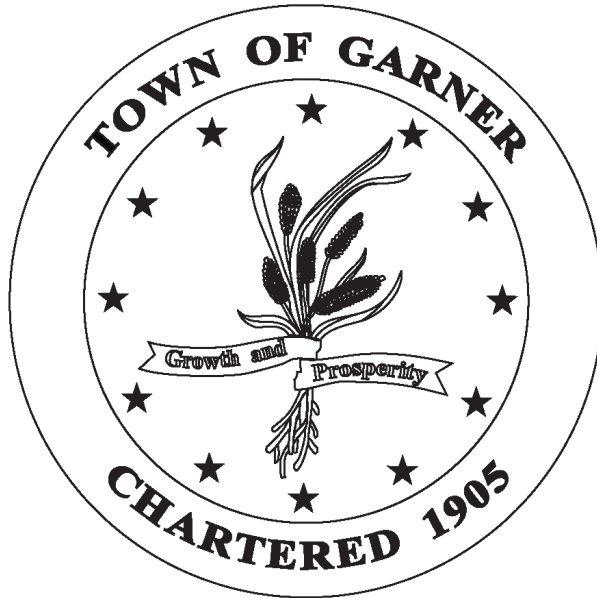


TOWN OF GARNER



TOWN COUNCIL MEETING

December 17, 2019
7:00 P.M.

Garner Town Hall
900 7th Avenue
Garner, NC 27529

**Town of Garner
Town Council Meeting Agenda
December 17, 2019**

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

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

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

- B. PLEDGE OF ALLEGIANCE: Mayor Ken Marshburn

- C. INVOCATION: Mayor Ken Marshburn

- 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. Hazard Mitigation Plan: Wake Multi-Jurisdictional Page 5
David Bamford, Planning Services Manager

Garner participates in a multi-jurisdictional hazard mitigation plan that includes Wake County, Apex, Cary, Fuquay-Varina, Holly Springs, Knightdale, Morrisville, Raleigh, Rolesville, Wake Forest, Wendell, and Zebulon. The current Plan was approved in 2015 by FEMA and expires on January 28, 2020. Wake County hired a consultant to assist with updating the Plan. The new Plan will expire in December 2024. The purpose of the plan is to provide a blueprint for community officials to use for reducing vulnerability to natural hazards that impact the county and its jurisdictions. All jurisdictions are being asked to formally endorse the Plan.

Action: Consider adopting Resolution (2019) 2400

- 2. Amendment to Section 2-20 of Town Code Page 27
Presenter: Rodney Dickerson

Amend Sec. 2-20 of Town Code to read, "Such minutes shall be presented to the Council for approval at a regular meeting." Sec. 2-20. - Minutes. Minutes of all meetings of the town council shall be kept and recorded by the town clerk in a permanent minute book.

Such minutes shall be presented to the council for approval at the following regular meeting. Correction of minutes of preceding meetings shall be made only by a majority vote of the members of the council present. (Ord. No. 1005, § 1(7), 4-6-59)

Action: Consider adopting Ordinance (2019) 4035

- 3. Nuisance Abatements Page 29
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) 2402

H. PUBLIC HEARINGS

- 1. CUP-SP-19-18, Advance Concrete Page 32
Presenter: Alison Jones, Planner

Conditional use site plan (CUP-SP-19-18) request submitted by Advance Concrete for 20,000 square feet of office/warehouse space on a 6.20 +/- acre site which is located at 4500 Waterfield Dr. and can be further identified as Wake County PIN# 1720-84-3576.

Action: Consider approval with three standard conditions and site specific conditions

- 2. CUP-SP-19-19 White Oak NW Medical Office Page 46
Presenter: Alison Jones, Planner

Conditional use site plan (CUP-SP-19-19) request submitted by White Oak NW MOB, LLC for 45,915 square feet of medical office space on a 2.88 +/- acre site which is located at 45 Cabela Dr (future tract 1B) and can be further identified as Wake County PIN# 1720-29-7553.

Action: Consider approving with three standard conditions and site specific conditions

- 3. CUP-SP-19-26 Waterfield Ridge Apartments Page 57
Presenter: Alison Jones, Planner

Conditional use site plan (CUP-SP-19-26) request submitted by Site Collaborative for 268 apartment dwelling units (82 studios, 78 1-bed and 108 2-bed) on a 28.38 +/- acre site which is located at 101 Waterfield Ridge Place and can be further identified as Wake County PIN# 1730-05-4280.

Action: Consider approving with three standard conditions and site specific conditions

4. PD-Z-19-01 & PD-MP-19-01, Georgia's Landing Page 70
Presenter: David Bamford, Planning Services Manager and Stacy Harper, Principal
70Planner

Planned Residential conditional use rezoning (PD-Z-19-01) with associated master plan (PD-MP-19-01) request submitted by Forsyth Investments Company, LLC to rezone 145.85 +/- acres from Single-Family Residential (R-40) to Planned Residential District conditional use (PRD C6) for 420 units (227 townhomes and 193 single-family) of household living space. The site is located with frontage along US 401 and Simpkins Road and may be further identified as Wake County PINs# 0790-49-1371, 0790-49-7258 & 0790-05-3066.

Action: Consider adopting Ordinance (2019) 4033

I. NEW/OLD BUSINESS

1. 2010 Build America Bonds Refunding Page 99
Presenter: David Beck, Finance Director

The Town solicited bids from banks to provide a loan that would be used to pay off the Town's outstanding 2010 Build America Bonds. This refunding would allow the Town to take advantage of a more favorable interest rate over the remaining 11 years of debt. Debt service net savings in the range of \$240,000 - 360,000 would be expected depending on which lender is selected. Council will need to take several actions in order to authorize and move forward with the refunding. Each action will need an individual vote.

Action 1: Vote to approve the Preliminary Findings Resolution

Action 2. Vote to approve the Refunding Bond Order and direct it to be published in the newspaper

Action 3. Vote to select the lending institution to provide financing for the bond refunding

J. COMMITTEE REPORTS

K. MANAGER REPORTS

- garner info
- Building & Permit Report

L. ATTORNEY REPORTS

M. COUNCIL REPORTS

N. CLOSED SESSION

Pursuant to N.C. General Statutes 143-318.11(a)(3) to consult with the Town Attorney regarding litigation and N.C. General Statutes 143-318.11(a)(5) to discuss possible real estate acquisition and the Town's negotiating position regarding such real estate.

O. ADJOURNMENT

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: December 17, 2019		
Subject: Hazard Mitigation Plan: Wake Multi-Jurisdictional		
Location on Agenda: Consent		
Department: Planning		
Contact: David Bamford AICP; Planning Services Manager		
Presenter: David Bamford AICP; Planning Services Manager		
Brief Summary: Garner participates in a multi-jurisdictional hazard mitigation plan that includes Wake County, Apex, Cary, Fuquay-Varina, Holly Springs, Knightdale, Morrisville, Raleigh, Rolesville, Wake Forest, Wendell, and Zebulon. The current Plan was approved in 2015 by FEMA and expires on January 28, 2020. Wake County hired a consultant to assist with updating the Plan. The new Plan will expire in December 2024. The purpose of the plan is to provide a blueprint for community officials to use for reducing vulnerability to natural hazards that impact the county and its jurisdictions. All jurisdictions are being asked to formally endorse the Plan.		
Recommended Motion and/or Requested Action: Adopt Resolution (2019)		
Detailed Notes: The Garner portion of the plan is included for your review. If you would like to view the entire Wake County Plan go to the following page and click at the top: http://www.wakecountyhmp.com/		
Funding Source: n/a		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations: 		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JST	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

TO: The Honorable Mayor & Town Council

FROM: David Bamford, AICP; Planning Services Manager

SUBJECT: Multi-Jurisdictional Hazard Mitigation Plan

DATE: December 17, 2019

BACKGROUND

Garner is a participating agency in a multi-jurisdictional FEMA hazard mitigation plan that includes Wake County, Apex, Cary, Fuquay-Varina, Holly Springs, Knightdale, Morrisville, Raleigh, Rolesville, Wake Forest, Wendell, and Zebulon.

The purpose of the plan is to provide a blueprint for community officials to use for reducing vulnerability to hazards that impact the county and its jurisdictions. Hazards discussed in the Plan include:

- Dam Failure
- Drought
- Earthquake
- Extreme Heat
- Flood
- Hurricane and Tropical Storm
- Landslide
- Severe Weather (Thunderstorm Winds, Hail, and Lightning)
- Severe Winter Storm
- Tornado
- Wildfire
- Hazardous Materials Incident
- Radiological Incident
- Terrorism

According to the 2019 Plan, Page 1 - “In an effort to reduce the nation's mounting natural disaster losses, the U.S. Congress passed the Disaster Mitigation Act of 2000 (DMA 2000) to invoke new and revitalized approaches to mitigation planning. Section 322 of DMA 2000 emphasizes the need for state and local government entities to closely coordinate on mitigation planning activities and makes the development of a hazard mitigation plan a specific eligibility requirement for any local government applying for federal mitigation grant funds. These funds include the Hazard Mitigation Grant Program (HMGP), the Pre-Disaster Mitigation (PDM) program, and the Flood Mitigation Assistance (FMA) Program, all of which are administered by the Federal Emergency Management Agency (FEMA) under the Department of Homeland Security. Communities with an adopted and federally approved hazard mitigation plan thereby become pre-positioned and more apt to receive available mitigation funds before and after the next disaster strikes. “

The current Plan was approved in 2015 by FEMA and expires on January 28, 2020. Wake County hired Wood PLC consulting to assist with updating the Plan, and this process took about a year with several workgroup meetings with all participating jurisdictions. The new 2019 Plan will expire in December 2024 and will be updated again at that time.

NEXT STEP

FEMA has reviewed and determined the 2019 Wake County Multi-Jurisdictional Hazard Mitigation Plan is compliant with Federal hazard mitigation planning requirements. Plan approval is pending formal community adoption. Attached is a copy of the FEMA “Approval Pending Adoption” letter.

All participating communities are asked to send a signed resolution of adoption from their governing board stating they are adopting the “multi-jurisdictional Plan” as their community’s hazard mitigation plan. These resolutions will be forwarded to FEMA who will then issue an approval letter listing their community by name.

STAFF RECOMMENDATION

Adopt resolution in support of the 2019 Plan.

October 16, 2019

Mr. Steve McGugan
State Hazard Mitigation Officer
Assistant Director / Mitigation Section Chief
Division of Emergency Management
NC Department of Public Safety
1636 Gold Star Drive
Raleigh, NC 27607

Reference: Multi-jurisdictional Hazard Mitigation Plan: Wake County

Dear Mr. McGugan:

This is to confirm that we have completed a Federal review of the draft Wake County Multi-jurisdictional Hazard Mitigation Plan for compliance with the Federal hazard mitigation planning requirements contained in 44 CFR 201.6(b)-(d).

We have determined that the Wake County Multi-jurisdictional Hazard Mitigation Plan is now compliant with Federal requirements, subject to formal community adoption. Upon submittal of a copy of documentation of the adoption resolution(s) to our office, we will issue formal approval of the Wake County Multi-jurisdictional Hazard Mitigation Plan. Please have Wake County submit a final copy of their Plan, without draft notations and track changes.

If you or the participants in the Wake County Multi-jurisdictional Hazard Mitigation Plan have any further questions or need any additional information please do not hesitate to contact Shemeeka Hopkins, of the Hazard Mitigation Assistance Branch, at (770) 220-8788 or Edwardine S. Marrone, of my staff, at (919) 825-2297.

Sincerely,



Kristen M. Martinenza, P.E., CFM
Branch Chief
Risk Analysis
FEMA Region IV

Annex F Town of Garner

F.1 PLANNING PROCESS

The table below lists the HMPC members who represented the Town of Garner.

Table F.1 – HMPC Members

Agency	Representative	Position or Title
Planning Department	David Bamford	Planning Services Manager
Planning Department	Jeff Triezenberg	Planning Director

F.2 COMMUNITY PROFILE

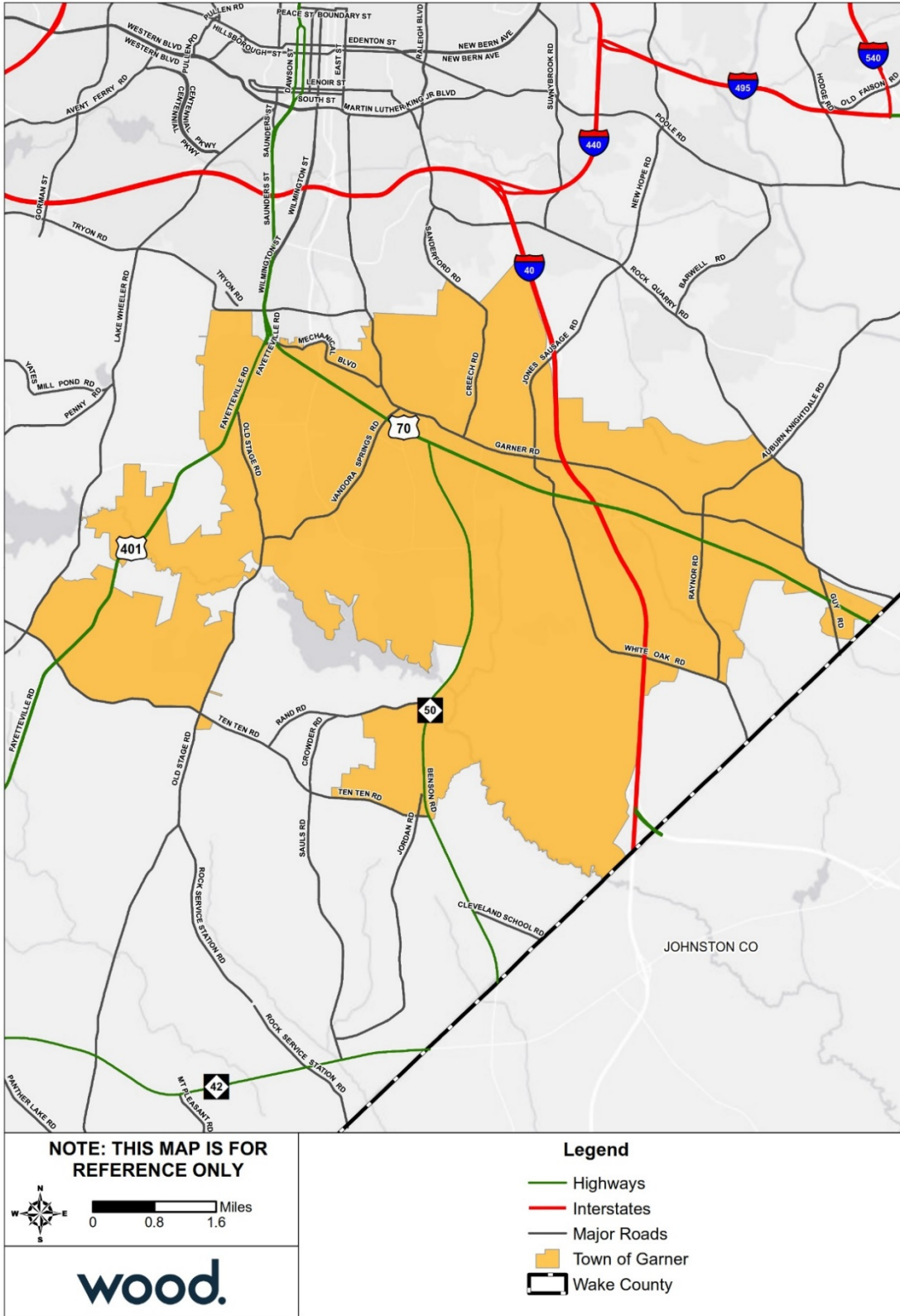
Geography

The Town of Garner is located in southeastern Wake County. It is neighbored by Raleigh to the northwest. Garner is part of the Raleigh, NC Metropolitan Statistical Area, which falls within the larger Raleigh-Durham-Chapel Hill, NC Combined Statistical Area. The Town comprises a total land area of 14.8 square miles.

According to data from the U.S. Fish and Wildlife Service’s National Wetlands Inventory, there are approximately 3,961 acres of wetlands in Garner.

Figure F.1 shows a base map of major transportation routes in the Town of Garner.

Figure F.1 – Major Transportation Routes – Town of Garner



Source: Wake County GIS Open Data

Population and Demographics

Table F.2 provides population counts and growth estimates for the Town of Garner as compared to the County overall. Table F.3 provides demographic information for Garner as compared to the whole County.

Table F.2 – Population Counts, Garner, 2010-2017

Jurisdiction	2000 Census Population	2010 Census Population	2017 ACS Population Estimate	Total Change 2010-2017	% Change 2010-2017
Wake County total	627,846	900,993	1,023,811	122,818	13.6%
Town of Garner	17,575	25,745	28,048	2,303	8.9%

Source: US Census Bureau Decennial Census 2000, Decennial Census 2010; American Community Survey 2013-2017 5-Year Estimates

Table F.3 – Racial Demographics, Garner, 2017

Jurisdiction	White, %	Black, %	Asian, %	Other Race, %	Two or More Races, %	Persons of Hispanic or Latino Origin*, %
Wake County total	66.5%	20.4%	6.5%	3.6%	2.7%	10.0%
Town of Garner	61.9%	32.5%	1.9%	1.4%	2.2%	10.8%

Source: US Census Bureau, American Community Survey 2013-2017 5-Year Estimates

*Persons of Hispanic origin may be of any race, so also are included in applicable race categories

Asset Inventory

The following tables summarize the asset inventory for Garner in order to estimate the total physical exposure to hazards in this area. The locations of critical facilities are shown in Figure F.2 on the following page. Critical facilities are a subset of identified assets from the Critical Infrastructure & Key Resources dataset. Note that the counts are by building; where a critical facility comprises a cluster of buildings, each building is counted and displayed.

Table F.4 – Critical Infrastructure & Key Resources by Type

Jurisdiction	Food & Agriculture	Banking & Finance	Chemical	Commercial Facilities	Communications	Manufacturing	Defense	Government	Healthcare	IT	National Monuments	Nuclear	Postal & Shipping	Transportation	Energy	Emergency Services	Water	Other	Total
Town of Garner	67	19	0	297	0	309	0	110	23	0	0	0	0	27	1	3	4	0	860

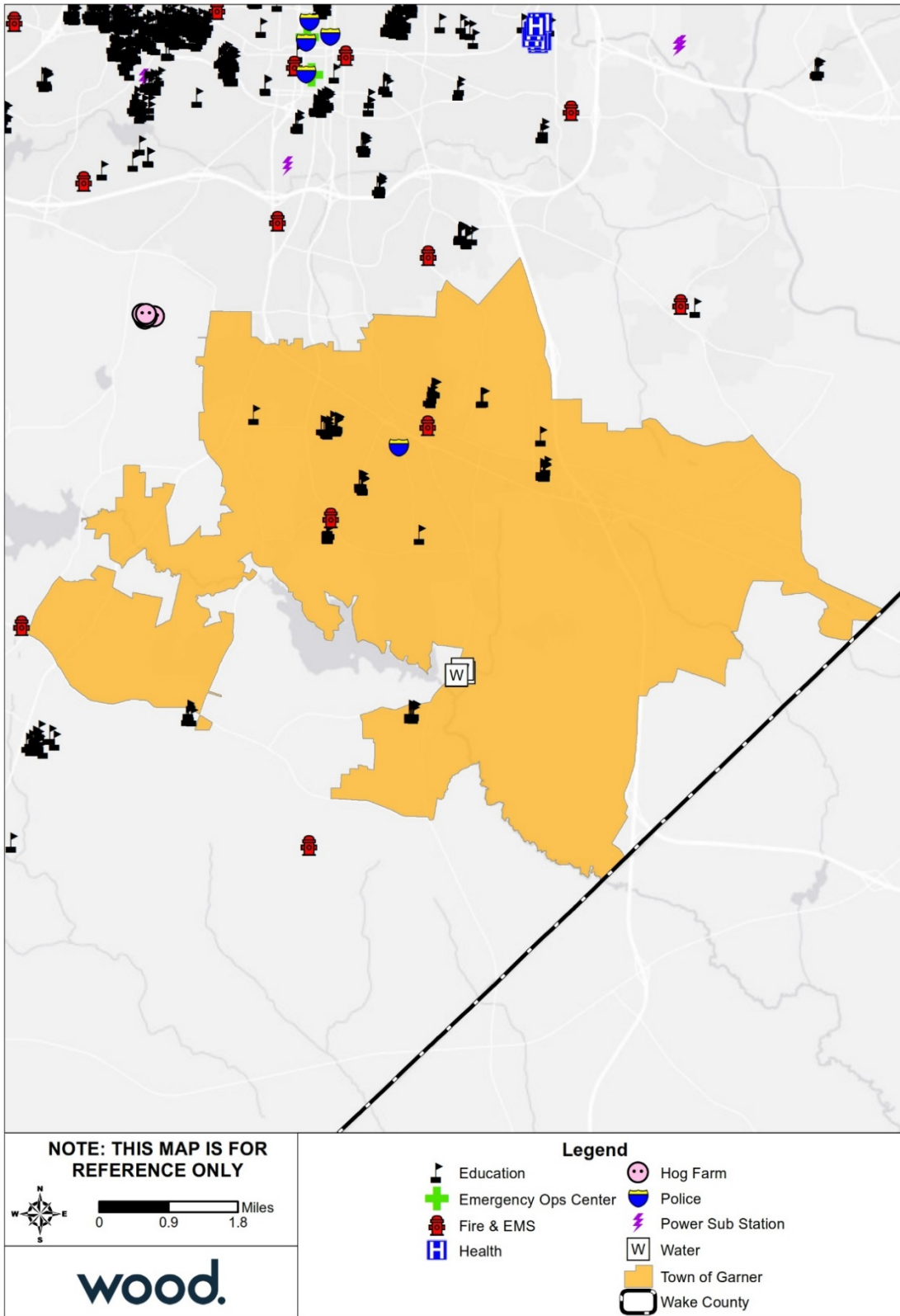
Source: NCEM Risk Management Tool

Table F.5 – High Potential Loss Facilities by Use

Jurisdiction	Residential	Commercial	Industrial	Government	Agricultural	Religious	Utilities	Other	Total
Town of Garner	69	84	59	23	0	17	2	0	254

Source: NCEM Risk Management Tool

Figure F.2 – Critical Facilities, Town of Garner



Source: NCEM IRISK Database, GIS Analysis

To supplement the asset inventory and provide a clearer picture of the current asset exposure in the Town of Garner, current parcel data was evaluated to identify development since 2010. This information is not incorporated into the risk assessment, which was prepared using NCEM’s IRISK database. However, this summary of development since 2010 provides some context to understand the degree to which the IRISK exposure and vulnerability numbers differ from current conditions.

Table F.6 provides a summary by land class of parcel development from January 2011 to April 2019.

