engineering Department inspection fees must be paid to the Town of Garner;
3. Prior to recordation of the first final plat:

- a. a voluntary annexation petition for the for the entire project site shall be filed with the Garner Planning Department;
  - b. documents establishing a Homeowner's Association and restrictive covenants shall be submitted to the Garner Planning Director for review; and
  - c. a Development Agreement for fee-in-lieu of street improvements agreed upon as a result of the development's TIA shall be submitted by the developer, including payment, and accepted by the Town;
4. Prior to the issuance of each building permit, any outstanding fee-in-lieu of park land dedication following dedication of the public greenway easements shall be paid to the Town of Garner;
  5. Prior to the issuance of the first building permit for a house or townhome on the southern tract, a Gazebo shall be constructed during Phase 1 on the northern parcel as a gathering space;
  6. Prior to recordation of the last final plat (Phase 4), the Neighborhood Recreation Amenity Area shall have received a building permit and be under construction; and
  7. The developer shall be responsible for all roadway improvements required by NCDOT.

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

The Planning Commission reviewed this request at their October 21, 2019 meeting. With a 3-1 vote, the Planning Commission recommended denial of CUD-Z-19-02 due to lack of compatibility of the proposed district with present zoning and conforming uses on nearby properties with the character of the neighborhood.

Since that time the applicant has chosen to remove the townhome component that was previously part of the PRD. That also changed the dwelling unit count from 721 to 575, reducing the density from 4.38 to 3.5 units per acre.

Staff recommendations for rezoning request (PD-Z-19-02) and master plan (PD-MP-19-02) conformity are highlighted in the motion worksheets on the following pages.



## **PD-Z-19-02 – Bethel**

### *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. (2019) 4028 approving rezoning request PD-Z-19-02 as it is reasonable and in the public interest because it will likely select as many reasons as appropriate from below list or provide your own reasoning”

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

**2. Find Inconsistent with the Comprehensive Plan and Deny:**

“I move that the Town Council find the rezoning request inconsistent with the Garner Forward Comprehensive Plan for the following reason(s): provide your reasoning and therefore, I move further that the Town Council reject the recommendation of the Planning Commission and deny rezoning request number PD-Z-19-02.”

**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. (2019) 4028 approving rezoning request number PD-Z-19-02.

**PD-MP-19-02 Bethel**

*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-19-02, Bethel with the three standard conditions and seven (7) 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 master plan Bethel – PD-MP-19-02.



<b>Summary of Discussion From the Neighborhood Meeting</b>			
<b>Project:</b>	Bethel	<b>Meeting Date:</b>	Thursday, June 06, 2019
<b>Applicant:</b>	Meritage Homes	<b>Place/ Room:</b>	First Baptist Church/ 601 St Mary's St Garner
<b>Contact Information:</b>	Jim Chandler/ jim.chandler@timmons.com/ 919.866-4507	<b>Time:</b>	7:00 PM

Meeting started with an overview of the project and a summary of what different types of zoning classifications there are & an explanation of lot size, sizes of both single family lots & townhomes along with explanation of location of each. Briefly discussed amenities and greenway/walking paths and road improvements. Approval process & remaining steps were discussed (review, planning commission, town council) to explain timeline.

Summary of questions/ comments and responses from the neighborhood meeting:

**Questions/ Concern #1:** What is the existing zoning & what is PRD?

**Applicant Response:** Existing zoning is R-20/R-40 and PRD stands for Planned Residential Development. Needs to be different housing type and a lot of open space.

**Questions/ Concern #2:** Are there buffers along the whole site?

**Applicant Response:** Yes. Buffers vary depending on what kind of property is adjacent but the whole site has a perimeter undisturbed buffer.

**Questions/ Concern #3:** What is the area of the whole site?

**Applicant Response:** Approximately 170 Acres.

**Questions/ Concern #4:** What are the area of the houses?

**Applicant Response:** Planned to be in the range of 1600 sf - 3000

**Questions/ Concern #5:** What are the product types?

**Applicant Response:** There will be townhomes ranging from 4-6 attached units and 2 types of single family homes.

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**Questions/ Concern #6:** Owner off Magnolia Rd asking if we will encroach onto the road/his property?

**Applicant Response:** No, his access path and property will not be altered.

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**Questions/ Concern #7:** Will New Bethel Church Road be widened?

**Applicant Response:** The ultimate plan is for White Oak to be a 3-lane road. This project will do its portion of that work. The propsoed town proeject to extend Ackerman Road to Highway 50 which should be the big game-changer for traffic in this area.

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**Questions/ Concern #8:** Is the bridge being fixed on New Bethel Church Road?

**Applicant Response:** The bridge replacement has been approved by NCDOT.

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**Questions/ Concern #9:** Will they close the bridge when they repair it?

**Applicant Response:** No, they will build a temporary bridge for people to use in it's place.

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**Questions/ Concern #10:** Time frame for everything?

**Applicant Response:** Earliest would be 8-10 months before you see a bulldozer out there, 18-24 months before any houses.

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**Questions/ Concern #11:** Could you add Buffalo in the name of the project?

**Applicant Response:** Project name has already been approved, explained the process of approving project and street names, mentioned it could be incorporated in possibly a street name.

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**Questions/ Concern #12:** Do you all oversee construction?

**Applicant Response:** Timmons will potentially be doing the Construction Administration, but Timmons Group is the engineer and Meritage Homes is the developer.

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**Questions/ Concern #13:** What are the house price ranges?

**Applicant Response:** Uncertain at this point but should be comparable to Oak Park.

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**TIMMONS GROUP**  
YOUR VISION ACHIEVED THROUGH OURS.

Meeting Sign-in Sheet			
Project:	Bethel	Meeting Date:	6-Jun-19
Faciliator:	Meritage Homes	Place/ Room:	First Baptist Church of Garner located at 601 St Marys Street, Garner, NC 27529

Name	Address	Phone	Email
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**TIMMONS GROUP**  
YOUR VISION ACHIEVED THROUGH OURS.

Meeting Sign-in Sheet			
Project:	Bethel	Meeting Date:	6/6/2019
Faciliator:	Meritage Homes	Place/ Room:	1 <sup>st</sup> Baptist COG

Name	Address	Phone	Email
Savannah Langkamp	Timmons	919 866 4506	Savannah.Langkamp@timmons.com
Jim Chandler	Timmons	919 866 4507	Jim.Chandler@timmons.com
Alex Lee			
Mary Lee			
Jeff Palmer	Meritage Homes		Jeff.Palmer@meritagehomes.com
Keith Roberts	Timmons	919 866 4940	Keith.Roberts@timmons.com
Monica Bryan			bobbymonica@bellsouth.net
Bobby Bryan	8483 Bryan Rd	919-779-0640	
Jean Bryan	8140 Hebron Ch. Rd	919-772-1775	rbryam@farms.bellsouth.net
Robert Bryan	1813 New Bethel church. Rd	919 337-5304	R.Bryan5404@yahoo.com
B.C. Raynor	5232 Raynor Rd. Youngs	919 606 6604	BOBBYRAYNOR@ATTNET
RANDY BRYAN	8540 MABNOZIA LN	919-220-9271	jrbplus4@gmail.com



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

## **ORDINANCE NO. (2019) 4028**

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

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

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

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

**Section 1.** That the Official Zoning Map of the Town of Garner and Extraterritorial Jurisdiction be amended by changing the zoning classification of the property described below from its present zoning to that requested by Meritage Homes in Rezoning Application No. PD Z 19-02 (PRD C7).

**Section 2.** There is hereby created a new conditional use zoning district, to be known as the Planned Residential District Conditional Use (PRD C7); within this district, all of the regulations that apply to property within the Planned Residential District Conditional Use (PRD C7) zoning district shall be applicable and that all other uses are prohibited except those that are listed as permissible shall require a conditional use permit:

The following is a list of conditions for the Planned Residential District Conditional Use (PRD C7) district.

1. Permitted use table:

Use Category	Specific Use	PRD C7
Household Living	Single-family detached	P*
	Single-family subdivision	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. Three single family product types shall be offered, one shall be a master down single family.
4. The maximum density shall not exceed 3.5 dwelling units per acre without modifications to the Master Plan as outlined in this document, the Bethel Design Guidelines & Standards.
5. A deviation of greater than 20% is requested regarding Section 6.12.A single family lot sizes in PRD developments. This section requires sixty percent (60%) of all single family lots to be at least 12,000 SF and forty percent (40%) meeting a 9,000 SF lot size. 550 single family lots are proposed. A deviation allowing 230 lots or forty percent (40%) of the single family lots to be 6,000 SF or larger instead of 12,000 SF is proposed, a fifty percent (50%) reduction in size and 345 lots or sixty percent (60%) of single family lots to be 4,255 SF or larger instead of 9,000 SF, an approximate fifty three percent (53%) reduction. Having smaller lots reduces the required yard maintenance by homeowners and preserves greater recreation and usable open space areas and common space areas.
6. A deviation of greater than 20% is requested for Section 6.12.A building setbacks for a PRD development. Lot setbacks are outlined to follow the requirements for the R-12 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% reduction), Rear-20', Side 5' (a 33% reduction), Corner Side-12' (a 40% reduction).
7. The Neighborhood Recreation Amenity Area shall be underway prior to final plat recording for Phase 4. The pool shall be a minimum of 3,000 square feet and the clubhouse shall be a minimum of 2,000 square feet under roof. A Gazebo shall be constructed as a part of Phase 1 on the northern parcel as a gathering space until the southern parcel is developed.
8. All single family homes shall have at least a two-car garage.

9. All housing types shall have a minimum .045 gauge vinyl siding. If masonry is not the predominant 1st floor finish, then front elevation shall have two types of vinyl siding, i.e. lap and shake, or lap and board and batten.
10. Garage doors for all housing types shall have carriage door hardware. For all products first floor glazing shall be accomplished by utilizing one or more of the following: garage window lights shall be provided, or front windows on the first floor, or window lights adjacent to the front door, or half glass front door.
11. Single family homes shall be slab on grade turned down with 12" minimum brick on front and sides.
12. On single family homes, the masonry water table shall be wrapped from the front accent into the covered stoop area (i.e. return the masonry water table throughout the entry area), minimum height 2'-8".
13. Elevations with a cantilever front elevation accent shall have decorative brackets or shelf supports for single family homes.
14. Single family homes shall have minimum 12" front eaves with minimum 6" roof overhang on the sides (rakes).
15. A front porch or covered stoop, minimum 4' depth, shall be provided on all housing types.
16. Passive recreational areas shall have 500 square feet of enhances landscaping and benches. Trails shall be utilized to connect some open space areas together and provide enjoyment of the natural environment.
17. A 7-foot tall landscaped berm shall be installed along the project's frontage on New Bethel Church Road.

**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:

<b>Owner(s)</b>	<b>Tract No.</b>	<b>Existing Zoning</b>	<b>New Zoning</b>
Sherry Ferguson, DeAn Winton, and Martha Williams	1629-43-0832 & 1629-00-3386	<b>Single-Family Residential (R-20)</b>	<b>Planned Residential District Conditional Use (PRD C7)</b>

**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 19th day of November, 2019.

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Ronnie S. Williams, Mayor

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

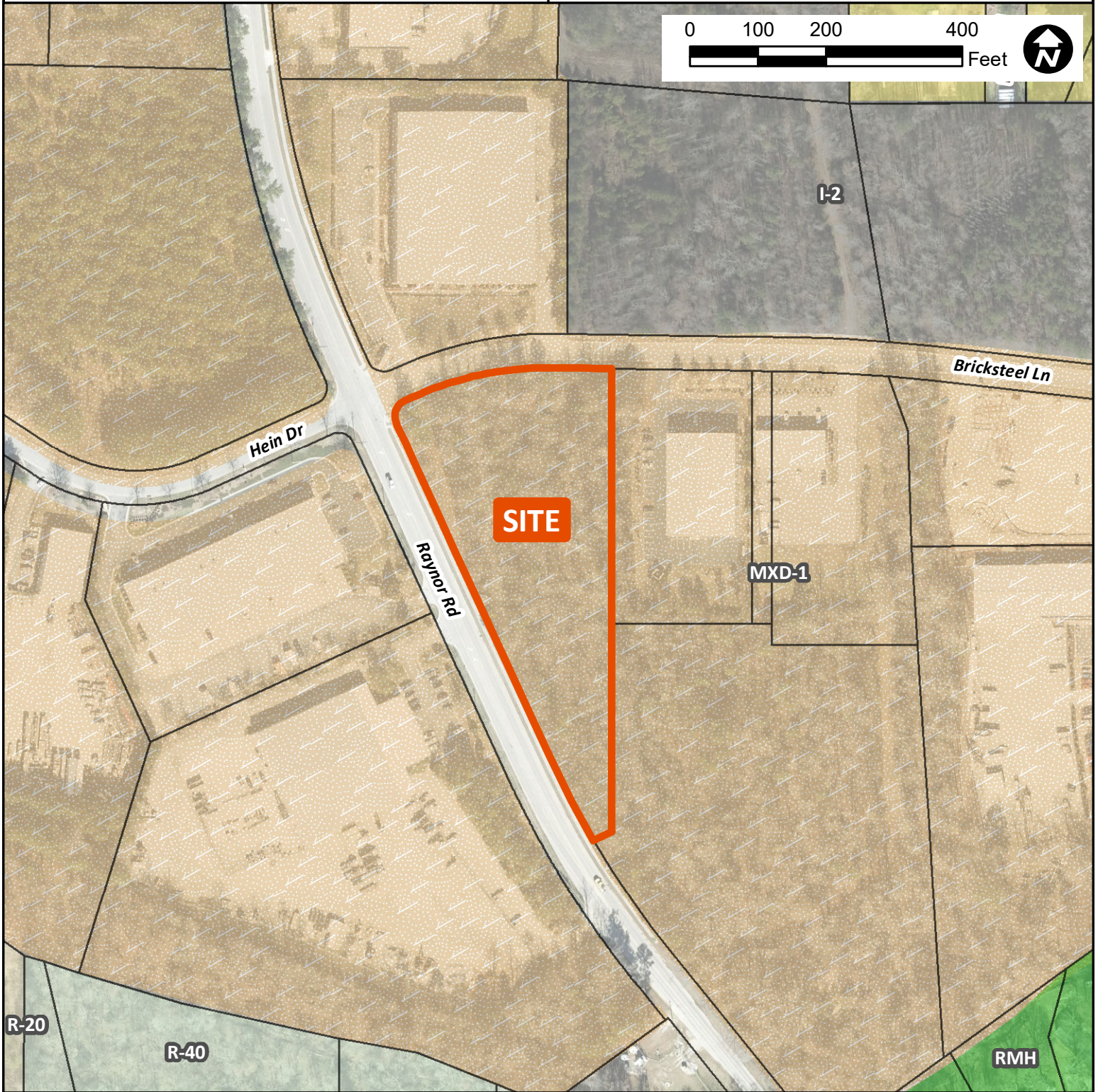
Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: November 19, 2019		
Subject: CUP-SP-19-20, Briarhaven		
Location on Agenda: Public Hearings		
Department: Planning		
Contact: Stacy Harper, AICP; Principal Planner		
Presenter: Stacy Harper, AICP; Principal Planner		
<p><b>Brief Summary:</b></p> <p>Conditional Use Permit site plan (CUP-SP-19-20) request submitted by Briarhaven Properties LLC/Magdy Saad to grade a portion of a 2.96 +/- acre tract at the corner of Raynor Road and Bricksteel Lane, further identified as Wake County PIN# 1730-30-7514.</p>		
<p><b>Recommended Motion and/or Requested Action:</b></p> <p>Consider approving CUP-SP-19-20</p>		
<p><b>Detailed Notes:</b></p> <p>There is no proposed use for the property at this time. The owner wishes to grade and prepare this land for sale. Since this property is located within the obsolete MXD-1 district, the project is considered a Conditional Use Permit. Once the project is ready for development, a development plan will be prepared and sent back through another Conditional Use Permit process.</p>		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JST	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		



