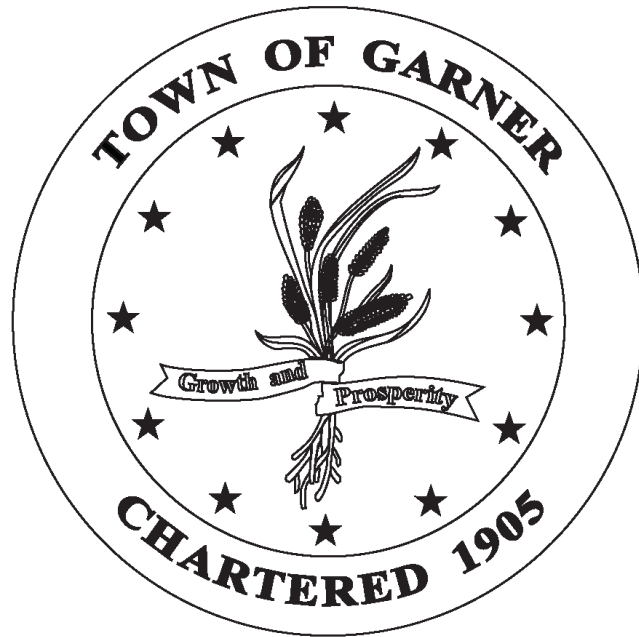


# Town of Garner



Town Council Meeting  
September 5, 2023

Garner Town Hall  
900 7<sup>th</sup> Avenue  
Garner, NC 27529

**Town of Garner**  
**Town Council Regular Meeting Agenda**  
**September 5, 2023**

This regular meeting of the Council will be conducted at 6:00 p.m. in the Garner Town Hall located at 900 7<sup>th</sup> Avenue, Garner.

- A. CALL MEETING TO ORDER/ROLL CALL: Mayor Ken Marshburn
- B. PLEDGE OF ALLEGIANCE: Council Member Behringer
- C. INVOCATION: Council Member Behringer
- D. PETITIONS AND COMMENTS

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

- E. ADOPTION OF AGENDA
- F. PRESENTATIONS

Retirement recognition for Collen Doig for her 22.5 years of service to our organization, community and state. Initially serving as a Permit Technician in the Inspections Department, Ms. Doig has provided excellent customer service to contractors and homeowners seeking building permits and project inspections. In April 2022, she was promoted to Development Services Specialist Supervisor where she mentored other Specialists to provide the same level of customer service.

- G. CONSENT
- H. PUBLIC HEARINGS
- I. NEW/OLD BUSINESS

- 1. Wake Housing Authority Financing for Tryon Station ..... Page 5  
Presenter: John Hodges, Assistant Town Manager

Town Council is required under State law to approve the issuance of multifamily housing revenue bonds within the Town limits. The Wake Housing Authority intends to issue these bonds to provide financing for the Tryon Station Development, an affordable rental housing project, to be located at 1509 Creech Road in Garner.

Action: Consider adopting Resolution (2023) 2544

2. Tryon Station Affordable Housing Development - Request for Additional Gap Financing ..... Page 8  
Presenter: John Hodges, Assistant Town Manager

The Town Council has previously committed \$500,000 in financing for the Tryon Station affordable housing development funded by the Town's American Rescue Plan Act (ARPA) funds. Rising interest rates have increased the funding gap for the project and the developer is requesting additional support from the Town and Wake County. The request of the Town is an additional \$250,000 in financing to increase the \$500,000 commitment to \$750,000. Wake County has given tentative approval for an additional \$1.5 million contingent on the Town's participation in the additional gap funding.

Action: Consider increasing financing from \$500,000 to \$750,000

3. Draft Garner Forward Comprehensive Plan - Mapping Edits ..... Page 9  
Presenter: Jeff Triezenberg, AICP, GISP; Planning Director

Review of the list of mapping edits proposed by project staff and endorsed/refined by the Planning Commission for the draft Garner Forward Comprehensive Plan. Factors considered: geographic distribution (service deserts), availability of land along existing or near term transportation corridors, previous Council development decisions, and past plans.

Action: Consider a motion on which mapping edits to keep for inclusion in final document editing.

J. COMMITTEE REPORTS

K. MANAGER REPORTS

L. ATTORNEY REPORTS

M. COUNCIL REPORTS

N. CLOSED SESSION

Pursuant N.C. General Statutes Section 143-138.11(a)(5) to discuss possible real estate acquisition and the Town's negotiating position regarding such real estate.

O. ADJOURN

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: September 5, 2023 <span style="float: right;"><input type="button" value="v"/></span>		
Subject: Retirement Recognition for Colleen Doig		
Location on Agenda: Presentations		
Department: Inspections Department		
Contact: Paul Padgett, Inspections Director		
Presenter: Paul Padgett, Inspections Director		
<b>Brief Summary:</b> Recognition of Collen Doig's 22.5 years of service to our organization, community and state. Initially serving as a Permit Technician in the Inspections Department, Ms. Doig has provided excellent customer service to contractors and homeowners seeking building permits and project inspections. In April 2022, she was promoted to Development Services Specialist Supervisor where she mentored other Specialists to provide the same level of customer service.		
<b>Recommended Motion and/or Requested Action:</b> None		
<b>Detailed Notes:</b> N/A		
<b>Funding Source:</b> None		
Cost: n/a	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
<b>Manager's Comments and Recommendations:</b>           		
Attachments Yes: <input type="radio"/> No: <input checked="" type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	PJP	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: September 5, 2023 <span style="float: right;"><input type="button" value="v"/></span>		
Subject: Wake Housing Authority Financing for Tryon Station		
Location on Agenda: Old/New Business <span style="float: right;"><input type="button" value="v"/></span>		
Department: Administration		
Contact: John Hodges, Assistant Town Manager		
Presenter: John Hodges, Assistant Town Manager		
<b>Brief Summary:</b>  Town Council is required under State law to approve the issuance of multifamily housing revenue bonds within the Town limits. The Wake Housing Authority intends to issue these bonds to provide financing for the Tryon Station Development, an affordable rental housing project, to be located at 1509 Creech Road in Garner.		
<b>Recommended Motion and/or Requested Action:</b> Recommend adoption of Resolution (2023) 2544		
<b>Detailed Notes:</b> Pursuant to NCGS 157-39.1, the Housing Authority of the County of Wake (Wake Housing Authority) may operate and perform any of its lawful functions (including issuance of bonds and financing) within the municipal boundaries of any town located within Wake County when authorized by a resolution adopted by the Town Council. The approval does not constitute an approval of the Tryon Station Development for any other purpose.		
Funding Source:		
Cost: n/a	One Time: <input checked="" type="radio"/>	Annual: <input type="radio"/> No Cost: <input type="radio"/>
<b>Manager's Comments and Recommendations:</b>  The Town of Garner will also be supporting the Tryon Station affordable housing development through a \$500,000 loan funded by the Town's American Rescue Plan Act (ARPA) funds.		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:		
Finance Director:		
Town Attorney:	TJ	
Town Manager:	RD	
Town Clerk:		

