



GARNER DEVELOPMENT UPDATE

TOWN OF GARNER | GARNERNC.GOV

OCTOBER 2024

New Public Notification Signs

PLANNING

At the request of the Town Council, Planning staff have redesigned the Town's public hearing notification signs and published a web page explaining the different types of signs and hearings for annexations, rezonings, variances and more.

In addition to being larger, the signs offer multiple ways for citizens to access information about the associated public hearing, including telephone number, QR code, email address and website URL.



[View Public Notice Sign Glossary](#)

Northeast Gateway Study

ECONOMIC DEVELOPMENT

The Economic Development Department, in partnership with the Garner Economic Development Corporation (GEDC) have recently completed the Northeast Gateway Small Area Study.

The study focuses on one of the Garner Forward Comprehensive Plan Focus Areas identified as a regional employment center. It provides analysis of development opportunities and challenges that can be used to inform public and private decision making.

[View Northeast Gateway Study](#)

Developer Sign Installations

ENGINEERING

The Engineering Department is making a change to improve the process of street sign installation on new Town streets constructed with development. Previously, the Town's Public Works Department would install street signs and invoice developers accordingly.

Now, developers and builders will be responsible for installing street signs directly. A sign plan will be required as part of the plan submittal for review and approval by Engineering Department staff. All signs will have to meet Town specifications for design, placement, and installation.

The developer or contractor can then install signs at the appropriate time and will be responsible for maintenance of them until the streets are accepted by the Town at the end of the warranty period.

This change will be beneficial to the Public Works Department by eliminating this task and will be beneficial to developers by giving them control over the timing and installation of signage.

TOWN OF GARNER DEVELOPMENT RESOURCES

Permit & Inspection Portal

Submit permit applications, pay development fees, view electronic plan review comments, and request inspections from the Planning, Engineering, and Inspections Departments.

[Visit the Permit & Inspection Portal](#)

Development Activity Map

Town staff maintain a web map that shows relevant development projects currently in review and recently approved.

[View the Development Activity Map](#)

2024 North Carolina Building Codes Effective Schedule

INSPECTIONS

The 2024 North Carolina Building Codes will take effect on January 1st, 2025, and become mandatory on July 1st, 2025.

During this period, the Inspection Department will review and inspect projects based on two code versions. Staff will undergo training to ensure they are well-versed in the changes between the 2018 and 2024 Building Codes, aiming to maintain exceptional service to residents and the community.

The 2023 NC Electrical Code (2023 NFPA 70), 2024 NC Residential Code, and 2024 NC Administrative Codes and Policies will become mandatory on January 1st, 2025.

The 2024 NC Building Code, 2024 NC Existing Building Code, 2024 NC Fire Code, 2024 Mechanical Code, 2024 NC Fuel Gas Code, and 2024 NC Plumbing Code will also take effect on January 1st, 2025, and will be mandatory from July 1st, 2025.

There will be a 6-month overlap period during which the 2018 codes can still be used. However, designers must use either the 2018 or 2024 version for the entire project.

The 2018 NC Energy Conservation Code will remain in effect until further notice.

The new codes are expected to be available for purchase in November of this year.

QUARTERLY DEVELOPMENT STATISTICS



867

TOTAL PERMITS
ISSUED

316

SINGLE FAMILY PERMITS
ISSUED

281

TOTAL COs
ISSUED

12,505

TOTAL INSPECTIONS
COMPLETED

288

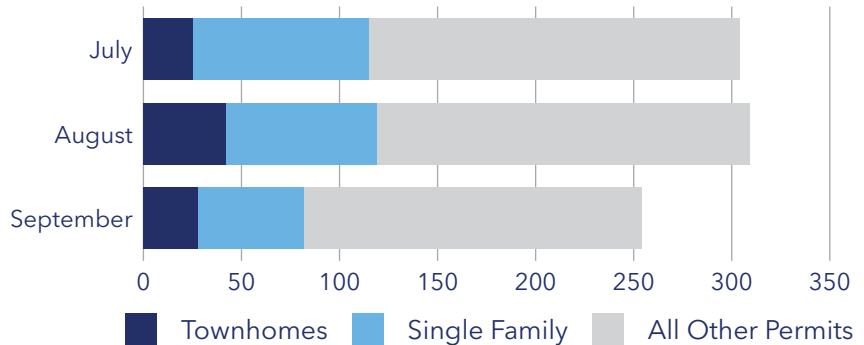
CODE COMPLIANCE CASES
INVESTIGATED

446

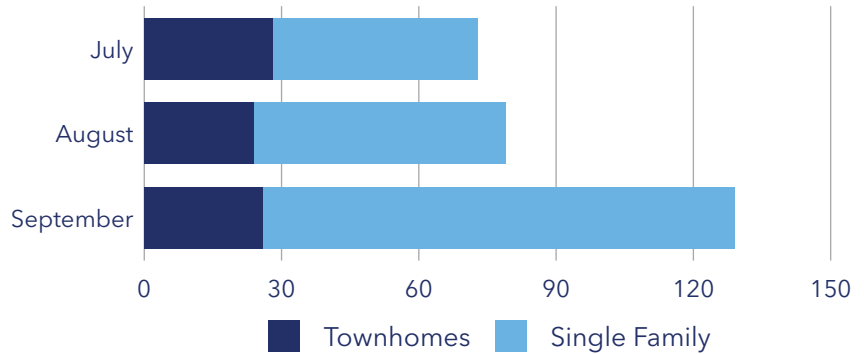
FIRE INSPECTIONS
CONDUCTED

July - September 2024

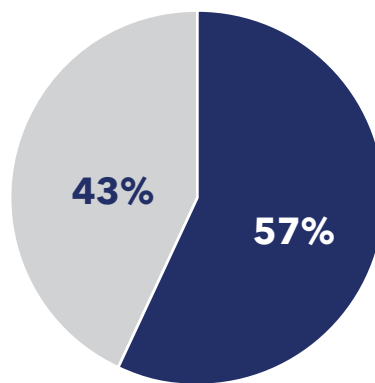
NEW PERMITS ISSUED



CERTIFICATES OF OCCUPANCY ISSUED



ESTIMATED VALUE OF NEW PERMITS



\$133
MILLION
TOTAL VALUE

■ All Single Family
■ All Other Permits

MONTHLY ESTIMATES FOR NEXT QUARTER

105

SINGLE FAMILY
PERMITS

96

CERTIFICATES OF
OCCUPANCY

4,168

TOTAL
INSPECTIONS