# Town of Garner Planning Department

## Conditional Use Applications CUP-SP-19-20



**SITE**

**MXD-1**

**I-2**

Hein Dr

Raynor Rd

Bricksteel Ln

**R-20**

**R-40**

**RMH**

**Project:** Briarhaven Property  
**Applicant:** Briarhaven Properties, LLC  
**Owner:** Briarhaven Properties, LLC  
**Location:** Bricksteel Lane  
**Pin #:** 1730-30-7514

**Proposed Use:** Commercial  
**Current Zoning:** Mixed Use Development (MXD-1)  
**Acreage:** 2.96  
**Overlay:** N/A

## Planning Department Staff Report

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**TO:** Mayor and Town Council

**FROM:** Stacy Harper; Principal Planner

**SUBJECT:** *Conditional Use Permit # CUP-SP-19-20, Briarhaven*

**DATE:** November 19, 2019

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### I. PROJECT AT A GLANCE

**Project Number:** CUP-SP-19-20, Briarhaven

**Applicant:** Briarhaven Properties LLC / Magdy Saad

**Owner:** Briarhaven Properties LLC / Magdy Saad

**Plan Prepared by:** Timmons Group

**General Description -**

**Proposed Use:** Grading Only

**Project Location:** 100 Bricksteel Lane

**Wake Count PIN(s):** 1730-30-7514

**Zoning Classification:** Mixed Use District 1 (MXD-1) *Obsolete*

**Key Meeting Dates -**

**Planning Commission:** October 21, 2019

**Town Council Public Hearing:** November 19, 2019

## II. BACKGROUND / REQUEST SUMMARY



There is no proposed use for the property at this time. The owner wishes to grade the property in an effort to remove uncertainty regarding the presence of wetlands.

Since this property is located within the obsolete MXD-1 district, the project is considered a Conditional Use Permit.

Once the project is ready for development, a development plan will be prepared and sent back through both the Planning Commission and Town Council.

## III. COMMUNITY INFORMATION

**Overall Neighborhood Character:** The predominant land use in this area is light industrial. This parcel is part of White Oak Business Park which contains mostly office / warehouse uses. The Garner Forward Plan designates this park area as **Light Industrial**.

**Traffic:** Traffic will be looked at more in depth when a use is defined for the property. However, for reference, the NCDOT average daily traffic counts along Raynor Road are as follows:

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

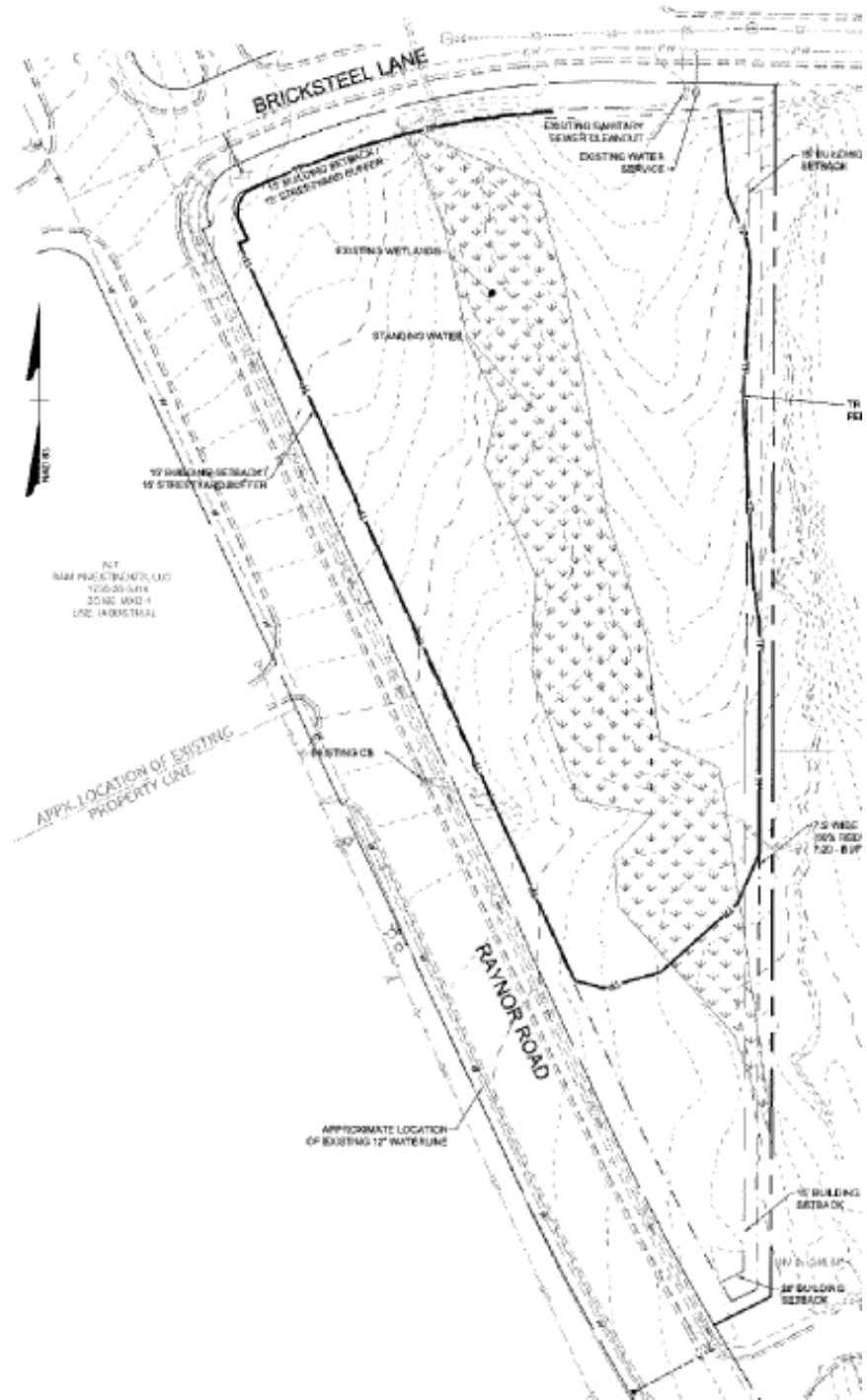
**Neighborhood Meeting:** A neighborhood meeting was not required. A public hearing occurred with the approval of the initial concept plan that accompanied the rezoning of this area to Mixed Use District 1 (MXD-1).



**IV. SITE PLAN PROJECT DATA**

**Acreage:** 2.96 +/- acres

**Building Size:** There is no building proposed at this time. Below is the site plan showing the Tree Protection Fence and proposed limits of disturbance.



**Landscape and Buffer Requirements:**

Since no use is proposed at this time there is no landscaping plan or tree coverage requirement. Staff did, however; require that the plan show what the buffers are likely to be given an industrial-type use. Those buffers are protected by tree protection fencing and no grading will be allowed in these areas.

**Street Buffer:** There is a 15-foot street buffer shown along both Raynor Road and Bricksteel Lane.

**Perimeter Buffers:** The plan assumes a 7.5' perimeter buffer next to the adjacent light industrial use.

**Environmental Features:**

This site does contain some FEMA designated floodplain on the southern portion of the site and wetlands in the middle of the site. The applicant plans do fill work in the wetland areas but does not plan to do any land disturbance in the floodplain.



**Infrastructure:** *Water/Sewer* – Connections will be reviewed at the time a development plan is submitted.

*Stormwater Management* – Stormwater requirements will be determined at the time a development plan is submitted for review. However, White Oak Business Park East is not located within the watershed protection area. A downstream hydrology study was performed for White Oak Business Park East with prior rezoning that demonstrated any detention onsite would increase flows to nearby White Oak Creek; therefore, detention has not been required in this area.

*Frontage Improvements:* To be determined at the time a development plan is submitted.

*Traffic Impact Analysis:* Not required

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

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

The 2018 Garner Forward Transportation Plan does not contain any updated recommendations for Raynor Road; therefore, the 2010 Garner Transportation Plan is referenced, which recommends Raynor Road as a 3-lane minor thoroughfare – its current configuration. With no further plan recommendations for Bricksteel Lane or Raynor Road, 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.

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

The Planning Commission reviewed this request at their October 21, 2019 meeting. By a 4-1 vote, the Planning Commission confirmed staff's findings in Section V that CUP-SP-19-20, Briarhaven, is in conformity with adopted town plans and policies.

**CUP-SP-19-20 – Briarhaven**

*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 V of this report as our own and find the application meets the 10 permit criteria in Section 3.14.D. and therefore approve CUP-SP-19-20, Briarhaven.”

***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 Conditional Use Permit for Briarhaven – CUP-SP-19-20.

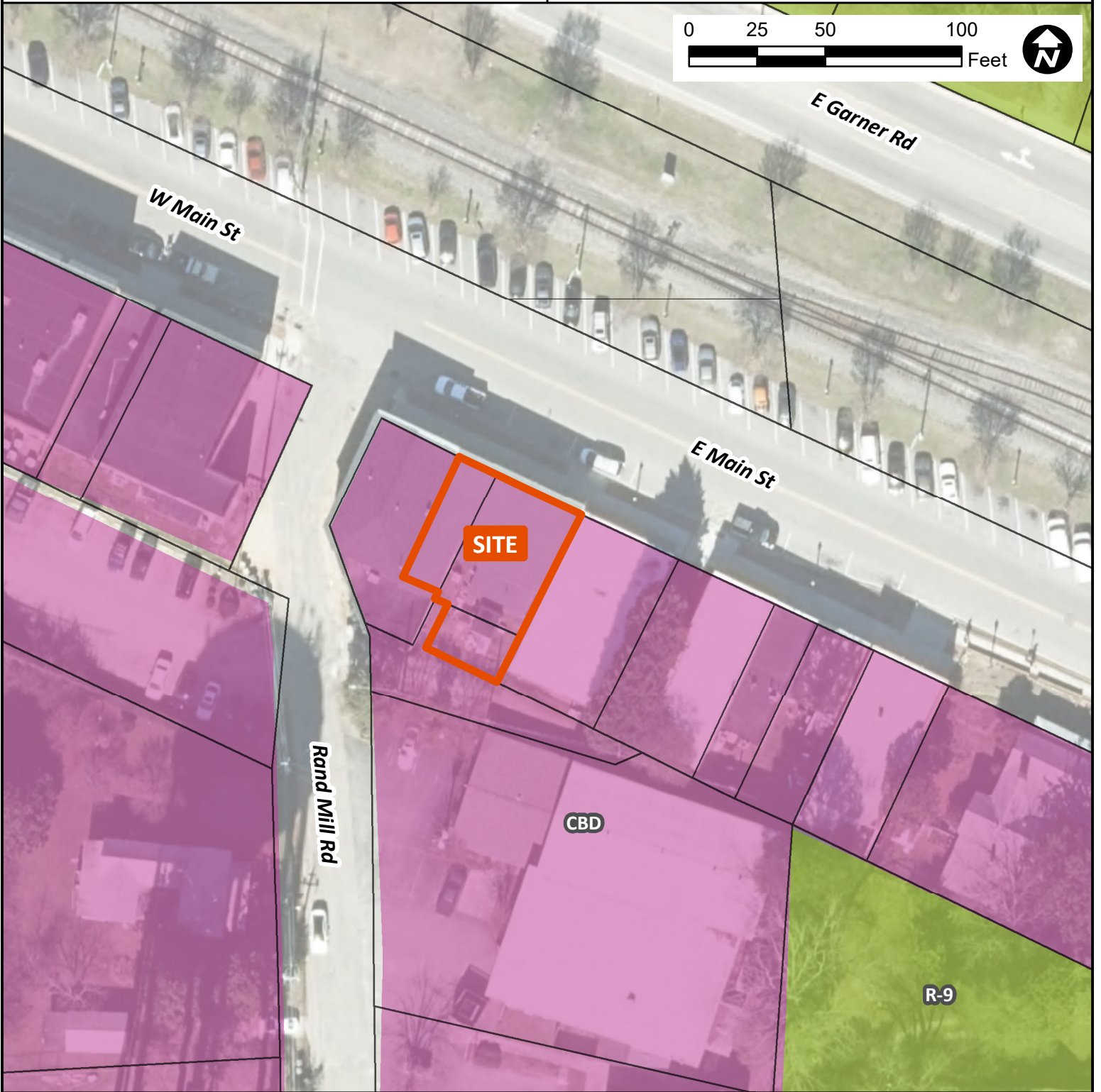
Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: November 19, 2019		
Subject: SUP-SP-19-15, Shady's		
Location on Agenda: Public Hearings		
Department: Planning		
Contact: Alison Jones, Planner II		
Presenter: Alison Jones, Planner II		
<b>Brief Summary:</b>  Special Use Permit site plan (SUP-SP-19-15) application submitted by Jeremy Hitch for a "Bar, Nightclub, Tavern". The site is located at 106 East Main Street and may be further identified as Wake County PIN(s) 1711-72-2303, 1711-72-1384, and 1711-72-1390.		
<b>Recommended Motion and/or Requested Action:</b> Consider approving SUP-SP-19-15		
<b>Detailed Notes:</b> See attached vicinity map and staff report. Text amendment UDO-19-01 was recently adopted following neighborhood notification to permit this use within the CBD zoning district. Use will be operated as a private club which is a designation from the North Carolina ABC which relates to the amount of alcohol sold versus the amount of food sold. If an establishment does not qualify as a restaurant (with alcohol sales), it is generally a private club (with a nominal fee charged for membership) or a bar/nightclub.		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JST	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		



**Town of Garner  
Planning Department**

**Special Use Applications  
SUP-SP-19-15**



**Project:** *Shady's*  
**Applicant:** *Jeremy Hitch*  
**Owner:** *Hifalutin Industries, LLC*  
**Location:** *106 E. Main Street*  
**Pin #:** *1711-72-2303, 1711-72-1384 & 1711-72-1390*

**Proposed Use:** *Restaurant/Bar*  
**Current Zoning:** *Central Business District*  
**Acreage:** *0.07*  
**Overlay:** *Garner Rd. Overlay*

## Planning Department Staff Report

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**TO:** Mayor and Town Council

**FROM:** Alison Jones; Planner II

**SUBJECT:** *Special Use Site Plan # SUP-SP-19-15, Shady's*

**DATE:** November 19, 2019

---

### I. PROJECT AT A GLANCE

**Project Number:** SUP-SP-19-15, Shady's

**Applicant:** Jeremy Hitch

**Owner:** Hifalutin Industries, LLC – Josh Whitaker

**Plan Prepared by:** Jeremy Hitch

**General Description -**

**Proposed Use:** Bar, Nightclub, Tavern (operated as a private club)

**Project Location:** 106 East Main Street

**Wake Count PIN(s):** 1711-72-2303; 1711-72-1384; 1711-72-1390

**Zoning Classification:** Central Business District (CBD)

**Key Meeting Dates:**

**Planning Commission:** October 21, 2019

**Town Council Public Hearing:** November 19, 2019



## II. BACKGROUND / REQUEST SUMMARY



The requested specific use is “Bar, Nightclub, Tavern” which is part of the larger use category of “Entertainment”. As shown in the zoning map to the left, the site for the proposed use is located within the Central Business District (CBD) which permits bars, nightclubs, and taverns subject to meeting applicable additional standards of the UDO and Council’s approval of a special use permit. Text amendment UDO-19-01 was recently adopted to permit these uses within the CBD zoning district according to this approval process.