RESOLUTION (2023) 2544

RESOLUTION AUTHORIZING THE FINANCING BY THE HOUSING AUTHORITY OF THE COUNTY OF WAKE OF AN AFFORDABLE MULTIFAMILY HOUSING DEVELOPMENT WITHIN THE BOUNDARIES OF THE TOWN OF GARNER

WHEREAS, the Town Council (the “Town Council”) of the Town of Garner, North Carolina (the “Town”) met in Garner, North Carolina at 6:00 p.m. on the 5<sup>th</sup> day of September, 2023; and

WHEREAS, the Housing Authority of the County of Wake (the “Wake Housing Authority”), a public body and body corporate and politic organized and operating pursuant to the North Carolina Housing Authorities Law, Article 1 of Chapter 157 of the General Statutes of North Carolina, as amended (the “Act”), has tentatively agreed to issue its multifamily housing revenue bonds (the “Bonds”), for the purpose of financing the acquisition, construction and equipping by KB Garner, LLC, a North Carolina limited liability company, or an affiliated or related entity, of a multifamily residential rental facility to be known as Tryon Station (the “Development”); and

WHEREAS, the Development will consist of approximately 176 units and will be located at approximately 1509 Creech Road in the Town of Garner, Wake County, North Carolina; and

WHEREAS, in accordance with Section 157-39.1 of the Act, the Wake Housing Authority is authorized to finance affordable housing within the boundaries of the Town by issuing its bonds or notes to finance the same, but only if the Town Council has adopted a resolution authorizing the Wake Housing Authority to do so; and

WHEREAS, the Town acknowledges that the acquisition, construction and equipping of the Development will satisfy a need for affordable housing within the Town, and further the Town desires to consent to the issuance by the Wake Housing Authority of the Bonds to finance the Development within the borders of the Town;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF GARNER, NORTH CAROLINA:

1. The Town Council hereby consents to and approves the issuance by the Wake Housing Authority of its multifamily housing revenue bonds to provide financing for the acquisition, construction and equipping of the Development within the jurisdiction of the Town.

2. The Town Council’s approval is solely to satisfy the requirements of the Act, and shall in no event constitute an endorsement of the Bonds or the Development. This approval shall not be construed as approval of the Development for any other purpose, including, but not limited to, zoning, land use, financial assistance, or any other aspect of the Development that may require consent from or approval by the Town.

3. This resolution shall take effect immediately.

Council Member \_\_\_\_\_ moved the passage of the foregoing resolution and Council Member \_\_\_\_\_ seconded the motion, and the resolution was passed by the following vote:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Not voting: \_\_\_\_\_

Witness my hand and official seal, this 5<sup>th</sup> day of September, 2023.

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

ATTEST:

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

\* \* \* \* \*

CERTIFICATION

I, Stella Gibson, Town Clerk of the Town of Garner, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of a Resolution adopted by the Town Council for the Town of Garner, North Carolina, in regular session convened on September 5, 2023.

WITNESS my hand and the corporate seal of the Town of Garner, North Carolina, this the 5<sup>th</sup> day of September, 2023.

\_\_\_\_\_  
Town Clerk

(SEAL)

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: September 5, 2023 <span style="float: right;">▼</span>		
Subject: Tryon Station Affordable Housing Development - Request for Additional Gap Financing		
Location on Agenda: Old/New Business <span style="float: right;">▼</span>		
Department: Administration		
Contact: John Hodges, Assistant Town Manager		
Presenter: John Hodges, Assistant Town Manager		
<p><b>Brief Summary:</b> The Town Council has previously committed \$500,000 in financing for the Tryon Station affordable housing development funded by the Town's American Rescue Plan Act (ARPA) funds. Rising interest rates have increased the funding gap for the project and the developer is requesting additional support from the Town and Wake County. The request of the Town is an additional \$250,000 in financing to increase the \$500,000 commitment to \$750,000. Wake County has given tentative approval for an additional \$1.5 million contingent on the Town's participation in the additional gap funding.</p>		
<p><b>Recommended Motion and/or Requested Action:</b> Consider increasing financing from \$500,000 to \$750,000</p>		
Detailed Notes:		
<p><b>Funding Source:</b> American Rescue Plan Act (ARPA) Funds</p>		
Cost: \$250,000	One Time: <input checked="" type="radio"/>	Annual: <input type="radio"/> No Cost: <input type="radio"/>
<p><b>Manager's Comments and Recommendations:</b>  Because this amount is still within the overall \$1,000,000 that Council indicated a desire to dedicate toward affordable housing from ARPA funds and, since this is the only project in the Garner Town Limits/ETJ that will qualify for the 4% housing financing, staff recommends consideration of the additional loan amount.</p>		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JMH	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		



Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: September 5, 2023		
Subject: Draft Garner Forward Comprehensive Plan - Mapping Edits		
Location on Agenda: Old/New Business		
Department: Planning		
Contact: Jeff Triezenberg, AICP, GISP; Planning Director		
Presenter: Jeff Triezenberg, AICP, GISP; Planning Director		
<p><b>Brief Summary:</b></p> <p>Review of the list of mapping edits proposed by project staff and endorsed/refined by the Planning Commission for the draft Garner Forward Comprehensive Plan. Factors considered: geographic distribution (service deserts), availability of land along existing or near term transportation corridors, previous Council development decisions, and past plans.</p>		
<p><b>Recommended Motion and/or Requested Action:</b></p> <p>Consider a motion on which mapping edits to keep for inclusion in final document editing.</p>		
<p><b>Detailed Notes:</b></p> <p>Page numbers reference the pages on which the maps appear in Version 3 of the draft plan.</p>		
Funding Source:		
Cost: n/a	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
<p><b>Manager's Comments and Recommendations:</b></p>          		
<p>Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/></p>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JST	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