Table F.6 – Parcels Developed 2011 or Later, Town of Garner

Land Class	Number of Parcels	Sum of Building Value
Agriculture	1	\$164,497
Apartment	6	\$104,048,398
Commercial	34	\$70,473,139
EXEMPT	8	\$77,248,963
Forestry	1	\$255,900
HOA	1	\$230,967
Industrial	13	\$21,498,216
Mobile Home Park	1	\$137,073
Part Exempt	7	\$10,751,847
Residential Less Than 10 Acres	628	\$150,682,569
Retirement Home	3	\$19,861,451
Vacant	1	-
Grand Total	704	\$455,353,020

Source: Wake County Open Data; retrieved April 8, 2019

There are three listings on the National Register of Historic Places for the Town of Garner. These sites are listed in the table below.

Table F.7 – Historic Properties

Ref#	Property Name	Status Date	Category	City
89002157	Downtown Garner Historic District	12/21/1989	District	Garner
93000544	Edenwood	7/2/1993	Building	Garner
09001106	Meadowbrook Country Club	12/16/2009	District	Garner

Source: National Parks Service, National Register of Historic Places, October 2018

Housing

The table below details key housing statistics for Garner as compared to the County overall.

Table F.8 – Housing Statistics, Garner, 2010-2017

Jurisdiction	Housing Units (2010)	Housing Units (2017)	Housing Units Percent Change (2010-2017)	Owner-Occupied, % (2017)	Vacant Units, % (2017)	Median Home Value (2017)
Wake County total	371,836	411,632	10.7%	59.5%	7.2%	\$250,700
Town of Garner	10,993	11,633	6.4%	60.5%	7.5%	\$167,700

Source: U.S. Census Bureau 2010 Decennial Census, American Community Survey 2013-2017 5-Year Estimates

Note: Owner-Occupied and vacant-unit measures are reported as a percent of the total number of housing units.

Economy

The following tables present key economic statistics for Garner as compared to the County overall.

Table F.9 – Employment Statistics, Garner, 2017

Jurisdiction	Population in Labor Force	Percent Employed* (%)	Percent Unemployed* (%)	Percent Not in Labor Force* (%)	Unemployment Rate (%)
Wake County	564,096	67.2	3.5	29.2	4.9
Town of Garner	15,338	64.6	4.1	31.2	6.0

Source: U.S. Census Bureau, American Community Survey 2013-2017 5-Year Estimates

Note: This table reports only the civilian labor force. The labor force in armed services accounted for 0.3% or less of the population 16 and over in all jurisdictions. *Population employed, population unemployed, and Population not in labor force are reported as a percent of the total population aged 16 years and older.

Table F.10 – Percent of Employed Population by Occupation, Garner, 2017

Occupation	Management, business, science and arts (%)	Service (%)	Sales and Office (%)	Natural Resources, Construction, and Maintenance (%)	Production, transportation, and material moving (%)
Wake County	50.1	13.8	23.4	6.0	6.7
Town of Garner	42.2	15.8	24.9	8.3	8.8

Source: U.S. Census Bureau, American Community Survey 2013-2017 5-Year Estimates

F.3 RISK ASSESSMENT

This section contains a hazard profile and vulnerability assessment for those hazards that were rated with a higher priority for the Town of Garner than for Wake County as a whole. Risk and vulnerability findings are also presented here for those hazards that are spatially defined and have variations in risk that could be evaluated quantitatively on a jurisdictional level. The hazards included in this section are: Flood and Wildfire.

F.3.1 Flood

Table F.11 details the acreage of the Town of Garner by flood zone on the effective DFIRM. Per this assessment, over 7 percent of Garner falls within the mapped 1%-annual-chance floodplains.

Table F.11 – Flood Zone Acreage in the Town of Garner

Flood Zone	Acreage	Percent of Total (%)
Zone A	33.81	0.14
Zone AE	1,853.73	7.35
Zone X (500-year)	177.48	0.71
Zone X Unshaded	22,919.84	91.80
Total	24,966.86	--

Source: FEMA Effective DFIRM; Wake County GIS

Figure F.3 reflects the effective mapped flood hazard zones for the Town of Garner, and Figure F.4 displays the depth of flooding estimated to occur in these areas during the 1%-annual-chance flood.

To supplement the IRISK assessment of property at risk from the 1% annual chance flood event in Section 4 and provide a clearer picture of the current property at risk in the Town of Garner, current parcel data was evaluated to identify parcels developed since 2010. Using GIS analysis, parcels developed after 2010 were compared to the boundaries of the 1% annual chance floodplain to identify the exposure of newly developed property to the base flood. In most cases, a parcel was considered exposed to the floodplain if any portion of the parcel was located in the floodplain.

This assessment does not evaluate flood impacts or provide damage estimates. However, this summary of development in or near the floodplain since 2010 provides some context to understand the degree to which the IRISK exposure and vulnerability numbers differ from current conditions.

Table F.12 provides a summary by land class of parcel development located in the 1% annual chance floodplain from January 2011 to April 2019.

Table F.12 – Parcels Developed 2011 or Later and Located in 100-Year Floodplain, Town of Garner

Land Class	Number of Parcels	Sum of Building Value
Commercial	1	\$627,557
EXEMPT	2	\$19,510,405
Industrial	2	\$2,617,038
Residential Less Than 10 Acres	4	\$761,238
Retirement Home	2	\$16,116,150
Grand Total	11	\$39,632,388

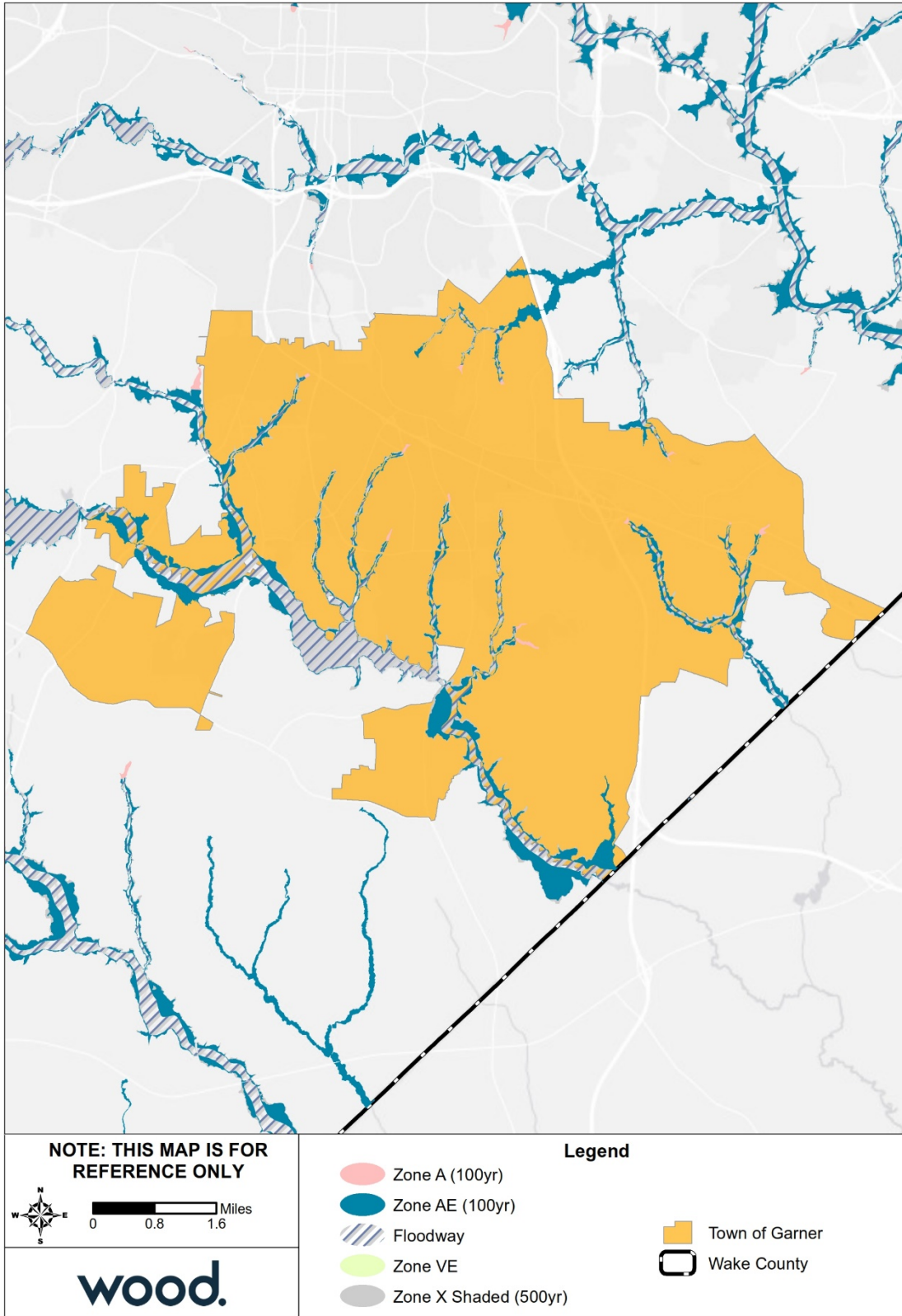
Source: Wake County Open Data; retrieved April 8, 2019; FEMA Effective DFIRM

Table F.13 provides building counts and estimated damages for Critical Infrastructure and Key Resources (CIKR) buildings by sector and flood event in the Town of Garner.

Table F.13 – Critical Facilities Exposed to Flooding, Town of Garner

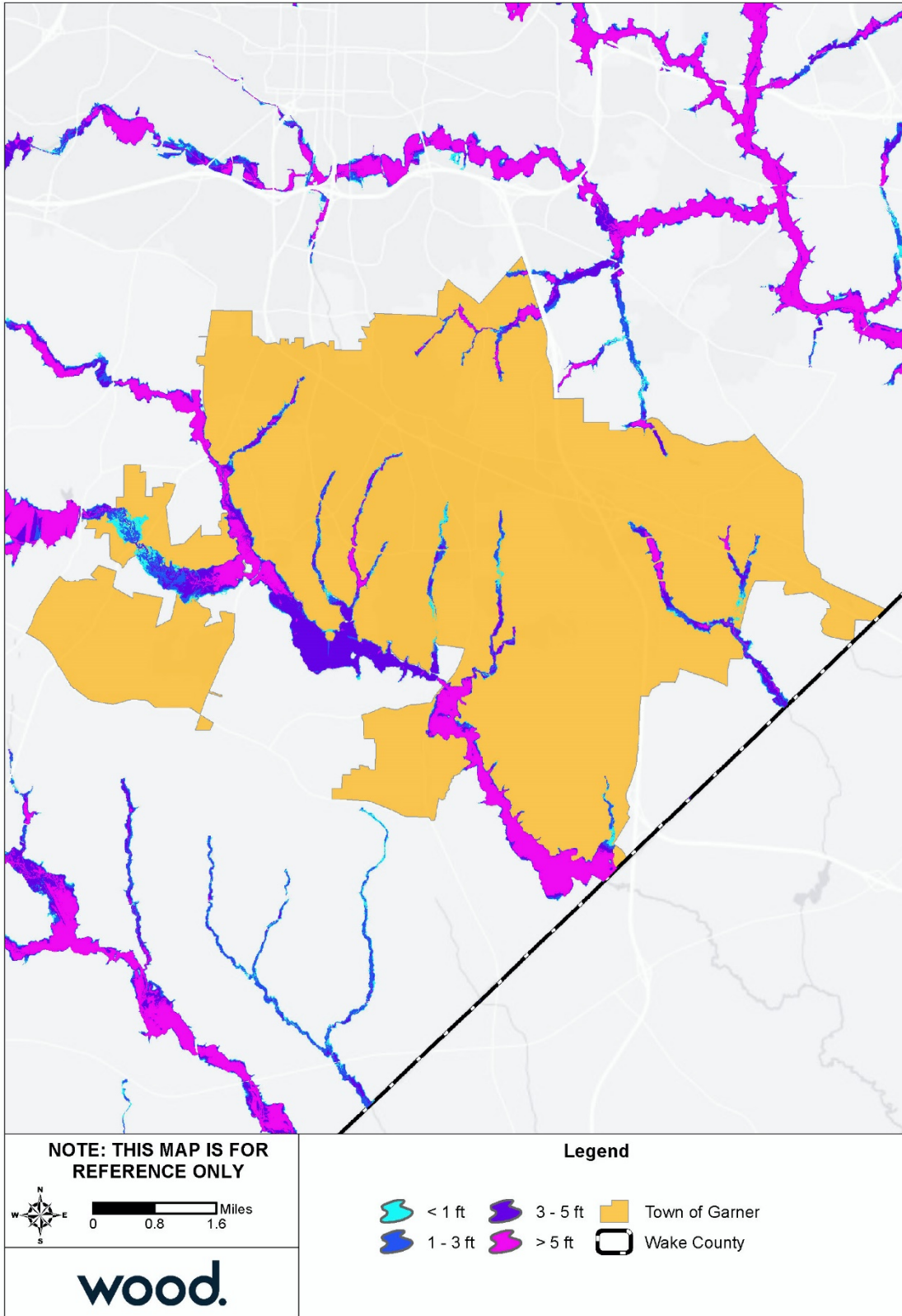
Sector	Event	Number of Buildings at Risk	Estimated Damages
Commercial Facilities	100 Year	1	\$1,279
All Categories	100 Year	1	\$1,279

Figure F.3 – FEMA Flood Hazard Areas, Town of Garner



Source: FEMA Effective DFIRM

Figure F.4 – Flood Depth, 1%-Annual-Chance Floodplain, Town of Garner



Source: FEMA Effective DFIRM

F.3.2 Wildfire

Table F.14 summarizes the acreage in the Town of Garner that falls within the Wildland Urban Interface (WUI), categorized by housing density. Areas in the WUI are those where development may intermix with flammable vegetation. Over 16 percent of the Town of Garner is not included in the WUI.

Table F.14 – Wildland Urban Interface Acreage, Town of Garner

	Housing Density	Total Acreage	Percent of Total Acreage
	<i>Not in WUI</i>	4,028.2	16.1%
	LT 1hs/40ac	2,057.0	8.2%
	1hs/40ac to 1hs/20ac	1,503.9	6.0%
	1hs/20ac to 1hs/10ac	1,864.0	7.5%
	1hs/10ac to 1hs/5ac	2,475.4	9.9%
	1hs/5ac to 1hs/2ac	4,206.6	16.8%
	1hs/2ac to 3hs/1ac	8,619.4	34.5%
	GT 3hs/1ac	212.4	0.9%
	Total	24,966.8	

Source: Southern Wildfire Risk Assessment

Figure F.5 depicts the WUI for the Town of Garner. The WUI is the area where housing development is built near or among areas of vegetation that may be prone to wildfire. Figure F.6 depicts the Fire Intensity Scale, which indicates the potential severity of fire based on fuel loads, topography, and other factors. Figure F.7 depicts Burn Probability based on landscape conditions, percentile weather, historical ignition patterns, and historical prevention and suppression efforts.

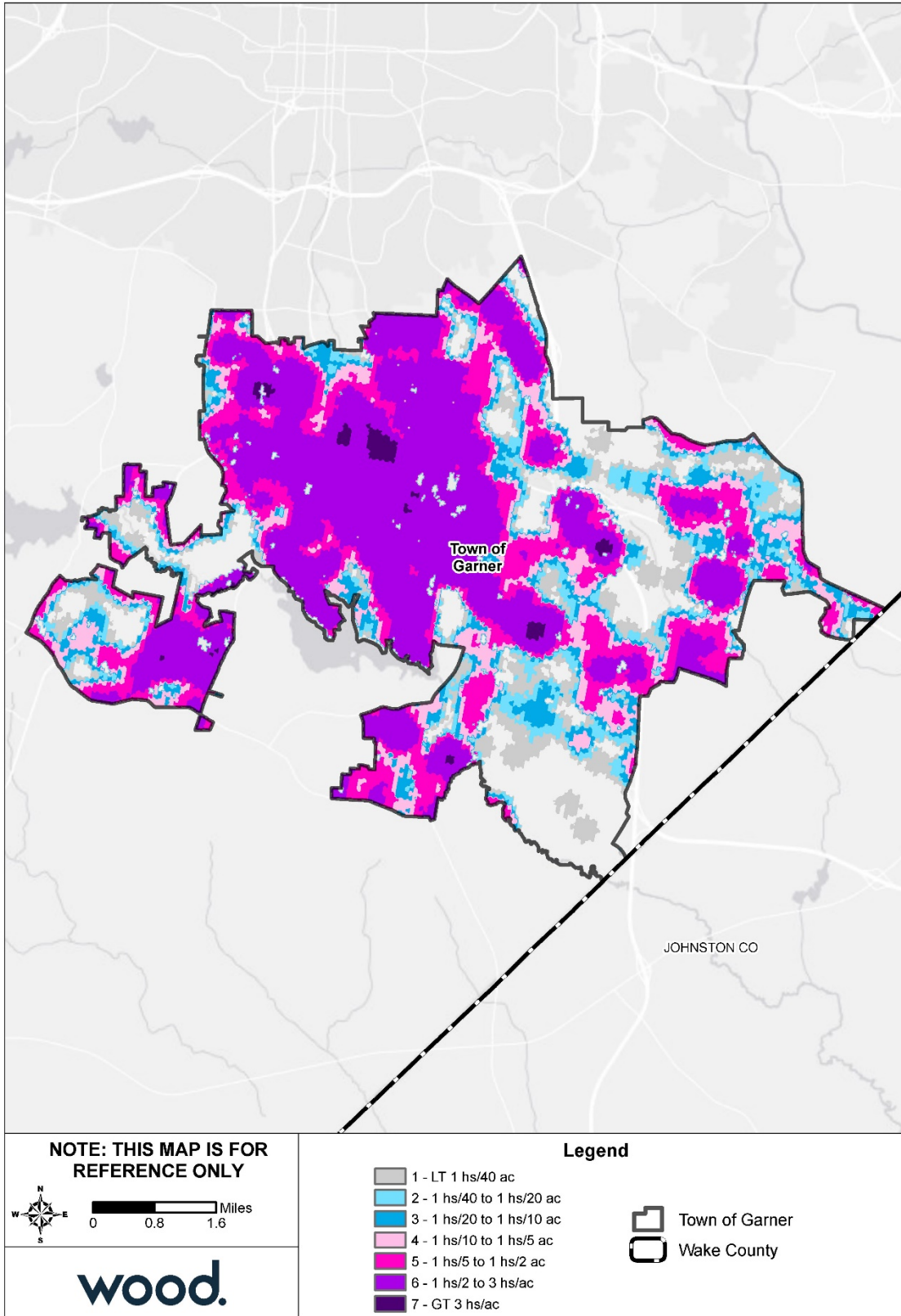
Potential fire intensity is highest in southwest and east Garner. Some of these areas do fall within the WUI but have a lower burn probability. The area of greatest risk in the Town of Garner are in the central-eastern region where WUI overlays with moderate burn probability and moderate to high potential fire intensity levels.

Table F.15 provides building counts and estimated damages for Critical Infrastructure and Key Resources (CIKR) buildings by sector at risk to wildfire hazard.

Table F.15 – Critical Facilities Exposed to Wildfire, Town of Garner

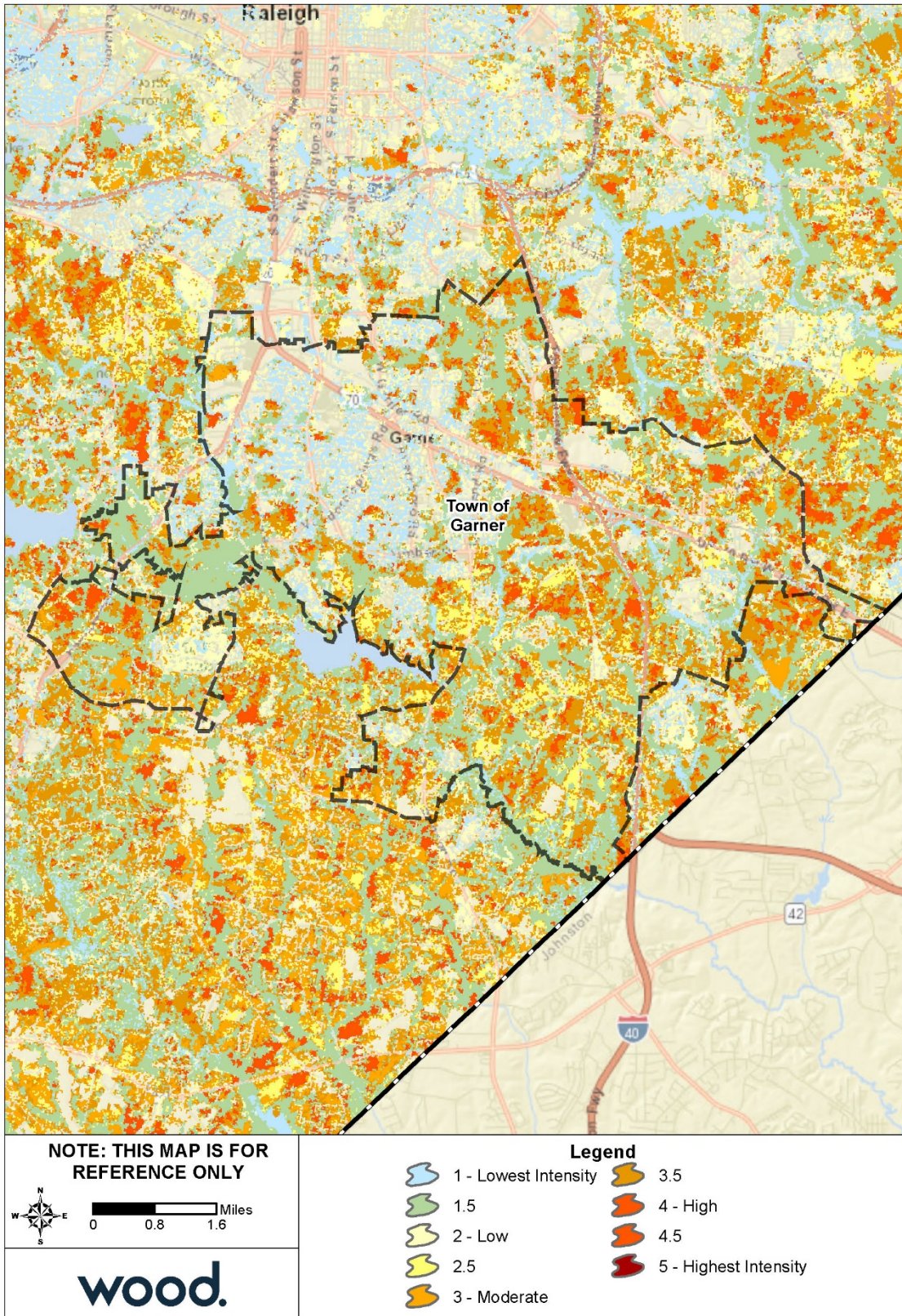
Sector	Event	Number of Buildings at Risk	Estimated Damages
Critical Manufacturing	Wildfire Hazard	1	\$19,571,810
All Categories	Wildfire Hazard	1	\$19,571,810