## III. COMMUNITY INFORMATION

**Overall Neighborhood Character:** As one might expect in a small historic downtown area, there is a mix of commercial, office and light industrial land uses in the immediate vicinity of the subject property. The CBD does have a range of businesses permitted within it, and residential properties are also located in the nearby - including across the railroad tracks.

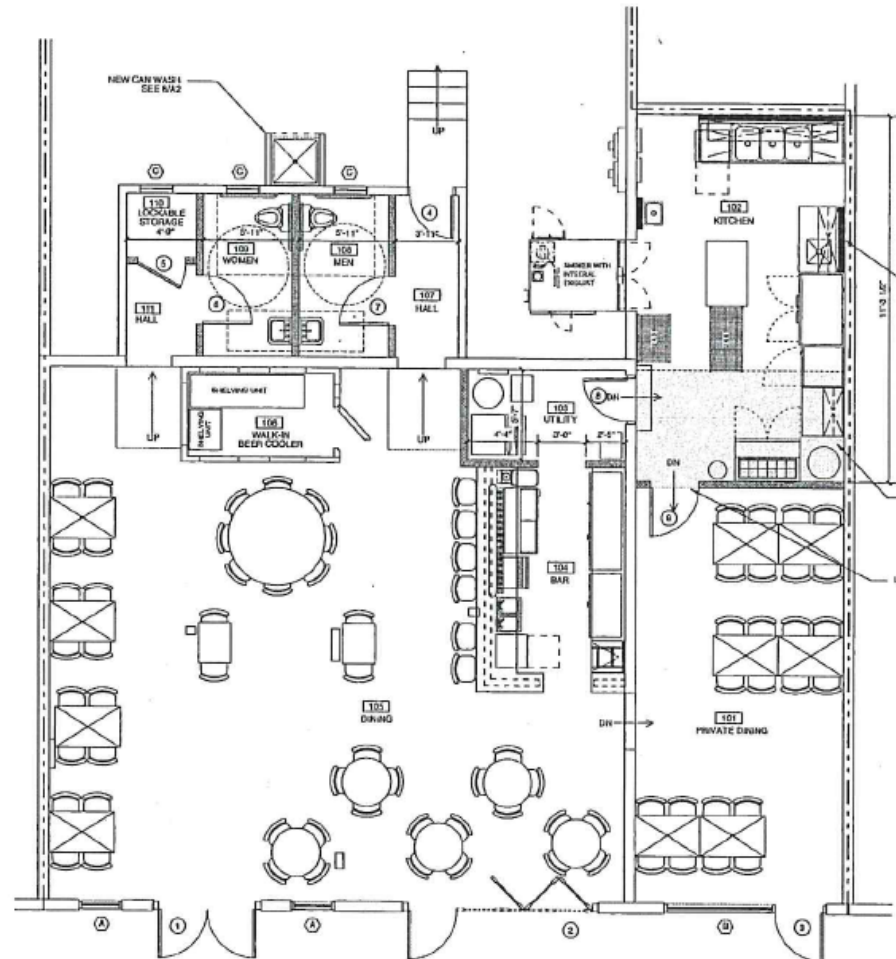
**Traffic:** NCDOT does not collect traffic count data for Main Street; however, this site is part of the original commercial core of Garner.

**Neighborhood Meeting:** The Planning Department accepted the neighborhood notification, public meetings and hearings associated with the recent related text amendment (UDO-19-01) as a satisfactory alternative means of compliance.

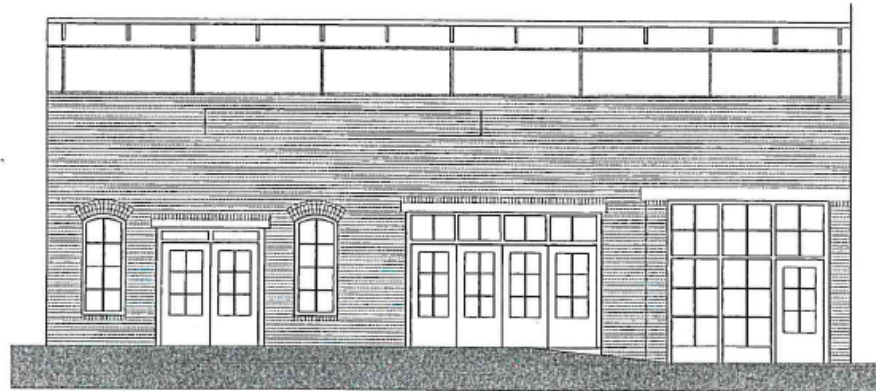
#### IV. SITE PLAN PROJECT DATA

**Acreege:** 0.09 +/- acres (3,049 square feet)

**Building Size:** 2,471 square feet



**1 PROPOSED FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**Building Material and Color:**

Existing building with brick façade.



**Minimum Lot Size:** New lots created within the CBD must be 6,000 square feet; however, this is an existing, non-conforming lot.

**Setbacks:** CBD Non-Residential: Front – 0'  
Rear – 0'/15'  
Side – 0'/15'  
Corner Side – 20'

**Landscape and Buffer Requirements:**

**Tree Cover:** The only area of the site not built upon is located at the rear but is encumbered by required utility easements; therefore, it is physically impractical to apply the tree cover or other landscaping requirements of the UDO.

**Street Buffers:** N/A

**Perimeter Buffers:** N/A

**Vehicular Service Area:** N/A

**Environmental Features:**

This site does not contain any FEMA designated floodplain.



**Fire Protection:**

The Inspections Department has reviewed the interior fit up for this site and given their approval.

**Parking:**

Requirements met with existing on-street public parking along Main Street.

**Lighting:**

No new lighting is being proposed.

**Infrastructure:**

**Water/Sewer** – The project will utilize existing connections to adjacent public water and sewer in front of and behind the property respectively.



**Stormwater Management** – No stormwater management is required for this site.

**Frontage Improvements** – None required; roadway already at full build out.

**Site Access** – Direct building frontage onto Main Street.

**Traffic Impact Analysis** – Not required.

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

**2018 Garner Forward Transportation Plan:**

The 2018 Garner Forward Transportation does not have any additional recommendations for Main Street. As currently constructed, Main Street is a varying two-lane facility with curb, gutter and sidewalk at this location; therefore, this project,

as proposed, may be considered consistent with the 2018 Garner Forward Transportation Plan.

**Parks & Recreation, Open Space & Greenways Master Plan:**

A review of the Parks and Recreation, Open Space and Greenways Master Plan revealed no 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 to certificate of occupancy, the existing lots must be recombined into a single lot of record; and
2. A 6-foot tall fence shall be installed along the rear property line where feasible as an alternative method of compliance for satisfying the perimeter buffer screening requirement.

**VI. PLANNING COMMISSION NOTES AND RECOMMENDATION**

The Planning Commission reviewed this request at their October 21, 2019 meeting. By a unanimous vote, the Planning Commission confirmed staff's findings in Section V that SUP-SP-19-15, Shady's, is in conformity with adopted town plans and policies.

**SUP-SP-19-15 – Shady’s**

*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-SP-19-15, Shady’s with two (2) 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 Conditional Use Permit for Shady's – SUP-SP-19-15.



Town of Garner  
Town Council Meeting  
Agenda Form

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

## Planning Department Memorandum

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**TO:** Honorable Mayor and Members of the Town Council

**FROM:** Jeff Triezenberg, AICP, GISP; Planning Director &  
Bill Anderson, Town Attorney

**SUBJECT:** *UDO-19-02, Fee-in-Lieu of UDO Requirements Update*

**DATE:** November 19, 2019

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### I. BACKGROUND

The Garner Unified Development Ordinance (UDO) does not currently allow for the option of a developer to submit a fee-in-lieu of street construction under any circumstance. Consequently, when a developer encounters a topographical challenge near the edge of their property that does not allow them to complete a street section to the actual property line, the Town has only been able to ask the developer to dedicate right-of-way for the future improvements. Unfortunately, this puts the Town in the future position of needing to find funds to complete the connecting street improvements once the adjacent property develops. Recent examples have included the extension of Ackerman Road through the Rhora subdivision, the widening of New Bethel Church Road in front of the Oak Park subdivision, and the extension of the main entrance road through the Ashton Forest subdivision.

Upon review by the Town Attorney, it has been determined that the Town does have the authority to establish and collect a fee-in-lieu of road improvements. The Town Attorney has also reviewed the Town's charter which authorizes the collection of a fee-in-lieu of the dedication of park land. Minor clarifications to that ordinance language are also proposed.

Preliminary draft language changes are shown in the following section of this report. Staff will be on hand to discuss the exact nature of the amendments that are being proposed. Staff considers all of these items as positive in nature and in support of [Garner Forward](#)'s goals of 1) prioritizing and defending connectivity, and 2) continuing to identify and invest in outdoor space.

## II. PROPOSED TEXT CHANGES

*Insert a new section as follows:*

**8.2.U. Fee-in-lieu of street construction.** In lieu of required street construction, a developer may be required to provide funds that the Town will use solely for the construction of roads to serve the occupants, residents, or invitees of the subdivision or development and these funds may be used for roads which serve more than one subdivision or development within the area. "Required street construction" as used in this section means either street construction required by existing provisions of the UDO or improvements required by a TIA where a consensus between the developer, the developer's traffic consultant and the Town Planning Department that said improvements are necessary to mitigate adverse traffic conditions resulting from the proposed development as reflected in a development agreement.

- 1. Capital fund.** The Town will establish a capital fund or funds dedicated to roadway improvements. All monies in said capital fund or funds shall be used only for the development of roads - including design, land acquisition and construction - which serve the occupants, residents or invitees of the subdivision or development being created by the entity providing the funds; and/or for roads in the vicinity which serve more than one subdivision or development within the area.
  - a.** All monies received by the Town pursuant to this subsection shall be deposited in the capital fund created herein.
  - b.** All monies to be paid into the aforesaid capital fund shall be paid prior to issuance of building permits relating to the proposed development.
  - c.** The Town may require a combination of partial payment of money and partial dedication of constructed streets when the Town Council determines that a combination is in the best interests of the citizens of the area to be served.
- 2. Fee amount determination.** The amount of any fee-in-lieu shall be determined as follows:
  - a.** The amount of any fee-in-lieu of completing roadway construction otherwise required by existing provisions of the UDO shall be established as a condition in the applicable permit. The developer shall initially provide an engineering estimate for staff review and discussion with the developer.
  - b.** Such engineering estimates shall at a minimum reflect the consideration of design and permitting costs, land acquisition costs, construction costs and a cost escalator based on known and reasonably anticipated construction cost increases; if the likely date of construction is not readily subject to estimation, the escalation factor shall be limited to ten years.

- c. The amount of any fee-in-lieu established in a Development Agreement shall be in an amount resulting from consensus involving the developer, the developer's traffic and other consultants, the Town Engineering and Planning departments, and shall be reflected by an executed Development Agreement between the developer and the Town.
  - d. Any formula which may be adopted in a future ordinance to determine the amount of funds the developer should pay in lieu of required street construction shall be based on the trips generated from the subdivision or development.
3. **Use of capital funds.** The Town may undertake such design, land acquisition and construction by itself or in conjunction with the North Carolina Department of Transportation.

**8.4.B. Park land dedication and fee in-lieu requirement.**

*Repeal Section 8.4.B.2.a., amend subsections b. through d. and recodify as subsections a. through c. as follows:*

**2. Use of fees.**

- ~~a.~~ ~~The Town Council hereby establishes a park and recreational facilities capital improvement fund that is distinct from the general fund of the Town, the purpose of which shall be to accumulate the fees generated by this section.~~
- ~~b.~~ a. The park and recreational facilities capital improvement fund shall contain only those funds collected pursuant to this section plus any interest which may accrue from time to time on such amounts.
- ~~c.~~ b. The monies in such fund shall be used only for the acquisition or development of recreation, park, or open space sites ~~of additional park land or for the construction of new recreational facilities in areas that will benefit~~ that are reasonably expected to benefit or serve the residents of the development generating such ~~that contributed to the funds~~. The Town Council may consider granting a credit against required fee-in-lieu of parkland dedication when a developer constructs public recreation facilities dedicated for public use and ownership as part of an approved residential development provided such facilities are designed and constructed a manner that is approved by the Town.
- ~~d.~~ c. The Town Council may establish more than one fund, and divide the Town into districts, each served by a separate fund, if the Council concludes that the establishment of such multiple districts and multiple funds will best serve the objectives of this section.