## Planning Department Staff Report

**TO:** Honorable Mayor Marshburn and Town Council Members

**FROM:** Jeff Triezenberg, AICP, GISP; Planning Director  
Matt Noonkester; CityExplained

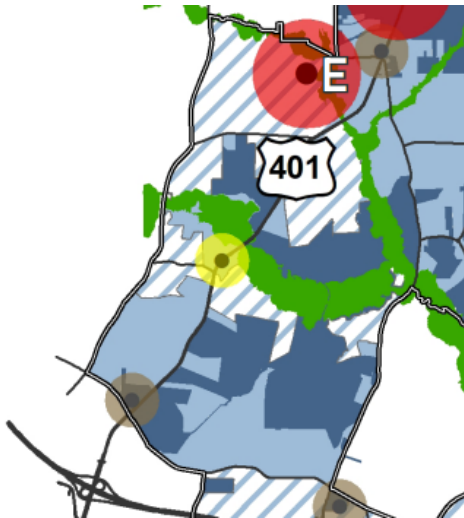
**SUBJECT:** ***Draft Garner Forward Comprehensive Plan – Mapping Edits***

**DATE:** September 5, 2023

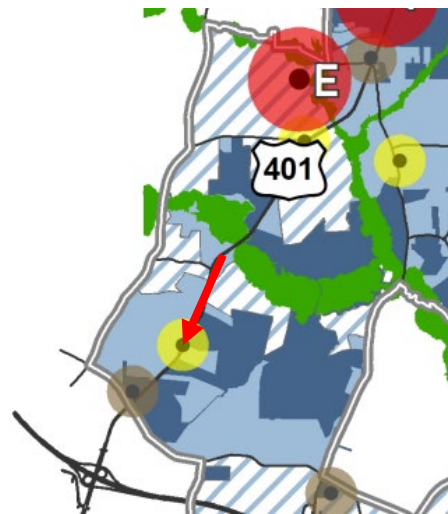
The following edits were proposed by project staff after a review of the map series in the draft document with a focus on geographic distribution (service deserts), availability of land along existing or near term transportation corridors, previous Council development decisions, and past plans. Amendments were favorably received by the Planning Commission – some partial exceptions noted. Page numbers reference the pages on which the maps appear in Version 3 of the draft plan.

1. Page 34 – move Neighborhood Activity Center on map from 401 at Manor Ridge Drive to 401 just south of Abbotts Mill Drive.

*Note: Better land availability and central to neighborhoods in this corner of Garner (south of Swift Creek, north of Ten Ten Rd, east of Lake Wheeler Rd, and west of railroad).*



v.1

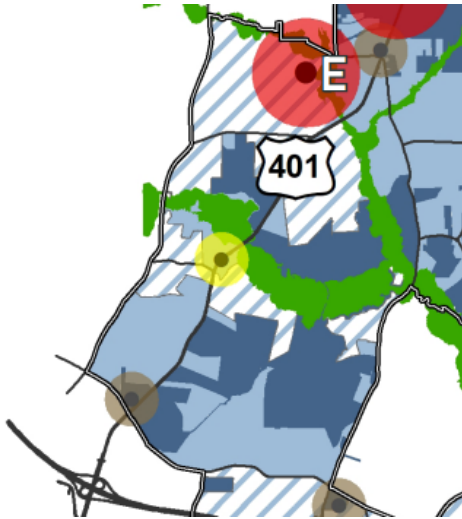


v.2 and 3

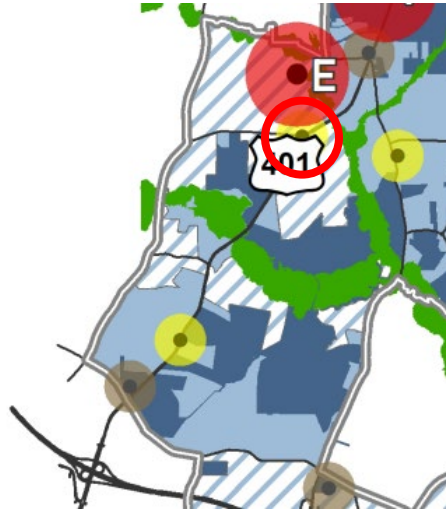
2. Page 34 – add Neighborhood Activity Center on map to intersection of 401 and Simpkins Road.

*Note: No neighborhood level service called for in this corner of Garner (north of Swift Creek, south of Farm Road, east of Lake Wheeler and west of railroad) – central to neighborhoods in the area, previous plan showed possibility of change in area to support more commercial, but scale of change held in check by Neighborhood Character Typology remaining consistent.*

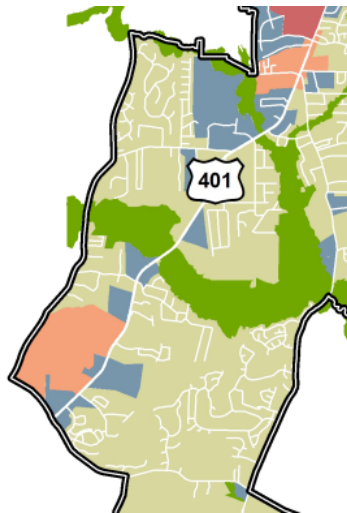
- a. In conjunction, Page 60 - change parcels there from Level Two to Level Three. (shown below – second map set)