Figure F.5 – Wildland Urban Interface, Town of Garner



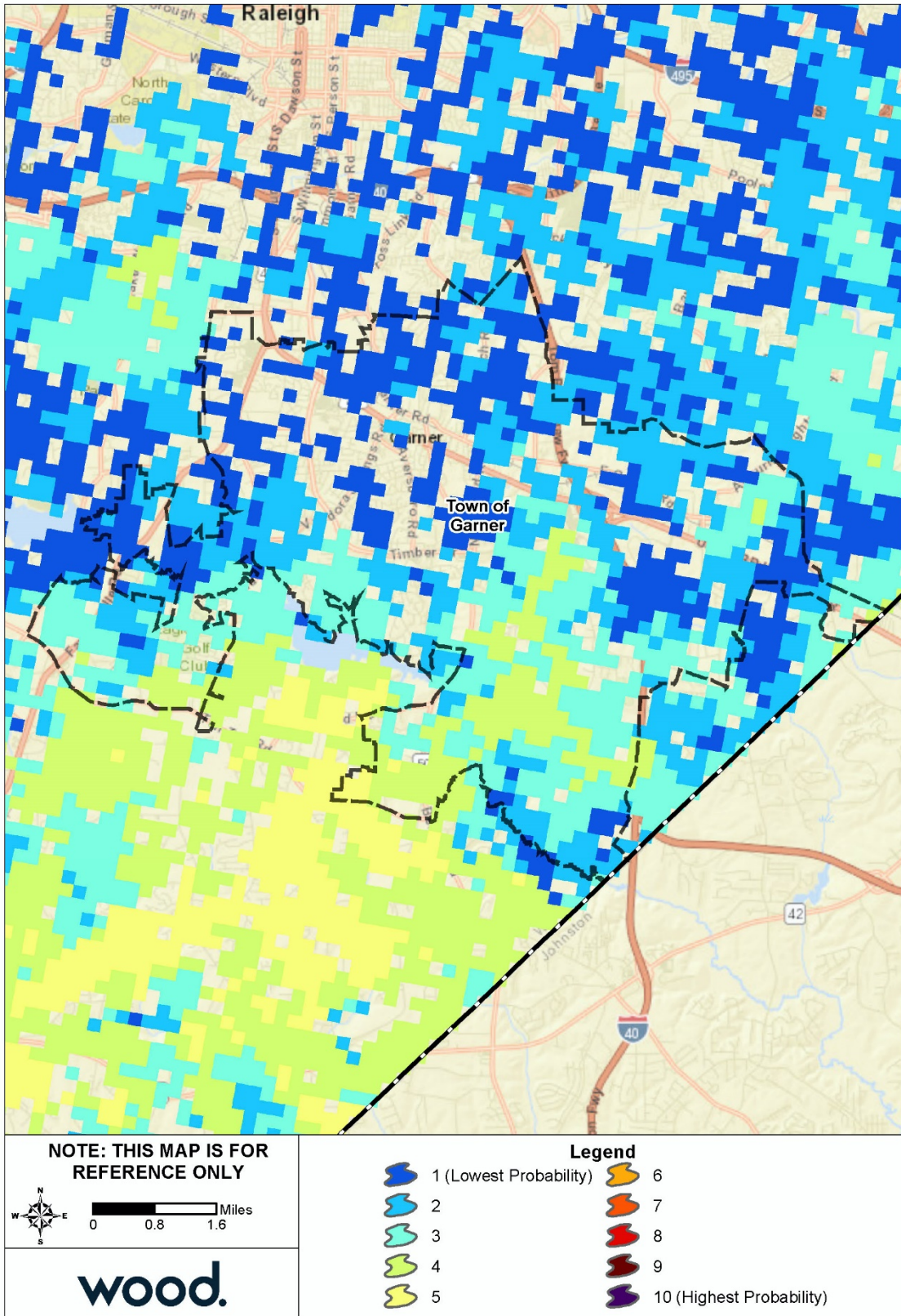
Source: Southern Wildfire Risk Assessment

Figure F.6 – Fire Intensity Scale, Town of Garner



Source: Southern Wildfire Risk Assessment

Figure F.7 – Burn Probability, Town of Garner



Source: Southern Wildfire Risk Assessment

F.4 CAPABILITY ASSESSMENT

F.4.1 Overall Capability

Details on the tools and resources in place and available to the Town of Garner were provided by the Town's HMPC representatives and are summarized in Section 5 Capability Assessment. Based on that information and using the scoring methodology detailed in that section, Garner has an overall capability rating of Moderate. The Town's Self-Assessment of key capability areas is summarized in Table F.16 below.

Table F.16 – Capability Self-Assessment, Garner

Capability Area	Rating
Plans, Ordinances, Codes and Programs	Moderate
Administrative and Technical Capability	Moderate
Fiscal Capability	High
Education and Outreach Capability	Moderate
Mitigation Capability	Moderate
Political Capability	Moderate
Overall Capability	Moderate

F.4.2 Floodplain Management

The Town of Garner joined the NFIP through emergency entry in November 1974 and has been a regular participant since July 1978. The following tables reflect NFIP policy and claims data for the Town categorized by structure type, flood zone, Pre-FIRM and Post-FIRM.

Table F.17 – NFIP Policy and Claims Data by Structure Type

Structure Type	Number of Policies in Force	Total Premium	Insurance in Force	Number of Closed Paid Losses	Total of Closed Paid Losses
Single Family	126	\$81,260	\$32,717,500	20	\$145,059.32
2-4 Family	3	\$6,314	\$308,300	0	\$0.00
All Other Residential	3	\$2,304	\$1,500,000	0	\$0.00
Non-Residential	1	\$1,204	\$300,000	1	\$22,684.95
Total	133	\$91,082	\$34,825,800	21	\$167,744.27

Source: FEMA Community Information System, accessed November 2018

Table F.18 – NFIP Policy and Claims Data by Flood Zone

Flood Zone	Number of Policies in Force	Total Premium	Insurance in Force	Number of Closed Paid Losses	Total of Closed Paid Losses
A01-30 & AE Zones	46	\$52,704	\$10,132,200	17	\$121,765.09
A Zones	2	\$6,185	\$288,300	1	\$2,531.54
AO Zones	0	\$0	\$0	0	\$0.00
AH Zones	0	\$0	\$0	0	\$0.00
AR Zones	0	\$0	\$0	0	\$0.00
A99 Zones	0	\$0	\$0	0	\$0.00
V01-30 & VE Zones	0	\$0	\$0	0	\$0.00
V Zones	0	\$0	\$0	0	\$0.00
D Zones	0	\$0	\$0	0	\$0.00
B, C & X Zone					

Flood Zone	Number of Policies in Force	Total Premium	Insurance in Force	Number of Closed Paid Losses	Total of Closed Paid Losses
Standard	2	\$1,578	\$318,300	0	\$0.00
Preferred	83	\$30,615	\$24,087,000	3	\$43,447.64
Total	133	\$91,082	\$34,825,800	21	\$167,744.27

Source: FEMA Community Information System, accessed November 2018

Table F.19 – NFIP Policy and Claims Data Pre-FIRM

Flood Zone	Number of Policies in Force	Total Premium	Insurance in Force	Number of Closed Paid Losses	Total of Closed Paid Losses
A01-30 & AE Zones	35	\$46,111	\$7,427,900	15	\$118,270.13
A Zones	0	\$0	\$0	0	\$0.00
AO Zones	0	\$0	\$0	0	\$0.00
AH Zones	0	\$0	\$0	0	\$0.00
AR Zones	0	\$0	\$0	0	\$0.00
A99 Zones	0	\$0	\$0	0	\$0.00
V01-30 & VE Zones	0	\$0	\$0	0	\$0.00
V Zones	0	\$0	\$0	0	\$0.00
D Zones	0	\$0	\$0	0	\$0.00
B, C & X Zone	27	\$9,775	\$6,966,200	2	\$4,832.43
Standard	1	\$662	\$99,200	0	\$0.00
Preferred	26	\$9,113	\$6,867,000	2	\$4,832.43
Total	62	\$55,886	\$14,394,100	17	\$123,102.56

Source: FEMA Community Information System, accessed November 2018

Table F.20 – NFIP Policy and Claims Data Post-FIRM

Flood Zone	Number of Policies in Force	Total Premium	Insurance in Force	Number of Closed Paid Losses	Total of Closed Paid Losses
A01-30 & AE Zones	11	\$6,593	\$2,704,300	2	\$3,494.96
A Zones	2	\$6,185	\$288,300	1	\$2,531.54
AO Zones	0	\$0	\$0	0	\$0.00
AH Zones	0	\$0	\$0	0	\$0.00
AR Zones	0	\$0	\$0	0	\$0.00
A99 Zones	0	\$0	\$0	0	\$0.00
V01-30 & VE Zones	0	\$0	\$0	0	\$0.00
V Zones	0	\$0	\$0	0	\$0.00
D Zones	0	\$0	\$0	0	\$0.00
B, C & X Zone	58	\$22,418	\$17,439,100	1	\$38,615.21
Standard	1	\$916	\$219,100	0	\$0.00
Preferred	57	\$21,502	\$17,220,000	1	\$38,615.21
Total	71	\$35,196	\$20,431,700	4	\$44,641.71

Source: FEMA Community Information System, accessed November 2018

F.5 MITIGATION STRATEGY

Town of Garner											
Action #	Description	Goal	Objective	Hazard(s) Addressed	Relative Priority	Lead Agency/ Department	Estimated Cost	Potential Funding Sources	Implementation Schedule	2019 Status	Status Comments/Explanation
Prevention											
P-1	Evaluate the need for regulations to encourage use of low impact development site planning principles to help control stormwater volume impacts.	4	1	Flood, Dam Failure, Hurricane	Moderate	Garner Engineering and Planning	Staff time	Local	2-3 years (2021)	Not Started - Carry Forward	Will be considered during our development code (UDO) update over the next 2 years
P-2	UDO: Continue to provide stream and creek buffers, and floodplain and wetland protection.	3	2	Flood, Dam Failure, Hurricane	High	Garner Planning	Staff time	Local	2-3 years (2021)	In-Progress - Carry Forward	Will be considered during our development code (UDO) update over the next 2 years
P-3	Provide adequate water supply through storage and interconnection with other public water systems.	3	2	Drought	Moderate	City of Raleigh and Garner Engineering	TBD	Local	2-3 years (2020)	In-Progress - Carry Forward	Support City of Raleigh's effort with the reservoir project at NC 50 and New Bethel Church Road
P-4	Garner Transportation Plan - Continue to address disaster preparedness (evacuation) through road interconnectivity, paved roads, and widening of roads.	4	2	Flood, Dam Failure, Earthquake, Hurricane, Severe Weather, Severe Winter Weather, Tornado, Hazardous Materials Incident, Radiological Emergency, Terrorism	Moderate	Garner Planning and Public Works	Improvement costs TBD on case-by-case basis	Local, State, Federal	Ongoing - Next 5 Years	In-Progress - Carry Forward	The Town's emergency preparedness plan follows the Wake County for routes. The Town's 2018 Transportation Plan does encourage and promote interconnectivity.
P-5	Develop for public dissemination building inspections brochures regarding high winds, water damage prevention, and tie downs for accessory structures.	1	1	Flood, Dam Failure, Earthquake, Hurricane, Severe Weather, Severe Winter Weather, Tornado	Moderate	Garner Inspections	Staff time and materials	Local	Ongoing - Next 5 Years	In-Progress - Carry Forward	We do this annually - seasonal brochures based on weather threats
P-6	The Town will inventory all its structures located within or immediately adjacent to known flood hazard areas.	2	2	Flood	Moderate	Garner Planning and Engineering	Staff time	Local	Ongoing - Next 5 Years	In-Progress - Carry Forward	Town reviews when data is available (Flood Plain mapping, new LIDAR data)
P-7	In the upcoming zoning and development ordinance update / re-write (UDO), look for ways to discourage and steer high density residential and other at-risk populations (daycares, schools, and retirement facilities as examples)	4	1	Hazardous Materials	Moderate	Garner Planning and Fire / Building Inspections	Staff time	Local	2-3 years	New	The Town will update the UDO (Zoning & Development code) soon
Property Protection											
PP-1	The Town has a service to respond to requests and questions from citizens regarding actions they may take to improve drainage, halt erosion, and to relocate, renovate or retrofit structures being flooded.	1	1	Flood	Moderate	Garner Engineering	Staff time	Local, Private	Ongoing - Next 5 Years	In-Progress - Carry Forward	Normal operations, ongoing activity.
Natural Resource Protection											
NRP-1	Develop and adopt a conservation subdivision ordinance to help preserve significant natural features.	4	1	Flood, Hurricane, Severe Weather, Tornado, Winter Storm	Moderate	Garner Planning	Staff time	Local	2-3 Years (2021)	Not Started - Carry Forward	Will be considered during our development code (UDO) update over the next 2 years
Structural Projects											
SP-1	Pursue stream restoration projects	3	2	Flood	High	Garner Engineering	TBD	Local, Regional, State, Federal	2-3 Years (2021)	Not Started - Carry Forward	Consideration as a capital project under the "stormwater" category as problem areas are identified.
Emergency Services											
ES-1	Develop a Business Continuity Plan that is the primary document housing all disaster related plans and procedures including Hazard Mitigation Plan, Debris Management Plan, Multi-Hazard Plan as well as disaster response plans for all Town departments.	2	2	All Hazards	High	Garner Police, Public Works, and Administration	\$25,000-\$50,000	Local	2-3 Years	In-Progress - Carry Forward	Target 2021
Public Education and Awareness											

Town of Garner											
Action #	Description	Goal	Objective	Hazard(s) Addressed	Relative Priority	Lead Agency/ Department	Estimated Cost	Potential Funding Sources	Implementation Schedule	2019 Status	Status Comments/Explanation
PEA-1	Town website will be updated with public access to information pertaining to evacuation routes, emergency contact numbers, and detailed weather reports in case of emergency.	1	2	Flood, Hurricane, Earthquake, Severe Weather, Tornado, Severe Winter Storm, Wildfire, Hazardous Materials Incident, Radiological Emergency	Moderate	Police & Fire Departments, Garner Communications	Staff time	Local	Ongoing - Next 5 Years	In-Progress - Carry Forward	Target 2021
PEA-2	Develop and maintain a hazard mitigation section on the Town website.	1	1	All Hazards	Moderate	Garner Communications, and Garner IT	Staff time	Local	2-3 Years	Not Started - Carry Forward	Target 2021
PEA-3	Website - The Town maintains its own website which is able to provide up to date information for the public. Town continuously updates the site with additional resources.	1	1	All Hazards	High	Garner Police & Fire, Communications, and Garner IT	Staff time	Local	Ongoing - Next 5 Years	In-Progress - Carry Forward	Completed the initial effort; it is in place and on-going

RESOLUTION NO. (2019) 2400

**RESOLUTION ADOPTING THE WAKE COUNTY
MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN**

WHEREAS, the Town of Garner is vulnerable to an array of natural hazards that can cause loss of life and damages to public and private property; and

WHEREAS, the Town of Garner desires to seek ways to mitigate situations that may aggravate such circumstances; and

WHEREAS, the development and implementation of a hazard mitigation plan can result in actions that reduce the long-term risk to life and property from natural hazards; and

WHEREAS, it is the intent of the Town of Garner to protect its citizens and property from the effects of natural hazards by preparing and maintaining a local hazard mitigation plan; and

WHEREAS, it is also the intent of the Town of Garner to fulfill its obligation under North Carolina General Statutes, Chapter 166A: North Carolina Emergency Management Act and Section 322: Mitigation Planning, of the Robert T. Stafford Disaster Relief and Emergency Assistance Act to remain eligible to receive state and federal assistance in the event of a declared disaster affecting the Town of Garner; and

WHEREAS, the Town of Garner, in coordination with Wake County, Apex, Cary, Fuquay-Varina, Garner, Holly Springs, Knightdale, Morrisville, Raleigh, Rolesville, Wake Forest, Wendell and Zebulon has prepared a multi-jurisdictional hazard mitigation plan with input from the appropriate local and state officials;

WHEREAS, the North Carolina Division of Emergency Management and the Federal Emergency Management Agency have reviewed the Wake County Multi-Jurisdictional Hazard Mitigation Plan for legislative compliance and has approved the plan pending the completion of local adoption procedures;

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

1. Adopts the Wake County Multi-Jurisdictional Hazard Mitigation Plan; and
2. Agrees to take such other official action as may be reasonably necessary to carry out the proposed actions of the Plan.

Duly adopted this 17th day of December, 2019.

Ken Marshburn, Mayor

ATTEST: _____
Stella L. Gibson, Town Clerk

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:			



Town Manager's Office Memorandum

TO: Town Council

FROM: Rodney Dickerson

DATE: December 12, 2019

SUBJECT: Minutes Code Amendment

I recommend that Town Council amend Sec. 2-20 of the Town Code to read, "Such minutes shall be presented to the council for approval at a regular meeting."

That section currently states:

Sec. 2-20. - Minutes.

Minutes of all meetings of the town council shall be kept and recorded by the town clerk in a permanent minute book. Such minutes shall be presented to the council for approval at the following regular meeting. Correction of minutes of preceding meetings shall be made only by a majority vote of the members of the council present.

(Ord. No. 1005, § 1(7), 4-6-59)

I am requesting this change for several reasons: 1) that requirement was adopted in 1959, when the Town Council likely had fewer meetings per month than we do now 2) the length and subject matter at meetings is more complicated and extensive; especially development hearings 3) the Town Clerk has several administrative responsibilities and has to prioritize 4) Regular Council meetings and Work Sessions sometimes are just a few days apart, therefore; agenda prep for the next meeting takes priority 5) it is difficult to meet this deadline when the Clerk and/or Deputy Clerk are out 6) meeting minutes are reviewed by Manager/staff prior to going on agenda which can create a time lag.

The Clerk's Office will always strive to complete minutes in a timely fashion, but it is unrealistic to have a set deadline every meeting.

ORDINANCE (2019) 4035

**AN ORDINANCE AMENDING THE TOWN CODE OF ORDINANCES CONCERNING
MINUTES OF TOWN COUNCIL MEETINGS**

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF GARNER,
NORTH CAROLINA:

Section 1. Section 2-20 of the Town Code of Ordinances is amended to read:

“ Sec. 2-20 Minutes.

Minutes of all meetings of the town council shall be kept and recorded by the town clerk in a permanent minute book. Such minutes shall be presented to the council for approval at a regular meeting. Correction of minutes of preceding meetings shall be made only by a majority vote of the members of the council present.”

Section 2. This ordinance is effective upon adoption.

Ken Marshburn, Mayor

Stella L. Gibson, Town Clerk

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: December 17, 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) 2402		
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 7th Avenue
Garner, NC 27529

RESOLUTION NO. (2019) 2402

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
0 Weston Road	Nur Properties	59598	217.76

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 17th day of December 2019.

(Town Seal)

Ken Marshburn, Mayor

ATTEST:

Stella L. Gibson, Town Clerk

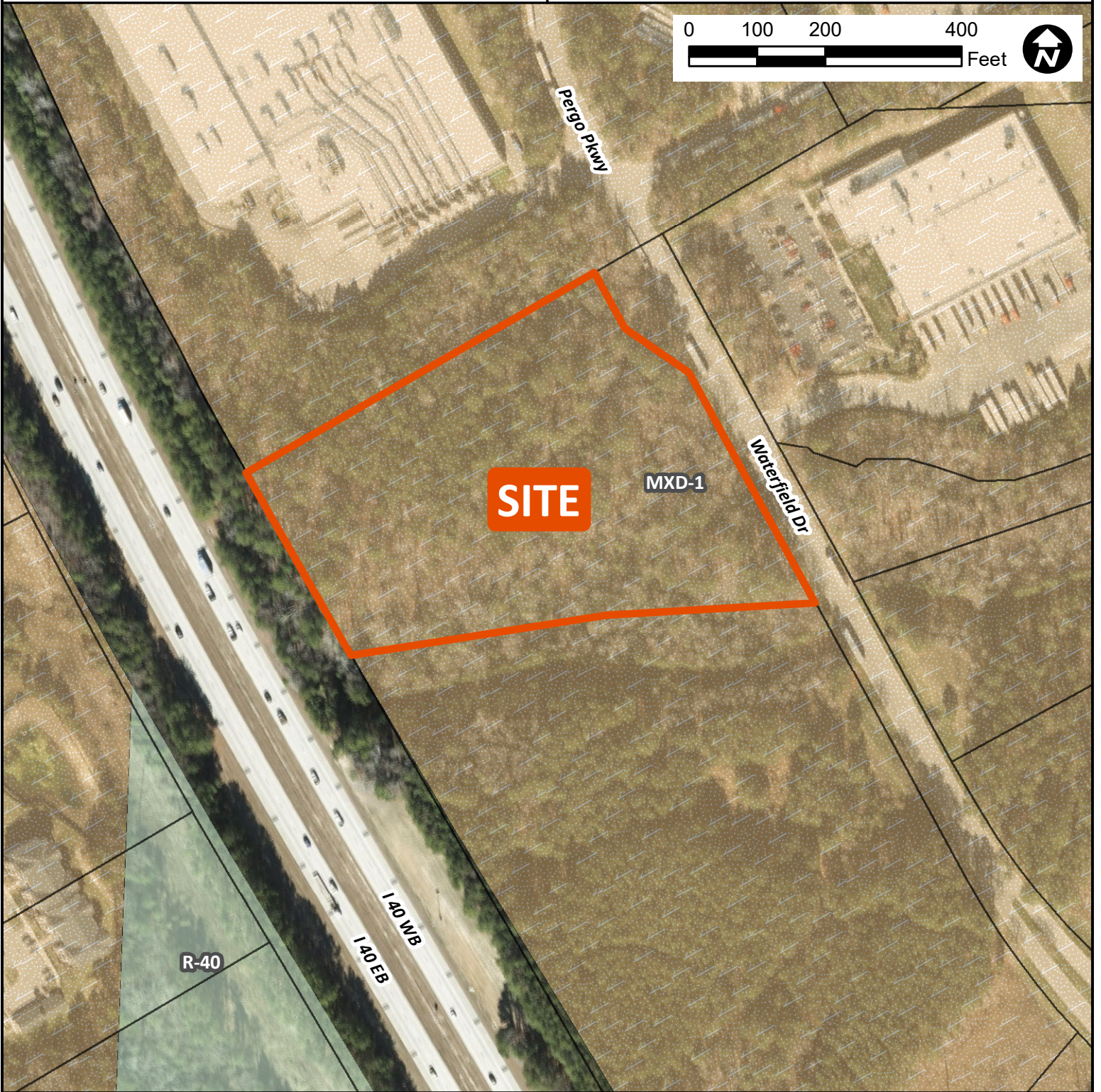
Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: December 17, 2019		
Subject: CUP-SP-19-18 Advance Concrete		
Location on Agenda: Public Hearings		
Department: Planning		
Contact: Alison Jones, Planner II		
Presenter: Alison Jones, Planner II		
Brief Summary: Conditional use site plan (CUP-SP-19-18) request submitted by Advance Concrete for 20,000 square feet of office/warehouse space on a 6.20 +/- acre site which is located at 4500 Waterfield Dr. and can be further identified as Wake County PIN# 1720-84-3576.		
Recommended Motion and/or Requested Action: Approve with three standard conditions and site specific conditions		
Detailed Notes: See attached vicinity map and staff report.		
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-19-18



Project: *Advance Concrete*
Applicant: *Advance Concrete*
Owner: *Town of Garner*
Location: *4500 Waterfield Dr.*
Pin #: *1720-84-3576*

Proposed Use: *Warehouse*
Current Zoning: *Mixed Use District (MXD)*
Acreage: *6.2*
Overlay: *I-40/US 70 Special Highway Overlay*

Planning Department Staff Report

TO: Mayor and Town Council

FROM: Alison Jones, Planner II

SUBJECT: *Conditional Use Permit # CUP-SP-19-18, Advance Concrete*

DATE: December 17, 2019

I. PROJECT AT A GLANCE

Project Number: CUP-SP-19-18, /Advance Concrete

Applicant: Advance Concrete/ Stuart Presnell

Owner: Greenfield 40 Associates, LLC / Randy Lee

Plan Prepared by: Hager Smith/ Sharron Scroggin

General Description -

Proposed Use: Light Industrial/ Flex Space

Project Location: 4500 Waterfield Drive

Wake Count PIN(s): 1720-84-3576

Zoning Classification: Mixed Use Development- 1 (MXD-1)
I-40 Overlay

Key Meeting Dates –

Neighborhood Meeting: October 10, 2019

Planning Commission: November 18, 2019

Town Council Public Hearing: December 17, 2019

II. BACKGROUND / REQUEST SUMMARY



The proposed use is Light Industrial/ Flex Space. This site is located on Waterfield Drive. The predominate zoning of this area is Mixed Use Development- 1 (MXD-1). The proposed use is permissible in this district.