Amend Section 8.4.B.5. subsections a. through c. as follows:

**5. Fee-in-lieu of dedication.**

- a. Where determined appropriate, all residential development shall pay a fee-in-lieu of dedication to the Town in an amount equal to the fee set annually by the Town Council in the miscellaneous fees and charges schedule based on the number of dwelling units in the proposed development.
- b. The amount of the fee-in-lieu shall not exceed ~~is based on~~ the cost per acre to acquire new park land multiplied by the acreage demand per housing unit, as set forth in Article 8.4.B.4.
- c. Fees-in-lieu are payable at the time of building permit issuance. ~~Where determined appropriate, the following procedures shall be followed as applicable:~~
  - ~~(1) — If the development is a subdivision, the fee in lieu shall be paid prior to a building permit being issued for individual lots.~~
  - ~~(2) — If the development is not a subdivision, the fee in lieu shall be paid before the first building permit is issued.~~
  - ~~(3) — If a development is constructed in phases, the fee in lieu shall be paid on a phase by phase basis according to the foregoing schedule.~~

**III. RECOMMENDATION**

The Town Council conducted a public hearing on September 3, 2019, to formally review this proposed amendment. Council closed the hearing and referred the matter to the Planning Commission for review and recommendation. The Planning Commission unanimously recommended approval having found that:

- the proposed amendment consistent with the **Garner Forward** Comprehensive Plan in that it helps to further the future establishment of a connectivity standard (p. 86) by ensuring funds are in place to make connections a reality once adjacent properties are developed; and
- the proposed amendment consistent with the **Garner Forward** Comprehensive Plan in that it clarifies and supports the Town’s ability to “act quickly to procure land” for “recreational athletic fields, open space and greenways or for specialty facilities such as disc golf, mountain biking trails, or skateboard parks”.

Similarly, staff recommends a motion of approval from the Town Council finding the proposed amendment (UDO-19-03) consistent with the [Garner Forward](#) Comprehensive Plan in that

- the proposed amendment helps to further the future establishment of a connectivity standard (p. 86) by ensuring funds are in place to make connections a reality once adjacent properties are developed; and
- the proposed amendment clarifies and supports the Town's ability to "act quickly to procure land" for "recreational athletic fields, open space and greenways or for specialty facilities such as disc golf, mountain biking trails, or skateboard parks".

**ORDINANCE NO. (2019) 4031**

**AN ORDINANCE TO AMEND ORDINANCE NO. (2003) 3250 ENTITLED  
“THE GARNER UNIFIED DEVELOPMENT ORDINANCE FOR THE TOWN OF  
GARNER AND ITS EXTRATERRITORIAL JURISDICTION” BY AMENDING THE  
UNIFIED DEVELOPMENT ORDINANCE TO UPDATE CONDITIONS UNDER WHICH THE TOWN  
MAY ACCEPT A FEE-IN-LIEU OF CERTAIN REQUIREMENTS, INCLUDING THE CONSTRUCTION OF  
STREET INFRASTRUCTURE AND THE DEDICATION OF LAND  
FOR THE DEVELOPMENT OF PUBLIC PARKS**

**Section One.** Add a new Section U. to Article 8.2 entitled “Fee-in-lieu of street construction.” to read as follows:

**8.2.U. Fee-in-lieu of street construction.** In lieu of required street construction, a developer may be required to provide funds that the Town will use solely for the construction of roads to serve the occupants, residents, or invitees of the subdivision or development and these funds may be used for roads which serve more than one subdivision or development within the area. “Required street construction” as used in this section means either street construction required by existing provisions of the UDO or improvements required by a TIA where a consensus between the developer, the developer’s traffic consultant and the Town Planning Department that said improvements are necessary to mitigate adverse traffic conditions resulting from the proposed development as reflected in a development agreement.

- 1. Capital fund.** The Town will establish a capital fund or funds dedicated to roadway improvements. All monies in said capital fund or funds shall be used only for the development of roads - including design, land acquisition and construction - which serve the occupants, residents or invitees of the subdivision or development being created by the entity providing the funds; and/or for roads in the vicinity which serve more than one subdivision or development within the area.
  - a.** All monies received by the Town pursuant to this subsection shall be deposited in the capital fund created herein.
  - b.** All monies to be paid into the aforesaid capital fund shall be paid prior to issuance of building permits relating to the proposed development.
  - c.** The Town may require a combination of partial payment of money and partial dedication of constructed streets when the Town Council determines that a combination is in the best interests of the citizens of the area to be served.

- 2. Fee amount determination.** The amount of any fee-in-lieu shall be determined as follows:
  - a.** The amount of any fee-in-lieu of completing roadway construction otherwise required by existing provisions of the UDO shall be established as a condition in the applicable permit. The developer shall initially provide an engineering estimate for staff review and discussion with the developer.
  - b.** Such engineering estimates shall at a minimum reflect the consideration of design and permitting costs, land acquisition costs, construction costs and a cost escalator based on known and reasonably anticipated construction cost increases; if the likely date of construction is not readily subject to estimation, the escalation factor shall be limited to ten years.
  - c.** The amount of any fee-in-lieu established in a Development Agreement shall be in an amount resulting from consensus involving the developer, the developer's traffic and other consultants, the Town Engineering and Planning departments, and shall be reflected by an executed Development Agreement between the developer and the Town.
  - d.** Any formula which may be adopted in a future ordinance to determine the amount of funds the developer should pay in lieu of required street construction shall be based on the trips generated from the subdivision or development.
- 3. Use of capital funds.** The Town may undertake such design, land acquisition and construction by itself or in conjunction with the North Carolina Department of Transportation.

**Section Two.** Repeal Section 8.4.B.2.a., amend subsections b. through d. and recodify as subsections a. through c. to read as follows:

**8.4.B.2. Use of fees.**

- a.** The park and recreational facilities fund shall contain only those funds collected pursuant to this section plus any interest which may accrue from time to time on such amounts.
- b.** The monies in such fund shall be used only for the acquisition or development of recreation, park, or open space sites that are reasonably expected to benefit or serve the residents of the development generating such funds. The Town Council may consider granting a credit against required fee-in-lieu of parkland dedication when a developer constructs public recreation facilities dedicated for public use and ownership as part of an approved residential development provided such facilities are designed and constructed a manner that is approved by the Town.



- c. The Town Council may establish more than one fund, and divide the Town into districts, each served by a separate fund, if the Council concludes that the establishment of such multiple districts and multiple funds will best serve the objectives of this section.

**Section Three.** Amend Section 8.4.B.5. subsections a. through c. to read as follows:

**8.4.B.5. Fee-in-lieu of dedication.**

- a. Where determined appropriate, all residential development shall pay a fee-in-lieu of dedication to the Town in an amount equal to the fee set annually by the Town Council in the miscellaneous fees and charges schedule based on the number of dwelling units in the proposed development.
- b. The amount of the fee-in-lieu shall not exceed the cost per acre to acquire new park land multiplied by the acreage demand per housing unit, as set forth in Article 8.4.B.4.
- c. Fees-in-lieu are payable at the time of building permit issuance.

**Section Four.** All ordinances or portions thereof in conflict with this ordinance are hereby repealed.

Duly adopted this 19th day of November, 2019.

\_\_\_\_\_  
Ronnie S. Williams, Mayor

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

APPROVED AS TO FORM: \_\_\_\_\_  
William E. Anderson, Town Attorney

# garner info report

Id	Title	Description	Current Status	Address	Date Created
6535279	Misc. - Streets	Abandoned Ram truck / Alabama plates right past grocery boy jr on Meadowbrook	Received	902 Meadowbrook Dr	8/3/19
6606045	Playground Problem	Rope climbing structure is breaking and there's exposed metal	In Progress	Lake Benson Park, 921 Buffaloe Rd	8/15/19
6697999	Trim Vegetation	The dead tree is adjacent/behind our townhomes subdivision and has started to drop large limbs. The tree is over 100 ft tall and with the upcoming hurricane winds, we are all anxious. The tree is on Town of Garner's property, not a resident's property so we can't remove it.	In Progress		9/1/19

Id	Title	Description	Current Status	Address	Date Created
6746552	Yard Waste/ Loose Leaves	<p>The owner has been piling limbs, branches and sticks up around the base of numerous trees in the yard for over a year (front and back yard). The piles are as high as 3 feet. It appears to be attracting unwanted &amp; dangerous wildlife, as well as being unsightly and unnecessary since the town picks up yard waste. I feel this is creating a dangerous situation. My yard has had repeated visits by a fox that when last seen was acting extremely strangely. Within the next 2 days a rabid fox was reportedly caught within about a mile of here. We never saw that fox again. Now we have had a coyote in the back yard (making the scariest noises I've ever heard). And most recently a very healthy groundhog is also making repeated appearances. Now, the people at the rental house at 508 St. Mary's St., has piled the same kind of debris along the fence they share with this house, at the back side of their lot. This pile was originally over 4 feet tall but has now compacted to about 3 feet. It has multiple holes made by animals that seem to be nesting or hiding in the pile. Please have them remove the yard waste from their yards.</p>	In Progress	513 Hilltop Ave	9/10/19
6746686	Yard Waste/ Loose Leaves	<p>CORRECTION: I just submitted a complaint about the piles of limbs at this address. I mentioned an adjacent yard and noted it's address incorrectly as 508. It is actually 608 St Marys St, Garner. Also, please link my contact information from this to my original complaint if you can. I would like to be able to follow the progress.</p>	In Progress	513 Hilltop Ave	9/10/19

Id	Title	Description	Current Status	Address	Date Created
6746886	Yard Waste/ Loose Leaves	<p>For months limbs have been piled 4 feet high at back side corner of property by the fence adjacent to 513 Hilltop Ave. As they have settled and animals have crawled and nested in them the limb pile is probably down to 3 plus feet. They piled these limbs here immediately prior to the Fall 2018 Unprepared Yard Waste Pick-up. They may think this is okay because they have seen the adjacent property at 513 Hilltop Ave. doing this. But we are having a problem with foxes, coyotes and now a groundhog. I would like the limbs to be disposed of as I feel they are a danger to the community by drawing dangerous animals here.</p> <p>I mentioned this property in prior complaints #6746552 and 6746686.</p>	In Progress	608 Hilltop Ave	9/10/19
6747008	Yard Waste/ Loose Leaves	<p>Limbs piled 3-4 feet high around the base of a large pecan tree at the back of the property, close to the street (Circle Dr.) and near the adjacent property line of 405 Hilltop Ave. I am concerned that this is contributing to repeated sightings of foxes and coyotes in the neighborhood which is a dangerous situation.</p>	In Progress	500 St Marys St	9/10/19
6870898	Streetlight Problem	<p>All the small black lamp lights are out, they may come on for a minute then stay out all night</p>	Submitted	208 E Main St9	10/3/19
6951385	Trash/Solid Waste (Private Property)	<p>Tons of trash just dumped on the curb.</p>	In Progress	3808 Cason St9	10/19/19
6952245	Trash/Solid Waste (Private Property)	<p>Trash being dumped across from 141 quiet refuge lane Garner NC 27529</p>	In Progress	141 Quiet Refuge Ln	10/19/19
6969748	Dead Animal Pickup	<p>squirrel in the middle of the street, on Aversboro Rd at Vandora Ave</p>	Received	597 Aversboro Rd	10/23/19

Id	Title	Description	Current Status	Address	Date Created
6988397	Dead Animal Pickup	small dead animal in the street, between Woodland Rd and Vandora Springs Dr, going towards Vandora Springs Dr.	Submitted	Timber Dr	10/28/19
7018878	Garbage	An automobile tire has been left on the side of the road, at intersection with Woodland Rd.	Submitted	Timber Dr	11/3/19
7023595	Street Sign Maintenance	Street sign at Chillingham and Hadrian has been knocked over today...	In Progress		11/4/19
7028644	Litter Pickup	There has been a pile of garbage junk sitting by the road for about 2-1/2 months.	In Progress	109 Weston Rd	11/5/19
7031533	Streetlight Problem	Light that is in front of the SPCA sign (number on light is no9A161) does not turn on when it is dark outside.	Submitted	329 US-70	11/5/19
7045779	Garbage	child's car seat in the median strip, on Timber Dr between Woodland Rd and Vandora Springs Dr.	Received	Timber Dr	11/8/19
7055869	Playground Problem	blue spinning wheel is no longer spinning properly	In Progress	2458 Aversboro Rd	11/11/19
7057101	Litter Pickup	There is a considerable amount of litter along Timber Dr, especially from Vandora Springs Road to Hwy 70. Along the tree lines, in the median strip, and along the curb. All visible as you are passing through the area. With the colder weather coming, I encourage you to continue to have your crew clean this area often. The grass may not need mowing, but the litter still accumulates..... daily. It's sad. Thank you.	Submitted	Timber Dr,	11/11/19
7060586	Garbage		Submitted	109 Weston Rd	11/12/19
7062191	Rollout Container		Submitted	908 Northview St	11/12/19
7062214	Yard Waste/ Loose Leaves	there are limbs at this address beside the light pole that need to be tagged for pick up please. thank you so much!	Submitted	3707 Cason St	11/12/19

# Building & Permit Report

Permits Issued From 10/01/2019 To 10/31/2019

<b>Commercial</b>	<b>Total Permits</b> 31	<b>Total Cost</b> \$68,713,844.00
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<b>Permit #:</b>	2190894	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/16/2019	<b>Census tract:</b>	<b>PIN#:</b> 1701-37-3901
<b>Lot#:</b>	<b>Subdivision:</b> N/A	<b>Total cost:</b>	\$186,000.00
<b>PropAddress:</b>	4203 FAYETTEVILLE ROAD, SUITE 101		
<b>Owner's</b>	JOE RUSSO	<b>Owner's Phone:</b>	215-205-8319
<b>Contractor</b>	CAPITAL EMPIRE CONSTRUCTION GRO	<b>Contractor's Phone:</b>	919-422-5837
<b>Type of Improvement:</b>	Alteration	<b>Proposed Use</b>	RESTAURANT

<b>Permit #:</b>	2190908	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/21/2019	<b>Census tract:</b>	<b>PIN#:</b> 1730-40-4636
<b>Lot#:</b>	<b>Subdivision:</b> N/A	<b>Total cost:</b>	\$80,000.00
<b>PropAddress:</b>	400 BRICKSTEEL LANE		
<b>Owner's</b>	PITT ELECTRIC	<b>Owner's Phone:</b>	919-628-3079
<b>Contractor</b>	CHRISTMAS CONSTRUCTION CO. LLC	<b>Contractor's Phone:</b>	919-422-3844
<b>Type of Improvement:</b>	Alteration	<b>Proposed Use</b>	BUSINESS/OFFICE

<b>Permit #:</b>	2191087	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/8/2019	<b>Census tract:</b>	<b>PIN#:</b> 1730-31-9072
<b>Lot#:</b>	<b>Subdivision:</b> N/A	<b>Total cost:</b>	\$625,000.00
<b>PropAddress:</b>	255 BRICKSTEEL LANE		
<b>Owner's</b>	R. L. PULLEN & SASSOCIATES	<b>Owner's Phone:</b>	919-422-7418
<b>Contractor</b>	R. L. PULLEN AND ASSOCIATES, INC	<b>Contractor's Phone:</b>	919-662-8918
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	BUSINESS/OFFICE