v.1



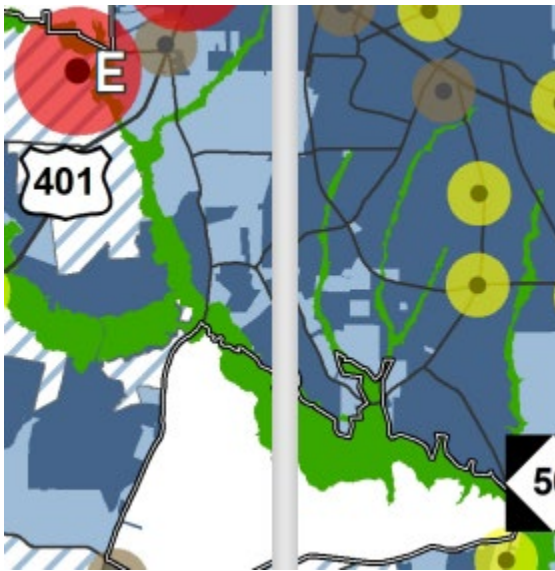
v.2 and 3



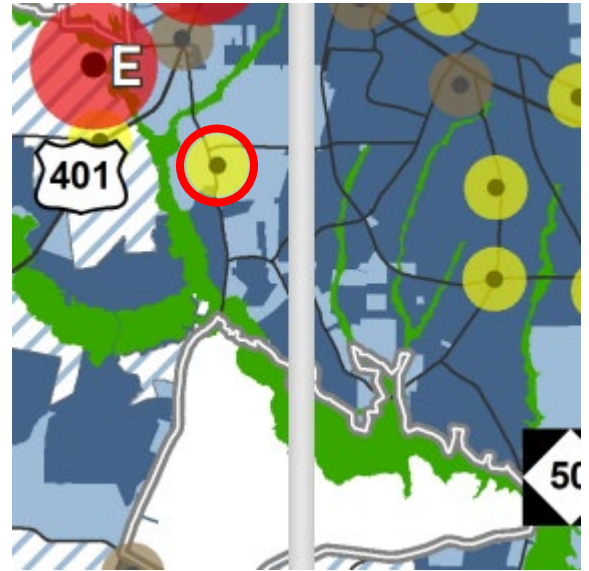
3. Page 34 – add Neighborhood Activity Center on map to intersection of Woodland Road and Old Stage Road.

*Note: No neighborhood level service called for in this corner of Garner (between Little Swift Creek and Aversboro Road) – central to neighborhoods in the area, current zoning envisioned grocery anchored node at Vandora Springs and Old Stage, but land there is constrained. Some Planning Commission members felt it should be pushed further south down Old Stage*

- a. In conjunction, Page 60/61 - change parcels there from Level Two to Level Three. (shown below – second map set)
- b. In conjunction, Page 234/235 – change parcels there from Tier 3R to Tier 3NR. (not shown)



v.1



v.2 and 3

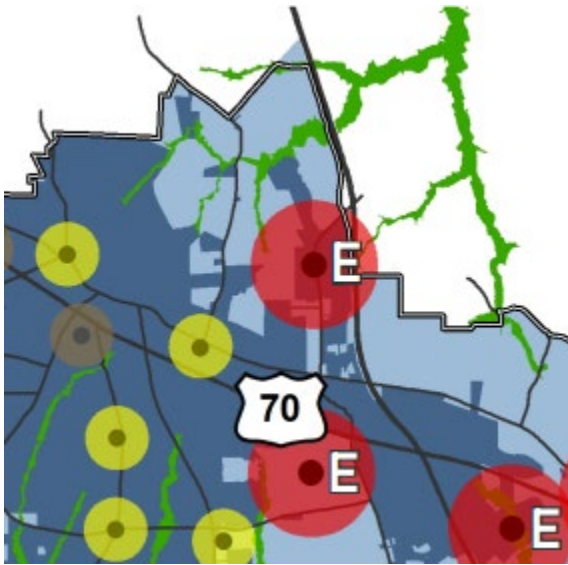




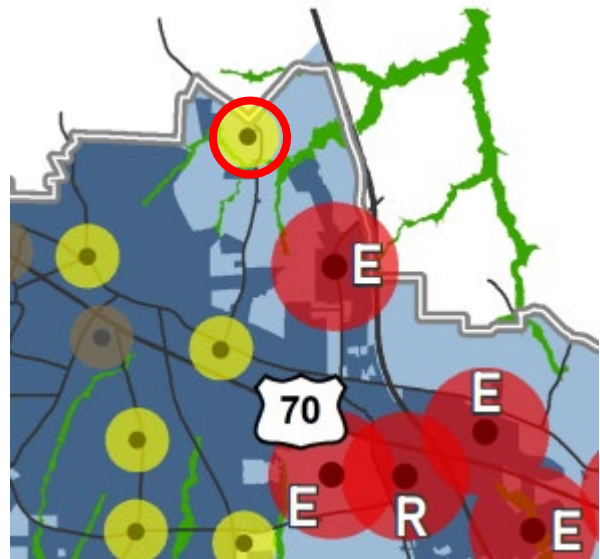
4. Page 35 – add Neighborhood Activity Center on map SW of intersection of future Tryon Road and Creech Road.

*Note: No neighborhood level service called for in this corner of Garner (often referred to as North Garner) – near a future intersection of thoroughfares (Tryon Road Extension, Creech Road and Wilmington Road). Some land availability and support walkability for workforce housing planned in the area.*