This request is for a 20,000 square foot industrial flex building.

There will be 10 roll-up doors on the western elevation of the building along with storage sheds.

The stormwater device is located on the northeastern side of the parcel.

III. COMMUNITY INFORMATION

Overall Neighborhood Character: The predominant use in this area is industrial flex. This project is located within the Greenfield South industrial area. There is a car sales lot located several parcels to the east of the project and fronting South Greenfield Parkway.

Traffic: NCDOT does not collect traffic count data for Waterfield Drive; however, this site is part of the Greenfield Parkway South Industrial Subdivision.

Neighborhood Meeting: Although not required by UDO for Conditional Use Permits only, seventeen property owners were invited to a neighborhood meeting held at the Garner Senior Center on Wednesday, October 2, 2019 at 6:30 PM. One person attended the meeting. A summary of the meeting is included in the agenda packet for reference.

Building Material and Color:

The building will be constructed of a split-level elevation of brick veneer, pre-cast stone, and corrugated metal. There will also be 10 roll up doors on the western elevation.



Landscape and Buffer Requirements:

Tree Cover: 10% requirement met with undisturbed vegetation in required buffers and environmental sensitive areas.

Street Buffer: There is a 25-foot buffer (horizontal distance separation only) adjacent to Waterfield Drive.

Perimeter Buffers: A 15-foot perimeter buffer is provided to the northwest of the site where the development abuts an undeveloped lot. This buffer can be reduced to 7.5' under the condition that the North maintains the evergreen buffer currently separating the uses in order to meet the intent of section 7.1(K)7a of the ordinance.

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

I-40 Overlay: In addition to the above, the I-40 Overlay Zoning District requires a 50' undisturbed landscape buffer. The overlay also requires high intensity uses to 100% screened. The project has an Neuse River buffer that requires existing plant material to remain undisturbed and there is to be no development in this area as well. In addition, there are additional plantings in the front yard to provide screening. The site as proposed meets the overlay requirements.

Environmental Features:

This site does contain FEMA designated floodplain however there is no proposed land disturbance in any of the environmentally sensitive areas.



Fire Protection:

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

Parking:

Parking is based on the square footage (13,088) of Light Industrial/Flex Space which is 1 space for every 500 square feet and Office (6,912 square feet) which is 1 parking space per 300 square feet.

- Required: 49
- Proposed: 50

Lighting:

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

Infrastructure: **Water/Sewer** - Connection to the City of Raleigh public sanitary sewer and water system will occur through existing infrastructure on Waterfield Drive.



Stormwater Management: Advance Concrete is a commercial site that is not located within the watershed protection area. This site is subject to water quality requirements for nitrogen and water quantity for the 1, 10 and 25 year storm events. This development plan proposes a wet retention pond. This stormwater wet retention pond will provide treatment for nitrogen and any water quantity requirements at this site.

Frontage Improvements: Sidewalks will be installed on Waterfield Drive as part of this project. Back of curb to back of curb pavement cross-section for Waterfield Drive is complete – no widening required.

Site Access: There is a single point of access from Waterfield Drive.

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 a recommendation for Waterfield Drive beyond what is otherwise required by the UDO; therefore, with the addition of sidewalk these plans may be considered consistent with the recommendations of 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 receipt of approved plans, Engineering Department inspection fees must be paid to the Town of Garner; and
2. Prior to issuance of the first building permit, all applicable water and sewer fees must be paid to the City of Raleigh Public Utilities Department.

VI. PLANNING COMMISSION NOTES AND RECOMMENDATION

The Planning Commission reviewed this request at their November 18, 2019 meeting. The Planning Commission unanimously confirmed staff's findings in Section V that CUP-SP-19-18, Advance Concrete, is in conformity with adopted town plans and policies.

CUP-SP-19-18 – Advance Concrete

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-19-18, Advance Concrete.”

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 Advance Concrete – CUP-SP-19-18.



Advance Concrete Neighborhood Meeting Minutes:

To: Alison Jones, Town of Garner
Date of Meeting: 10/02/2019
Start Time: 6:00 pm (EST)
Meeting Location: Garner Senior Center, Garner, NC
RE: CUP-SP-19-18 (4500 Waterfield Drive)

The following are meeting minutes for the neighborhood informational meeting for the proposed Advance Concrete building at 4500 Waterfield. A copy of the attendance list is included with these minutes.

Meeting Minutes:

1. Melanie Mager, a representative of an adjacent property across Interstate-40, asked what the extent of the project was and where it was located. She left the meeting 5 mins after the meeting time began.
2. No other residents or adjacent owners showed up to the meeting.

Meeting adjourned 7:00 PM

These minutes are by witness of Jamie Loyack, RLA and recorded on October 2, 2019



Payment Receipt

Town of Garner
900 7th ave
Garner, NC 27529

Print Date: 10/2/2019 5:54 PM

Payer: **Jamie Loyak**
300 South Dawson
Raleigh, NC 27602

Payment Note:

Total Amount Paid: \$60.00	Payment ID: 235
Regular Fees: \$60.00	Date: Wednesday, October 02, 2019
Sales Tax: \$0.00	
Convenience Fee: \$0.00	
Payment Method: Check	20824

<u>Description</u>	<u>Registrant</u>	<u>Amount</u>
Reserve - Garner Senior Center Multipurpose Room Reservation Time: 10/2/2019 @ 6:00 PM - 8:00 PM	Jamie Loyak	\$60.00

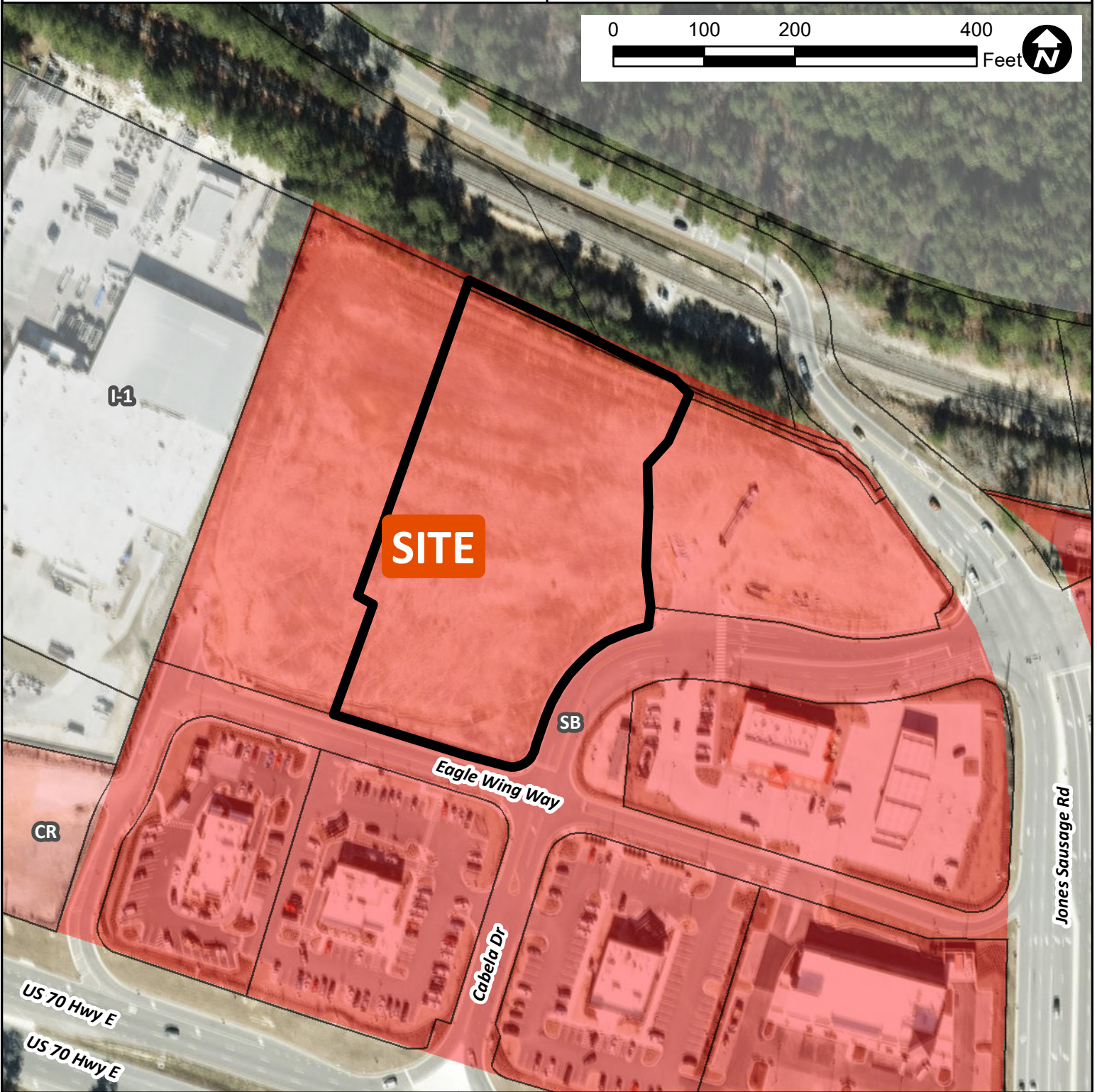
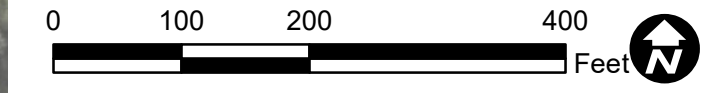
Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: December 17, 2019		
Subject: CUP-SP-19-19 White Oak NW Medical Office		
Location on Agenda: Public Hearings		
Department: Planning		
Contact: Alison Jones, Planner II		
Presenter: Alison Jones, Planner II		
Brief Summary: Conditional use site plan (CUP-SP-19-19) request submitted by White Oak NW MOB, LLC for 45,915 square feet of medical office space on a 2.88 +/- acre site which is located at 45 Cabela Dr (future tract 1B) and can be further identified as Wake County PIN# 1720-29-7553.		
Recommended Motion and/or Requested Action: Approve with three standard conditions and site specific conditions		
Detailed Notes: See attached vicinity map and staff report.		
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-19-19



Project: White Oak NW Medical Office
Applicant: Garner White Oak NW MOB, LLC
Owner: White Oak NW Associates, LLC
Location: 45 Cabela Dr.
Pin #: 1720297560

Proposed Use: Medical Office
Current Zoning: Service Business Conditional Use (SB C62)
Acreage: 2.88
Overlay: N/A

Planning Department Staff Report

TO: Mayor and Town Council

FROM: Alison Jones, Planner II

SUBJECT: *Conditional Use Permit # CUP-SP-19-19, White Oak NW Medical Office Building*

DATE: December 17, 2019

I. PROJECT AT A GLANCE

Project Number: CUP-SP-19-19/ White Oak Northwest Medical Office Building

Applicant: Garner White Oak NW MOB, LLC/ Joshua Teague

Owner: White Oak NW Associates, LLC/ Richard Barta

Plan Prepared by: Burton Engineering/ Ana Wadsworth, PE

General Description -

Proposed Use: Medical Office

Project Location: 45 Cabela Drive

Wake Count PIN(s): 1720-29-7560

Zoning Classification: Service Business (SB C-62) Conditional Use US70/ 401 Overlay District

Key Meeting Dates –

Neighborhood Meeting: N/A

Planning Commission: November 18, 2019

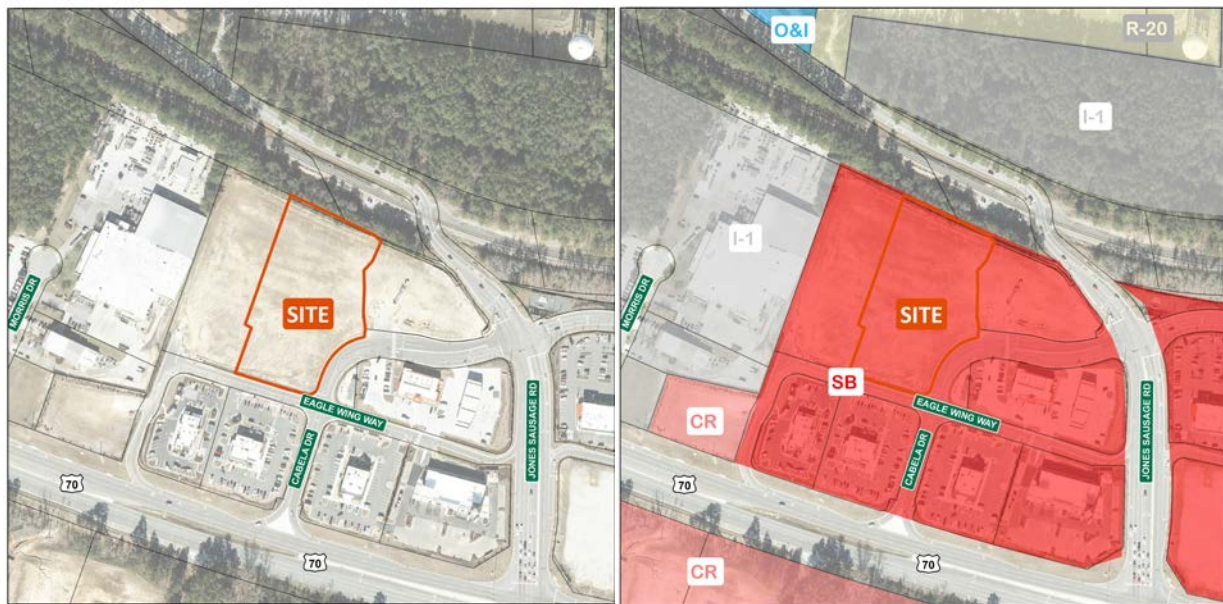
Town Council Public Hearing: December 17, 2019

II. BACKGROUND / REQUEST SUMMARY

The proposed use is Medical Office. This site is located at the intersection of Cabela Drive and Eagle Wing Way. The predominate zoning of this area is service business (SB), with Light Industrial (I-1) and Community Retail (CR) nearby. The proposed use is permissible in this district.

This request is for a 45,915 square foot medical office building.

There is no stormwater device associated with this site plan because the site will utilize the stormwater system that was approved as part of the master plan for White Oak.



III. COMMUNITY INFORMATION

Overall Neighborhood Character: The predominant use is mixed used with retail sales, restaurants, banking, etc. There are two hotels proposed for this area as well. You can access the site from Jones Sausage Road turning onto Eagle Wing Way or off US 70 turning onto Cabela Drive.

Traffic: NCDOT does not collect traffic count data for Cabela Drive as it is a private street, but as reference, the following is history for counts along Jones Sausage Road and US Highway 70:

<u>Jones Sausage Road</u>	2015: 8,400
2007: 6,000	2017: 9,600
2009: 5,500	
2011: 5,600	
2013: 7,100	

US Highway 70

2007: 30,000

2013: 23,000

2009: 29,000

2015: 26,000

2011: 29,000

2017: 28,000

Neighborhood Meeting: A neighborhood meeting is not required for this project as the site is a part of a planned development that was approved during a public hearing process.

IV. SITE PLAN PROJECT DATA

- Acreage:** 2.88 acres
- Minimum Lot Size:** 6,000 square feet
- Setbacks:** Front – 35’
Rear – 15’
Side – 10’
Corner Side – 35’
- Building Size:** 45,915 square feet



Building Material and Color:

The building will be constructed of majority brick and metal panel accent.



Landscape and Buffer Requirements:

Tree Cover: The requirement of 10% tree coverage is met with all replacement plant material.

Street Buffer: There is a 15-foot buffer (horizontal distance separation only) adjacent to Eagle Wing Way and Cabela Drive where there are trees planted every 40'.

Perimeter Buffers: A 7.5-foot perimeter buffer is provided to the north where the development abuts the railroad tracks. The western and eastern property lines are within designated parking areas that are a part of the master plan for White Oak development.

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

Environmental Features:

This site does not contain any FEMA designated floodplain and there is no proposed land disturbance in any environmentally sensitive areas.



Fire Protection:

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

Parking:

Parking is based on the square footage for Office Space (1 parking space per 200 square feet). The building is 45,915 square feet:

- Required: 230
- Proposed: 177 provided on site, 53 shared parking, totaling 230 parking spaces.

Lighting:

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

Infrastructure: *Water/Sewer* - Connection to the municipal sanitary sewer system and water system will occur through existing infrastructure on Cabela Drive and Jones Sausage Road.



Stormwater Management: White Oak Northwest Medical Office is part of a commercial subdivision plan 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. A wet retention pond was built as part of the overall master plan for this subdivision to treat impervious surface from all the parcels developed onsite. This wet retention pond will satisfy all the nitrogen and water quantity requirements for this site.

Frontage Improvements: Curb and sidewalk are existing on Cabela Drive. There is existing curb on Eagle Wing Way.

Site Access: Access from Cabela Drive and Eagle Wing Way.

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 a recommendation for Cabela Drive or Eagle Wing Way as both these streets are private roads; therefore, the plans may be considered consistent with the recommendations of 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 receipt of approved plans, Engineering Department inspection fees must be paid to the Town of Garner;
2. Prior to issuance of the first building permit, all applicable water and sewer fees must be paid to the City of Raleigh Public Utilities Department;
3. Prior to certificate of occupancy, a shared parking agreement between the medical office and adjacent proposed hotel shall be recorded; and
4. Prior to certificate of occupancy, cross access agreement will be shall be recorded.

VI. PLANNING COMMISSION NOTES AND RECOMMENDATION

The Planning Commission reviewed this request at their November 18, 2019 meeting. The Planning Commission unanimously confirmed staff's findings in Section V that CUP-SP-19-19, White Oak Northwest Medical Office Building, is in conformity with adopted town plans and policies.

CUP-SP-19-19 – White Oak Northwest Medical Office Building

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-19-19, White Oak Northwest Medical Office Building.”

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 White Oak Northwest Medical Office Building – CUP-SP-19-19.