<b>Permit #:</b>	2191096	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/3/2019	<b>Census tract:</b>	<b>PIN#:</b> 1710-64-9467
<b>Lot#:</b>	<b>Subdivision:</b> N/A	<b>Total cost:</b>	\$248,500.00
<b>PropAddress:</b>	225 TIMBER DRIVE		
<b>Owner's</b>	ERICK SWANSON	<b>Owner's Phone:</b>	919-454-4237
<b>Contractor</b>	VISION CONTRACTORS INC	<b>Contractor's Phone:</b>	919-787-7045
<b>Type of Improvement:</b>	Alteration	<b>Proposed Use</b>	MERCANTILE/RETAIL

<b>Permit #:</b>	2191152	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/24/2019	<b>Census tract:</b>	<b>PIN#:</b> 1721-26-5080
<b>Lot#:</b>	<b>Subdivision:</b> N/A	<b>Total cost:</b>	\$67,154,495.00
<b>PropAddress:</b>	4851 JONES SAUSAGE ROAD		
<b>Owner's</b>	4851 JS PROJECT LLC	<b>Owner's Phone:</b>	770-407-4763
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Addition	<b>Proposed Use</b>	FACTORY INDUSTRIAL



Permits Issued From 10/01/2019 To 10/31/2019

<b>Permit #:</b>	2191237	<b>Inside Town Limits</b>	No
<b>Issue date:</b>	10/1/2019	<b>Census tract:</b>	<b>PIN#:</b> 1701-03-7002
<b>Lot#:</b>		<b>Subdivision:</b> N/A	<b>Total cost:</b> \$33,000.00
<b>PropAddress:</b>	1113 TRANSPORT DRIVE		
<b>Owner's</b>	FINLEY COMMERCIAL REALTY	<b>Owner's Phone:</b>	877-546-4888
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Mechanical	<b>Proposed Use</b>	MECHANICAL REPLACEM

<b>Permit #:</b>	2191241	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/8/2019	<b>Census tract:</b>	<b>PIN#:</b> 1701-76-9119
<b>Lot#:</b>		<b>Subdivision:</b> GARNER TOWNE SQUARE	<b>Total cost:</b> \$5,499.00
<b>PropAddress:</b>	1165 US 70 HWY WEST		
<b>Owner's</b>	LG APPLE GARNER LLC	<b>Owner's Phone:</b>	
<b>Contractor</b>	RAM JACK, LLC	<b>Contractor's Phone:</b>	919-309-9727
<b>Type of Improvement:</b>	Repair	<b>Proposed Use</b>	BUSINESS/OFFICE

<b>Permit #:</b>	2191246	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/1/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b> N/A	<b>Total cost:</b> \$4,500.00
<b>PropAddress:</b>	1020 VANDORA SPRINGS ROAD		
<b>Owner's</b>	ATT	<b>Owner's Phone:</b>	919-389-5331
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Electrical	<b>Proposed Use</b>	OTHER

<b>Permit #:</b>	2191249	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/2/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b> N/A	<b>Total cost:</b> \$1,500.00
<b>PropAddress:</b>	7945 FAYETTEVILLE ROAD		
<b>Owner's</b>	MCCULLERS CROSSING II LLC	<b>Owner's Phone:</b>	
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Plumbing	<b>Proposed Use</b>	MERCANTILE/RETAIL

<b>Permit #:</b>	2191250	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/2/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b> N/A	<b>Total cost:</b> \$1,500.00
<b>PropAddress:</b>	7963 FAYETTEVILLE ROAD		
<b>Owner's</b>	MCCULLERS CROSSING II LLC	<b>Owner's Phone:</b>	
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Plumbing	<b>Proposed Use</b>	MERCANTILE/RETAIL

Permits Issued From 10/01/2019 To 10/31/2019

<b>Permit #:</b>	2191251	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/7/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b>	N/A
<b>PropAddress:</b>	4803 FAYETTEVILLE ROAD	<b>Total cost:</b>	\$2,000.00
<b>Owner's</b>	RELIABLE INVESTMENTS LLC	<b>Owner's Phone:</b>	919-633-9071
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Plumbing	<b>Proposed Use</b>	BUSINESS/OFFICE

<b>Permit #:</b>	2191254	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/3/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b>	N/A
<b>PropAddress:</b>	1600 BENSON ROAD	<b>Total cost:</b>	\$8,500.00
<b>Owner's</b>	CHILDCARE NETWORK	<b>Owner's Phone:</b>	919-772-5718
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Mechanical	<b>Proposed Use</b>	MECHANICAL REPLACEM

<b>Permit #:</b>	2191257	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/3/2019	<b>Census tract:</b>	<b>PIN#:</b> 1701-88-2626
<b>Lot#:</b>		<b>Subdivision:</b>	N/A
<b>PropAddress:</b>	545 DYNAMIC DRIVE	<b>Total cost:</b>	\$788.00
<b>Owner's</b>	VINCENT & PHOEBE NOLFO	<b>Owner's Phone:</b>	
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Electrical	<b>Proposed Use</b>	BUSINESS/OFFICE

<b>Permit #:</b>	2191271	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/7/2019	<b>Census tract:</b>	<b>PIN#:</b> 1720-46-8030
<b>Lot#:</b>		<b>Subdivision:</b>	N/A
<b>PropAddress:</b>	1060 TIMBER DRIVE EAST	<b>Total cost:</b>	\$6,968.00
<b>Owner's</b>	MIKE DANIELS	<b>Owner's Phone:</b>	919-420-8000
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Mechanical	<b>Proposed Use</b>	MECHANICAL REPLACEM

<b>Permit #:</b>	2191277	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/9/2019	<b>Census tract:</b>	<b>PIN#:</b> 1710-74-4192
<b>Lot#:</b>		<b>Subdivision:</b>	N/A
<b>PropAddress:</b>	1600 BENSON ROAD	<b>Total cost:</b>	\$8,500.00
<b>Owner's</b>	CHILDCARE NETWORK	<b>Owner's Phone:</b>	919-772-5718
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Mechanical	<b>Proposed Use</b>	MECHANICAL REPLACEM

Permits Issued From 10/01/2019 To 10/31/2019

<b>Permit #:</b>	2191281	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/14/2019	<b>Census tract:</b>	<b>PIN#:</b> 1721-00-5312
<b>Lot#:</b>		<b>Subdivision:</b> N/A	<b>Total cost:</b> \$500.00
<b>PropAddress:</b>	409 US 70 HWY EAST		
<b>Owner's</b>	TRIANGLE CHEMICAL	<b>Owner's Phone:</b>	252-230-5162
<b>Contractor</b>	OWNER	<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Alteration	<b>Proposed Use</b>	BUSINESS/OFFICE

<b>Permit #:</b>	2191301	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/18/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b> N/A	<b>Total cost:</b> \$22,000.00
<b>PropAddress:</b>	1315 FIFTH AVE		
<b>Owner's</b>	THOMAS BUNCH	<b>Owner's Phone:</b>	919-819-4866
<b>Contractor</b>	SQUARED CORNERS CONSTRUCTION, L	<b>Contractor's Phone:</b>	919-390-8331
<b>Type of Improvement:</b>	Alteration	<b>Proposed Use</b>	MERCANTILE/RETAIL

<b>Permit #:</b>	2191304	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/18/2019	<b>Census tract:</b>	<b>PIN#:</b> 1701-37-3901
<b>Lot#:</b>		<b>Subdivision:</b> N/A	<b>Total cost:</b> \$350.00
<b>PropAddress:</b>	4203 FAYETTEVILLE ROAD, STE 120		
<b>Owner's</b>	TNV GARNER LLC	<b>Owner's Phone:</b>	919-459-2602
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Electrical	<b>Proposed Use</b>	COMMERCIAL SIGN

<b>Permit #:</b>	2191308	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/22/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b> N/A	<b>Total cost:</b> \$35,500.00
<b>PropAddress:</b>	651 EAST GARNER ROAD		
<b>Owner's</b>	WATER & WASTE SYSTEMS	<b>Owner's Phone:</b>	919-661-8602
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Electrical	<b>Proposed Use</b>	GENERATOR

<b>Permit #:</b>	2191310	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/18/2019	<b>Census tract:</b>	<b>PIN#:</b> 1730-31-5043
<b>Lot#:</b>		<b>Subdivision:</b> N/A	<b>Total cost:</b> \$56,000.00
<b>PropAddress:</b>	5335 RAYNOR ROAD		
<b>Owner's</b>	RUSH HOUR KARTING	<b>Owner's Phone:</b>	919-906-9779
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Mechanical	<b>Proposed Use</b>	MECHANICAL REPLACEM

Permits Issued From 10/01/2019 To 10/31/2019

<b>Permit #:</b>	2191311	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/21/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b>	HUNTERS MARK <b>Total cost:</b> \$800.00
<b>PropAddress:</b>	100 CALEBAR STREET		
<b>Owner's</b>	HUNTERS MARK HOA	<b>Owner's Phone:</b>	
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Electrical	<b>Proposed Use</b>	SITE LIGHTING

<b>Permit #:</b>	2191314	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/29/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b>	N/A <b>Total cost:</b> \$6,374.00
<b>PropAddress:</b>	903-C FIFTH AVE		
<b>Owner's</b>	EDWARD JONES	<b>Owner's Phone:</b>	919-662-5266
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Mechanical	<b>Proposed Use</b>	MECHANICAL REPLACEM

<b>Permit #:</b>	2191317	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/21/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b>	N/A <b>Total cost:</b> \$100.00
<b>PropAddress:</b>	200 MINGLEWOOD DRIVE		
<b>Owner's</b>	CADENCE GARNER	<b>Owner's Phone:</b>	919-773-1550
<b>Contractor</b>	OWNER	<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Alteration	<b>Proposed Use</b>	ASSISTED LIVING

<b>Permit #:</b>	2191326	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/24/2019	<b>Census tract:</b>	<b>PIN#:</b> 1720-55-3483
<b>Lot#:</b>		<b>Subdivision:</b>	N/A <b>Total cost:</b> \$1,600.00
<b>PropAddress:</b>	1210 TIMBER DRIVE EAST		
<b>Owner's</b>	DOLLAR TREE	<b>Owner's Phone:</b>	919-34-7365
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Alteration	<b>Proposed Use</b>	FIRE ALARM SYSTEM

<b>Permit #:</b>	2191328	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/31/2019	<b>Census tract:</b>	<b>PIN#:</b> 1720-54-6993
<b>Lot#:</b>		<b>Subdivision:</b>	N/A <b>Total cost:</b> \$133,110.00
<b>PropAddress:</b>	300 HEALTH PARK DRIVE		
<b>Owner's</b>	CPG PIA HEALTH PARK LLC	<b>Owner's Phone:</b>	919-839-8400
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Mechanical	<b>Proposed Use</b>	MECHANICAL REPLACEM

Permits Issued From 10/01/2019 To 10/31/2019

<b>Permit #:</b>	2191334	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/23/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b>	N/A
<b>PropAddress:</b>	1530 WEST GARNER ROAD	<b>Total cost:</b>	\$16,660.00
<b>Owner's</b>	T T & E	<b>Owner's Phone:</b>	919-235-0786
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Mechanical	<b>Proposed Use</b>	MECHANICAL INSTALLATI

<b>Permit #:</b>	2191335	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/23/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b>	N/A
<b>PropAddress:</b>	885 US HIGHWAY 70 WEST	<b>Total cost:</b>	\$7,000.00
<b>Owner's</b>	GARNER APPLIANCE & MATTRESS	<b>Owner's Phone:</b>	
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Mechanical	<b>Proposed Use</b>	MECHANICAL INSTALLATI

<b>Permit #:</b>	2191339	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/24/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b>	N/A
<b>PropAddress:</b>	823-B PURSER DRIVE	<b>Total cost:</b>	\$100.00
<b>Owner's</b>	FESSLER & BOWMAN	<b>Owner's Phone:</b>	810-733-1313
<b>Contractor</b>	OWNER	<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Alteration	<b>Proposed Use</b>	BUSINESS/OFFICE

<b>Permit #:</b>	2191349	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/28/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b>	N/A
<b>PropAddress:</b>	1600 AVERSBORO ROAD	<b>Total cost:</b>	\$8,000.00
<b>Owner's</b>	AVERSBORO BAPTIST CHURCH	<b>Owner's Phone:</b>	919-779-0434
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Mechanical	<b>Proposed Use</b>	MECHANICAL REPLACEM

<b>Permit #:</b>	2191350	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/28/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b>	N/A
<b>PropAddress:</b>	255 SHENSTONE BLVD	<b>Total cost:</b>	\$4,000.00
<b>Owner's</b>	BJS WHOLESALE	<b>Owner's Phone:</b>	
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Electrical	<b>Proposed Use</b>	MERCANTILE/RETAIL

Permits Issued From 10/01/2019 To 10/31/2019

<b>Permit #:</b>	2191364	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/31/2019	<b>Census tract:</b>	<b>PIN#:</b> 1720-97-6805
<b>Lot#:</b>		<b>Subdivision:</b>	N/A <b>Total cost:</b> \$55,000.00
<b>PropAddress:</b>	515 N GREENFIELD PKWY, SUITE 110		
<b>Owner's</b>	MASON PROPERTIES LLC	<b>Owner's Phone:</b>	919-868-3369
<b>Contractor</b>	CLINE CONTRACTING	<b>Contractor's Phone:</b>	910-616-0414
<b>Type of Improvement:</b>	Alteration	<b>Proposed Use</b>	BUSINESS/OFFICE

Permits Issued From 10/01/2019 To 10/31/2019

<b>Residential</b>	<b>Total Permits</b> 87	<b>Total Cost</b> \$3,707,796.00
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<b>Permit #:</b>	2191102	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/3/2019	<b>Census tract:</b>	<b>PIN#:</b> 1619-02-6493
<b>Lot#:</b>		<b>Subdivision:</b> CREEKSIDE	<b>Total cost:</b> \$595.00
<b>PropAddress:</b>	100 BLOSSOM CREEK DRIVE		
<b>Owner's</b>	HAROLD & PHYLLIS PRICE	<b>Owner's Phone:</b>	919-921-7265
<b>Contractor</b>	OWNER	<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Addition	<b>Proposed Use</b>	SCREENED PORCH