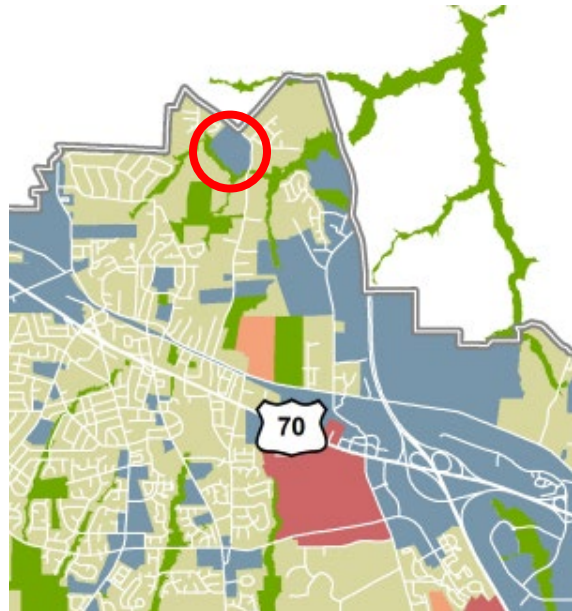
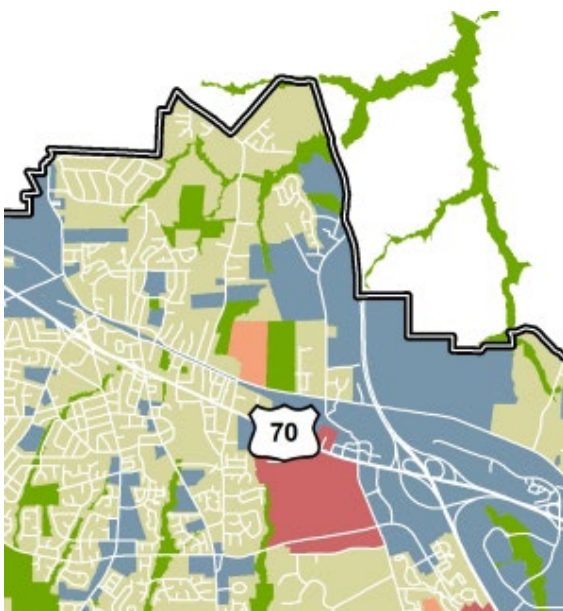
- a. In conjunction, Page 61 - change parcels there from Level Two to Level Three. (shown below – second map set)
- b. In conjunction, Page 235 – change parcels there from Tier 3R to Tier 2NR. (not shown)



v.1



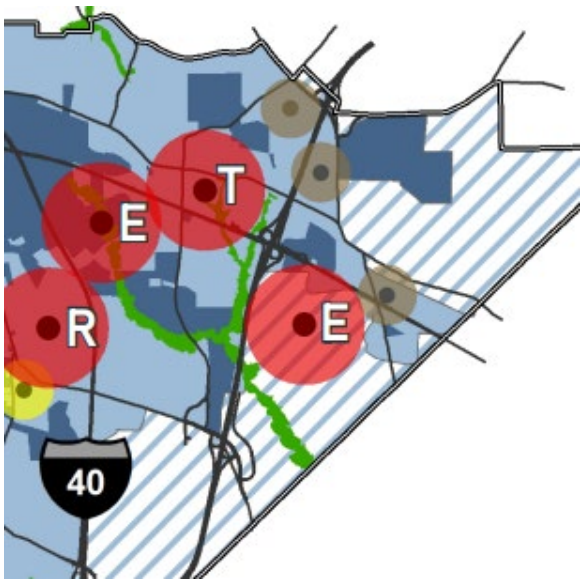
v.2 and 3



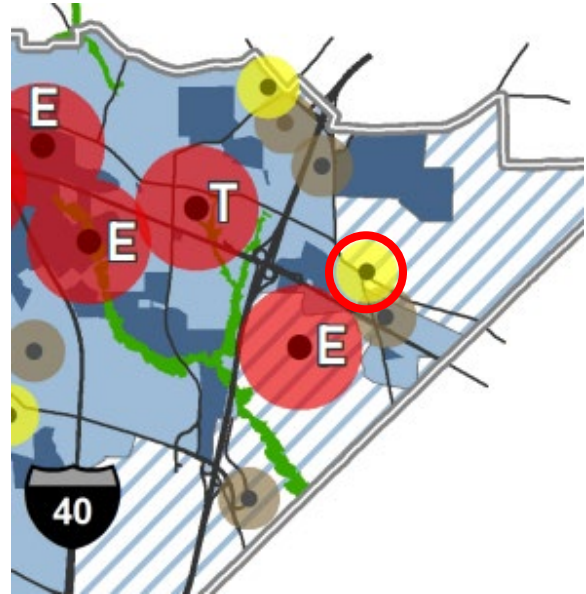
- 5. Page 35 – add Neighborhood Activity Center on map NE of intersection of Guy Road and E. Garner Road.

*Note: No neighborhood level service called for in this corner of Garner (east of future 540). Some land availability off the main US 70 corridor).*

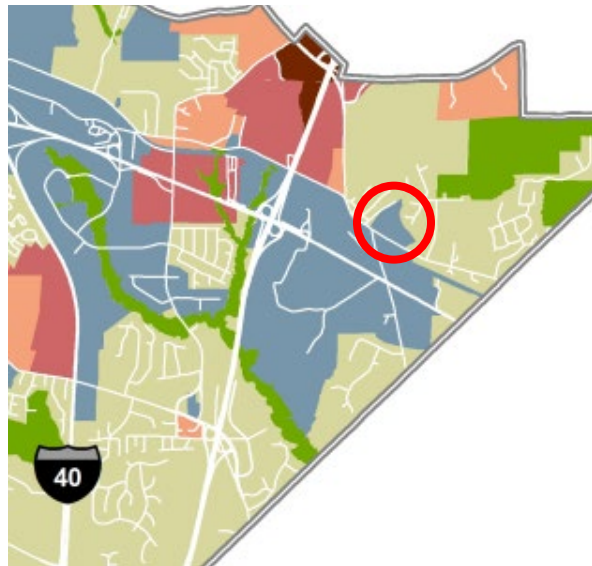
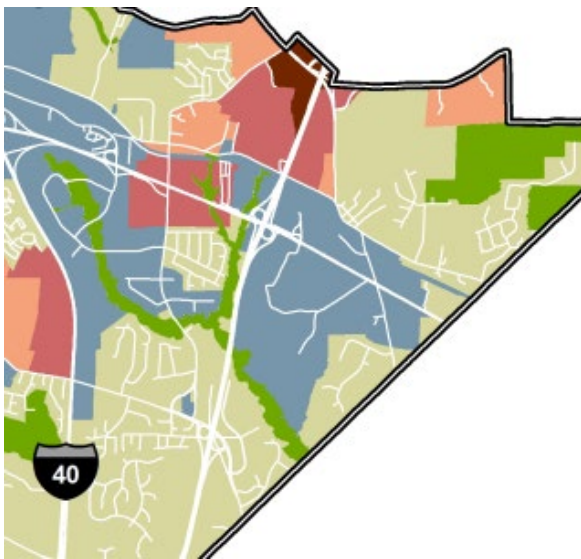
- a. In conjunction, Page 61 - change parcels there from Level Two to Level Three. (shown below – second map set)
- b. In conjunction, Page 235 – change parcels there from Tier 3R to Tier 3NR. (not shown)