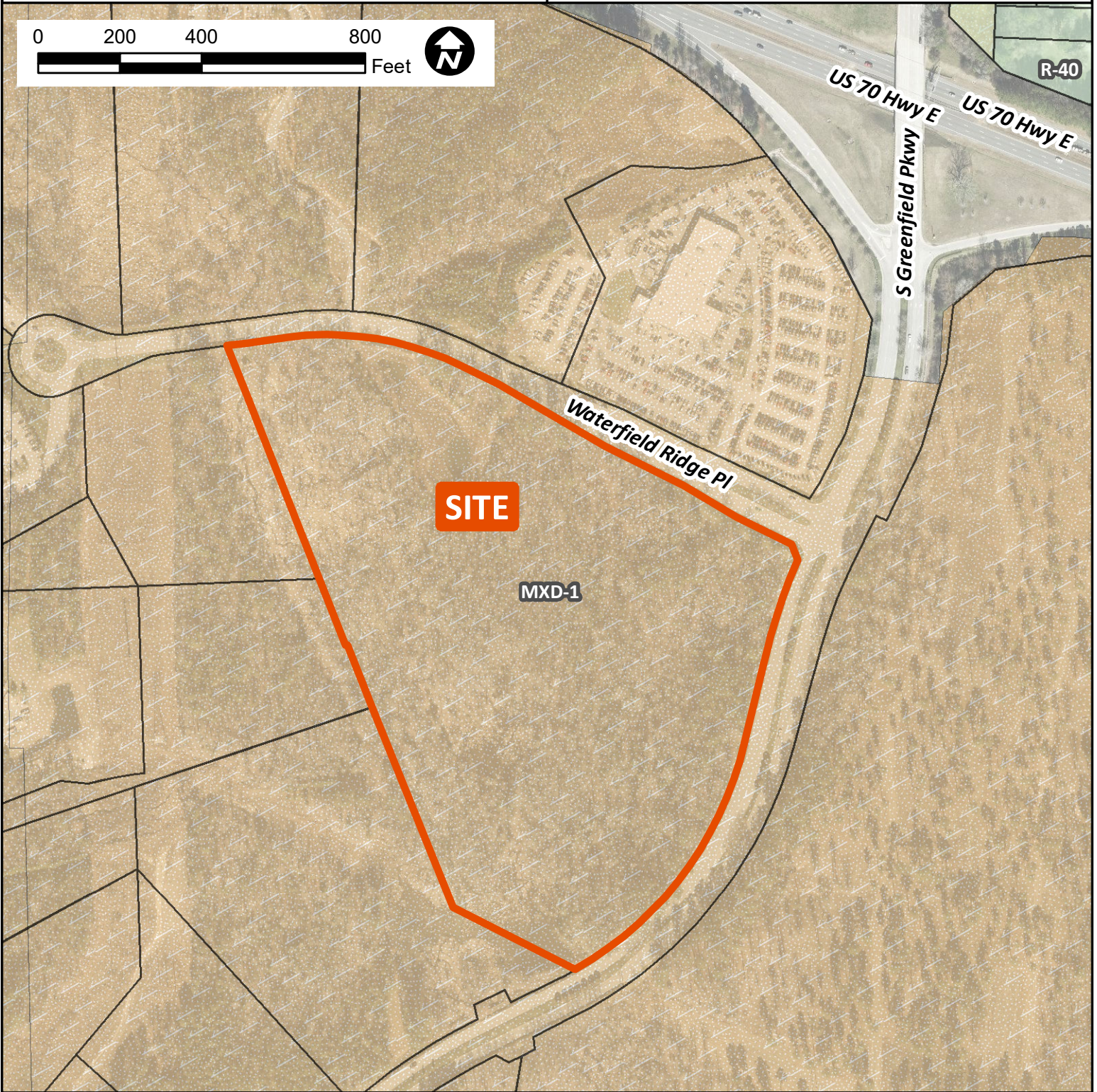
Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: December 17, 2019		
Subject: CUP-SP-19-26 Waterfield Ridge Apartments		
Location on Agenda: Public Hearings		
Department: Planning		
Contact: Alison Jones, Planner II		
Presenter: Alison Jones, Planner II		
Brief Summary: Conditional use site plan (CUP-SP-19-26) request submitted by Site Collaborative for 268 apartment dwelling units (82 studios, 78 1-bed and 108 2-bed) on a 28.38 +/- acre site which is located at 101 Waterfield Ridge Place and can be further identified as Wake County PIN# 1730-05-4280.		
Recommended Motion and/or Requested Action: Approve with three standard conditions and site specific conditions		
Detailed Notes: See attached vicinity map and staff report.		
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:	JT	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		



Town of Garner Planning Department

Special Use Applications CUP-SP-19-26



Project: *Waterfield Ridge Apartments*
Applicant: *Site Collaborative*
Owner: *Waterfield, LLC*
Location: *101 Waterfield Ridge Place*
Pin #: *1730-05-4280*

Proposed Use: *Apartments*
Current Zoning: *Mixed Use District (MXD-1)*
Acreage: *28.38*
Overlay: *N/A*

Planning Department Staff Report

TO: Mayor and Town Council

FROM: Alison Jones, Planner II

SUBJECT: *Conditional Use Permit # CUP-SP-19-16, Waterfield Ridge Apartments*

DATE: December 17, 2019

I. PROJECT AT A GLANCE

Project Number: CUP-SP-19-16, /Waterfield Ridge Apartments

Applicant: Site Collaborative/ Graham Smith

Owner: Waterfield, LLC /Ronald Gibson

Plan Prepared by: Site Collaborative/ Graham Smith

General Description -

Proposed Use: Apartments

Project Location: 101 Waterfield Ridge Place

Wake Count PIN(s): 1730-05-4280

Zoning Classification: Mixed Use Development- 1 (MXD-1)

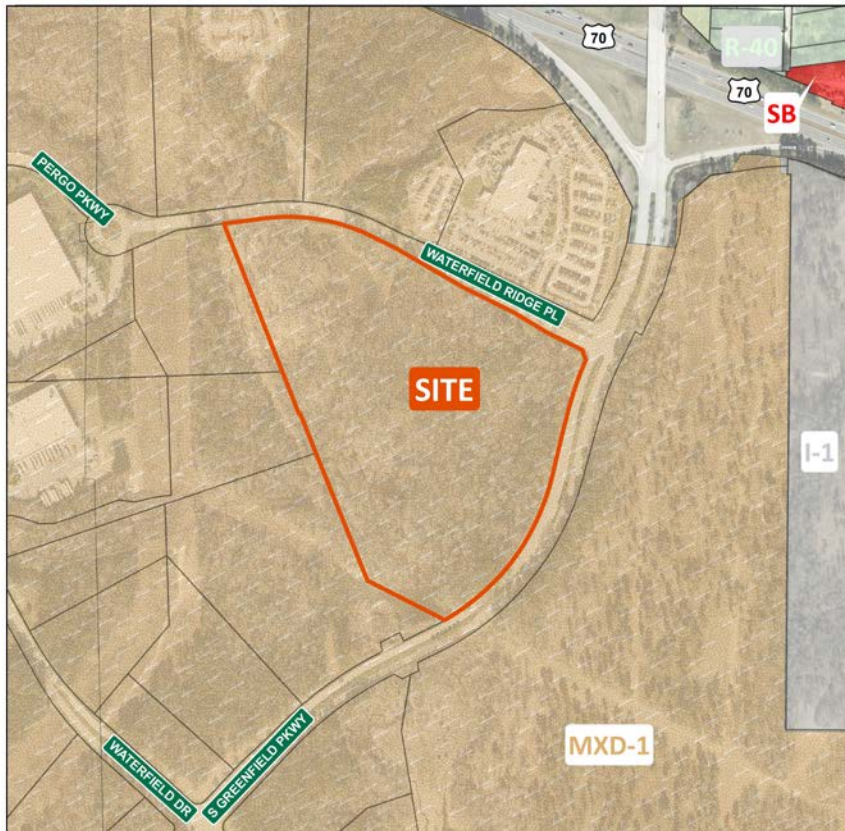
Key Meeting Dates –

Neighborhood Meeting: November 4, 2019

Planning Commission: November 18, 2019

Town Council Public Hearing: December 17, 2019

II. BACKGROUND / REQUEST SUMMARY



The proposed use is for Apartments. This site is located on Waterfield Ridge Place. The predominate zoning of this area is mixed use development- 1 (MXD-1). The proposed use is permissible in this district.

This request is for an apartment community of 268 dwelling units (82 studios, 78 1-bed and 108 2-bed) in three and four-story buildings. There will be a clubhouse and swimming pool as amenities for future residents.

III. COMMUNITY INFORMATION

Overall Neighborhood Character: The predominant uses in this area are industrial flex. This project is located within the Greenfield South industrial area. There is a car sales lot located North of the project that fronts South Greenfield Parkway and US 70 exit ramp onto Greenfield Parkway.

Traffic: Traffic Impact Analysis was submitted for review. After staff analysis of information submitted there are no recommendations for this site.

Neighborhood Meeting: Although not required by UDO for Conditional Use Permits only, 16 property owners were invited to a neighborhood meeting held at the Garner Senior Center on Monday, November 4, 2019 at 6:30 PM. Five (5) people attended the meeting. A summary of the meeting is included in the agenda packet for reference.

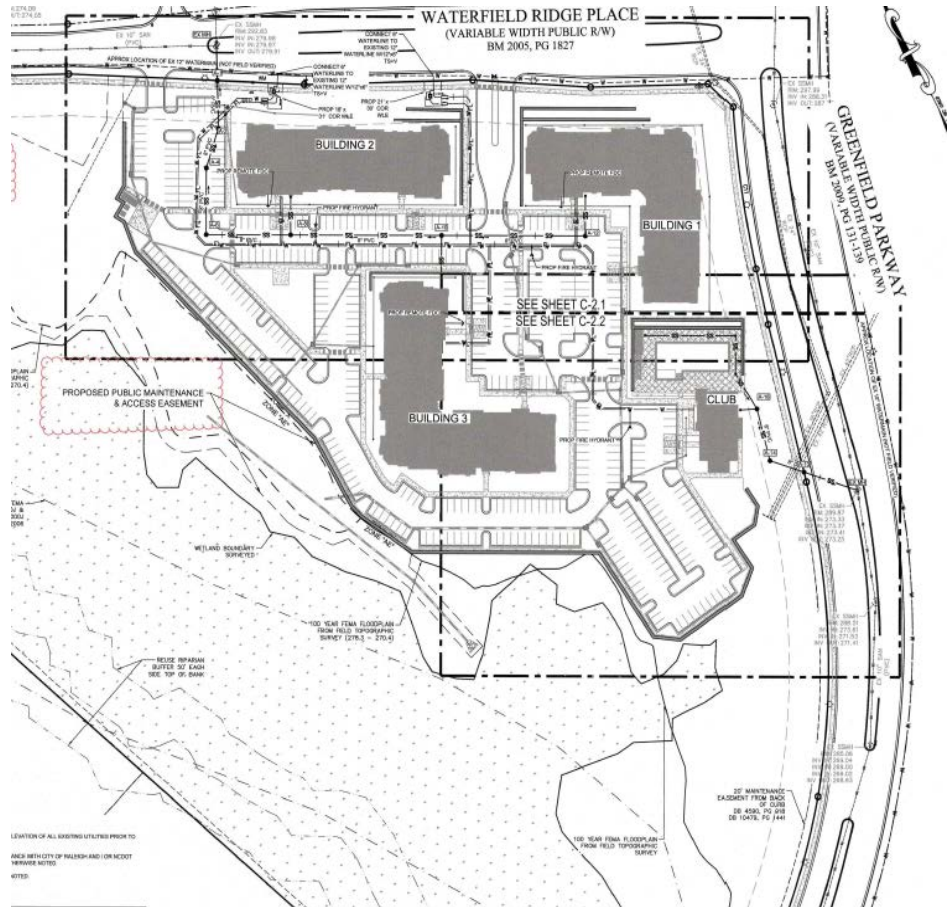
IV. SITE PLAN PROJECT DATA

Acreage: 28.38 acres

Minimum Lot Size: N/A

Setbacks: Front – 35’
Rear – 25’
Side – 10’
Corner Side – 25’

Building Size: Building 1- 81,232 square feet
Building 2- 63,100 square feet
Building 3- 86,773 square feet
Total: 268 apartment dwelling units (82 studios, 78 1-bed and 108 2-bed)



Building Material and Color:

The building will be constructed of modular brick and stone and siding.



Landscape and Buffer Requirements:

Tree Cover: 10% requirement is met with undisturbed vegetation in required buffers and environmental sensitive areas which totals to 52% tree coverage.

Street Buffer: There are 15-foot buffers (horizontal distance separation only) adjacent to South Greenfield Parkway and Waterfield Ridge Place.

Perimeter Buffers: Are being met with existing plant material that will remain undisturbed. Staff will evaluate existing plant material to make sure it meets screening requirements.

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

Environmental Features:

This site does contain FEMA designated floodplain however there is no proposed land disturbance in any of the environmentally sensitive areas.



Fire Protection:

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

Parking:

A parking analysis of surrounding municipalities led Staff to accept a requirement of 1 space per bedroom plus 1 space per 10 units for visitors.

- Required: 403
- Proposed: 427

Lighting:

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

Infrastructure: *Water/Sewer* - Connection to the municipal sanitary sewer system and water system will occur through existing infrastructure on South Greenfield Parkway and Waterfield Ridge Place.



Stormwater Management: Waterfield Ridge Apartments is a multifamily development site that is not located within the watershed protection area. This site is subject to water quality requirements for nitrogen and water quantity for the 1, 10 and 25 year storm events. This development plan proposes a stormwater wetland. This stormwater wetland will provide treatment for nitrogen and any water quantity requirements at this site.

Frontage Improvements: Sidewalks will be installed on Waterfield Ridge Place and S. Greenfield Parkway as a part of this project. Curb and gutter are existing on Waterfield Ridge Place and S. Greenfield Parkway.

Site Access: There will be a single point of access from Waterfield Drive.

Traffic Impact Analysis: Yielded no recommendations for this site.

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

2018 Garner Forward Transportation Plan:

The 2018 Garner Forward Transportation does not have recommendations beyond what the UDO would otherwise require for Greenfield Parkway or Waterfield Ridge Place; therefore, with the addition of sidewalk these plans may be considered consistent with the recommendations of 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 for this particular area so with the fee in lieu of park land dedication, this project, as proposed, 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, 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 receipt of approved plans, Engineering Department inspection fees must be paid to the Town of Garner;
2. Prior to issuance of the first building permit, all applicable water and sewer fees must be paid to the City of Raleigh Public Utilities Department;
3. Prior to issuance of the first building permit, an annexation petition must be submitted to the Planning Department;
4. Prior to issuance of each building permit, a fee-in-lieu of park land dedication must be paid to the Town of Garner; and
5. Prior to issuance of the first building permit, a fee-in-lieu for the portion of sidewalk that is not being constructed as a part of this project must be paid to the Town of Garner.

VI. PLANNING COMMISSION NOTES AND RECOMMENDATION

The Planning Commission reviewed this request at their November 18, 2019 meeting. The Planning Commission unanimously confirmed staff's findings in Section V that CUP-SP-19-26, Waterfield Ridge Apartments, is in conformity with adopted town plans and policies.

CUP-SP-19-26 – Waterfield Ridge Apartments

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-19-26, Waterfield Ridge Apartments.”

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 Waterfield Ridge Apartments – CUP-SP-19-26.

Waterfield Ridge Apartments Neighborhood Meeting Summary

Meeting Date: Monday, November 4, 2019
Meeting Time: 6:00PM-7:00PM
Meeting Location: Training Room @ Capital Chrysler Jeep Dodge
200 Waterfield Ridge Place, Garner, NC 27529
Number of Invitees: 16
Number of Attendees: 5

Meeting Format

The meeting was setup in a drop-in open house format. Three boards were provided illustrating the architectural elevations and a rendered site plan. Representatives from Site Collaborative (Landscape Architect), Wilkinson Design (Architect), Developer, and Owner were all present to answer any questions.

Summary of Comments

The meeting was positive with questions aimed at obtaining more information on a variety of categories:

- Site amenities
- Parking
- Architectural elements
- Unit Breakdown
- Fitness Center, pool, and indoor amenities
- Property management
- Stormwater management

Attendees were excited to see more residential development coming to the area and were in full support of the project. See attached sign-in sheet of the meeting's attendees.

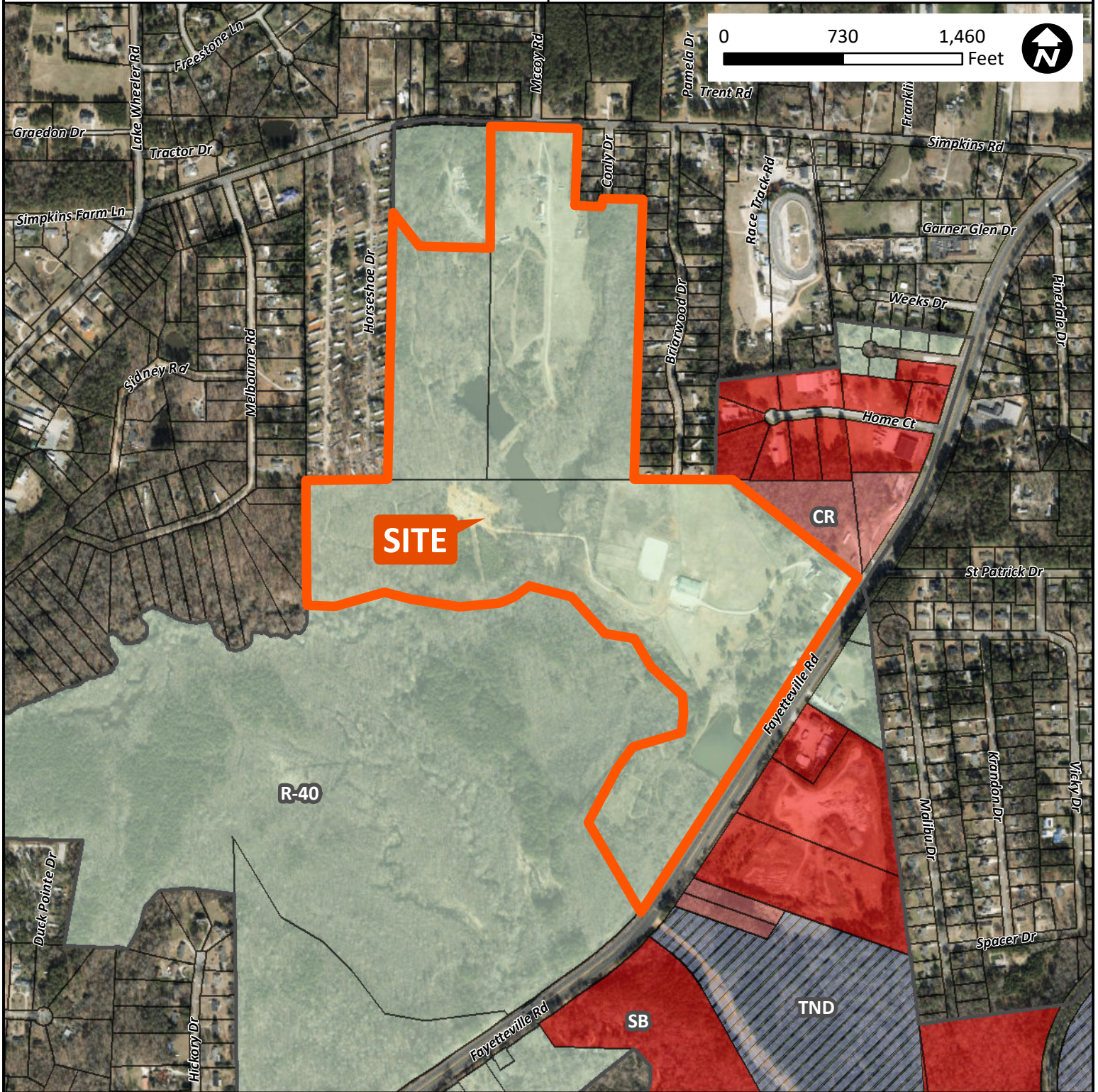
Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: December 17, 2019		
Subject: PD-Z-19-01 & PD-MP-19-01, Georgia's Landing		
Location on Agenda: Public Hearings		
Department: Planning		
Contact: David Bamford, AICP; Planning Services Manager		
Presenter: David Bamford, AICP; Planning Services Manager & Stacy Harper, AICP; Principal Planner		
Brief Summary: Planned Residential conditional use rezoning (PD-Z-19-01) with associated master plan (PD-MP-19-01) request submitted by Forsyth Investments Company, LLC to rezone 145.85 +/- acres from Single-Family Residential (R-40) to Planned Residential District conditional use (PRD C6) for 420 units (227 townhomes and 193 single-family) of household living space. The site is located with frontage along US 401 and Simpkins Road and may be further identified as Wake County PINs# 0790-49-1371, 0790-49-7258 & 0790-05-3066.		
Recommended Motion and/or Requested Action: Consider adoption of Ordinance (2019) 4033		
Detailed Notes: See attached vicinity map and staff report. A neighborhood meeting was required by ordinance and was held on April 18, 2019. Use restrictions and characteristics are voluntarily offered as zoning conditions. Staff recommends approval of PD-Z-19-01 & finds PD-MP-19-01 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**

**Planned Residential Development
PD-MP-19-01 & PD-Z-19-01**



Project: Georgias Landing
Applicant: Forsyth Investments Company LLC
Owner: Issa & Maya Shaikh/ Georgia Phillips
Location: 2505 & 2605 Simpkins Road/
6104 Fayetteville Road
Pin #: Part of 0790491371, 0790497258, 0790583066

Proposed Use: Master Plan Community
Current Zoning: Residential (R-40)
Proposed Zoning: Planned Residential Development (PRD-6)
Acreage: 143.8 +/-
Overlay: US-70

Planning Department Staff Report

TO: Mayor and Town Council

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

SUBJECT: *Conditional Use Rezoning # PD-Z-19-01, and
Conditional Use Subdivision # PD-MP-19-01, Georgia's Landing*

DATE: December 17, 2019

I. PROJECT AT A GLANCE

Project Number(s): PD-Z-19-01, Conditional Use Rezoning
PD-MP-19-01, Planned Development Master Plan

Applicant: Forsyth Investments Company, LLC (Gordon Poulsen)

Owner(s): Issa & Maha Shaikh / Georgia H. Phillips

General Description -

Project Area & Location: 143.85 +/- acres along Fayetteville and Simpkins roads

Wake Count PIN(s): 0790-49-1371, 0790-49-7258 & 0790-05-3066

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

Requested Zoning: Planned Residential Development (PRD C6)

Proposed Use: Single-Family & townhome planned residential subdivision

Overlay: US 70/401 Thoroughfare

Key Meeting Dates -

Planning Commission: November 18, 2019

Public Hearing & Action: December 17, 2019

II. BACKGROUND / REQUEST SUMMARY

This rezoning (PD-Z-19-01) and associated subdivision master plan (PD-MP-19-01) have been submitted for the development of a 420-unit residential subdivision (193 single-family homes and 227 townhomes) at a density of 2.92 units per acre, with a future option of up to 500 units maximum at a density of 3.476 units per acre. The 143.85-acre site is located with frontage along US 401 and Simpkins Road. The requested zoning is Planned Residential Development (PRD C6). All planned development districts are conditional use districts.



III. ZONING ANALYSIS

Existing: The project site is zoned **Single-Family Residential (R-40)**. This district allows single-family lots of at least 40,000 square feet (0.91 acres). Under this zoning, the rezoning site could accommodate approximately 109 single-family lots (estimate subtracts 20% of the site area for streets and roads, and 10% for open space).

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

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

Proposed: The proposed zoning district is Planned Residential District (PRD C6). 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 C6
Household Living	Townhouse	P*
	Single-family	P*

2. Any form of group living protected by state or federal statute for use in single-family dwellings shall be permitted according to the specific use standards of the Garner Unified Development Ordinance.
3. The maximum density shall not exceed 3.476 dwelling units per acre without modifications to the Master Plan as outlined in this document, the Raynor Road Subdivision Planned Residential Development.
4. 24” Roll curb and gutter shall be utilized on all Town of Garner Public alleys.

5. A minimum of 25% rear loaded townhomes and 20% rear loaded single family units will be provided.
6. All single family and townhomes fronting (Street A) the primary collector street that connects Hwy 401 and Simpkins Road will be rear loaded.
7. A deviation in lot size and lot percentages per Section 6.12. A, single family lot sizes in PRD developments. This section requires sixty percent (60%) of all single-family lots to be at least 12,000 SF and forty percent (40%) meeting a 9,000 SF lot size. A deviation allowing for 3,000 SF minimum single-family lot sizes and 1600 SF townhome lot sizes is proposed. Utilizing smaller lot sizes and townhomes enables this development to provide for a mix of housing types, provide for more affordable housing options, and create more shared open space, trails, and amenities.
8. A deviation in building setbacks is requested for Section 6.12. A, building setbacks for a PRD development. Lot setbacks are outlined to follow the requirements for the R-12 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-5 ft. or 10 ft. on a collector street rear load units or 20 ft. min front load units, Rear-4 ft. or 20 ft. min. for rear load units or 20 ft. min. for front load units, Side 3 ft. min. 6 ft. Aggregate, Side along public right of way-8 ft. min. Proposed setbacks for the attached townhomes are as follows: Front-5 ft. or 10 ft. on a collector street rear load units or 20 ft. min front load units, Rear-4 ft. or 20 ft. min. for rear load units or 15 ft. min. for front load units, Side 0 ft. min. internal units or 5 ft. for end units, Side along public right of way-8 ft. min. Reduced setbacks enable smaller lot sizes and a mix of home types while still preserving open space for amenities and creating a more walkable community.
9. The front elevation of all residential buildings shall have a minimum of two (2) types of materials (i.e. vinyl, hardiplank, shakes, masonry, in addition to required masonry on exposed foundation).
10. Front elevation windows that are not set in the masonry trim shall have shutters, additional trim board or another detail/feature.
11. Side and rear elevations are not required to have additional materials and can be 100% vinyl materials. Decorative garages may include windows and upgraded materials.
12. The neighborhood recreation amenity area shall include a swimming pool and clubhouse building facility. The amenity area shall be completed no later than 18 months following recordation of the first phase plat, or prior to recordation of the second phase plat, whichever comes first.
13. All mini-parks and trails located within a particular phase must be completed prior to recordation of the final plat for the subsequent phase. All mini-parks and development must be completed prior to certificate of occupancy in that phase.