<b>Permit #:</b>	2191232	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/1/2019	<b>Census tract:</b>	<b>PIN#:</b> 1619-91-4313
<b>Lot#:</b>	37	<b>Subdivision:</b> OAK PARK	<b>Total cost:</b> \$162,860.00
<b>PropAddress:</b>	123 LAPORTE PATH		
<b>Owner's</b>	ROYAL OAKS BUILDING GROUP	<b>Owner's Phone:</b>	919-233-3886
<b>Contractor</b>	ROYAL OAKS BUILDING GROUP, LLC	<b>Contractor's Phone:</b>	919-233-3886
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2191240	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/3/2019	<b>Census tract:</b>	<b>PIN#:</b> 1711-56-2785
<b>Lot#:</b>		<b>Subdivision:</b> AVERY PARK	<b>Total cost:</b> \$2,221.00
<b>PropAddress:</b>	166 CREEKRBOOK COURT		
<b>Owner's</b>	CLARISSA GILLESPIE	<b>Owner's Phone:</b>	919-961-4379
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Plumbing	<b>Proposed Use</b>	GAS HOT WATER HEATER

<b>Permit #:</b>	2191242	<b>Inside Town Limits</b>	No
<b>Issue date:</b>	10/3/2019	<b>Census tract:</b>	<b>PIN#:</b> 1628-17-3426
<b>Lot#:</b>	60	<b>Subdivision:</b> GLEN CREEK	<b>Total cost:</b> \$292,670.00
<b>PropAddress:</b>	5157 GLEN CREEK TRAIL		
<b>Owner's</b>	BUFFALOE PRESERVE LLC	<b>Owner's Phone:</b>	919-363-4111
<b>Contractor</b>	ROBUCK HOMES TRIANGLE, LLC	<b>Contractor's Phone:</b>	919-876-9200
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2191243	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/2/2019	<b>Census tract:</b>	<b>PIN#:</b> 1700-73-7130
<b>Lot#:</b>		<b>Subdivision:</b> BREEZEWAY SOUTH	<b>Total cost:</b> \$26,598.00
<b>PropAddress:</b>	100 WINDY BEECH LANE		
<b>Owner's</b>	JOANNE AHUMADA	<b>Owner's Phone:</b>	919-602-4637
<b>Contractor</b>	8MSOLAR LLC	<b>Contractor's Phone:</b>	919-948-6474
<b>Type of Improvement:</b>	Alteration	<b>Proposed Use</b>	SOLAR SYSTEM (RES)

Permits Issued From 10/01/2019 To 10/31/2019

<b>Permit #:</b>	2191244	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/1/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b>	GEORGETOWNE MANOR
<b>PropAddress:</b>	120 CARRIAGE HOUSE TRAIL	<b>Total cost:</b>	\$6,400.00
<b>Owner's</b>	CHRISTINE MASON	<b>Owner's Phone:</b>	919-637-2020
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Mechanical	<b>Proposed Use</b>	MECHANICAL REPLACEM

<b>Permit #:</b>	2191245	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/3/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b>	N/A
<b>PropAddress:</b>	1309 VALLEY ROAD	<b>Total cost:</b>	\$600.00
<b>Owner's</b>	CLAIDETTE RHODES-GREGER	<b>Owner's Phone:</b>	919-422-5796
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Electrical	<b>Proposed Use</b>	CHANGE OF SERVICE

<b>Permit #:</b>	2191247	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/11/2019	<b>Census tract:</b>	<b>PIN#:</b> 1701-43-7751
<b>Lot#:</b>		<b>Subdivision:</b>	GREENBRIER
<b>PropAddress:</b>	5021 CINDY DRIVE	<b>Total cost:</b>	\$6,804.00
<b>Owner's</b>	JOHN TAYLOR	<b>Owner's Phone:</b>	919-815-2377
<b>Contractor</b>	NEED ON FILE	<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Alteration	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2191248	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/2/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b>	N/A
<b>PropAddress:</b>	1309 TIMBER DRIVE	<b>Total cost:</b>	\$1,500.00
<b>Owner's</b>	TOMMY GARDNER	<b>Owner's Phone:</b>	919-812-2789
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Electrical	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2191252	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/30/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b>	EAGLE RIDGE
<b>PropAddress:</b>	107 ZAHARIS COVE	<b>Total cost:</b>	\$3,150.00
<b>Owner's</b>	SALVATORE CASTRO	<b>Owner's Phone:</b>	508-735-2034
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Mechanical	<b>Proposed Use</b>	MECHANICAL REPLACEM



Permits Issued From 10/01/2019 To 10/31/2019

<b>Permit #:</b>	2191253	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/7/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b>	VAN STORY HILLS
<b>PropAddress:</b>	206 BAYBERRY LANE	<b>Total cost:</b>	\$7,305.00
<b>Owner's</b>	THOMAS BROWNE	<b>Owner's Phone:</b>	919-349-7793
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Mechanical	<b>Proposed Use</b>	MECHANICAL REPLACEM

<b>Permit #:</b>	2191255	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/9/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b>	BINGHAM STATION
<b>PropAddress:</b>	355 COALYARD DRIVE	<b>Total cost:</b>	\$19,530.00
<b>Owner's</b>	NICHOLAS SCHECK	<b>Owner's Phone:</b>	970-580-2575
<b>Contractor</b>	PALMETTO SOLAR LLC	<b>Contractor's Phone:</b>	843-720-1844
<b>Type of Improvement:</b>	Alteration	<b>Proposed Use</b>	SOLAR SYSTEM (RES)

<b>Permit #:</b>	2191256	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/10/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>	115	<b>Subdivision:</b>	AUBURN VILLAGE
<b>PropAddress:</b>	169 CANARY COURT	<b>Total cost:</b>	\$72,000.00
<b>Owner's</b>	CALATLANTIC GROUP INC	<b>Owner's Phone:</b>	919-465-5900
<b>Contractor</b>	LENNAR CAROLINAS, LLC	<b>Contractor's Phone:</b>	919-466-3314
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2191259	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/3/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b>	BREEZEWAY SOUTH
<b>PropAddress:</b>	100 WINDY BEECH LANE	<b>Total cost:</b>	\$10,900.00
<b>Owner's</b>	GUILLERMO AHUMADA	<b>Owner's Phone:</b>	
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Electrical	<b>Proposed Use</b>	GENERATOR

<b>Permit #:</b>	2191260	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/8/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>	38	<b>Subdivision:</b>	OAK PARK
<b>PropAddress:</b>	119 LAPORTE PATH	<b>Total cost:</b>	\$129,554.00
<b>Owner's</b>	ROYAL OAKS BUILDING GROUP	<b>Owner's Phone:</b>	919-233-3886
<b>Contractor</b>	ROYAL OAKS BUILDING GROUP, LLC	<b>Contractor's Phone:</b>	919-233-3886
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

# Permits Issued From 10/01/2019 To 10/31/2019

<b>Permit #:</b>	2191261	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/8/2019	<b>Census tract:</b>	<b>PIN#:</b> 1619-91-5239
<b>Lot#:</b>	39	<b>Subdivision:</b> OAK PARK	<b>Total cost:</b> \$148,966.00
<b>PropAddress:</b>	115 LAPORTE PATH		
<b>Owner's</b>	ROYAL OAKS BUILDING GROUP	<b>Owner's Phone:</b>	919-233-3886
<b>Contractor</b>	ROYAL OAKS BUILDING GROUP, LLC	<b>Contractor's Phone:</b>	919-233-3886
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2191262	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/8/2019	<b>Census tract:</b>	<b>PIN#:</b> 1619-91-6547
<b>Lot#:</b>	90	<b>Subdivision:</b> OAK PARK	<b>Total cost:</b> \$145,318.00
<b>PropAddress:</b>	149 EDMER LANE		
<b>Owner's</b>	ROYAL OAKS BUILDING GROUP	<b>Owner's Phone:</b>	919-233-3886
<b>Contractor</b>	ROYAL OAKS BUILDING GROUP, LLC	<b>Contractor's Phone:</b>	919-233-3886
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2191263	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/8/2019	<b>Census tract:</b>	<b>PIN#:</b> 1619-91-6652
<b>Lot#:</b>	91	<b>Subdivision:</b> OAK PARK	<b>Total cost:</b> \$164,340.00
<b>PropAddress:</b>	145 EDMER LANE		
<b>Owner's</b>	ROYAL OAKS BUILDING GROUP	<b>Owner's Phone:</b>	919-233-3886
<b>Contractor</b>	ROYAL OAKS BUILDING GROUP, LLC	<b>Contractor's Phone:</b>	919-233-3886
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2191264	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/3/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b> N/A	<b>Total cost:</b> \$1,975.00
<b>PropAddress:</b>	1422 PINEVIEW DRIVE		
<b>Owner's</b>	JOHN LEDBETTER	<b>Owner's Phone:</b>	919-946-0818
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Alteration	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2191265	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/4/2019	<b>Census tract:</b>	<b>PIN#:</b> 1710-08-2225
<b>Lot#:</b>		<b>Subdivision:</b> EDGEBROOK	<b>Total cost:</b> \$6,700.00
<b>PropAddress:</b>	1405 KENBROOK DRIVE		
<b>Owner's</b>	RAYMOND CAPPIS	<b>Owner's Phone:</b>	919-779-0404
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Mechanical	<b>Proposed Use</b>	MECHANICAL REPLACEM

# Permits Issued From 10/01/2019 To 10/31/2019

<b>Permit #:</b>	2191266	<b>Inside Town Limits</b>	No
<b>Issue date:</b>	10/8/2019	<b>Census tract:</b>	<b>PIN#:</b> 1701-51-7924
<b>Lot#:</b>		<b>Subdivision:</b> N/A	<b>Total cost:</b> \$275.00
<b>PropAddress:</b>	5505 BALSAM PLACE		
<b>Owner's</b>	WILBUR & LINDA BARDON	<b>Owner's Phone:</b>	919-571-3256
<b>Contractor</b>	OWNER	<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Addition	<b>Proposed Use</b>	RESIDENTIAL STORAGE

<b>Permit #:</b>	2191267	<b>Inside Town Limits</b>	No
<b>Issue date:</b>	10/8/2019	<b>Census tract:</b>	<b>PIN#:</b> 1701-51-7924
<b>Lot#:</b>		<b>Subdivision:</b> N/A	<b>Total cost:</b> \$5,100.00
<b>PropAddress:</b>	5505 BALSAM PLACE		
<b>Owner's</b>	WILBUR & LINDA BARDON	<b>Owner's Phone:</b>	919-571-3256
<b>Contractor</b>	OWNER	<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Alteration	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2191268	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/8/2019	<b>Census tract:</b>	<b>PIN#:</b> 1711-25-4121
<b>Lot#:</b>		<b>Subdivision:</b> N/A	<b>Total cost:</b> \$15,500.00
<b>PropAddress:</b>	1304 W GARNER ROAD		
<b>Owner's</b>	VICTORIA BRECKENRIDGE	<b>Owner's Phone:</b>	803-526-5737
<b>Contractor</b>	OWNER	<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Alteration	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2191269	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/11/2019	<b>Census tract:</b>	<b>PIN#:</b> 1619-91-4775
<b>Lot#:</b>	31	<b>Subdivision:</b> OAK PARK	<b>Total cost:</b> \$148,966.00
<b>PropAddress:</b>	140 EDMER LANE		
<b>Owner's</b>	ROYAL OAKS BUILDING GROUP	<b>Owner's Phone:</b>	919-233-3886
<b>Contractor</b>	ROYAL OAKS BUILDING GROUP, LLC	<b>Contractor's Phone:</b>	919-233-3886
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2191270	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/7/2019	<b>Census tract:</b>	<b>PIN#:</b> 1701-90-2003
<b>Lot#:</b>		<b>Subdivision:</b> N/A	<b>Total cost:</b> \$5,000.00
<b>PropAddress:</b>	1309 KELLY ROAD		
<b>Owner's</b>	BARBARA MATTHEWS	<b>Owner's Phone:</b>	919-669-3703
<b>Contractor</b>	OWNER	<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Addition	<b>Proposed Use</b>	PORCH

# Permits Issued From 10/01/2019 To 10/31/2019

<b>Permit #:</b>	2191273	<b>Inside Town Limits</b>	No
<b>Issue date:</b>	10/8/2019	<b>Census tract:</b>	<b>PIN#:</b> 1711-73-3944
<b>Lot#:</b>		<b>Subdivision:</b> N/A	<b>Total cost:</b> \$11,212.00
<b>PropAddress:</b>	408 PENNY STREET		
<b>Owner's</b>	MEREDITH OLIVE	<b>Owner's Phone:</b>	919-455-5257
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Mechanical	<b>Proposed Use</b>	MECHANICAL REPLACEM

<b>Permit #:</b>	2191274	<b>Inside Town Limits</b>	No
<b>Issue date:</b>	10/8/2019	<b>Census tract:</b>	<b>PIN#:</b> 1712-81-8651
<b>Lot#:</b>		<b>Subdivision:</b> GATEWOOD	<b>Total cost:</b> \$6,000.00
<b>PropAddress:</b>	205 GATEWOOD DRIVE		
<b>Owner's</b>	NAVY STROUD	<b>Owner's Phone:</b>	919-829-9453
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Mechanical	<b>Proposed Use</b>	MECHANICAL REPLACEM

<b>Permit #:</b>	2191275	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/9/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b> EAGLE RIDGE	<b>Total cost:</b> \$5,015.00
<b>PropAddress:</b>	886 SEASTONE STREET		
<b>Owner's</b>	GALE ADKINS	<b>Owner's Phone:</b>	919-329-6736
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Mechanical	<b>Proposed Use</b>	MECHANICAL REPLACEM

<b>Permit #:</b>	2191276	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/8/2019	<b>Census tract:</b>	<b>PIN#:</b> 1700-52-9600
<b>Lot#:</b>		<b>Subdivision:</b> LAKEMOOR	<b>Total cost:</b> \$2,321.00
<b>PropAddress:</b>	1452 CANE CREEK DRIVE		
<b>Owner's</b>	JUDITH NEWTON	<b>Owner's Phone:</b>	919-819-2032
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Plumbing	<b>Proposed Use</b>	GAS HOT WATER HEATER

<b>Permit #:</b>	2191278	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/14/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b> N/A	<b>Total cost:</b> \$8,500.00
<b>PropAddress:</b>	1600 BENSON ROAD		
<b>Owner's</b>	CHILDCARE NETWORK	<b>Owner's Phone:</b>	919-772-5718
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Mechanical	<b>Proposed Use</b>	MECHANICAL REPLACEM

Permits Issued From 10/01/2019 To 10/31/2019

<b>Permit #:</b>	2191279	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/10/2019	<b>Census tract:</b>	<b>PIN#:</b> 1710-17-6780
<b>Lot#:</b>		<b>Subdivision:</b> N/A	<b>Total cost:</b> \$7,600.00
<b>PropAddress:</b>	1611 S WADE AVENUE		
<b>Owner's</b>	JAMES GEDDIE	<b>Owner's Phone:</b>	919-633-2682
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Mechanical	<b>Proposed Use</b>	MECHANICAL REPLACEM