v.1



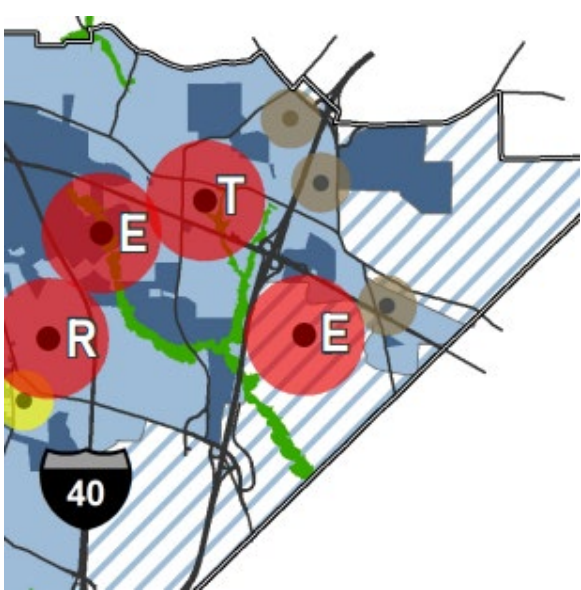
v.2 and 3



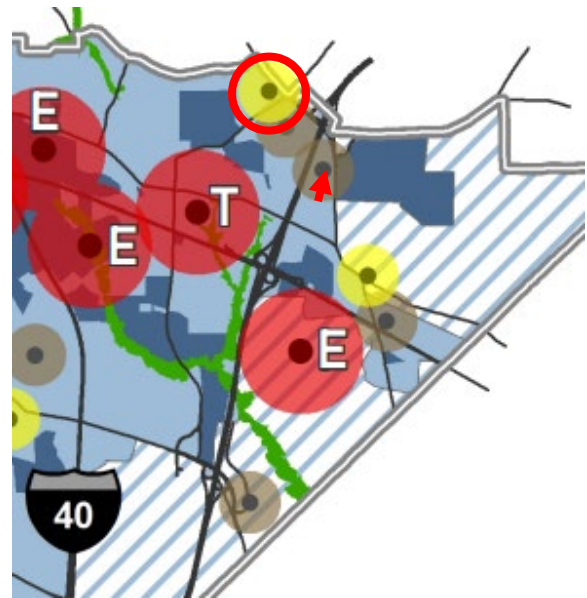
- Page 35 – add Neighborhood Activity Center on map NW of intersection of Auburn-Knightdale Road and Rock Quarry Road – and slight shift of Community Activity Center east of 540 at Rock Quarry Road to the north.

*Note: No neighborhood level service called for in this corner of Garner (between Greenfield and 540). Also reflects stated desire during previous cases that the Burnette Farms area support non-residential on this particular corner – community services already envisioned around interchange).*

*Community Activity Center shifted to cover future retail area reserved as part of Edge of Auburn proposal and keep all of the community services from sprawling too far from the interchange.*



v.1



v.2 and 3



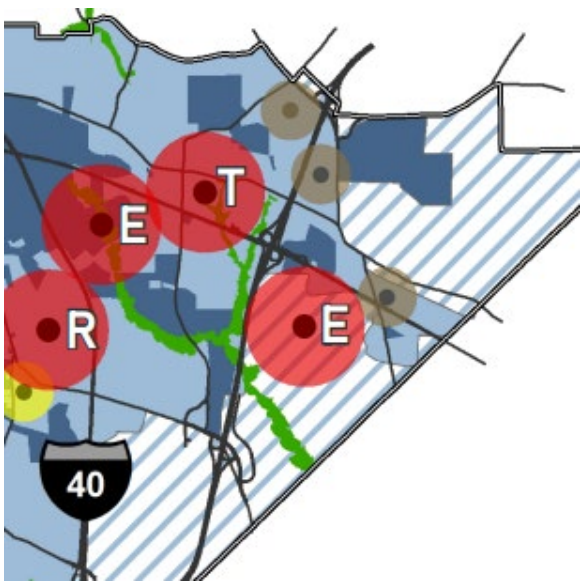
- 7. Page 35 – add Community Activity Center on map in SW quadrant of NC 540 interchange with White Oak Road.

*Note: Could pull some economic activity into Wake County for folks not wanting to travel to NC42 commercial areas as well as relieve some community service pressure off of the White Oak Shopping area. Identified by Economic Development staff as more than a residential opportunity.*

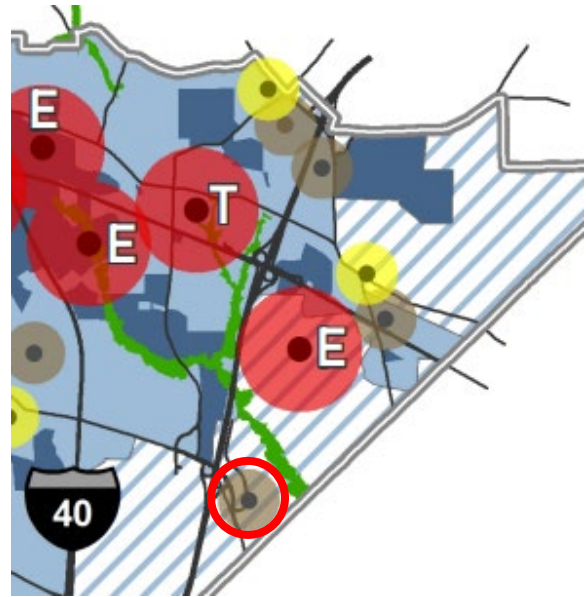
- a. In conjunction, Page 61 - change parcels there from Level Two to Level Three or Four. (shown below – second map set)