14. A deviation of maximum cul-de-sac length is requested for Section 8.2.L.2.d regarding cul-de-sac lengths for a residential subdivision. The maximum allowable length requirement is 200 feet. An increase in length is requested due to site constraints on the property and adjacent uses as a cul-de-sac length of 420 feet is requested.

Overlay Districts: This property falls within the **US 70/401 Thoroughfare Overlay District**. This overlay district has additional development standards and use restrictions for properties with frontage along these 2 corridors. The overlay is explained in Article 4.11 of the *Unified Development Ordinance*. There are several uses that are prohibited or restricted within the overlay district.

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

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

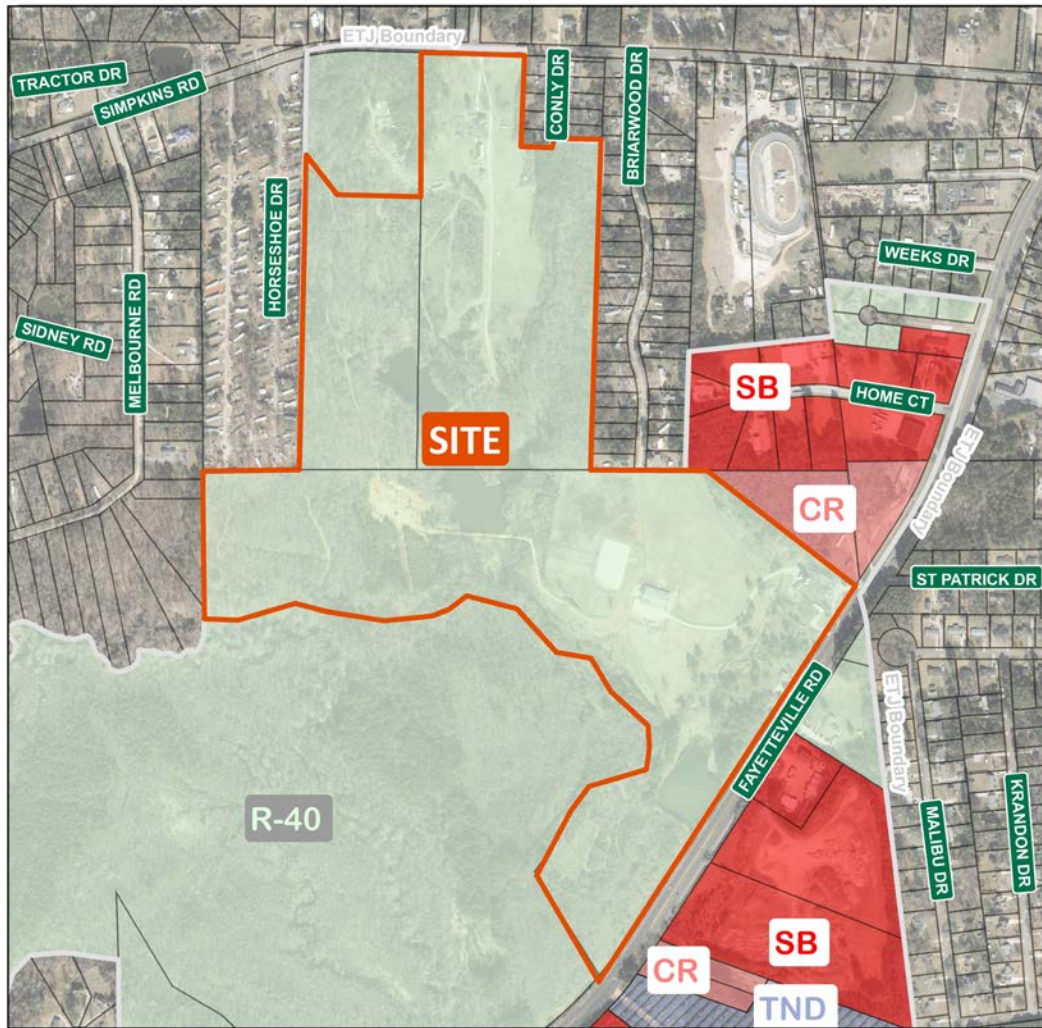
- a. Hotel/motels
- b. Pool halls/bowling alleys only
- c. Bars/night clubs/ABC-permitted private clubs

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

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

Adjacent Zoning and Land Use:

North:	Wake County R-40W	Single-Family Residential
South:	Garner SB, Garner R-40	Commercial, Church
East:	Wake County R-40W	Single-Family Residential
West:	Wake County R-40W	Single-Family Residential



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

Case	Applicant	Location	Zoning Change
PD Z 14-01	Tony Tate Landscape Architecture	US 401, Swift Creek Station	SB C22, R-12 PR C54 to TND C2
Z-17-01	Town of Garner	ETJ Expansion	Wake County R-30 to Town of Garner R-40, R-20
CUDZ 17-06	Bannister Properties	US 401	Neighborhood Office to SB C199

IV. COMMUNITY INFORMATION

Overall Neighborhood Character: Fayetteville Road (US HWY 401) is a major corridor with a significant amount of daily traffic. While there are scattered single-family homes along this highway, most of the uses are high-intense commercial, retail operations with outdoor storage. The area around the intersection of Legend Road and Fayetteville Road contains a mix of light industrial, neighborhood offices, single-family residential and retail shopping centers.

Traffic: The project will have about 2,400 feet of frontage on US 401. The NCDOT average daily traffic count history in this area on US 401 near Swift Creek is as follows:

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

The project will have about 500 feet of frontage on Simpkins Road. The NCDOT average daily traffic count history in this area on Simpkins Road is as follows:

- Year 2007- 4,900
- Year 2009 -4,800
- Year 2011 -4,500
- Year 2013- 4,400
- Year 2015- 4,900
- Year 2017- N/A

Neighborhood Meeting: A neighborhood meeting was held on April 18, 2019 at the Garner Senior Center with approximately eleven (11) neighbors in attendance. The summary notes are attached. Some of the questions raised by the neighbors included: road connection networks, project amenities, lot sizes and price-points proposed, ponds and trails, transportation improvements, and sewer service extensions.

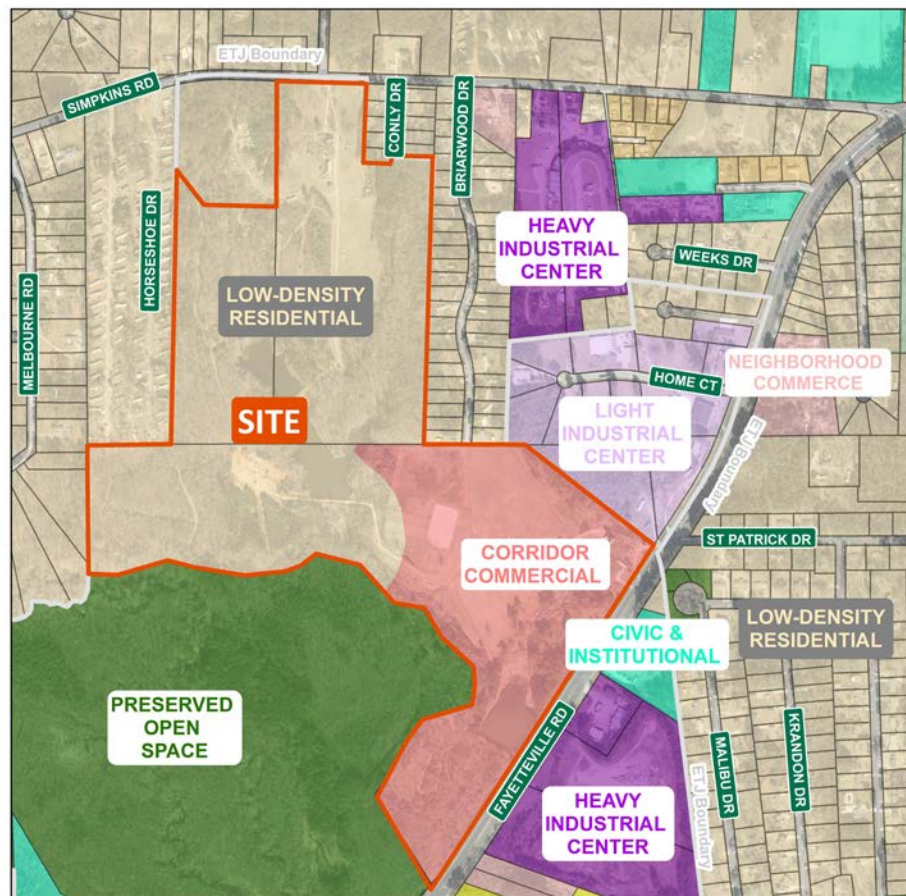
V. ANALYSIS AND STATEMENT OF ZONING CONSISTENCY WITH THE COMPREHENSIVE PLAN

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 Map:

On the Future Land Use map, approximately 56 acres are designated as **Corridor Commercial (CRC)** while the remaining 87.85 acres are designated as **Low Density**

Residential (LDR). The **Corridor Commercial (CRC)** is located along highways and major arterials and emphasizes commercial centers that have individual driveways and separated parking lots, unique signage, and differentiated building materials and styles along a major arterial roadway. These centers are less likely to have any foot traffic, and oriented towards the roadway with little accessibility from the rear or sides of the properties. Permitted uses may include operations with outdoor storage and outdoor sales display areas. For these uses, special emphasis should be placed on landscaping and screening. Uses along these corridors should be attractively landscaped and screened as these corridors are gateways into the community for the traveling public. Meanwhile, the **Low-Density Residential (LDR)** category is mostly designated for traditional county- approved subdivisions – anything that could be sustained on individual well and septic – with less than two and a half (2.5) units per acre. It should be noted that at the time the Garner Forward Comprehensive Plan was written, the extension of public utilities to this area was highly uncertain.



Living Spaces:

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

1. “Garner recognizes that its housing stock is aging and that it could be more diverse to attract younger residents and retain older ones” (p.63). This zone diversifies lot

sizes, incorporates alley/rear garage products, and provides exterior maintenance-free choices for owners.

2. “The younger and older residents – ‘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 2.0 miles of private off-street trails as well as pocket parks and a neighborhood park/community swimming pool.
3. A higher ratio of dwelling units to linear feet of public streets is an indicator of more revenue support for downstream road maintenance expenses which is a recommended practice for evaluating housing proposals (p. 64).
4. In greenfield areas, favoring larger master-planned tracts helps to maximize private contributions and amenities which is also a recommended practice (p. 64). This zone again provides 2.0+ mile of private trails, active and passive recreation amenities/improvements in five (5) pocket parks, a community swimming pool, and widening of existing roads (Simpkins Road and US 401).
5. Mixing housing types within a development allows the proposed townhomes and single-family detached homes to live compatibly as they are clustered and share similar design characteristics (p. 65). This zone clusters the townhomes in the “Village District” near the busier US 401 corridor. HOA-maintained buffer space is included against neighboring county subdivisions and mobile home parks.

Recreation Opportunities:

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

1. “In addition to large projects, small ‘parklets’, ... and small connections between neighborhoods, ... should be priorities to soften perspectives and communicate a human scale for pedestrians” (p. 76). This zone offers sidewalk connections to streets stubbed for connection from adjacent neighborhoods and offers several small pocket parks along internal streets.
2. A stated purpose of the PRD zone is to conserve and preserve natural features and green space which is a recommended practice for promoting recreation opportunities (p. 77).
3. “Parks play a vital role in neighborhood life, providing a place for children to play and residents to meet. This includes pocket parks, areas of a quarter acre or less...” (p. 78). This zone provides for at least five (5) stand-alone pocket parks and one (1) neighborhood park.

Zoning Consistency Statement: Based on the preceding, Town staff offers that while the requested rezoning from R-40 to PRD C6 is not consistent with the 2018 *Garner Forward Comprehensive Plan’s Future Land Use Map* designations of Corridor Commercial (CRC) and Low Density Residential (LDR), it does represent a similar blend of density/intensity of use and is

consistent with several of the plans goals and statements regarding living spaces and recreational opportunities. Staff would recommend finding this request for a Planned Residential Development Conditional Use (PRD C6) zoning district consistent with the *Garner Forward Comprehensive Plan* so long as a plan Map amendment is made to reclassify the site from Corridor Commercial (CRC) and Low Density Residential (LDR) to Medium Density Residential (MDR). The MDR classification recommends single-family or townhomes with a density in the range of 2.5 to 5 units per acre within which this zoning proposal falls.

VI. SUBDIVISION PROJECT DATA

Acreage: 146.85 acres

Number of Lots: Up to 500 max (420 exhibited), and not to exceed 3.476 dwelling units per acre

157 rear-loaded and 70 front-loaded townhomes

105 rear-loaded and 88 front-loaded single family



Minimum Lot Size:	Townhouse:	1,600 square feet
	Single-Family Detached:	3,000 square feet
Setbacks:	Perimeter of Development:	25'
	Townhouse (Front Loaded):	Front – 20' Rear – 15' Side* – 5' (end units) Corner Side – 8'
	Townhouse (Rear Loaded):	Front – 5'/10' (local street/collector) Rear – 4' (detached garage) Rear – 20' (attached garage) Side* – 5' (end units) Corner Side – 8'
	Single-Family (Front Loaded):	Front – 20' Rear – 20' Side* – 3' Corner Side – 8'
	Single-Family (Rear Loaded):	Front – 5'/10' (local street/collector) Rear – 4' (detached garage) Rear – 20' (attached garage) Side* – 3' Corner Side – 8'

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

Landscape and Buffer Requirements:

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

- **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. Plan calls for a minimum of 15% tree cover with a target of 20.1%.
- **Perimeter Buffers:** The only required perimeter buffer is between the proposed townhouses and the adjacent existing single-family development. This 35' buffer will be met with a combination of existing vegetation and supplemental plantings as needed. There is a 25' perimeter setback around the project where existing vegetation will be retained to the maximum extent possible.
- **Street Buffers:** Not required.

- **Street Trees:** Provided every 40' on average along all proposed subdivision streets.

Parks and Open Space:

- Open Space –**
- Required: 25% (35.9 acres)
 - Proposed: 53% (76.45 acres)

The site also includes a Neighborhood Park with a clubhouse, pool and play equipment. There will also be mini-parks with benches and play equipment throughout the neighborhood and a dog park, in addition to other more passive open space.

There is also a pedestrian circulation system incorporating sidewalks and trails.

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

Environmental Features:

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



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

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

Infrastructure: **Stormwater Management** – Georgia’s Landing is a residential subdivision that is located within the watershed protection area. This site is subject to water quality requirements for nitrogen and TSS removal and water quantity for the 1-, 10- and 25-year storm events. This development plan proposes several stormwater control measures. These stormwater devices will provide treatment for nitrogen, TSS and any water quantity requirements at this site.

Water/Sewer – The site will be served by City of Raleigh water and sewer infrastructure. Sewer is located approximately 4,000 feet downstream of the site.



Transportation/Access – Georgia’s Landing fronts Fayetteville Road (US 401) and Simpkins Road (SR-1375), both of which are owned and maintained by NCDOT. The internal subdivision streets will be public and maintained by the Town of Garner. A collector road will extend through the site from Fayetteville Road to Simpkins road. The collector will be in accordance with the Town of Garner standards for a minor collector street with curb and gutter and sidewalk on both sides. The residences will be served by a network of local streets and alleys in accordance with town standards, including curb and gutter and sidewalk on at least one side.

Along Fayetteville Road, the development will widen, within the existing 150’ right-of-way, approximately 900 linear feet of frontage to add an additional lane which will serve as a right turn lane into the subdivision. Curb and gutter and sidewalk will also be installed. The remainder of the widening - including sidewalk - along US 401 down to just north Swift Creek will be accepted as fee-in-lieu. The approximate 500 linear foot frontage on Simpkins road will be widened to half of a collector street, to include curb and gutter and sidewalk, and an additional 7’ of right-of-way will be dedicated.

VII. SITE PLAN CONFORMITY WITH ADOPTED TOWN PLANS AND POLICIES

2018 Garner Forward Transportation Plan:

A review of the 2018 Garner Forward Transportation Plan identified recommendations for Fayetteville Road (US 401) to be a 6-lane divided roadway and no further recommendations for Simpkins Road beyond what is recommended by the 2010 Garner Transportation Plan which is a three-lane cross-section for minor thoroughfares. Additionally, the 2018 Garner Forward Transportation Plan calls for a public greenway along the north side of Swift Creek (nearby) between Lake Benson and Lake Wheeler. With the proposed road improvements, fee-in-lieu of road improvements, and the incorporation of trails that would connect to the nearby future public greenway, this project, as proposed, may be found to be in conformity with the 2018 Garner Forward Transportation Plan.

Parks & Recreation, Open Space & Greenways Master Plan:

A review of the Parks and Recreation, Open Space and Greenways Master Plan revealed no additional recommendations in the project area; therefore, this project may be found to be in conformity with the Parks & Recreation, Open Space & Greenways Master Plan.

Unified Development Ordinance Regulations:

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

1. Prior to receipt of approved plans, Engineering Department inspection fees must be paid to the Town of Garner;
2. Prior to recordation of the first final plat:
 - a. a voluntary annexation petition for the for the entire project site shall be filed with the Garner Planning Department; and
 - b. documents establishing a Homeowner's Association and restrictive covenants shall be submitted to the Garner Planning Director for review;
3. Prior to issuance of the first building permit:
 - a. all applicable water and sewer fees must be paid to the City of Raleigh Public Utilities Department; and
 - b. the Stormwater Program Administrator shall be in receipt of proof of payment for the required nitrogen offset payment to an approved mitigation bank;
4. Prior to the issuance of each building permit, a fee-in-lieu of park land dedication shall be paid to the Town of Garner;
5. Prior to recordation of the final plat, including the 401 frontage, a fee-in-lieu of street and sidewalk construction shall be paid to the Town of Garner;
6. Prior to recordation of the final plat for the second phase or prior to the expiration of an 18-month period following recordation of the first final plat, whichever occurs first, the neighborhood recreation amenity area shall be completed; and
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 November 18, 2019 meeting. By a unanimous vote, the Planning Commission confirmed staff's findings in Section VII that PD-MP-19-01, Georgia's Landing, is in conformity with adopted town plans and policies, and further accepted staff's statements regarding zoning consistency with the Garner Forward Comprehensive Plan, being detailed in Section V of this report, as their own, and recommended approval of PD-Z-19-01 to the Town Council.

Staff recommendations for rezoning request (PD-Z-19-01) and master plan (PD-MP-19-01) conformity are highlighted in the motion worksheets on the following pages.

PD-Z-19-01 – Georgia’s Landing

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) 4033 approving rezoning request PD-Z-19-01 as it is reasonable and in the public interest because it will likely select as many reasons as appropriate from below list or provide your own reasoning”

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

2. Find Inconsistent with the Comprehensive Plan and Deny:

“I move that the Town Council find the rezoning request inconsistent with the Garner Forward Comprehensive Plan for the following reason(s): provide your reasoning and therefore, I move further that the Town Council reject the recommendation of the Planning Commission and deny rezoning request number PD-Z-19-01.”

3. Find Inconsistent with the Comprehensive Plan and Approve:

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

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

and therefore, I move further that the Town Council adopt Ordinance No. (2019) 4033 approving rezoning request number PD-Z-19-01.

PD-MP-19-01 Georgia's Landing

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-19-01, Georgia’s Landing 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 Georgia's Landing – PD-MP-19-01.

Georgia's Landing – Proposed Rezoning (Garner, NC)

Neighborhood Meeting Summary

Meeting Date: April 18, 2019

Meeting Location: Garner Senior Center – 205 East Garner Road, Garner, NC 27529

Meeting Time: 6:00 pm

The meeting was hosted jointly by Brad Hart (WithersRavenel, Inc.) and Gordon Poulsen (Forsyth Investments Co., LLC). Materials on display easels included full-size mounted copies of the Illustrative Conceptual Master Plan, surrounding area vicinity map, Town of Garner Land Use Plan Map, Existing Conditions Site Plan, schematic offsite sewer improvements plan, and several illustrative examples of the proposed amenity and pocket-park areas.

Brad and Gordon explained the overall project proposal and its specific location and limits, including general descriptions of the proposed residential uses, which include a mixture of rear-load and front-load single-family and townhome product. Guests were invited to come up and review the materials and ask any questions that they may have.

A summary of the questions, responses and discussion is provided below.

- A neighbor along Briarwood Drive (adjacent neighborhood to the east) asked about whether the Phillips Farm horse pastures would be built upon, and whether the project would include a road connection to the existing Briarwood Drive stub. We explained the current pasture area is planned for development of townhomes, and that the project would include a connection to Briarwood Drive.
- A neighbor asked about the amenities that would be included with the plan. We pointed out the excerpts of the illustrative renderings from the PRD booklet and explained the general nature and anticipated locations of the primary pool site amenity as well as the various pocket-park areas designated on the Concept Plan.
- Neighbors along Melbourne Road (adjacent neighborhood to the west) asked why they were sent a mailing notice, and whether or not their properties were proposed to be directly impacted. It was explained that the notices were sent out to neighbors as a required part of the rezoning process in order to make them aware of the project and to provide a forum for questions, comments and feedback. They asked about whether or not there would be a roadway connection. We explained there will be a stub towards Melbourne Road, but no physical connection proposed at this time.
- Two guests asked what sizes and types of lots were proposed and what types of price-points were expected. We explained that the townhomes would have both rear-load and front-load sections, as would the single-family, and that the single-family lot widths would range from about 30' to 60' or so. Gordon stated that the currently envisioned price-points for townhomes would be from the low 200's, and that the single-family homes are estimated to range from the low to mid-300's. It was stated that those are just current expectations, and are subject to change.
- A guest asked about the ponds and trails shown on the Concept Plan. We explained that all 3 ponds are proposed to remain, and that the dotted lines on the Plan indicate the extensive network of trails throughout the project.

- Two representatives with the nearby Wake Christian Academy asked about the plans for getting sewer extended to the Georgia's Landing project. We explained that Georgia's Landing would rely on substantial offsite improvements, some of which were being previously planned by the Forest at Swift Creek project, and that with that project being currently on hold, the specific details of the design were not yet fully worked out. We explained that Gordon is in the process of evaluating the details associated with the sewer extension, and that would need to be worked out in order to facilitate this project's construction. They expressed interest in the topic of getting sewer extended to this area, since they would like to ultimately have Wake Christian Academy connect to public sewer.
- The Wake Christian Academy representatives also asked about the proposed transportation improvements associated with the project. We explained that the Traffic Impact Analysis recommends that Georgia's Landing provide a left turn lane into the site at Simpkins Road, a right-in/right-out/left-over and right-turn deceleration lane at the Fayetteville Road entrance, and signal timing improvements at Simpkins and Lake Wheeler Road. We also discussed the general nature of NCDOT's longer-range plans for this corridor of US-401 to be a superstreet, but that the superstreet improvements, themselves were not being done as part of Georgia's Landing.