<b>Permit #:</b>	2191280	<b>Inside Town Limits</b>	No
<b>Issue date:</b>	10/11/2019	<b>Census tract:</b>	<b>PIN#:</b> 1628-07-9087
<b>Lot#:</b>	65	<b>Subdivision:</b> GLEN CREEK	<b>Total cost:</b> \$315,420.00
<b>PropAddress:</b>	5175 GLEN CREEK TRAIL		
<b>Owner's</b>	BUFFALOE PRESERVE	<b>Owner's Phone:</b>	919-363-4111
<b>Contractor</b>	ROBUCK HOMES TRIANGLE, LLC	<b>Contractor's Phone:</b>	919-876-9200
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2191282	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/22/2019	<b>Census tract:</b>	<b>PIN#:</b> 1720-01-4285
<b>Lot#:</b>		<b>Subdivision:</b> EVERWOOD	<b>Total cost:</b> \$7,150.00
<b>PropAddress:</b>	121 CAPERTREE LANE		
<b>Owner's</b>	JACOB EAST	<b>Owner's Phone:</b>	703-470-7797
<b>Contractor</b>	CRAWL SPACE & BASEMENT TECHNOL	<b>Contractor's Phone:</b>	919-306-6229
<b>Type of Improvement:</b>	Alteration	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2191283	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/15/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b> EAGLE RIDGE	<b>Total cost:</b> \$4,000.00
<b>PropAddress:</b>	131 MEDIATE DRIVE		
<b>Owner's</b>	JERRY AND CRYSTAL WILEY	<b>Owner's Phone:</b>	919-633-9868
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Mechanical	<b>Proposed Use</b>	GAS FUEL LINE

<b>Permit #:</b>	2191284	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/16/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b> PINEWINDS	<b>Total cost:</b> \$5,515.00
<b>PropAddress:</b>	1208 SHADOWBARK COURT		
<b>Owner's</b>	MICHELLE LESTER	<b>Owner's Phone:</b>	919-773-1939
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Plumbing	<b>Proposed Use</b>	TANKLESS HOT WATER HE

Permits Issued From 10/01/2019 To 10/31/2019

<b>Permit #:</b>	2191285	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/16/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>	<b>Subdivision:</b>	GEORGETOWNE MANOR	<b>Total cost:</b> \$6,000.00
<b>PropAddress:</b>	115 VILLAGE GREEN TRAIL		
<b>Owner's</b>	HARRIET WRIGHT	<b>Owner's Phone:</b>	919-522-9211
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Mechanical	<b>Proposed Use</b>	MECHANICAL REPLACEM

<b>Permit #:</b>	2191287	<b>Inside Town Limits</b>	No
<b>Issue date:</b>	10/17/2019	<b>Census tract:</b>	<b>PIN#:</b> 1710-87-9528
<b>Lot#:</b>	<b>Subdivision:</b>	N/A	<b>Total cost:</b> \$6,400.00
<b>PropAddress:</b>	705 WAKELAND DRIVE		
<b>Owner's</b>	JACQUELINE MILLER	<b>Owner's Phone:</b>	919-395-5810
<b>Contractor</b>	TUFF SHED INC	<b>Contractor's Phone:</b>	303-753-8833
<b>Type of Improvement:</b>	New Structure	<b>Proposed Use</b>	RESIDENTIAL STORAGE

<b>Permit #:</b>	2191288	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/16/2019	<b>Census tract:</b>	<b>PIN#:</b> 1710-39-3648
<b>Lot#:</b>	<b>Subdivision:</b>	N/A	<b>Total cost:</b> \$4,150.00
<b>PropAddress:</b>	905 PHILLIP STREET		
<b>Owner's</b>	JACQUELINE D YON	<b>Owner's Phone:</b>	919-815-0441
<b>Contractor</b>	OWNER	<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Addition	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2191289	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/16/2019	<b>Census tract:</b>	<b>PIN#:</b> 1699-67-2134
<b>Lot#:</b>	<b>Subdivision:</b>	EAGLE RIDGE	<b>Total cost:</b> \$14,600.00
<b>PropAddress:</b>	109 LYLE ROAD		
<b>Owner's</b>	FLETCHER BURNETTE	<b>Owner's Phone:</b>	919-602-1797
<b>Contractor</b>	WILLIAM BANKS	<b>Contractor's Phone:</b>	984-500-6253
<b>Type of Improvement:</b>	Addition	<b>Proposed Use</b>	SCREENED PORCH

<b>Permit #:</b>	2191291	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/24/2019	<b>Census tract:</b>	<b>PIN#:</b> 1700-56-6331
<b>Lot#:</b>	<b>Subdivision:</b>	N/A	<b>Total cost:</b> \$10,020.00
<b>PropAddress:</b>	2108 VANDORA SPRINGS ROAD		
<b>Owner's</b>	SHARON CREECH	<b>Owner's Phone:</b>	919-605-0220
<b>Contractor</b>	ADAM HARPER	<b>Contractor's Phone:</b>	919-625-2700
<b>Type of Improvement:</b>	Addition	<b>Proposed Use</b>	PORCH

# Permits Issued From 10/01/2019 To 10/31/2019

<b>Permit #:</b>	2191292	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	10/16/2019	<b>Census tract:</b>	<b>PIN#:</b> 0699-98-9423
<b>Lot#:</b>		<b>Subdivision:</b> EAGLE RIDGE	<b>Total cost:</b> \$13,736.00
<b>PropAddress:</b>	124 CUPP COURT		
<b>Owner's</b>	WOLFGANG SCHNALL	<b>Owner's Phone:</b>	919-661-7124
<b>Contractor</b>	NC SOLAR NOW INC	<b>Contractor's Phone:</b>	919-833-9096
<b>Type of Improvement:</b>	Alteration	<b>Proposed Use</b>	SOLAR SYSTEM (RES)

<b>Permit #:</b>	2191293	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	10/17/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b> HEATHER SPRINGS	<b>Total cost:</b> \$3,000.00
<b>PropAddress:</b>	316 MACHOST DRIVE		
<b>Owner's</b>	MARY ANN MCALLISTER	<b>Owner's Phone:</b>	919-395-6937
<b>Contractor</b>	CAROLINA RESTORATION SERVICES	<b>Contractor's Phone:</b>	919-707-6688
<b>Type of Improvement:</b>	Repair	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2191294	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	10/16/2019	<b>Census tract:</b>	<b>PIN#:</b> 1619-32-8537
<b>Lot#:</b>		<b>Subdivision:</b> ARBOR GREENE	<b>Total cost:</b> \$8,300.00
<b>PropAddress:</b>	120 HOLLOW COURT		
<b>Owner's</b>	MUPR 3 ASSETS LLC	<b>Owner's Phone:</b>	
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Mechanical	<b>Proposed Use</b>	MECHANICAL REPLACEM

<b>Permit #:</b>	2191295	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	10/18/2019	<b>Census tract:</b>	<b>PIN#:</b> 0699-15-3833
<b>Lot#:</b>	68	<b>Subdivision:</b> MCCULLERS WALK	<b>Total cost:</b> \$156,682.00
<b>PropAddress:</b>	188 AMBER ACORN AVENUE		
<b>Owner's</b>	HALLE	<b>Owner's Phone:</b>	919-387-1885
<b>Contractor</b>	RYAN HOMES	<b>Contractor's Phone:</b>	703-956-4000
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2191296	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	10/25/2019	<b>Census tract:</b>	<b>PIN#:</b> 1619-91-4837
<b>Lot#:</b>	34	<b>Subdivision:</b> OAK PARK	<b>Total cost:</b> \$126,554.00
<b>PropAddress:</b>	152 EDMER LANE		
<b>Owner's</b>	ROYAL OAKS BUILDING GROUP	<b>Owner's Phone:</b>	919-233-3886
<b>Contractor</b>	ROYAL OAKS BUILDING GROUP, LLC	<b>Contractor's Phone:</b>	919-233-3886
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

Permits Issued From 10/01/2019 To 10/31/2019

<b>Permit #:</b>	2191297	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	10/18/2019	<b>Census tract:</b>	<b>PIN#:</b> 0699-16-5298
<b>Lot#:</b>	155	<b>Subdivision:</b> MCCULLERS WALK	<b>Total cost:</b> \$134,110.00
<b>PropAddress:</b>	259 MISTY PIKE DRIVE		
<b>Owner's</b>	HALLE	<b>Owner's Phone:</b>	919-387-1885
<b>Contractor</b>	RYAN HOMES	<b>Contractor's Phone:</b>	703-956-4000
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	TOWNHOME

<b>Permit #:</b>	2191298	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	10/18/2019	<b>Census tract:</b>	<b>PIN#:</b> 0699-16-6206
<b>Lot#:</b>	156	<b>Subdivision:</b> MCCULLERS WALK	<b>Total cost:</b> \$137,871.00
<b>PropAddress:</b>	261 MISTY PIKE DRIVE		
<b>Owner's</b>	HALLE	<b>Owner's Phone:</b>	919-387-1885
<b>Contractor</b>	RYAN HOMES	<b>Contractor's Phone:</b>	703-956-4000
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	TOWNHOME

<b>Permit #:</b>	2191299	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	10/18/2019	<b>Census tract:</b>	<b>PIN#:</b> 0699-16-6214
<b>Lot#:</b>	157	<b>Subdivision:</b> MCCULLERS WALK	<b>Total cost:</b> \$155,392.00
<b>PropAddress:</b>	263 MISTY PIKE DRIVE		
<b>Owner's</b>	HALLE	<b>Owner's Phone:</b>	919-387-1885
<b>Contractor</b>	RYAN HOMES	<b>Contractor's Phone:</b>	703-956-4000
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	TOWNHOME

<b>Permit #:</b>	2191300	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	10/18/2019	<b>Census tract:</b>	<b>PIN#:</b> 0699-16-6232
<b>Lot#:</b>	158	<b>Subdivision:</b> MCCULLERS WALK	<b>Total cost:</b> \$134,680.00
<b>PropAddress:</b>	267 MISTY PIKE DRIVE		
<b>Owner's</b>	HALLE	<b>Owner's Phone:</b>	919-387-1885
<b>Contractor</b>	RYAN HOMES	<b>Contractor's Phone:</b>	703-956-4000
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	TOWNHOME

<b>Permit #:</b>	2191302	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	10/18/2019	<b>Census tract:</b>	<b>PIN#:</b> 0699-16-6241
<b>Lot#:</b>	159	<b>Subdivision:</b> MCCULLERS WALK	<b>Total cost:</b> \$133,056.00
<b>PropAddress:</b>	271 MISTY PIKE DRIVE		
<b>Owner's</b>	HALLE	<b>Owner's Phone:</b>	919-387-1885
<b>Contractor</b>	RYAN HOMES	<b>Contractor's Phone:</b>	703-956-4000
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	TOWNHOME



# Permits Issued From 10/01/2019 To 10/31/2019

<b>Permit #:</b>	2191303	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	10/18/2019	<b>Census tract:</b>	<b>PIN#:</b> 0699-16-6159
<b>Lot#:</b>	160	<b>Subdivision:</b> MCCULLERS WALK	<b>Total cost:</b> \$135,842.00
<b>PropAddress:</b>	275 MISTY PIKE DRIVE		
<b>Owner's</b>	HALLE	<b>Owner's Phone:</b>	919-387-1885
<b>Contractor</b>	RYAN HOMES	<b>Contractor's Phone:</b>	703-956-4000
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	TOWNHOME

<b>Permit #:</b>	2191306	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	10/18/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b> N/A	<b>Total cost:</b> \$8,008.00
<b>PropAddress:</b>	4416 WOODOAK TRAIL		
<b>Owner's</b>	KEN SILVER	<b>Owner's Phone:</b>	919-454-1300
<b>Contractor</b>	REGIONAL WATERPROOFING	<b>Contractor's Phone:</b>	919-851-4500
<b>Type of Improvement:</b>	Alteration	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2191307	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	10/17/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b> NORTHSIDE	<b>Total cost:</b> \$6,800.00
<b>PropAddress:</b>	134 DULLIS CIRCLE		
<b>Owner's</b>	THELMA LUNDY/TJ BUFFALO	<b>Owner's Phone:</b>	919-805-7678
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Mechanical	<b>Proposed Use</b>	MECHANICAL REPLACEM

<b>Permit #:</b>	2191312	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	10/18/2019	<b>Census tract:</b>	<b>PIN#:</b> 1700-70-0692
<b>Lot#:</b>		<b>Subdivision:</b> LAKEMOOR	<b>Total cost:</b> \$15,419.00
<b>PropAddress:</b>	2020 GOTTWALD COURT		
<b>Owner's</b>	JOHN ALEXANDER JR & LANA R SAMPS	<b>Owner's Phone:</b>	919-773-2037
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Mechanical	<b>Proposed Use</b>	MECHANICAL REPLACEM

<b>Permit #:</b>	2191315	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	10/29/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b> SOUTH CREEK	<b>Total cost:</b> \$5,000.00
<b>PropAddress:</b>	148 SKIPPING ROCK LANE		
<b>Owner's</b>	ALEX MAY	<b>Owner's Phone:</b>	919-218-9115
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Mechanical	<b>Proposed Use</b>	MECHANICAL REPLACEM

Permits Issued From 10/01/2019 To 10/31/2019

<b>Permit #:</b>	2191316	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/21/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b>	FOREST LANDING
<b>PropAddress:</b>	100 BUSHBERRY COURT	<b>Total cost:</b>	\$5,589.00
<b>Owner's</b>	BRENDA ROWE	<b>Owner's Phone:</b>	919-622-2673
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Mechanical	<b>Proposed Use</b>	MECHANICAL REPLACEM

<b>Permit #:</b>	2191319	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/22/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b>	AVERY PARK
<b>PropAddress:</b>	167 CREEKBROOK CT	<b>Total cost:</b>	\$13,752.00
<b>Owner's</b>	PATTINE BRAXTON	<b>Owner's Phone:</b>	919-413-6011
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Mechanical	<b>Proposed Use</b>	MECHANICAL REPLACEM

<b>Permit #:</b>	2191320	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/24/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>	9	<b>Subdivision:</b>	JOHNSON PLACE
<b>PropAddress:</b>	124 VOLUNTEER STREET	<b>Total cost:</b>	\$80,000.00
<b>Owner's</b>	HABITAT FOR HUMANITY	<b>Owner's Phone:</b>	919-833-1999
<b>Contractor</b>	HABITAT FOR HUMANITY OF WAKE CO	<b>Contractor's Phone:</b>	919-833-1999
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2191321	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/24/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>	5	<b>Subdivision:</b>	JOHNSON PLACE
<b>PropAddress:</b>	129 VOLUNTEER STREET	<b>Total cost:</b>	\$80,000.00
<b>Owner's</b>	HABITAT FOR HUMANITY	<b>Owner's Phone:</b>	919-833-1999
<b>Contractor</b>	HABITAT FOR HUMANITY OF WAKE CO	<b>Contractor's Phone:</b>	919-833-1999
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2191322	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/24/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>	6	<b>Subdivision:</b>	JOHNSON PLACE
<b>PropAddress:</b>	135 VOLUNTEER STREET	<b>Total cost:</b>	\$80,000.00
<b>Owner's</b>	HABITAT FOR HUMANITY	<b>Owner's Phone:</b>	919-833-1999
<b>Contractor</b>	HABITAT FOR HUMANITY OF WAKE CO	<b>Contractor's Phone:</b>	919-833-1999
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

Permits Issued From 10/01/2019 To 10/31/2019

<b>Permit #:</b>	2191323	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	10/24/2019	<b>Census tract:</b>	<b>PIN#:</b> 1711-57-1461
<b>Lot#:</b>	8	<b>Subdivision:</b> JOHNSON PLACE	<b>Total cost:</b> \$80,000.00
<b>PropAddress:</b>	136 VOLUNTEER STREET		
<b>Owner's</b>	HABITAT FOR HUMANITY	<b>Owner's Phone:</b>	919-833-1999
<b>Contractor</b>	HABITAT FOR HUMANITY OF WAKE CO	<b>Contractor's Phone:</b>	919-833-1999
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2191324	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	10/24/2019	<b>Census tract:</b>	<b>PIN#:</b> 1711-52-1401
<b>Lot#:</b>	7	<b>Subdivision:</b> JOHNSON PLACE	<b>Total cost:</b> \$80,000.00
<b>PropAddress:</b>	141 VOLUNTEER STREET		
<b>Owner's</b>	HABITAT FOR HUMANITY	<b>Owner's Phone:</b>	919-833-1999
<b>Contractor</b>	HABITAT FOR HUMANITY OF WAKE CO	<b>Contractor's Phone:</b>	919-833-1999
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2191325	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	10/22/2019	<b>Census tract:</b>	<b>PIN#:</b> 1701-40-6652
<b>Lot#:</b>		<b>Subdivision:</b> N/A	<b>Total cost:</b> \$6,817.00
<b>PropAddress:</b>	641 LAKEVIEW DRIVE		
<b>Owner's</b>	NATHANIEL MINIER	<b>Owner's Phone:</b>	919-308-5785
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Mechanical	<b>Proposed Use</b>	MECHANICAL REPLACEM

<b>Permit #:</b>	2191327	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	10/22/2019	<b>Census tract:</b>	<b>PIN#:</b> 1711-62-6900
<b>Lot#:</b>		<b>Subdivision:</b> N/A	<b>Total cost:</b> \$9,888.00
<b>PropAddress:</b>	206 W GARNER ROAD		
<b>Owner's</b>	CAROLYN MIMS & WILLIE KIMBLE JONE	<b>Owner's Phone:</b>	919-302-2229
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Mechanical	<b>Proposed Use</b>	MECHANICAL REPLACEM

<b>Permit #:</b>	2191331	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	10/28/2019	<b>Census tract:</b>	<b>PIN#:</b> 1629-29-7921
<b>Lot#:</b>	186	<b>Subdivision:</b> BINGHAM STATION	<b>Total cost:</b> \$13,020.00
<b>PropAddress:</b>	350 CINDER CROSS WAY		
<b>Owner's</b>	ANDREW WADFORD	<b>Owner's Phone:</b>	252-916-2965
<b>Contractor</b>	PALMETTO SOLAR LLC	<b>Contractor's Phone:</b>	843-720-1844
<b>Type of Improvement:</b>	Alteration	<b>Proposed Use</b>	SOLAR SYSTEM (RES)

Permits Issued From 10/01/2019 To 10/31/2019

<b>Permit #:</b>	2191333	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/23/2019	<b>Census tract:</b>	<b>PIN#:</b> 1721-21-3991
<b>Lot#:</b>		<b>Subdivision:</b> ASHLYN	<b>Total cost:</b> \$36,000.00
<b>PropAddress:</b>	127 KIMEO WAY		
<b>Owner's</b>	RALPH MCKEITHAN	<b>Owner's Phone:</b>	919-632-6603
<b>Contractor</b>	R. B. ROUSE, LLC	<b>Contractor's Phone:</b>	919-920-2224
<b>Type of Improvement:</b>	Addition	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2191336	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/23/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b> BROWNSTONE VILLAGE	<b>Total cost:</b> \$4,000.00
<b>PropAddress:</b>	105 BUGENFIELD COURT		
<b>Owner's</b>	WILLIAM STONE	<b>Owner's Phone:</b>	
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Mechanical	<b>Proposed Use</b>	MECHANICAL REPLACEM

<b>Permit #:</b>	2191337	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/23/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b> FOREST LANDING	<b>Total cost:</b> \$3,108.00
<b>PropAddress:</b>	103 CREEKLINE COURT		
<b>Owner's</b>	JOHN SNEED	<b>Owner's Phone:</b>	919-356-0141
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Electrical	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2191338	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/24/2019	<b>Census tract:</b>	<b>PIN#:</b> 1619-23-5670
<b>Lot#:</b>	162	<b>Subdivision:</b> ARBOR GREENE	<b>Total cost:</b> \$10,344.00
<b>PropAddress:</b>	109 VERDE GLEN DRIVE		
<b>Owner's</b>	JOHN STROUD	<b>Owner's Phone:</b>	919-612-8623
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Mechanical	<b>Proposed Use</b>	MECHANICAL REPLACEM

<b>Permit #:</b>	2191341	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/24/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b> SUNSET ACRES	<b>Total cost:</b> \$6,867.00
<b>PropAddress:</b>	1417 FAYE DRIVE		
<b>Owner's</b>	MIKE POLLARD	<b>Owner's Phone:</b>	919-616-5614
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Electrical	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

Permits Issued From 10/01/2019 To 10/31/2019

<b>Permit #:</b>	2191342	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/24/2019	<b>Census tract:</b>	<b>PIN#:</b> 1619-28-8699
<b>Lot#:</b>		<b>Subdivision:</b> DUNHAVEN	<b>Total cost:</b> \$1,700.00
<b>PropAddress:</b>	2604 DUNHAVEN DRIVE		
<b>Owner's</b>	JOHN FAISON & LALLIA SCARBOROUGH	<b>Owner's Phone:</b>	919-427-0980
<b>Contractor</b>	OWNER	<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Repair	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2191343	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/24/2019	<b>Census tract:</b>	<b>PIN#:</b> 1700-98-0111
<b>Lot#:</b>		<b>Subdivision:</b> EDGEBROOK	<b>Total cost:</b> \$6,800.00
<b>PropAddress:</b>	1502 KENNON ROAD		
<b>Owner's</b>	ALISON RICHARDS	<b>Owner's Phone:</b>	607-206-3554
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Mechanical	<b>Proposed Use</b>	MECHANICAL REPLACEM

<b>Permit #:</b>	2191345	<b>Inside Town Limits</b>	No
<b>Issue date:</b>	10/28/2019	<b>Census tract:</b>	<b>PIN#:</b> 1701-62-1757
<b>Lot#:</b>		<b>Subdivision:</b> N/A	<b>Total cost:</b> \$1,600.00
<b>PropAddress:</b>	303 RANCH FARM ROAD		
<b>Owner's</b>	CHARLES FURLOUGH	<b>Owner's Phone:</b>	919-868-1238
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Electrical	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2191346	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/28/2019	<b>Census tract:</b>	<b>PIN#:</b> 1711-02-6684
<b>Lot#:</b>		<b>Subdivision:</b> N/A	<b>Total cost:</b> \$5,800.00
<b>PropAddress:</b>	617 SPRINGVIEW TRAIL		
<b>Owner's</b>	MARJORIE HOGGE	<b>Owner's Phone:</b>	919-830-2230
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Mechanical	<b>Proposed Use</b>	MECHANICAL REPLACEM

<b>Permit #:</b>	2191347	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/28/2019	<b>Census tract:</b>	<b>PIN#:</b> 1701-55-6636
<b>Lot#:</b>		<b>Subdivision:</b> GREENBRIER	<b>Total cost:</b> \$8,750.00
<b>PropAddress:</b>	4700 WINTERLOCHEN ROAD		
<b>Owner's</b>	WILLIAM & MARY TUBILLEJA	<b>Owner's Phone:</b>	919-332-2745
<b>Contractor</b>	RICHARD KOSHNIEDER	<b>Contractor's Phone:</b>	252-366-2383
<b>Type of Improvement:</b>	Addition	<b>Proposed Use</b>	DECK

Permits Issued From 10/01/2019 To 10/31/2019

<b>Permit #:</b>	2191348	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	10/28/2019	<b>Census tract:</b>	<b>PIN#:</b> 1731-71-2968
<b>Lot#:</b>		<b>Subdivision:</b> N/A	<b>Total cost:</b> \$15,200.00
<b>PropAddress:</b>	6840 ROCK QUARRY ROAD		
<b>Owner's</b>	ROBBIE CROSS	<b>Owner's Phone:</b>	919-235-2942
<b>Contractor</b>	SUPERIOR BUILDING	<b>Contractor's Phone:</b>	910-298-3774
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	RESIDENTIAL STORAGE

<b>Permit #:</b>	2191351	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	10/29/2019	<b>Census tract:</b>	<b>PIN#:</b> 1619-87-7602
<b>Lot#:</b>		<b>Subdivision:</b> GLENS AT BETHEL	<b>Total cost:</b> \$22,740.00
<b>PropAddress:</b>	149 DEREHAM LANE		
<b>Owner's</b>	GRADY PERKINS	<b>Owner's Phone:</b>	919-271-2490
<b>Contractor</b>	PORCH CONVERSION	<b>Contractor's Phone:</b>	910-777-3363
<b>Type of Improvement:</b>	Addition	<b>Proposed Use</b>	SUNROOM

<b>Permit #:</b>	2191352	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	10/29/2019	<b>Census tract:</b>	<b>PIN#:</b> 1710-77-5043
<b>Lot#:</b>		<b>Subdivision:</b> FOLEY STATION	<b>Total cost:</b> \$1,655.00
<b>PropAddress:</b>	109 STEELWOOD COURT		
<b>Owner's</b>	IAN BUNDY	<b>Owner's Phone:</b>	919-539-6517
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Mechanical	<b>Proposed Use</b>	MECHANICAL REPLACEM

<b>Permit #:</b>	2191353	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	10/29/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b> KIMBER WOODS	<b>Total cost:</b> \$5,362.00
<b>PropAddress:</b>	100 STOCKETT COURT		
<b>Owner's</b>	NC HOMEBUYERS LLC	<b>Owner's Phone:</b>	
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Mechanical	<b>Proposed Use</b>	MECHANICAL REPLACEM

<b>Permit #:</b>	2191355	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	10/31/2019	<b>Census tract:</b>	<b>PIN#:</b> 1619-91-4890
<b>Lot#:</b>	30	<b>Subdivision:</b> OAK PARK	<b>Total cost:</b> \$126,554.00
<b>PropAddress:</b>	136 EDMER LANE		
<b>Owner's</b>	ROYAL OAKS BUILDING GROUP	<b>Owner's Phone:</b>	919-233-3886
<b>Contractor</b>	ROYAL OAKS BUILDING GROUP, LLC	<b>Contractor's Phone:</b>	919-233-3886
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

Permits Issued From 10/01/2019 To 10/31/2019

<b>Permit #:</b>	2191356	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/31/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b>	N/A
<b>PropAddress:</b>	1503 NORTH GLENEAGLE DR	<b>Total cost:</b>	\$6,380.00
<b>Owner's</b>	ANDREW COHEN	<b>Owner's Phone:</b>	859-449-7114
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Mechanical	<b>Proposed Use</b>	MECHANICAL REPLACEM

<b>Permit #:</b>	2191357	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/29/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b>	GREENBRIER
<b>PropAddress:</b>	4030 VESTA DRIVE	<b>Total cost:</b>	\$5,890.00
<b>Owner's</b>	AUDREA DALE	<b>Owner's Phone:</b>	919-921-1043
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Mechanical	<b>Proposed Use</b>	MECHANICAL REPLACEM

<b>Permit #:</b>	2191360	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/30/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b>	FOLEY STATION
<b>PropAddress:</b>	106 STEELWOOD COURT	<b>Total cost:</b>	\$2,500.00
<b>Owner's</b>	FERNANDO CAMPOS	<b>Owner's Phone:</b>	
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Mechanical	<b>Proposed Use</b>	MECHANICAL REPLACEM

<b>Permit #:</b>	2191361	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/30/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b>	N/A
<b>PropAddress:</b>	1109 CURTISS DRIVE	<b>Total cost:</b>	\$2,500.00
<b>Owner's</b>	SHELLY McQUEEN	<b>Owner's Phone:</b>	
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Mechanical	<b>Proposed Use</b>	MECHANICAL REPLACEM

<b>Permit #:</b>	2191363	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/30/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b>	FOREST LANDING
<b>PropAddress:</b>	103 ARTESIAN DRIVE	<b>Total cost:</b>	\$4,600.00
<b>Owner's</b>	JERRY MOODY	<b>Owner's Phone:</b>	919-671-8160
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Mechanical	<b>Proposed Use</b>	MECHANICAL REPLACEM

Permits Issued From 10/01/2019 To 10/31/2019

<b>Permit #:</b>	2191365	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/31/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b>	GREENBRIER
<b>PropAddress:</b>	623 WINTERLOCHEN ROAD	<b>Total cost:</b>	\$4,200.00
<b>Owner's</b>	ZHEN ZHAO	<b>Owner's Phone:</b>	919-696-8658
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Mechanical	<b>Proposed Use</b>	MECHANICAL REPLACEM

<b>Permit #:</b>	2191366	<b>Inside Town Limits</b>	Yes
<b>Issue date:</b>	10/31/2019	<b>Census tract:</b>	<b>PIN#:</b> 1711-29-4524
<b>Lot#:</b>		<b>Subdivision:</b>	CLOVERDALE
<b>PropAddress:</b>	508 KENWAY STREET	<b>Total cost:</b>	\$3,000.00
<b>Owner's</b>	LORIN BAIRD	<b>Owner's Phone:</b>	910-696-1076
<b>Contractor</b>		<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	Plumbing	<b>Proposed Use</b>	WATER SERVICE

**Total Number of Permits on Repor 118**  
**Total Construction Value: 72,421,640.00**