*Note: Need to fix mapping error as depicted below.*

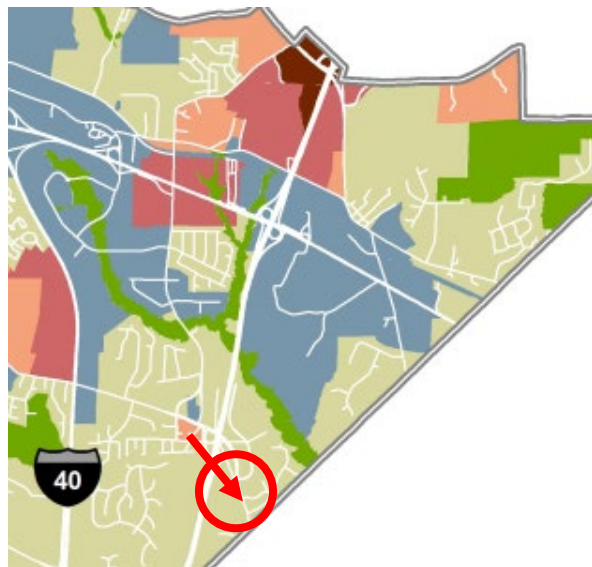
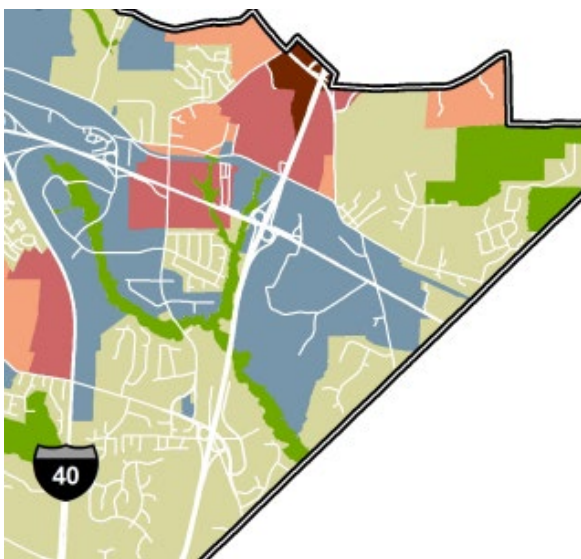
- b. In conjunction, Page 235 – change parcels there from Tier 3R to Tier 3NR. (not shown)



v.1

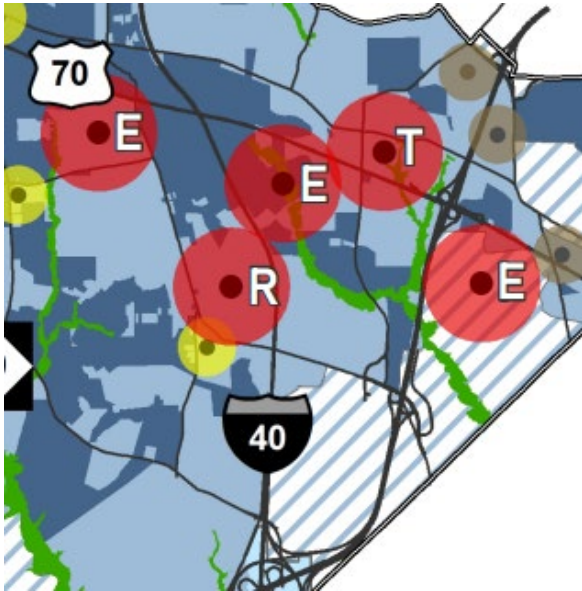


v.2 and 3

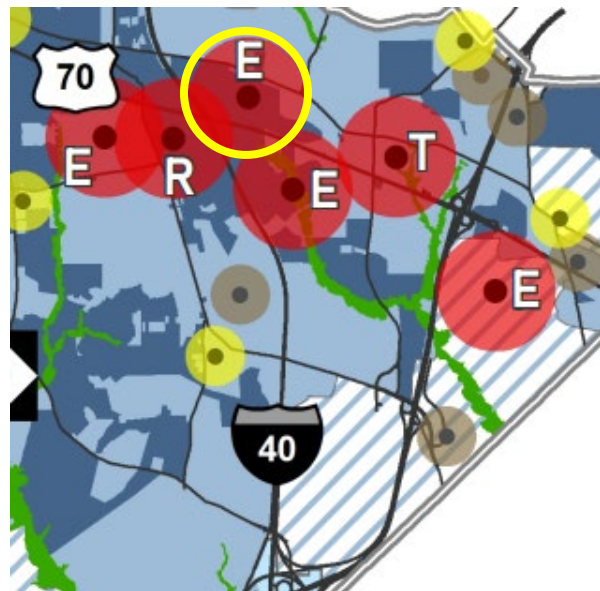




8. Page 35 – add Regional Activity Center (Employment) to Greenfield North to acknowledge existing employment center.

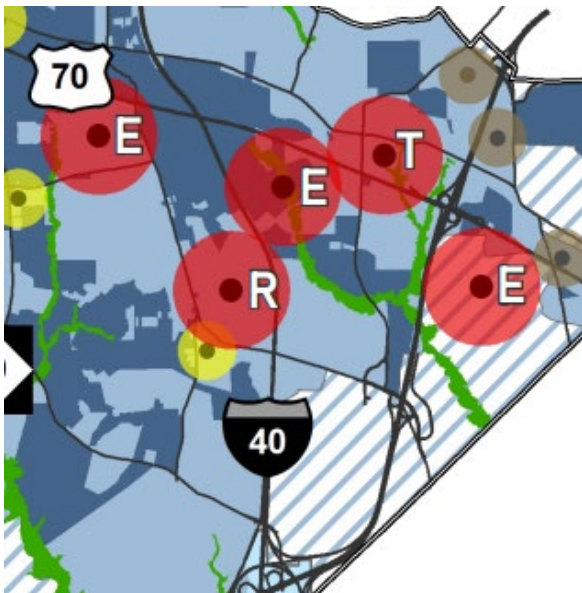


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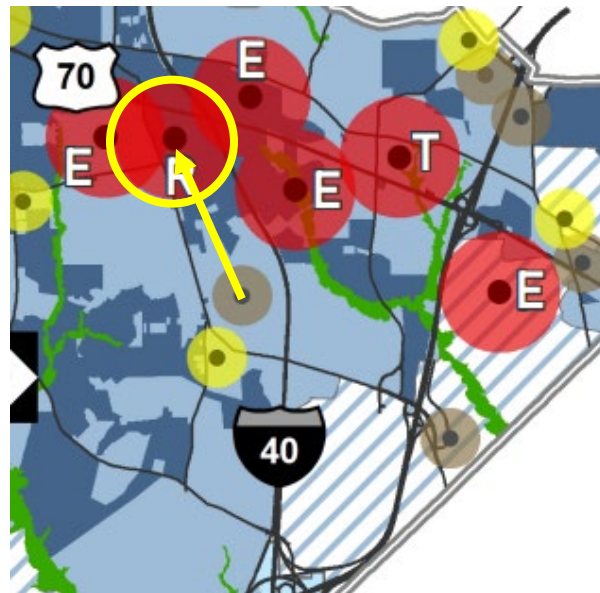


v.2 and 3

9. Page 35 – add Regional Activity Center (Retail) to White Oak Shopping Center to acknowledge existing retail center.



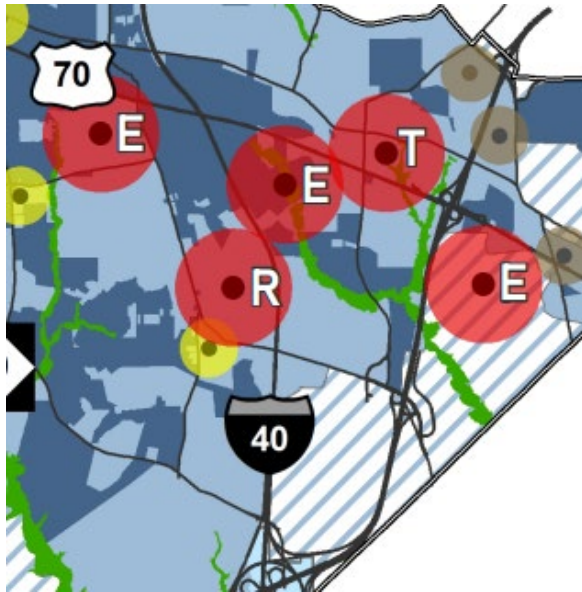
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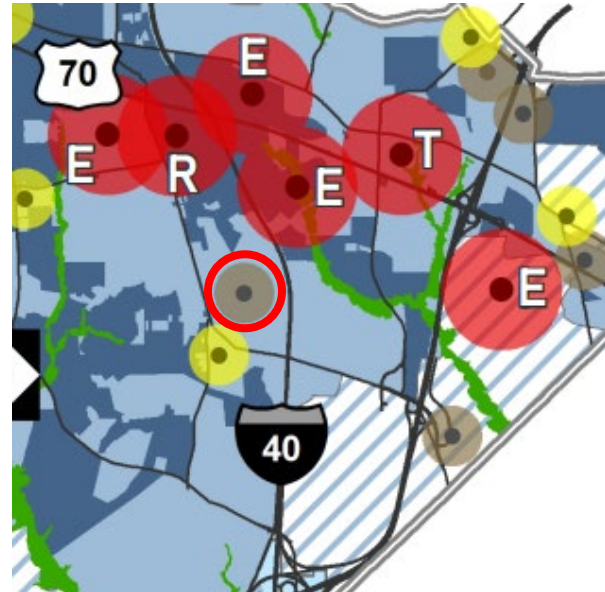
v.2 and 3

10. Page 35 – change Regional Activity Center (Retail) on Future Timber Drive East extension to Community Activity Center.

*Note: Keep a source of community services in the area to serve growing neighborhoods and apartment communities in this part of Garner and continue to support the level of change called for in the Development Change and Intensity map along the extension of Timber Drive East.*

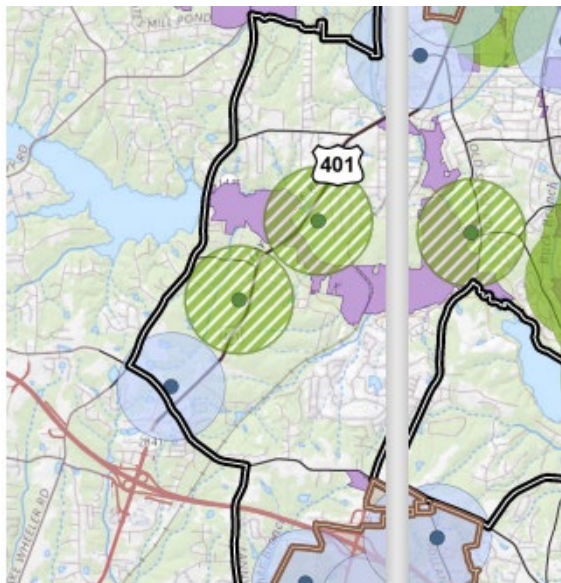


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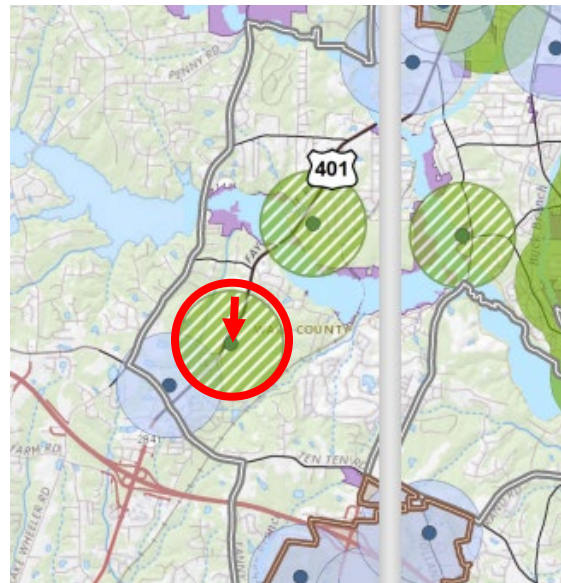


v.2 and 3

11. Page 240 – shift Future TOG Programmed Park on 401 just south of Manor Ridge Drive about 0.5 miles further south to take advantage of more land opportunities and be centered better within the PRCR Master Plan’s park land search area for this corner of Garner.



v.1



v.2 and 3