Brad Hart's business cards (WithersRavenel) were made available on the display table and guests were welcomed to take them for any follow-up questions. Most guests left before 7:00 pm, and the meeting adjourned at about 7:10 pm.

Attachment: Neighborhood Meeting Attendance List

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

ORDINANCE NO. (2019) 4033

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 Forsyth Investments Company, LLC in Rezoning Application No. PD Z 19-01 (PRD C6).

Section 2. There is hereby created a new conditional use zoning district, to be known as the Planned **Residential District Conditional Use (PRD C6)**; within this district, all of the regulations that apply to property within the Planned Residential District Conditional Use (PRD C6) 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 C6) district.

1. Permitted use table:

Use Category	Specific Use	PRD C6
Household Living	Townhouse	P*
	Single-family	P*

2. Any form of group living protected by state or federal statute for use in single-family dwellings shall be permitted according to the specific use standards of the Garner Unified Development Ordinance.
3. The maximum density shall not exceed 3.476 dwelling units per acre without modifications to the Master Plan as outlined in this document, the Raynor Road Subdivision Planned Residential Development.
4. 24" Roll curb and gutter shall be utilized on all Town of Garner Public alleys.
5. A minimum of 25% rear loaded townhomes and 20% rear loaded single family units will be provided.
6. All single family and townhomes fronting (Street A) the primary collector street that connects Hwy 401 and Simpkins Road will be rear loaded.
7. A deviation in lot size and lot percentages per Section 6.12. A, single family lot sizes in PRD developments. This section requires sixty percent (60%) of all single-family lots to be at least 12,000 SF and forty percent (40%) meeting a 9,000 SF lot size. A deviation allowing for 3,000 SF minimum single-family lot sizes and 1600 SF townhome lot sizes is proposed. Utilizing smaller lot sizes and townhomes enables this development to provide for a mix of housing types, provide for more affordable housing options, and create more shared open space, trails, and amenities.
8. A deviation in building setbacks is requested for Section 6.12. A, building setbacks for a PRD development. Lot setbacks are outlined to follow the requirements for the R-12 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-5 ft. or 10 ft. on a collector street rear load units or 20 ft. min front load units, Rear-4 ft. or 20 ft. min. for rear load units or 20 ft. min. for front load units, Side 3 ft. min. 6 ft. Aggregate, Side along public right of way-8 ft. min. Proposed setbacks for the attached townhomes are as follows: Front-5 ft. or 10 ft. on a collector street rear load units or 20 ft. min front load units, Rear-4 ft. or 20 ft. min. for rear load units or 15 ft. min. for front load units, Side 0 ft. min. internal units or 5 ft. for end units, Side along public right of way-8 ft. min. Reduced setbacks enable smaller lot sizes and a mix of home types while still preserving open space for amenities and creating a more walkable community.

9. The front elevation of all residential buildings shall have a minimum of two (2) types of materials (i.e. vinyl, hardiplank, shakes, masonry, in addition to required masonry on exposed foundation).
10. Front elevation windows that are not set in the masonry trim shall have shutters, additional trim board or another detail/feature.
11. Side and rear elevations are not required to have additional materials and can be 100% vinyl materials. Decorative garages may include windows and upgraded materials.
12. The neighborhood recreation amenity area shall include a swimming pool and clubhouse building facility. The amenity area shall be completed no later than 18 months following recordation of the first phase plat, or prior to recordation of the second phase plat, whichever comes first.
13. All mini-parks and trails located within a particular phase must be completed prior to recordation of the final plat for the subsequent phase. All mini-parks and development must be completed prior to certificate of occupancy in that phase.
14. A deviation of maximum cul-de-sac length is requested for Section 8.2.L.2.d regarding cul-de-sac lengths for a residential subdivision. The maximum allowable length requirement is 200 feet. An increase in length is requested due to site constraints on the property and adjacent uses as a cul-de-sac length of 420 feet is requested.

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

Owner(s)	Tract No.	Existing Zoning	New Zoning
Issa & Maha Shaikh / Georgia H. Phillips	Portion of 0790-49-1371, 0790-49-7258 & 0790-05-3066	Single-Family Residential (R-40)	Planned Residential District Conditional Use (PRD C6)

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 17th day of December, 2019.

Ken Marshburn, Mayor

ATTEST: _____
Stella L. Gibson, Town Clerk

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: December 17, 2019		
Subject: 2010 Build America Bonds Refunding		
Location on Agenda: Old/New Business		
Department: Finance		
Contact: David C. Beck, Finance		
Presenter: David C. Beck, Finance		
Brief Summary: The Town has solicited bids from banks to provide a loan that would be used to payoff the Town's outstanding 2010 Build America Bonds. This refunding would allow the Town to take advantage of a more favorable interest rate over the remaining 11 years of debt. Debt service net savings in the range of \$240,000 - 360,000 would be expected depending on which lender is selected.		
Recommended Motion and/or Requested Action: Consider adopting Resolution (2019) 4034		
Detailed Notes: Council will need to take several actions in order to authorize and move forward with the refunding: <ol style="list-style-type: none"> 1. Vote to approve the Preliminary Findings Resolution 2. Vote to approve the Refunding Bond Order and direct it to be published in the newspaper 3. Vote to select the lending institution to provide financing for the bond refunding 		
Funding Source: n/a		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations: 		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	DCB	
Finance Director:	DCB	
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

FINANCE DEPARTMENT MEMORANDUM

TO: RODNEY DICKERSON, TOWN MANAGER
FROM: DAVID C. BECK, FINANCE DIRECTOR
SUBJECT: REFUNDING OF 2010 BUILD AMERICA BONDS
DATE: DECEMBER 17, 2019
CC: GARNER TOWN COUNCIL

The Town has been in discussion with staff from Davenport, and legal counsel of Womble Bond Dickinson regarding the possible refunding of the Town's 2010 Build America Bonds, which were used for the following:

- Senior Center and GPAC Expansions
- Timber Drive Extension
- Vandora Springs Roundabout

After FY 2019-20, there would be eleven remaining principal payments on the 2010 debt. The coupon rate on the 2010 debt ranges from 3.85% to 5.25%. The amount of principal remaining on the debt is \$4,835,000; the remaining projected interest payments total \$1,861,215.

In working with the above-mentioned entities, staff realized that it may be more beneficial to refund the loan, since (1) interest rates have decreased significantly, (2) refunding is allowed at this point in the life cycle of the original debt, (3) the savings recognized from refunding the bonds can be used to offset any new debt service that may be taken on in the future.

Staff from Davenport distributed a Request for Proposals to a number of banks and 12 responses were received. Chase Bank offered the lowest interest rate but per their policies are only able to lock the rate for 48 hours. As a result, Chase will be providing an updated rate just prior to the 12/17 Council meeting. The revised rate relative to the other bids already received will determine which lender will be recommended for selection.

The projected savings if we are to proceed with the refunding is approximately \$240,000-360,000 depending on which lender is selected.

We would like to proceed forth with trying to get this item on the LGC's January 7, 2020 agenda to capture the lower interest rate. To do so, we are requesting the following from the Town Council at the next meeting:

- At the December 17 meeting, staff will update Council on this project, and request that we proceed forth with the necessary documentation and steps required to complete the refunding. This would include approving the Preliminary Findings Resolution (attached).

- Also, on December 17, Council will introduce and adopt the Refunding Bond Order. Council will also direct the Clerk to publish the adopted bond order in the News & Observer. (attached) advance.
- Finally, at the December 17 meeting, the Council would need to take action to select the winning bidder. A summary of the RFP responses is attached but please note the Chase rate is still subject to change.

If our refunding application is approved by the LGC the Council will need to take additional actions at a future meeting to complete the transaction. We appreciate the Town Council's consideration of this request in a timely manner, as the ability to recognize such savings enhances our net expenditures in preparing the FY 2020-21 budget and as we continue to review and revise plans for future bond sales.

If you have any questions or concerns, please let me know.

The Town Council of the Town of Garner, North Carolina met in a regular meeting in the Town Hall located at 900 7th Avenue in Garner, North Carolina, the regular place of meeting, at 7:00 p.m. on December 17, 2019.

Present: Mayor Ken Marshburn, presiding, and Council Members

Absent: Council Members

Also present: _____

* * * * *

_____ introduced the following resolution the title of which was read and a copy of which had been previously distributed to each Council Member:

RESOLUTION MAKING CERTAIN FINDINGS, AUTHORIZING THE FILING OF AN APPLICATION WITH THE LOCAL GOVERNMENT COMMISSION IN CONNECTION WITH THE PROPOSED ISSUANCE OF GENERAL OBLIGATION REFUNDING BONDS OF THE TOWN OF GARNER, NORTH CAROLINA

BE IT RESOLVED by the Town Council (the “Town Council”) for the Town of Garner, North Carolina (the “Town”):

1. The Town Council does hereby find and determine as follows:

(a) Preliminary analysis has been completed to demonstrate the benefit of refunding all or a portion of the Town’s outstanding Taxable General Obligation Public Improvement Bonds, Series 2010 (Build America Bonds), dated October 26, 2010.

(b) The Town wishes to commence the procedures for the authorization of general obligation refunding bonds (the “Bonds”) to refund all or a portion of such outstanding bonds.

(c) The annual audits of the Town show the Town to be in strict compliance with debt management policies and that the budgetary and fiscal management policies are in compliance with law.

2. The filing by the Town of an application of the Town with the North Carolina Local Government Commission for approval of the issuance of the Bonds in an aggregate principal amount not to exceed \$4,800,000 for the purpose of refunding all or a portion of the outstanding bonds described above and paying the financing costs relating thereto is hereby ratified, authorized and approved.

3. Womble Bond Dickinson (US) LLP is hereby appointed to serve as bond counsel to the Town and Davenport & Company LLC is hereby appointed to serve as financial advisor to the Town in connection with the proposed issuance of the Bonds, but solely at the pleasure of the Town.

4. The Mayor, the Town Manager, the Finance Director and the Town Clerk are hereby authorized and directed to execute and deliver such documents and to take such other actions as may be necessary or appropriate for the purpose applying to the North Carolina Local Government Commission for approval of the issuance of the Bonds, accepting the proposal of a financial institution selected by Town to purchase the Bonds and engaging bond counsel and the financial advisor in connection with the sale and issuance of the Bonds in a manner consistent with the terms of this resolution. All such actions heretofore taken by the Mayor, the Town Manager, the Finance Director and the Town Clerk are hereby authorized, ratified and approved.

5. This resolution shall take effect immediately upon its adoption.

Thereupon the resolution entitled “RESOLUTION MAKING CERTAIN FINDINGS, AUTHORIZING THE FILING OF AN APPLICATION WITH THE LOCAL GOVERNMENT COMMISSION IN CONNECTION WITH THE PROPOSED ISSUANCE OF GENERAL OBLIGATION REFUNDING BONDS OF THE TOWN OF GARNER, NORTH CAROLINA” was adopted by the following vote:

Ayes: _____

Noes: _____

Thereupon, Council Member _____ introduced the following order authorizing bonds the title of which was read and a copy of which had been previously distributed to each Council Member:

ORDER AUTHORIZING \$4,800,000 GENERAL OBLIGATION REFUNDING BONDS

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

1. That pursuant to The Local Government Bond Act, as amended, the Town of Garner, North Carolina, is hereby authorized to contract a debt, in addition to any and all other debt which said Town may now or hereafter have power and authority to contract, and in evidence thereof to issue General Obligation Refunding Bonds in an aggregate principal amount not exceeding \$4,800,000 for the purpose of providing funds, together with any other available funds, to (a) refund all or a portion of said Town's outstanding Taxable General Obligation Public Improvement Bonds, Series 2010 (Build America Bonds), dated October 26, 2010, and (b) pay certain fees and expenses related thereto.

2. That taxes shall be levied in an amount sufficient to pay the principal of and the interest on said bonds.

3. That a sworn statement of debt of said Town has been filed with the Town Clerk of said Town and is open to public inspection.

4. That this order shall take effect upon adoption.

The Town Council of said Town thereupon designated the Finance Director to make and file with the Town Clerk the sworn statement of debt of said Town which is required by The Local Government Bond Act, as amended, to be filed after the bond order has been introduced. The Town Council of said Town also designated the Finance Director of said Town to file with the Town Clerk the statement of total estimated interest which is required by The Local Government Bond Act, as amended, to be filed with the Town Clerk at the time the bond order is introduced and further directed the Town Clerk to file a copy of such statement with the Local Government Commission.

Thereupon, the Finance Director of said Town caused to be filed with the Town Clerk, in the presence of the Town Council, the sworn statement of debt and the statement of total estimated interest as so required.

Thereupon, the order entitled "ORDER AUTHORIZING \$4,800,000 GENERAL OBLIGATION REFUNDING BONDS" was adopted by the following vote:

Ayes: _____

Noes: _____

The Town Clerk of said Town was thereupon directed to publish the aforementioned order, together with the appended statement as required by The Local Government Bond Act, as amended, once in The News and Observer.

* * * * *

I, Stella Gibson, Town Clerk of the Town of Garner, North Carolina, DO HEREBY CERTIFY that the foregoing is a true copy of so much of the proceedings of the Town Council of said Town at a regular meeting held on December 17, 2019, as relates in any way to the introduction and adoption of a resolution and bond order authorizing the issuance of general obligation refunding bonds of said Town and the filing of a sworn statement of debt and a statement of total estimated interest of said Town.

I DO HEREBY FURTHER CERTIFY that proper notice of such regular meeting was given as required by North Carolina law.

WITNESS my hand and the official seal of said Town this 17th day of December, 2019.

Town Clerk

[SEAL]

To Town of Garner, NC
From Davenport & Company LLC
Date December 10, 2019
Subject 2020 General Obligation Refunding Bond RFP Summary

Background

Davenport & Company LLC (“Davenport”), on behalf of the Town of Garner, NC (the “Town”), distributed a Request for Proposals (“RFP”) to secure a commitment for a direct bank loan evidenced by a General Obligation Refunding Bond, Series 2020 to refund the Town’s outstanding Series 2010 General Obligation Bonds (BABs) maturing from 2/1/2021 – 2/1/2031 and pay the related costs of issuance.

The RFP was distributed to over 70 National, Regional, and Local lending institutions. After the initial distribution, Davenport reached out to the potential bidders to assess their interest in the financing and address any questions they had.

RFP Responses

Through this process, the Town was able to secure twelve responses to the RFP, including:

1. Atlantic Union Public Finance (“Atlantic”);
2. BB&T Governmental Finance (“BB&T”);
3. Capital One Public Funding (“Capital One”);
4. JP Morgan Chase Bank (“Chase”);
5. First Bank (“First Bank”);
6. First National Bank (“First National”);
7. Hancock Whitney Bank (“Hancock Whitney”);
8. Key Government Finance (“Key”);
9. Pinnacle Public Finance (“Pinnacle Public Finance”);
10. PNC Bank (“PNC”);
11. Southern Bank & Trust (“Southern Bank & Trust”);
12. Zions Bank (“Zions Bank”).

A summary of the bids received, including interest rates, prepayment provisions, acceptance deadlines, and banks/lending institutions fees, is included in this memo.

Discussion Points

1. Interest Rate

A summary of the interest rates proposed by the twelve bidders is outlined in Table 1 below. All interest rates are held firm through the anticipated closing date and fixed through final maturity with the exception of the Chase proposal which included only indicative interest rates.

In order to provide a firm interest rate comparison at the Town Council meeting, Chase will provide an updated interest rate which would need to be accepted within 48 hours. If accepted, the updated Chase rate will be held firm through the closing date and fixed through final maturity.

Table 1: Summary of Interest Rates

A		B		C	
Lender		Bank Qualified Interest Rate		Non-Bank Qualified Interest Rate	
1	Atlantic Union Public Finance	-		2.273%	
2	BB&T	2.15%		2.23%	
3	Capital One	2.42%		2.42%	
4	Chase	Option A: 1.71% Option C: 1.97% Option E: 1.81%		Option B: 1.80% Option D: 2.07% Option F: 1.90%	
5	First Bank	2.12%		-	
6	First National Bank	2.44%		2.54%	
7	Hancock Whitney	2.599%		2.599%	
8	Key Government Finance	2.163%		2.163%	
9	Pinnacle Public Finance	2.20%		2.20%	
10	PNC	2.22%		2.34%	
11	Southern Bank & Trust	2.10%		-	
12	Zions Bank	2.12%		2.12%	

Note: These rates are indicative and subject to change until acceptance.¹

¹ On 12/16/2019, Chase can provide a rate that is held for 48 hours. The term sheet must be accepted on or before 5:00pm on 12/18/2019.

Based on discussions with the Town Staff and Bond Counsel, it has been determined that the Town will be eligible for Bank Qualified interest rates. Of the Bank Qualified responses received, Chase, Southern Bank & Trust, and Zions Bank provided the lowest interest rates. The remainder of this memo will focus on these three proposals.

2. Prepayment Provisions

Prepayment provisions offered by Chase, Southern Bank & Trust, and Zions Bank are shown in Table 2 below.

Table 2: Summary of Prepayment Provisions

Lender	Prepayment Provisions
Chase ¹	Option A: Not Prepayable. Option C: In whole or in part on any date at par beginning 2/1/2023. Option E: In whole or in part on any date at par beginning 2/1/2025.
Southern Bank & Trust ²	In whole or in part at any time without penalty.
Zions Bank ²	In whole or in part at any time without penalty.

¹Partial prepayments will be applied in inverse order of scheduled maturities and will require the Town to provide to the Bank a revised debt service schedule showing the remaining principal and interest payment amounts due.

²Partial prepayment will be applied at the option of the Town.

3. Bank Closing Fees

Bank closing fees required by Chase, Southern Bank & Trust, and Zions Bank are shown in Table 3 below.

Table 3: Summary of Bank Closing Fees

Lender	Bank Closing Fees
Chase	\$0
Southern Bank & Trust	\$0
Zions Bank	\$300

4. Estimated Debt Service Savings

A summary comparison of the estimated debt service savings for the Chase, Southern Bank & Trust, and Zions Bank bank qualified proposals is shown in Table 4. The preliminary estimated debt service savings shown accounts for estimated costs of issuance.

Table 4: Summary of Estimated Debt Service Savings

A Lender	B Chase	C Chase	D Chase	E Southern Bank & Trust	F Zions Bank
1 Call Provisions	Option A: Not prepayable.	Option E: In whole or in part at anytime without penalty after 2/1/2025.	Option C: In whole or in part at anytime without penalty after 2/1/2023.	Prepayable in whole or in part at any time without penalty.	Prepayable in whole or in part at any time without penalty.
2 Sources					
3 Par Amount*	\$ 4,740,000	\$ 4,740,000	\$ 4,740,000	\$ 4,740,000	\$ 4,741,000
4 Equity Contribution	\$ 107,455	\$ 107,455	\$ 107,455	\$ 107,455	\$ 107,455
5 Total	\$ 4,847,455	\$ 4,847,455	\$ 4,847,455	\$ 4,847,455	\$ 4,848,455
6					
7 Uses					
8 Refunding Requirement*	\$ 4,767,455	\$ 4,767,455	\$ 4,767,455	\$ 4,767,455	\$ 4,767,455
9 Cost of Issuance*	80,000	80,000	80,000	80,000	80,000
10 Bank Fees	-	-	-	-	300
11 Additional Proceeds*	-	-	-	-	700
12 Total	\$ 4,847,455	\$ 4,847,455	\$ 4,847,455	\$ 4,847,455	\$ 4,848,455
13					
14 Interest Rate*	1.7100% ¹	1.8100% ¹	1.9700% ¹	2.1000%	2.1200%
15 All-In TIC*	2.0062%	2.1068%	2.2679%	2.3988%	2.4200%
16					
17 Closing Date*	1/30/2020	1/30/2020	1/30/2020	1/30/2020	1/30/2020
18 First Interest Payment	8/1/2020	8/1/2020	8/1/2020	8/1/2020	8/1/2020
19 First Principal Payment	2/1/2021	2/1/2021	2/1/2021	2/1/2021	2/1/2021
20 Final Maturity	2/1/2031	2/1/2031	2/1/2031	2/1/2031	2/1/2031
21					
22 Debt Service*					
23 Fiscal Year	Savings²	Savings²	Savings²	Savings²	Savings²
24 2021	32,850	30,097	26,492	22,313	21,341
25 2022	33,062	30,491	26,153	22,208	22,278
26 2023	33,081	30,948	26,306	22,928	22,071
27 2024	33,434	30,735	25,802	22,988	22,224
28 2025	33,702	30,449	26,240	22,986	22,313
29 2026	33,827	31,040	26,554	22,883	22,303
30 2027	33,358	31,031	26,281	22,207	21,719
31 2028	32,937	30,064	26,060	22,599	22,202
32 2029	33,414	31,006	25,741	22,886	21,579
33 2030	33,866	30,917	26,418	22,162	21,966
34 2031	33,577	30,097	26,353	22,730	21,622
35 Total	\$ 367,110	\$ 336,875	\$ 288,401	\$ 248,891	\$ 241,618
36 Net Present Value Savings ²	\$ 333,582	\$ 304,540	\$ 258,542	\$ 221,589	\$ 215,637
37 % NPV Savings ²	7.158%	6.535%	5.548%	4.755%	4.627%
38					
39 Gross Savings Difference from Chase Option A		\$ 30,235	\$ 78,708	\$ 118,219	\$ 125,491

* Preliminary and subject to change.

¹ On 12/16/2019 Chase can provide a rate that is held for 48 hours. Interest rates are indicative and subject to change until acceptance.

² Savings shown factor in federal subsidy on 2010 bonds adjusted for current sequestration rate throughout final maturity.

Recommendation

Based upon our review of the proposals, related analyses, and discussions with Town Staff, Davenport recommends that the Town select either the Chase non-prepayable bank qualified proposal (Option A) or the Southern Bank & Trust bank qualified proposal.

The debt service savings generated by both proposals are above GFOA / LGC minimum recommended savings targets (3% NPV Savings) and could result in annual savings ranging from \$21,000 - \$34,000 or \$248,000 - \$367,000 in the aggregate.

The Chase, Option A, non-prepayable proposal provided the lowest interest rate and highest estimated debt service savings. While this loan does not have prepayment flexibility, the non-prepayable nature of the loan is consistent with a public market transaction and the low interest rate would limit future refinancing opportunities. Given the Town's projected capital needs, it is unlikely funds would be available for a cash payoff.

As described previously, Chase's proposal has rates that are indicative and subject to change until acceptance. On December 16th Chase will provide a rate that is held for 48 hours. If the updated rate on December 16th is no longer favorable compared to the Southern Bank & Trust proposal, we would recommend moving forward with the Southern Bank & Trust proposal.

An updated comparison of results will be prepared for Council consideration on 12/17 once the updated Chase interest rates are available.

Next Steps

Date	Task
December 17 th	Town Council Meeting <ul style="list-style-type: none"> ▪ Town Council considers approval of winning bidder ▪ Town Council considers approval of a Preliminary Findings Resolution ▪ Town Council considers approval of a Bond Order
December 16 th	Chase provides updated rates held firm for an acceptance by 12/18
After December 17 th	<ul style="list-style-type: none"> ▪ Notice of Bond Order Published (start of 30-day wait period) ▪ Send Conditional Notice of Redemption
December 18 th	Chase and Southern Bank & Trust proposal expiration (unless accepted)
January 6 th	Town Council Meeting <ul style="list-style-type: none"> ▪ Town Council considers approval of a Bond Issuance and Sale Resolution (if possible)
January 7 th	LGC considers approval of the financing
January 21 st	Town Board Meeting <ul style="list-style-type: none"> ▪ Town Board considers approval of a Bond Issuance and Sale Resolution (if necessary)
By January 30 th	Close on financing

The U.S. Securities and Exchange Commission (the "SEC") has clarified that a broker, dealer or municipal securities dealer engaging in municipal advisory activities outside the scope of underwriting a particular issuance of municipal securities should be subject to municipal advisor registration. Davenport & Company LLC ("Davenport") has registered as a municipal advisor with the SEC. As a registered municipal advisor Davenport may provide advice to a municipal entity or obligated person. An obligated person is an entity other than a municipal entity, such as a not for profit corporation, that has commenced an application or negotiation with an entity to issue municipal securities on its behalf and for which it will provide support. If and when an issuer engages Davenport to provide financial advisory or consultant services with respect to the issuance of municipal securities, Davenport is obligated to evidence such a financial advisory relationship with a written agreement.

When acting as a registered municipal advisor Davenport is a fiduciary required by federal law to act in the best interest of a municipal entity without regard to its own financial or other interests. Davenport is not a fiduciary when it acts as a registered investment advisor, when advising an obligated person, or when acting as an underwriter, though it is required to deal fairly with such persons.

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The securities/instruments discussed in this material may not be suitable for all investors or issuers. Recipients should seek independent financial advice prior to making any investment decision based on this material. This material does not provide individually tailored investment advice or offer tax, regulatory, accounting or legal advice. Prior to entering into any proposed transaction, recipients should determine, in consultation with their own investment, legal, tax, regulatory and accounting advisors, the economic risks and merits, as well as the legal, tax, regulatory and accounting characteristics and consequences, of the transaction. You should consider this material as only a single factor in making an investment decision.

The value of and income from investments and the cost of borrowing may vary because of changes in interest rates, foreign exchange rates, default rates, prepayment rates, securities/instruments prices, market indexes, operational or financial conditions or companies or other factors. There may be time limitations on the exercise of options or other rights in securities/instruments transactions. Past performance is not necessarily a guide to future performance and estimates of future performance are based on assumptions that may not be realized. Actual events may differ from those assumed and changes to any assumptions may have a material impact on any projections or estimates. Other events not taken into account may occur and may significantly affect the projections or estimates. Certain assumptions may have been made for modeling purposes or to simplify the presentation and/or calculation of any projections or estimates, and Davenport does not represent that any such assumptions will reflect actual future events. Accordingly, there can be no assurance that estimated returns or projections will be realized or that actual returns or performance results will not materially differ from those estimated herein. This material may not be sold or redistributed without the prior written consent of Davenport.

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Reports

Garner Info					
Id	Title	Description	Current Status	Address	Date Created
5909573	Pipe and Storm Drain Maintenance	gutter drain is clogged with leaves	In Progress	Towne View Trail	4/18/2019
6401179	Streetlight Problem	Streetlight is turned into the tree and the tree has overgrown the light, making a dark spot in the street.	In Progress	253 Timber Dr	7/11/2019
6535279	Misc. - Streets	Abandoned Ram truck / Alabama plates right past grocery boy jr on Meadowbrook	Received	902 Meadowbrook Dr	8/3/2019
6606045	Playground Problem	Rope climbing structure is breaking and there's exposed metal	In Progress	Lake Benson Park, 921 Buffaloe Rd	8/15/2019
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		9/1/2019
6746886	Yard Waste/ Loose Leaves	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. I mentioned this property in prior complaints #6746552 and 6746686.	In Progress	608 Hilltop Ave	9/10/2019
7091023	Sight Distance	please consider no parking sign. unable to see clear to safely exit business when vehicles park here. the business has additional parking in rear and the grass lot next door.	Submitted	Garner Rd at Yeargan Rd	11/19/2019

Garner Info					
Id	Title	Description	Current Status	Address	Date Created
7093460	Misc. - Streets	please work with DOT to find a resolution to drivers continuously using the crossedhatched area as a right turn lane	Submitted	Garner Rd at Vandora Springs Rd	11/19/2019
7140891	Sign Violation	Timber Dr and Woodland Rd, the are 2 of these signs at the intersection. Thank you.	Submitted	Timber Dr	12/1/2019
7142480	Neighborhood Speeding	Constant speeding on Buffaloe Rd between Aversboro and 50. This is all residential. Would be great if we could get some speed bumps.	Submitted	2711 Buffaloe Rd	12/2/2019
7151599	Express a Concern about an Officer	traffic from creech going east on garner rd not stopping at stop bar	In Progress	102 E Main St	12/3/2019
7151637	Anonymous Tip	parking on street prevents clear view to exit business	Received	Garner Rd at Yeargan Rd	12/3/2019
7177523	Junk Vehicle (Private Property)	old lincoln car, been there for years	In Progress	201 Chillingham Rd	12/8/2019
7177528	Junk Vehicle (Private Property)	black chevy, hasn't moved in years	In Progress	2402 Buffaloe Rd	12/8/2019
7177531	Junk Vehicle (Private Property)	2 red miatas	In Progress	2602 Tanfield Pl	12/8/2019
7177628	Junk Vehicle (Private Property)	Two junk vehicles - green ford ranger, and datsun 240z	In Progress	2701 Dunhaven Dr	12/8/2019
7177630	Junk Vehicle (Private Property)	covered car on back corner of drive that has not moved in years	In Progress	1311 Timber Dr	12/8/2019
7179823	Streetlight Problem	The City Street Lamp is overtaken by the Bradford Pear Tree and it is not lighting up the street as designed. Not sure if light is even working so please check. Thank,s	Received	124 Annaron Ct	12/9/2019
7181091	Sign Violation	At intersection with Grand Pointe Dr.	Submitted		12/9/2019

**Building Activity by Type and Proposed Use for
Report Beginning: 11/01/2019 to Report Ending: 11/30/2019**

Addition

Proposed Use	Number of Units	Construction Value	Intown Value
BUSINESS/OFFICE	1	\$205,000.00	\$205,000.00
DECK	1	\$2,100.00	\$2,100.00
SCREENED PORCH	2	\$11,500.00	\$11,500.00
SINGLE FAMILY DWELLIN	1	\$75,000.00	\$75,000.00
Total	5	\$293,600.00	\$293,600.00

Alteration

Proposed Use	Number of Units	Construction Value	Intown Value
BUSINESS/OFFICE	4	\$3,900.00	\$3,900.00
RESTAURANT	1	\$100.00	\$100.00
SINGLE FAMILY DWELLIN	7	\$93,800.00	\$93,700.00
SOLAR SYSTEM (RES)	3	\$79,236.00	\$79,236.00
STORAGE/WAREHOUSE	1	\$78,944.00	\$78,944.00
SUNROOM	1	\$42,975.00	\$42,975.00
Total	17	\$298,955.00	\$298,855.00

Demolition

Proposed Use	Number of Units	Construction Value	Intown Value
SINGLE FAMILY DWELLIN	1	\$200.00	\$0.00
Total	1	\$200.00	\$0.00

Electrical

Proposed Use	Number of Units	Construction Value	Intown Value
BUSINESS/OFFICE	1	\$700.00	\$700.00
CHANGE OF SERVICE	2	\$1,175.00	\$1,175.00
COMMERCIAL SIGN	1	\$800.00	\$0.00
DUPLEX	3	\$10,780.00	\$1,800.00
ELECTRICAL SERVICE REC	2	\$550.00	\$550.00
FACTORY INDUSTRIAL	1	\$1,200.00	\$1,200.00

SINGLE FAMILY DWELLIN	3	\$4,920.00	\$4,920.00
SWIMMING POOL	1	\$1,200.00	\$1,200.00
Total	14	\$21,325.00	\$11,545.00

Mechanical

Proposed Use	Number of Units	Construction Value	Intown Value
GAS FUEL LINE	2	\$3,450.00	\$3,200.00
LP TO NATURAL GAS CON	1	\$200.00	\$200.00
MECHANICAL INSTALLATI	2	\$25,201.00	\$25,201.00
MECHANICAL REPLACEME	40	\$342,026.00	\$311,672.00
TANKLESS HOT WATER HE	1	\$5,000.00	\$5,000.00
Total	46	\$375,877.00	\$345,273.00

New Building

Proposed Use	Number of Units	Construction Value	Intown Value
CHURCH/RELIGIOUS	1	\$350,000.00	\$0.00
COMMERCIAL SIGN	1	\$2,000.00	\$2,000.00
INSTITUTIONAL	1	\$8,000,000.00	\$8,000,000.00
MODULAR HOME/UNIT	1	\$126,500.00	\$126,500.00
SINGLE FAMILY DWELLIN	29	\$4,997,695.00	\$3,522,935.00
Total	33	\$13,476,195.00	\$11,651,435.00

New Structure

Proposed Use	Number of Units	Construction Value	Intown Value
CARPORT	1	\$10.00	\$10.00
RETAINING WALL	1	\$95,200.00	\$95,200.00
SWIMMING POOL	2	\$228,286.00	\$228,286.00
Total	4	\$323,496.00	\$323,496.00

Plumbing

Proposed Use	Number of Units	Construction Value	Intown Value
MERCANTILE/RETAIL	1	\$3,000.00	\$3,000.00
PLUMBING	2	\$5,356.00	\$5,356.00
SEWER SERVICE	1	\$4,000.00	\$4,000.00

SINGLE FAMILY DWELLIN	1	\$1,200.00	\$1,200.00
TANKLESS HOT WATER HE	3	\$12,245.25	\$12,245.25
Total	8	\$25,801.25	\$25,801.25

Repair

Proposed Use	Number of Units	Construction Value	Intown Value
ASSEMBLY/AMUSEMENT	1	\$3,100.00	\$3,100.00
DECK	1	\$3,000.00	\$3,000.00
FIRE ALARM SYSTEM	3	\$21,750.00	\$21,750.00
SINGLE FAMILY DWELLIN	1	\$685.00	\$685.00
Total	6	\$28,535.00	\$28,535.00

Sum

Total Number of Permits	134
Total Construction Value	\$14,843,984.25
Total Intown Value	\$12,978,540.25

Permit #:	2191258	Inside Town Limits No	
Issue date:	11/4/2019	Census tract:	PIN#: 1629-97-0385
Lot#:		Subdivision: N/A	Total cost: \$350,000.00
PropAddress:	8312 WHITE OAK ROAD		
Owner's	UKRANIAN CATHOLIC DIOCESE OF ST. J	Owner's Phone:	440-888-1522
Contractor	LAWRENCE HOMES	Contractor's Phone:	919-528-7767
Type of Improvement:	New Building	Proposed Use	CHURCH/RELIGIOUS
Permit #:	2191272	Inside Town Limits Yes	
Issue date:	11/20/2019	Census tract:	PIN#: 1710-59-1934
Lot#:		Subdivision: N/A	Total cost: \$205,000.00
PropAddress:	820 BENSON ROAD		
Owner's	JONES INSURANCE AGENCY	Owner's Phone:	919-772-0233
Contractor	J L B CONSTRUCTION LLC	Contractor's Phone:	919-267-5551
Type of Improvement:	Addition	Proposed Use	BUSINESS/OFFICE
Permit #:	2191305	Inside Town Limits Yes	
Issue date:	11/4/2019	Census tract:	PIN#: 1710-46-1407
Lot#:		Subdivision: N/A	Total cost: \$8,000,000.00
PropAddress:	1437 AVERSBORO ROAD		
Owner's	FOUNDATION GROUP LLC	Owner's Phone:	910-850-3053
Contractor	DAVID E LOOPER & COMPANY INC	Contractor's Phone:	828-324-1284
Type of Improvement:	New Building	Proposed Use	INSTITUTIONAL
Permit #:	2191362	Inside Town Limits Yes	
Issue date:	11/1/2019	Census tract:	PIN#: 0699-06-3102
Lot#:	04	Subdivision: MCCULLERS WALK	Total cost: \$184,664.00
PropAddress:	114 AMBER ACORN AVENUE		
Owner's	HALLE	Owner's Phone:	919-387-1885
Contractor	RYAN HOMES	Contractor's Phone:	703-956-4000
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN
Permit #:	2191367	Inside Town Limits Yes	
Issue date:	11/4/2019	Census tract:	PIN#: 1711-29-4524
Lot#:	32	Subdivision: CLIFFORD GROVE	Total cost: \$165,549.00
PropAddress:	122 SAMBAR DEER LANE		
Owner's	DR HORTON	Owner's Phone:	919-407-2037
Contractor	D.R. HORTON, INC.	Contractor's Phone:	919-407-2037
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2191397	Inside Town Limits		Yes
Issue date:	11/8/2019	Census tract:	PIN#:	1629-15-5006
Lot#:	25	Subdivision:	CLIFFORD GROVE	Total cost: \$143,560.00
PropAddress:	100 SAMBAR DEER LANE			
Owner's	DR HORTON INC	Owner's Phone:	919-407-2037	
Contractor	D.R. HORTON, INC.	Contractor's Phone:	919-407-2037	
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN	

Permit #:	2191400	Inside Town Limits		Yes
Issue date:	11/8/2019	Census tract:	PIN#:	1629-15-5040
Lot#:	26	Subdivision:	CLIFFORD GROVE	Total cost: \$134,980.00
PropAddress:	102 SAMBAR DEER LANE			
Owner's	DR HORTON INC	Owner's Phone:	919-407-2037	
Contractor	D.R. HORTON, INC.	Contractor's Phone:	919-407-2037	
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN	

Permit #:	2191401	Inside Town Limits		Yes
Issue date:	11/8/2019	Census tract:	PIN#:	1629-14-5985
Lot#:	27	Subdivision:	CLIFFORD GROVE	Total cost: \$165,800.00
PropAddress:	106 SAMBAR DEER LANE			
Owner's	DR HORTON INC	Owner's Phone:	919-407-2037	
Contractor	D.R. HORTON, INC.	Contractor's Phone:	919-407-2037	
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN	

Permit #:	2191402	Inside Town Limits		Yes
Issue date:	11/8/2019	Census tract:	PIN#:	1629-14-6954
Lot#:	28	Subdivision:	CLIFFORD GROVE	Total cost: \$134,980.00
PropAddress:	108 SAMBAR DEER LANE			
Owner's	D.R. HORTON INC	Owner's Phone:	919-407-2037	
Contractor	D.R. HORTON, INC.	Contractor's Phone:	919-407-2037	
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN	

Permit #:	2191422	Inside Town Limits		Yes
Issue date:	11/19/2019	Census tract:	PIN#:	1609-19-0198
Lot#:	402	Subdivision:	EAGLE RIDGE	Total cost: \$226,500.00
PropAddress:	125 HOLYOKE COURT			
Owner's	JLS HOMES	Owner's Phone:	919-422-7306	
Contractor	JLS HOMES	Contractor's Phone:	919-422-7306	
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN	

Permit #:	2191423	Inside Town Limits Yes	
Issue date:	11/19/2019	Census tract:	PIN#: 1609-19-0314
Lot#:	400	Subdivision: EAGLE RIDGE	Total cost: \$226,500.00
PropAddress:	115 HOLYOKE COURT		
Owner's	JLS HOMES	Owner's Phone:	919-422-7306
Contractor	JLS HOMES	Contractor's Phone:	919-422-7306
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN
Permit #:	2191429	Inside Town Limits Yes	
Issue date:	11/15/2019	Census tract:	PIN#: 0699-15-2949
Lot#:	75	Subdivision: MCCULLERS WALK	Total cost: \$188,078.00
PropAddress:	183 AMBER ACORN AVENUE		
Owner's	RYAN HOMES	Owner's Phone:	919-987-1930
Contractor	RYAN HOMES	Contractor's Phone:	703-956-4000
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN
Permit #:	2191436	Inside Town Limits No	
Issue date:	11/14/2019	Census tract:	PIN#: 1628-17-1800
Lot#:	56	Subdivision: GLEN CREEK	Total cost: \$292,670.00
PropAddress:	5152 GLEN CREEK TRAIL		
Owner's	ROBUCK HOMES TRIANGLE	Owner's Phone:	919-277-1128
Contractor	ROBUCK HOMES TRIANGLE, LLC	Contractor's Phone:	919-876-9200
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN
Permit #:	2191437	Inside Town Limits No	
Issue date:	11/14/2019	Census tract:	PIN#: 1628-17-3578
Lot#:	59	Subdivision: GLEN CREEK	Total cost: \$306,250.00
PropAddress:	5155 GLEN CREEK TRAIL		
Owner's	BUFFALOE PRESERVE LLC	Owner's Phone:	919-363-4111
Contractor	ROBUCK HOMES TRIANGLE, LLC	Contractor's Phone:	919-876-9200
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN
Permit #:	2191438	Inside Town Limits No	
Issue date:	11/14/2019	Census tract:	PIN#: 1628-06-6849
Lot#:	68	Subdivision: GLEN CREEK	Total cost: \$291,340.00
PropAddress:	5180 GLEN CREEK TRAIL		
Owner's	BUFFALOE PRESERVE LLC	Owner's Phone:	919-363-4111
Contractor	ROBUCK HOMES TRIANGLE, LLC	Contractor's Phone:	919-876-9200
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2191442	Inside Town Limits Yes	
Issue date:	11/19/2019	Census tract:	PIN#: 0699-16-3052
Lot#:	73	Subdivision: MCCULLERS WALK	Total cost: \$160,654.00
PropAddress:	191 AMBER ACORN AVENUE		
Owner's	RYAN HOMES	Owner's Phone:	919-387-1885
Contractor	RYAN HOMES	Contractor's Phone:	703-956-4000
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN
Permit #:	2191443	Inside Town Limits Yes	
Issue date:	11/19/2019	Census tract:	PIN#: 0699-16-3000
Lot#:	74	Subdivision: MCCULLERS WALK	Total cost: \$167,898.00
PropAddress:	187 AMBER ACORN AVENUE		
Owner's	RYAN HOMES	Owner's Phone:	919-387-1885
Contractor	RYAN HOMES	Contractor's Phone:	703-956-4000
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN
Permit #:	2191444	Inside Town Limits Yes	
Issue date:	11/19/2019	Census tract:	PIN#: 0699-06-8190
Lot#:	82	Subdivision: MCCULLERS WALK	Total cost: \$176,036.00
PropAddress:	104 INDIGO DUSK WAY		
Owner's	RYAN HOMES	Owner's Phone:	919-387-1885
Contractor	RYAN HOMES	Contractor's Phone:	703-956-4000
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN
Permit #:	2191445	Inside Town Limits Yes	
Issue date:	11/26/2019	Census tract:	PIN#: 1619-91-5948
Lot#:	27	Subdivision: OAK PARK	Total cost: \$176,736.00
PropAddress:	124 EDMER LANE		
Owner's	ROYAL OAKS BUILDING GROUP, LLC	Owner's Phone:	919-233-3886
Contractor	ROYAL OAKS BUILDING GROUP, LLC	Contractor's Phone:	919-233-3886
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN
Permit #:	2191455	Inside Town Limits Yes	
Issue date:	11/20/2019	Census tract:	PIN#: 1701-94-9233
Lot#:		Subdivision: SUNSET ACRES	Total cost: \$126,500.00
PropAddress:	1523 BEICHLER ROAD		
Owner's	ENCOMPASS HOMES INC	Owner's Phone:	919-369-2451
Contractor	CLAYTON HOMES	Contractor's Phone:	919-772-5013
Type of Improvement:	New Building	Proposed Use	MODULAR HOME/UNIT

Permit #:	2191456	Inside Town Limits Yes	
Issue date:	11/15/2019	Census tract:	PIN#: 1629-49-6248
Lot#:	24	Subdivision: TUNBRIDGE	Total cost: \$225,000.00
PropAddress:	115 BAYBERRY WOODS DRIVE		
Owner's	WESTAN CONSTRUCTION	Owner's Phone:	919-614-6652
Contractor	WESTAN CONSTRUCTION, LLC	Contractor's Phone:	919-803-3724
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN
Permit #:	2191457	Inside Town Limits Yes	
Issue date:	11/15/2019	Census tract:	PIN#: 1629-49-6149
Lot#:	25	Subdivision: TUNBRIDGE	Total cost: \$229,000.00
PropAddress:	105 BAYBERRY WOODS DR		
Owner's	WESTAN CONSTRUCTION	Owner's Phone:	919-614-6652
Contractor	WESTAN CONSTRUCTION, LLC	Contractor's Phone:	919-803-3724
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN
Permit #:	2191471	Inside Town Limits Yes	
Issue date:	11/21/2019	Census tract:	PIN#: 1731-50-3472
Lot#:	210	Subdivision: AUBURN VILLAGE	Total cost: \$147,000.00
PropAddress:	141 AZURE MIST DRIVE		
Owner's	CALATLANTIC GROUP LLC	Owner's Phone:	919-465-5900
Contractor	LENNAR CAROLINAS, LLC	Contractor's Phone:	919-466-3314
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN
Permit #:	2191473	Inside Town Limits Yes	
Issue date:	11/20/2019	Census tract:	PIN#: 1720-62-9857
Lot#:		Subdivision: N/A	Total cost: \$183,500.00
PropAddress:	1020 ELEMENT CIRCLE		
Owner's	ABBERLY SOLAIRE, LLC	Owner's Phone:	919-461-0587
Contractor	HHHUNT OF NC, INC.	Contractor's Phone:	919-461-5173
Type of Improvement:	New Structure	Proposed Use	SWIMMING POOL
Permit #:	2191481	Inside Town Limits No	
Issue date:	11/21/2019	Census tract:	PIN#: 1628-17-1951
Lot#:	53	Subdivision: GLEN CREEK	Total cost: \$301,070.00
PropAddress:	5148 GLEN CREEK TRAIL		
Owner's	ROBUCK HOMES TRIANGLE LLC	Owner's Phone:	919-277-1128
Contractor	ROBUCK HOMES TRIANGLE, LLC	Contractor's Phone:	919-876-9200
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2191494	Inside Town Limits	No
Issue date:	11/26/2019	Census tract:	PIN#: 1628-17-0501
Lot#:	72	Subdivision:	GLEN CREEK Total cost: \$283,430.00
PropAddress:	5160 GLEN CREEK TRAIL		
Owner's	BUFFALOE PRESERVE LLC	Owner's Phone:	919-363-4111
Contractor	ROBUCK HOMES TRIANGLE, LLC	Contractor's Phone:	919-876-9200
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN