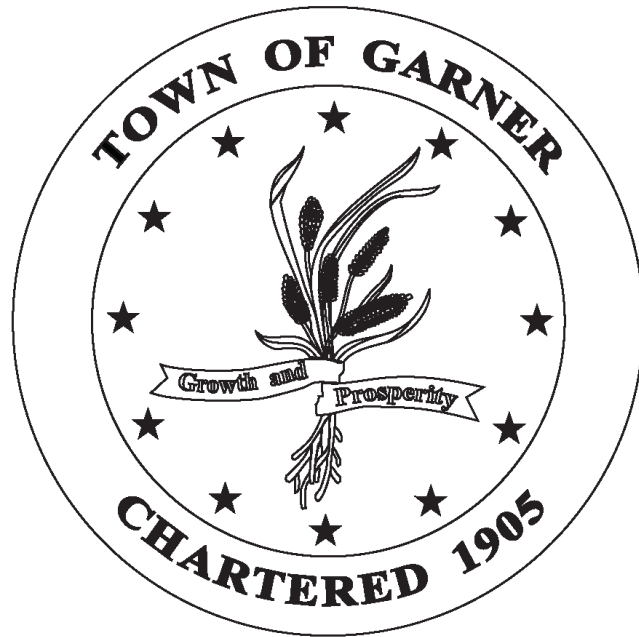


Town of Garner



Town Council Meeting
October 17, 2023

Garner Town Hall
900 7th Avenue
Garner, NC 27529

**Town of Garner
Town Council Regular Meeting Agenda
October 17, 2023**

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

- A. CALL MEETING TO ORDER/ROLL CALL: Mayor Ken Marshburn
- B. PLEDGE OF ALLEGIANCE: Council Member Dellinger
- C. INVOCATION: Council Member Dellinger
- 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
- G. CONSENT

- 1. Parks, Recreation & Cultural Resources Strategic Plan Update Page 4
Presenter: Maria Munoz-Blanco, PRCR Director

Parks, Recreation & Cultural Resources Strategic Plan 2023-2027 will serve to implement the priorities identified in the amended Chapter 10 (Action + Implementation Plan) of the PRCR Comprehensive Master Plan.

Action: Consider approval of Parks, Recreation & Cultural Resources Strategic Plan 2023-2027

- 2. North Carolina Arts Council Grant for Garner Performing Arts Center Page 25
Presenter: Maria Munoz- Blanco, PRCR Director

The Garner Performing Arts Center has been awarded an \$11,182 "Spark the Arts" grant from the North Carolina Arts Council. Grant funds will be used to support family arts programming through the GPAC PLAYhouse Series.

Action: Consider approving grant, budget amendment (2023) 5128 and authorize the Manager to execute grant agreement.

3. Surplus Property Page 28
Presenter: David Beck, Finance Director

As a result of replacing vehicle laptops the police department has a number of mounting components that are no longer compatible and can be declared as surplus property.

Action: Consider approving Resolution (2023) 2547

H. PUBLIC HEARINGS

1. Tier 2 Conditional Rezoning # CZ-MP-22-14, Vintage Garner Page 30
Presenter: Ashley Harris, Planner

Tier 2 conditional rezoning request (CZ-MP-22-14) submitted by Thomas H. Johnson, Jr. (Williams Mullen) to rezone approximately 43.26 +/- acres from Light Industrial (LI) and Rural Agricultural (RA) to Commercial Mixed Use (CMX C274) Conditional for a mixed-use development of a maximum of 654 multi-family units and 40,000 square feet of commercial space. The site is located on the west side of US Highway 401 (Fayetteville Road) between Farm Road and Transport Drive and may further be identified as Wake County PIN #'s 1701046088 and 0791932831.

Action: Consider closing public hearing to refer case to Planning Commission for consistency review and recommendation.

2. Tier 2 Conditional Rezoning # CZ-MP-23-01, Dougher Light Industrial Page 69
Presenter: Ashley Harris, Planner

Tier 2 conditional rezoning request (CZ-MP-22-01) submitted by Windsor Commercial to rezone 3.75 +/- acres from Residential 2 (R2), Light Industrial (LI), Light Industrial (LI C14) Conditional, and Light Industrial (LI C73) Conditional to Light Industrial (LI C271) Conditional for the development of an additional industrial shell building. The site is at the northwest corner of East Garner Road and High Hope Lane and may be further identified as Wake County PIN #'s 1721313405, 1721313154, 1721311388 and a portion of 1721311177.

Action: Consider closing public hearing to refer case to Planning Commission for consistency review and recommendation.

I. NEW/OLD BUSINESS

1. Meadowbrook Park Dam Improvements – Bid Award for Phase 1 Construction Page 101
Presenter: Lisa Rodriguez, Senior Project Manager

Approval of bid award to North State Environmental, Inc. in the amount of \$240,585.00 for the construction of Phase 1 of the Meadowbrook Park dam. Phase 1 consists of

draining the existing pond, relocating native fish, and safely breaching the earthen dam.

Action: Consider approval of the bid award to North State Environmental Inc. in the amount of \$240,585.00.

J. COMMITTEE REPORTS

K. MANAGER REPORTS

1. Talk of the Town
2. Quarterly Finance Report
3. Quarterly Capital Projects Update

L. ATTORNEY REPORTS

M. COUNCIL REPORTS

N. CLOSED SESSION

Pursuant to N.C. General Statutes Section 143.318.11(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: October 17, 2023 <input type="button" value="v"/>		
Subject: Parks, Recreation & Cultural Resources Strategic Plan Update		
Location on Agenda: Consent		
Department: Parks, Recreation & Cultural Resources (PRCR)		
Contact: Maria Munoz-Blanco, Parks, Recreation & Cultural Resources Director		
Presenter: Maria Munoz-Blanco, Parks, Recreation & Cultural Resources Director		
Brief Summary: Parks, Recreation & Cultural Resources Strategic Plan 2023-2027 will serve to implement the priorities identified in the amended Chapter 10 (Action + Implementation Plan) of the PRCR Comprehensive Master Plan.		
Recommended Motion and/or Requested Action: Consider approval of Parks, Recreation & Cultural Resources Strategic Plan 2023-2027		
Detailed Notes: The Town of Garner approved its Parks, Recreation and Cultural Resources Comprehensive Master Plan in January 2020. Town Council approved on September 19, 2023 an amendment to the prioritization and timeline of Chapter 10 (Action + Implementation Plan) of the 2020 PRCR Comprehensive Master Plan. The Strategic Plan 2023-2027 summarizes the action items identified for implementation in the short term as well as action items that are priorities for future funding. The Strategic Plan is a requirement of the department's CAPRA Accreditation.		
Funding Source: N/A		
Cost: n/a	One Time: <input checked="" type="radio"/>	Annual: <input type="radio"/> No Cost: <input type="radio"/>
Manager's Comments and Recommendations: 		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	MMB	
Finance Director:		
Town Attorney:		
Town Manager:		
Town Clerk:		



Garner Parks, Recreation and Cultural Resources

900 7th Avenue • Garner, NC 27529

Phone: 919-773-4442 • Email: garnerprcr@garnernc.gov

October 3, 2023

To: Jodi Miller

From: Maria Muñoz-Blanco, Director of Parks, Recreation & Cultural Resources

Re: PRCR Strategic Plan 2023-2027

The Town of Garner Comprehensive Master Plan for Parks, Recreation and Cultural Resources was adopted on 01/21/2020. The plan's Action + Implementation Plan (Chapter 10) features 18 goals, 55 objectives, and 215+ strategies/action items to achieve the stated goals. Town Council approved at their 09/19/2023 regular meeting an amendment to update Chapter 10 with a timeline and prioritization of strategies/action items. The amendment to Chapter 10 was developed in FY2023 through a review process undertaken by the PRCR Advisory Committee and staff.

At the 08/29/2023 Work Session briefing on the Chapter 10 review process, staff noted that following the amendment to Chapter 10, an updated Strategic Plan would be presented to Council as well. This Strategic Plan was developed to summarize the action items identified as ongoing and short term as well as those that are priorities pending funding. The Strategic Plan draft was shared with the PRCR Advisory Committee at their 09/18/2023 meeting. The Strategic Plan is a requirement of the department's accreditation by the Commission for Accreditation of Parks & Recreation Agencies (CAPRA).

Staff Recommendation

That the Town Council approve the PRCR Strategic Plan 2023-2027.

Strategic Plan

2023-2027



Approved: October 2023
Next Review: October 2024

Town Council

Ken Marshburn, Mayor
Elmo Vance, Mayor Pro Tem
Kathy Behringer
Demian Dellinger
Phil Matthews
Gra Singleton

Town Administration

Rodney Dickerson, Town Manager
John Hodges, Assistant Town Manager
Jodi Miller, Assistant Town Manager

Parks, Recreation and Cultural Resources Advisory Committee

Autumn Beam, Chair
Matt Davis, Vice Chair
Scott Bare
Jay Ditenhafer
Tim Montgomery
Pauletta Thompson
Hope Webber
Mark Wood
Mon Peng Yueh
Demian Dellinger, Council Liaison

Senior Citizens Advisory Committee

Tony Derico, Chair
Sharon Verity, Vice Chair
John Bigliardi
Jo Cicci
Ernestine Durham
Herbertina Johnson
Anne Morgan
Charlie Pearce
Michael Tew
Gra Singleton, Council Liaison

Veterans Advisory Committee

Matthew Pedone, Chair
John Foster, Vice Chair
Bob Carter
Helen Carter
Michael Chasey
Terry Chatfield
Robert Gregory
Jeff Hicks
Willis McKoy
Don Searles
Tim Stevens
Phil Matthews, Council Liaison

Parks, Recreation & Cultural Resources Department

Erica Arrington, Recreation Program Specialist
Jack Baldwin, Recreation Program Manager
(Athletics)
Kayla Bender, Special Events Coordinator
Torrey Blackmar, Recreation Program Manager
(Senior Center)
Colleen Bockhahn, Recreation Program
Manager (Outdoor & Nature)
Elesha Burt, Recreation Customer Service
Specialist
Victor Davis, Recreation Program Specialist
Martha Engeman, Marketing Coordinator
Katie Lockhart, Parks & Recreation
Superintendent (Parks & Nature)
Maria Muñoz-Blanco, Director
Allison Murphy, Recreation Program Specialist
Shelby Paustian, Recreation Program Specialist
Amy Pridgen, Parks & Recreation
Superintendent (Arts & Culture)
Todd Riddick, Parks & Recreation
Superintendent (Recreation & Athletics)
Sara Shaw, Recreation Program Manager
Jonathan Shearin, Performing Arts Center
Supervisor
Brandon Smith, Recreation Customer Service
Specialist
Christian Wood, Recreation Program Specialist
Megan Young, Parks & Recreation
Superintendent (Operations)

Our team also includes over 70 seasonal and supplemental staff across all program areas. They, along with countless volunteers, play an integral role in helping Garner maintain its high quality of life and service delivery to its citizens and visitors.



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Garner Parks, Recreation & Cultural Resources

Garner Parks, Recreation and Cultural Resources (PRCR) manages 12 parks totaling 473 acres and five facilities featuring open space, athletic courts and fields, picnic shelters, playgrounds, trails, classrooms, and more.

The Town of Garner is committed to expanding the Parks, Recreation and Cultural Resources Department's programming and amenities with recreation parkland and greenway trails. Parks Capital Projects develop and enhance park, recreational and cultural opportunities for Town residents. In November 2021, Garner voters approved four bond referendums, including \$35.5 million in Parks and Recreational Bonds. These funds will go toward new park development, rehabilitation projects at existing parks, and greenways. Along with bonds, the Town has been awarded grants to help with this mission.

Mission Statement

To enrich the quality of life in Garner by offering a diverse system of parks, recreational facilities, programs, and cultural resources.

Vision Statement

Helping Garner maintain its high quality of life and service delivery to its citizens and visitors through the following core values:

- *Leadership*- fostering a climate of creativity that develops high-potential talent and embraces innovation cutting-edge ideas and accountability for making decisions and recommendations. (TOG- *Efficient & Timely Service Delivery*)
- *Efficiency*- Ensuring that programs and services are provided efficiently and effectively while matching community needs. (TOG- *Fiscal Responsiveness, Efficient & Timely Service Delivery*)
- *Diversity*- Recognizing the changing demographics of the community and celebrating the unique qualities, characteristics, and experiences. (TOG- *Orderly Growth*)
- *Stewardship*- Maintaining aesthetically pleasing parks and facilities (TOG- *Quality of Life*)

History

From its beginning in 1967, the department was created to serve the community. Citizens requested funds for lights at a field being used for volunteer-led recreation. The following year, the Town hired the first part-time director to oversee this project and facilitate the other volunteer programs that were providing recreation. In 1972, Ross Whitfield was named the first full-time director, and recreation services in Garner began to expand beyond athletics to providing parks, programs, and facilities. By 2012, the Town acknowledged the important role that arts and culture plays in the community and added "Cultural Resources" to the name of the department.

In 2015, the department was honored as a nationally accredited agency by the National Recreation and Park Association and CAPRA and was reaccredited in 2020. This mark of

distinction indicates that an agency has met rigorous standards related to the management and administration of lands, facilities, resources, programs, safety, and services.

Why Parks and Recreation

As one of the largest land managers in the nation— especially in dense urban centers and metropolitan regions – local parks are key to climate-change mitigation and adaptation by providing opportunities for people to engage with nature and by creating healthy and biodiverse ecosystems. Park and recreation professionals are integral to both the proactive and responsive actions essential to building resilience in communities across the country, especially among underserved populations. By providing environmental programming, enhancing the ecological capacity of parklands and advocating for the benefits of nature, park and recreation professionals are addressing our most pressing societal needs through the power of parks. *Source: NRPA Strategic Plan*

The Team

The full-time team is comprised of 19 staff members that oversee department operations across programming teams. Our part-time team includes over 70 seasonal and supplemental staff across all program areas. They, along with countless volunteers, play an integral role in helping Garner maintain its high quality of life and service delivery to its citizens and visitors through the following core values: leadership, efficiency, diversity, and stewardship.

Arts and Culture

The Arts and Culture team is responsible for operating the Garner Performing Arts Center (GPAC) and coordinating a variety of cultural arts programs including the “It’s Showtime” performance series, lobby art exhibits, arts education classes and camps, and auditorium rentals. Program partners include Miss Garner pageant, Towne Players of Garner, Seed Art Share, Backyard Arts Garner, Garner Chamber of Commerce, and Downtown Garner Association.

Operations: Administration, Marketing, and Events

The Operations team is responsible for providing leadership for the department, overseeing strategic planning, operating policies, public information, customer service, grant writing, coordination of citizen committees, and other support functions. The team also provides department leadership, fiscal management, record keeping, staff training, and evaluation. The marketing and events section of the team is responsible for planning and implementing Townwide special events such as the Independence Day Celebration, Spring Eggstravaganza, Trick or Treat the Trail, Holiday Block Party, Festival Latino, and Friday Family Flicks. Additionally, the team is responsible for Garner PRCR marketing efforts and works closely with the Town’s Communications Department on various projects.

Parks and Nature

The Parks & Nature team operates White Deer Park and its LEED Gold Certified Nature Center; Lake Benson Park, including Garner Veterans Memorial; Lake Benson Boathouse; and all picnic shelters. Program offerings include environmental education for preschool, youth, and adult participants; summer nature camps; curriculum-approved environmental education programs for local schools and other groups; outdoor recreation programs; and

citizen science opportunities. This team also manages education-based special events like Groundhog Day, Statewide Star Party, and Big Sweep/Litter Sweep. Programming partners include local schools, businesses, civic organizations, the library, and professionals from the scientific community. The team also coordinates the department's capital projects working closely with the Town's Engineering Department.

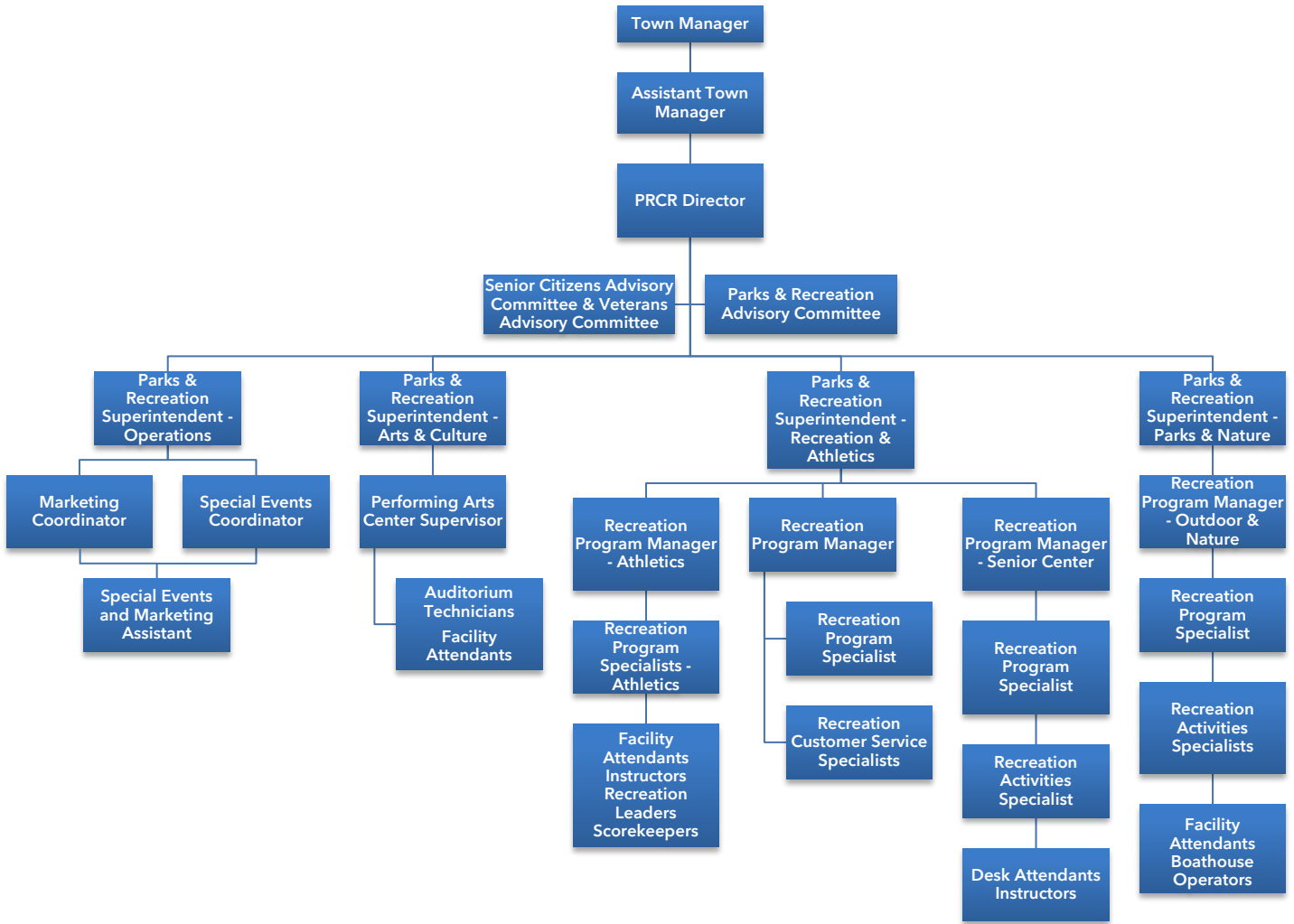
Program Partners

Garner PRCR works with several program partners to provide a well-balanced offering of recreation, athletic, cultural, and environmental educational programs, as well as community events that enhance the lives of citizens and participants and improve the quality of life in Garner. The goal is not to overlap or duplicate services but to provide the residents with quality choices for leisure activities that are delivered in a cost-effective manner. The Town of Garner also provides funding to some program partners through the budget process. Program partners include Garner Sports League, Garner Baseball, Inc., North Carolina Football Club, Garner Civitan Club, Downtown Garner Association, Meals on Wheels, Garner Police Athletic/Activities League, Miss Garner Association, Resources for Seniors, Towne Players of Garner, United Arts Council of Raleigh/Wake County and local schools, non-profits, businesses, and civic organizations.

Recreation and Athletics

The Recreation and Athletics team is responsible for planning, implementing, and supervising recreational and athletic activities for youth and adults at Town-owned facilities. The team manages the Garner Recreation Center (GRC), Garner Senior Center (GSC) and Fitness Annex, and Avery Street Recreation Center. The team also coordinates the rental of Town-owned athletic fields and facilities. Programs include youth-focused Camp Kaleidoscope, summer specialty camps, after school, youth basketball and volleyball leagues, pre-school sports and arts programs; adult softball and basketball leagues; fitness classes for adults (16 and older) which include dance, strength training, aerobics, yoga; and a variety of activities for older adults to stay physically and socially active. Program partners at the GSC include Meals on Wheels of Wake County to provide a congregate daily meal and home delivered meals and Resources for Seniors to provide consumer education and information and referral for services. The team also provides support to youth sports agencies to meet the needs of the community.





Advisory Committees

Parks and Recreation Advisory Committee

The committee provides recommendations to the Town Council on recreation services, facilities, and fee policies.

Senior Citizens Advisory Committee

The committee serves in an advisory capacity with the Town of Garner, Resources for Seniors, and Meals on Wheels, in planning, coordinating, and directing of programs and activities for senior citizens.

Veterans Advisory Committee

The committee is made up of seven at-large members (at least four are honorably discharged veterans) and a representative from the Veterans of Foreign Wars Post #10025 and the American Legion, Post 232. This committee explores ways in which to honor and recognize

the service of area veterans; assist the Town of Garner’s planning for ceremonies, observances, holidays, and events honoring veterans and interact with local veterans’ organizations and assist in the preservation, operation, integrity, maintenance, and upkeep of the Garner Veterans Memorial.

Town of Garner

Garner is an incorporated town in Wake County, North Carolina. It is situated approximately eight miles south of the state capital of Raleigh. Located in a region consistently ranked among America’s best places to live, work, raise a family, and earn a quality education, Garner is an idyllic suburban community that offers something for everyone. In addition to being known for its hometown character, historic downtown area, top-rated schools, and quiet neighborhoods, Garner also offers an excellent climate for new, relocating, or expanding businesses. Garner was named an All-America City in 2013 because of innovative, citizen-led projects that improve the quality of life and expand educational and cultural opportunities for citizens of all ages. Garner is served by the Wake County Public School System, the largest school system in the state and the 15th largest in the country. The information below was provided by US Census QuickFacts (v2022) and the Garner Planning Department.

Overview

Total population:	35,410
Land in Square Miles:	18.2
Total employment:	18,106

Age

Persons under 18 years:	21.1%
Persons 65 years and over:	16%

Racial Makeup

White (not Hispanic or Latino):	57.2%
Black or African American:	28.1%
Hispanic or Latino:	10%
Two or more races:	5.7%
Asian:	1.4%
American Indian and Alaska Native:	0.3%
Native Hawaiian and Other Pacific Islander:	0%

Income

Median household income:	\$70,007
Per capita income (past 12 months):	\$36,163
Individuals living below poverty level:	8.4%

Education

High school graduate or higher:	93.5%
Bachelor’s degree or higher:	43.6%

Vision Statement

The Town of Garner nurtures a hometown charm and natural environment for residents and businesses while encouraging new economic, recreational, and cultural opportunities through wise planning and investment.

Strategic Priorities

The latest [Town of Garner Strategic Plan](#) was adopted by Town Council in 2016. It serves as a multiyear representation of the Town's mission. The new plan further defines the Town's strategic priorities and better links Town Council with staff plans. The core values for Garner Parks, Recreation and Cultural Resources are directly linked to the Town's Strategic Plan goal statements, which make up the mission.

The Town's Strategic Plan is designed to be a multiyear representation of the Town's mission. And is organized around four goal statements:



Fiscal Responsiveness (FR)

- Maintain an appropriate/stable tax rate
- Invest in maintenance of infrastructure and facilities
- Enhance Town's existing Capital Improvement Program (CIP) process
- Develop funding strategy for future needs



Efficient & Timely Service Delivery (SD)

- Build and maintain strong relationships with regional and community partners
- Provide quality services at a reasonable cost to residents and businesses
- Foster attractive workplace culture to recruit and retain outstanding personnel
- Nurture a culture of excellent customer service



Orderly Growth (OG)

- Plan for orderly and stable development with a balance of residential and commercial growth
- Support top-quality infrastructure, utilities, and transportation
- Implement comprehensive economic development plan



Quality of Life (QL)

- Provide a safe and inviting community
- Support and encourage an active and engaged citizenry
- Embrace diversity and be responsive to the changing demographics of the community
- Provide a broad mix of arts, leisure, and recreation opportunities

Budget

Each fiscal year, the budget team works with departments to develop the [budget](#) and align annual department goals with the Town's Strategic Plan. The Garner Parks, Recreation and Cultural Resources Strategic Plan provides framework for future budget cycles.

Form of Government

The Town of Garner operates under the council-manager form of government. The Town Council is a five-member body, and all seats are at-large. The Council enacts ordinances and resolutions, adopts the annual budget, approves the financing of all Town operations and capital projects, and authorizes contracts of significant scope. The town manager is responsible for implementing the policies of the Council and managing the day-to-day operations of the Town government.

Comprehensive Plan Overview

The Town of Garner conducted a planning process in 2019 to develop a 10-year [Comprehensive Master Plan](#) for Parks, Recreation and Cultural Resources. This plan was adopted by the Town Council on January 21, 2020. The recommendations of the Comp Plan were grouped in five general areas: Parkland, Programming, Arts & Cultural Resources, Operations, and Finances. The 10-year plan features 18 goals, 55 objectives, and 215+ strategies or action items to be pursued to achieve the stated goals. At the time of its adoption, the Comp Plan did not include a timeline for completion or estimated cost for the recommended actions.

Implementation Strategies

In fiscal year 2023, the Parks, Recreation & Cultural Resources Advisory Committee and department staff reviewed the 215+ strategies to assess their ongoing feasibility and prioritize them as short-term, ongoing, or aspirational and long-term. The objective of this review was twofold: (1) to establish a realistic timeline for the 215+ strategies and update Chapter 10 of the Comp Plan and (2) to identify the short-term action items that serves as the basis for the PRCR strategic plan. The department used the review to track the progress towards the Comp Plan's implementation and update the Action + Implementation Plan (Chapter 10) of the Comprehensive Master Plan. The [Chapter 10 amendment](#) was approved by Town Council in September 2023.



SWOT Analysis

This SWOT Analysis was first developed in September 2014, when the department engaged consultant Mary Henderson, former Parks, Recreation & Cultural Resources Director for the Town of Cary, NC. The first SWOT Analysis session was conducted with department staff, the second one with programming partners and advisory committees of the department. The purpose of this exercise was to obtain answers to the following questions to gain a comprehensive overview of the department:

S - What are the Departments Strengths?

W - What are the Department's internal Weaknesses?

O - What external Opportunities are available for the Department?

T - What external challenges or Threats might face the Department?

This SWOT Analysis has been reviewed and updated for this Strategic Plan.

<p style="text-align: center;">Strengths</p> <ul style="list-style-type: none"> • Governance and community support for parks and recreation • Knowledgeable, creative, and competent staff • Wide offering of programs and activities for all ages • Award-winning parks and programs • Town special events • Community engagement • New facilities 	<p style="text-align: center;">Weaknesses</p> <ul style="list-style-type: none"> • Limited staffing levels • Budgetary resources (operational and capital budget) • Limited greenways, trails, and connectivity between parks • Aging facilities • Town operational policies and procedures (approval processes, hiring processes, contract processing)
<p style="text-align: center;">Opportunities</p> <ul style="list-style-type: none"> • 2021 Bond Program & Penny for Parks Funding • Community Partnerships • Marketing • Program growth and development (local, state, and national levels) • Revenue generation (sponsorships, grants, bond, rentals, naming rights) • Culturally diverse programs and events 	<p style="text-align: center;">Threats</p> <ul style="list-style-type: none"> • Economic factors (budget shortages, limited disposable income of families) • Local, county and state politics • Competing agencies and organizations offering similar programming • Safety and security of parks and facilities











Goals and Objectives

The goals and objectives of the Strategic Plan are informed by the priorities established in the PRCR Comprehensive Master Plan. The Strategic Plan will focus on objectives and action items identified as ongoing and short-term in the Comp Plan. The Strategic Plan will also include strategies that are not currently funded but with the understanding that as funding becomes available, those unfunded strategies will then be undertaken in the department's work plan.

Goal	Objective	Ongoing & Short Term	Priority Pending Funding
Parkland Goal 1: Build high quality parks for the growing Garner Community	1.1. Develop between 83.2 acres and 184.3 acres of parkland to maintain a level of service of 10.5 acres of parkland per resident during the next 10 years	●	
	1.2. Upgrade existing parks to reflect best practices in park design for: Diversity of park amenities; Green infrastructure; Maintenance; ADA + Inclusivity; Shade + comfort; Placemaking; Connectivity; CPTED + Safety	●	●
	1.3. Implement best practices in park design for future park development using: Diversity of park amenities; Green infrastructure; Maintenance; ADA + Inclusivity; Shade + comfort; Placemaking; Connectivity; CPTED + Safety	●	
	1.4. Evaluate Unified Development Ordinance and revise as necessary to increase private investment into parks and trails.		●
	1.5. Use results of community engagement and statistically valid survey when identifying amenities for existing park upgrades and future park programming.	●	●
Parkland Goal 2: Create a community trail network that connects people to the places they want to go locally and within the regional trail network.	2.1. Maintain a level of service of 1 mile of trail per 10,000 residents during the 10-year planning horizon.	●	●

Goal	Objective	Ongoing & Short Term	Priority Pending Funding
Parkland Goal 3: Maintain existing indoor facility space and remain responsive to changing demographic and recreational trends	3.3. Reference maintenance plans implemented by Public Works Department to improve overall visual appearance of buildings and facilities.	●	
	3.4. Ensure ADA Transition Plan is up to date and being implemented by Public Works Department.		●
Parkland Goal 4: Leverage parks and greenway trails as a platform to meet larger community goals.	4.2. Ensure residents have equitable access to high quality parks.	●	
	4.5. Implement universal design standards to guarantee access and use of parks and amenities regardless of a user's age or disability status.	●	
	4.6. Maintain high quality athletic facilities for Department-led and partner-led athletic programming.	●	
Programming Goal 1. Build capacity to continue existing services and implement the recommendations of the Comprehensive Plan	1.1. Strategically seek out potential partners or contracted facilitators to build capacity in service delivery as new programming needs and interests are developed.	●	●
	1.2. Develop new recreation positions to meet the needs of the community through cost of service and identified cost recovery to assist in building position salary and capacity.	●	●
	1.3. Enhance the Senior Center facility, technology, and audio-visual capabilities to better provide for security and programming that meet the need of the community.	●	
Programming Goal 2. Develop a programming mix that is balanced in lifecycle stages with new creative programming that serves diverse community interests.	2.1. Develop quality new programming that aligns with community needs and interests.	●	
	2.2. Continue to obtain feedback from the community to be responsive as the community evolves.		●

Goal	Objective	Ongoing & Short Term	Priority Pending Funding
Programming Goal 3. Implement annual collection, analysis and documentation best practices for recreation programs and services.	3.1. Implement program management principles using key performance indicators to ensure consistent delivery of programs and services.	●	
Arts & Cultural Resources Goal 1: Invest in arts and cultural resources to continue developing the Town's culture and arts.	1.1. Establish sustainability for arts and cultural resources, cultural assets, programming, and events.	●	●
	1.3. Capture cultural history to guide the overall direction of arts and cultural resources in Garner.		●
Arts & Cultural Resources Goal 2: Enhance services to activate spaces and contribute to the Town's cultural resource services.	2.1. Establish a public art program to incorporate pieces into the park system.		●
	2.2 Continue to nurture appreciation for and participation in the culture and arts of Garner.	●	
Operations Goal 1: Build capacity in the organization to deliver quality services to the community.	1.1. Continue to ensure quality management through updated standards, additional staff, and updated plans that provide direction to achieve the desired outcomes.	●	
	1.2. Maximize existing technology and research new technology that can help the efficiency and effectiveness of the Department.	●	
	1.3. Evaluate existing declining services and new opportunities to determine the workload and departmental capacity.	●	
	1.4. Use contracted services to build capacity and implement contract management best practices to achieve outcomes.	●	
Operations Goal 2. Continue building capacity in facilities that support recreation and cultural arts.	2.1. Conduct a capacity study to maximize the use of spaces in the Garner Recreation Center, Avery Street Recreation Center & Annex, Senior Center, and GPAC.		●

Goal	Objective	Ongoing & Short Term	Priority Pending Funding
	2.2. Allow for flexibility in capacity to remain agile in responding to changing priorities.		
Operations Goal 3: Continue to enhance marketing and communication of services using best practices in the private industry to achieve outcomes increasing awareness.	3.1. Update the marketing and communications plan for the Department to include recommendations and data developed from the Comprehensive Plan and continue to ensure it is in line with Town standards.		
	3.2 Identify and include the features, advantages, and benefits of Department programs and services into marketing to increase awareness.		
	3.3. Implement additional best practices in departmental marketing and communications through content development, tracking, reach, and return on investment.		
	3.4. Work with Public Works Department to enhance communication internally and tell the story of park maintenance to increase community awareness.		
Operations Goal 4. Continue to train staff on best practices to build capacity and create new skill sets needed to achieve operational outcomes.	4.1. Identify necessary training to increase knowledge and capacity of employees for managing duties, responsibilities, and outcomes.		
	4.2. Train staff on implementation of the Comprehensive Plan and improved operations for increased efficiency and effectiveness.		
Operations Goal 5. Regularly track and monitor capacity and workload to ensure resources needed are obtained to manage assets to achieve full lifecycle.	5.1. Classify and prioritize parks maintenance functions and services as essential, important, and value added.		
	5.2. Evaluate current workload and services annually to determine current capacity.		
	5.3 Develop a cost of service and total cost of ownership model from maintenance tasks on specific parks, facilities, and amenities.		

Goal	Objective	Ongoing & Short Term	Priority Pending Funding
	5.4 Anticipate resources that will be needed as the Town evolves based off planned development, initiatives, and enhancements in Town services.	●	●
Operations Goal 6. Continue to train staff to ensure readiness, responsiveness, and develop new skillsets needed to achieve operational outcomes.	6.1. Identify necessary training to increase the knowledge and skill sets of employees as new parks, facilities and amenities are added to the park system.	●	
	6.2. Train staff on implementation of the Comprehensive Plan and the desired outcomes for increased efficiency and effectiveness in service delivery.	●	
Finances Goal 1: Establish strategies for identifying financial resources needed to incorporate new facilities, amenities, and services	1.1. Develop a full cost of service assessment for the Department to determine unit costs in parks and cost recovery level goals in recreation programs and facilities.	●	
	1.2. Develop a full cost of ownership assessment for the Department assets to determine unit costs in parks and facilities development.	●	●
	1.3. Continue cost containment measures to improve the cost recovery of each division and the Department.	●	
Finances Goal 2. Continue exploration of varied funding sources and develop business plans to support operations, maintenance, and capital projects.	2.1. Explore all funding for capital projects and implement the most feasible strategies.	●	
	2.2. Explore funding for operations and maintenance and implement the most feasible strategies.	●	
Finances Goal 3: Develop strategies and guidelines for management of deferred maintenance and financial documents.	3.1. Establish a strategy to minimize deferred maintenance growth and ensure timely replacement of infrastructure and amenities.		●

As part of the strategic planning review of the Comp Plan, the following action items have been identified as priority based on future organizational capacity and increased funding. When those become available, the Strategic Plan will be amended accordingly to add these priorities to the short-term actionable plan.

Goal Area	Priority for Short-Term Pending Funding	Long-Term and Aspirational
Parkland	<ul style="list-style-type: none"> Continue improvements and upgrades to parks Additional planning for greenways 	<ul style="list-style-type: none"> Development of new indoor recreational facility (21,900+ sq. ft) and additional greenways (33-42.7 miles) Study economic and health impact of parks
Programming	<ul style="list-style-type: none"> Enhance Senior Center facility for continued programming 	<ul style="list-style-type: none"> Use tools such as Program Evaluation Matrix and Mini Business Plans
Arts and Cultural Resources	<ul style="list-style-type: none"> Expand GPAC's <i>It's Showtime</i> series with national acts Develop a cultural heritage trail Develop a public art program 	<ul style="list-style-type: none"> Cultural heritage and preservation programs
Operations	<ul style="list-style-type: none"> Conduct a capacity / use study for PRCR (fields, buildings, staff resources) Expand training and professional development opportunities for staff 	<ul style="list-style-type: none"> Expand use of technology
Finances	<ul style="list-style-type: none"> Incorporate new assets (facilities) in cost of service study 	<ul style="list-style-type: none"> Increase administrative support in the department Continue to explore varied funding sources



Performance Measures

As part of the Town’s annual budget process, performance measures are used to assess the outputs and effectiveness of the annual departmental workplan. The following performance measures also track the implementation of goals and objectives identified as ongoing and short-term in this Strategic Plan. The annual target goal will be updated as part of the budget process as it is subject to staff and funding resources appropriated on an annual basis.

Goal Area	Measure	FY23-24 Target	
Parkland	Percentage of design phase completed for Yeargan Park (Objective 1.1, 1.3)	100%	
	Percentage of design phase completed for Meadowbrook Park Dam Improvements (Objective 1.1, 1.3)	50%	
	# of park furnishings replaced (Objectives 1.2, 1.5)	150	
	# of miles of new greenway constructed (Objective 2.1)	1.75	
	# of shelter and special event park permits (Objective 4.2)	625	
Programming	Per capita participation in parks, recreation & cultural resources services (Objective 2.1)	12.4	
	Percentage of recreation and athletics youth programs offered that met expected participation level (Objective 2.1)	95%	
	Percentage of recreation and athletic adult programs offered that met expected participation level (Objective 2.1)	75%	
	% of parks and nature programs offered that met expected participation level (Objective 2.1)	93%	
	% of special event survey responses indicating overall satisfied with events (Objective 2.2)	85%	
	% of GPAC survey respondents indicating very or extremely satisfied with arts/cultural program (Objective 2.2)	98%	
	# of new positions approved (Objective 1.2)	N/A	
	# of new partners for expanded programming (Objective 1.1)	N/A	
	Arts & Culture	Percentage of GPAC shows that met expected attendance level (Objective 2.2)	75%
	Operations	Percentage of full-time staff completing professional development training (Objective 6.1)	100%
# of monthly social media reaches (average) (Objective 3.3)		25,500	
# of video or reels developed to promote PRCR programs and services (Objective 3.2)		N/A	
Finances	# of grants submitted (Objective 2.1, 2.2)	N/A	

Some of the tools used to establish baselines and measure performance include statistically valid surveys (Comp Plan - Parkland 1.5.1), tracking park investments (Comp Plan - Parkland 4.2.1), participant surveys (Comp Plan - Programming 2.2.2), lifecycle evaluation (Comp Plan - Programming 2.3.2), workload management tools (Comp Plan - Operations 1.3.1, 5.1.1), and capacity calculations (Comp Plan - Operations 2.1.4).

Strategic Plan Revision Log

Section	Subsection	Change

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: October 17, 2023		
Subject: North Carolina Arts Council Grant for Garner Performing Arts Center		
Location on Agenda: Consent <input type="checkbox"/>		
Department: Parks, Recreation & Cultural Resources		
Contact: Maria Munoz- Blanco, PRCR Director		
Presenter: Maria Munoz-Blanco, PRCR Director		
<p>Brief Summary:</p> <p>The Garner Performing Arts Center has been awarded an \$11,182 "Spark the Arts" grant from the North Carolina Arts Council. Grant funds will be used to support family arts programming through the GPAC PLAYhouse Series.</p>		
<p>Recommended Motion and/or Requested Action:</p> <p>Consider approving grant, budget amendment (2023) 5128 and authorize the Manager to execute grant agreement.</p>		
<p>Detailed Notes:</p> <p>The North Carolina Arts Council is a state agency that offers funding to a variety of arts organizations and municipalities across the state. This is a matching grant (2:1) and will be matched with approved FY24 GPAC contracted services; no additional new funds will be required. Funds will be used to support the FY24 GPAC PLAYhouse Series featuring family-friendly plays such as "The Reluctant Dragon" and "The Magic School Bus."</p>		
<p>Funding Source:</p> <p>North Carolina Arts Council</p>		
Cost: \$5,591	One Time: <input checked="" type="radio"/>	Annual: <input type="radio"/> No Cost: <input type="radio"/>
<p>Manager's Comments and Recommendations:</p> 		
<p>Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/></p>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	MMB	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		



Garner Parks, Recreation and Cultural Resources

900 7th Avenue • Garner, NC 27529

Phone: 919-773-4442 • Email: garnerprcr@garnernc.gov

October 10, 2023

To: Jodi Miller, Assistant Town Manager

From: Maria Munoz-Blanco, Director of Parks, Recreation & Cultural Resources (PRCR)

Re: North Carolina Arts Council Grant for GPAC

The Garner Performing Arts Center has been awarded an \$11,182 "Spark the Arts" grant from the North Carolina Arts Council. The Spark the Arts grant program supports arts and cultural organizations in projects that focus on post-COVID audience re-engagement and audience inclusion. The North Carolina Arts Council is an agency of the North Carolina Department of Natural and Cultural Resources. Its mission is to sustain and grow the arts for the benefit of North Carolinians and their communities.

Consistent with the grant program purpose, GPAC's application focused on its efforts to engage with family audiences through the GPAC PLAYhouse, a subset of GPAC's long-standing "It's Showtime" presenting series. GPAC PLAYhouse features youth-oriented theater performances that in FY24 will include *The Reluctant Dragon* and *The Magic School Bus*.

This is a matching grant that requires a 2:1 match. The match will be provided with approved FY24 GPAC contracted services; no new funds will be required.

A budget amendment is required to appropriate the grant funds.

Staff Recommendation

That the Town Council approve the acceptance of the grant and budget amendment and authorize the Town Manager to execute the grant agreement.

ORDINANCE NO. (2023) 5128

ORDINANCE AMENDING ORDINANCE NO. (2023) 5209 WHICH ESTABLISHED THE OPERATING BUDGET

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

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

Revenue Amendment Request

ACCOUNT NUMBER	DESCRIPTION	PROJECT	CURRENT BUDGET	REVENUE CHANGE	REVISED BUDGET
10305000-465358	NC Arts Grant - GPAC		\$ 5,000	\$ 11,182	\$ 16,182

TOTAL REVENUE INCREASE (DECREASE) \$ 11,182.00

Expenditure Amendment Request

ACCOUNT NUMBER	DESCRIPTION	PROJECT	CURRENT BUDGET	EXPENDITURE CHANGE	REVISED BUDGET
10572000-524300	Contract Services		\$ 74,175	\$ 11,182	\$ 85,357

TOTAL EXPENDITURE INCREASE (DECREASE) \$ 11,182.00

Section Two. Copies of this ordinance shall be furnished to the Finance Director and the Town Clerk for their direction in the disbursement of the Town's funds and for public inspection.

Duly adopted this 17th day of October 2023.

Ken Marshburn, Mayor

ATTEST:

Stella L. Gibson, Town Clerk

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: October 17, 2023		
Subject: Surplus Property		
Location on Agenda: Consent <input type="checkbox"/>		
Department: Finance		
Contact: David Beck, Finance Director		
Presenter: David Beck, Finance Director		
Brief Summary: As a result of replacing vehicle laptops the police department has a number of mounting components that are no longer compatible and can be declared as surplus property.		
Recommended Motion and/or Requested Action: Approve Resolution (2023) 2547		
Detailed Notes: The first preference of the department is to donate the mounts and stands to other law enforcement agencies in North Carolina if they have a need for them. If all of the items are unable to be donated, the remaining pieces will be offered for sale via the platforms normally used by the Town.		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	DCB	
Finance Director:	DCB	
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

RESOLUTION NO. (2023) 2547

RESOLUTION AUTHORIZING DISPOSITION OF SURPLUS PERSONAL PROPERTY

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

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

That the Town Manager is hereby authorized to dispose of the following items:

Asset Tag #	Year	Make/Model	Quantity
		Ram Mount Laptop Stands & Mounts	27 full units, 7 without bases, 8 partial units for parts
		Jotto Desk Laptop Stands & Mounts	19 full units, 4 partial units for parts
		Jotto Desk Console Stands & Mounts	5 full units, 8 partial units for parts
		Jotto Desk Laptop Stands & Under Seat Mounts	2 full units, 1 stand only

AND BE IT FURTHER RESOLVED by the Garner Town Council that the Town Manager is hereby authorized to dispose of these items by the following methods in order or priority:

- (1) Donation to any governmental unit whose Police Department or Sheriff's Department who can utilize the items for law enforcement purposes pursuant to NCGS 160A-274;
- (2) Exchange of the items with any governmental unit for items of equal or greater value pursuant to NCGS 160A-274;
- (3) Sale to any governmental unit for non-law enforcement purposes pursuant to NCGS 160A-274;
- (4) Private negotiation and sale pursuant to NCGS 160A-266 and NCGS 160A-267, provided a notice is published after adoption of this resolution and the sale is not consummated until 10 days after publication of the notice;
- (5) Private sale to a public or private entity which carries out a public purpose pursuant to NCGS 160A-279 (but not to a for-profit corporation), provided that the sale is subject to covenants or conditions which assure that the items will be put to a public use by the recipient entity.

Duly adopted this the 17th day of October 2023.

Ken Marshburn, Mayor

ATTEST: _____
Stella L. Gibson, Town Clerk

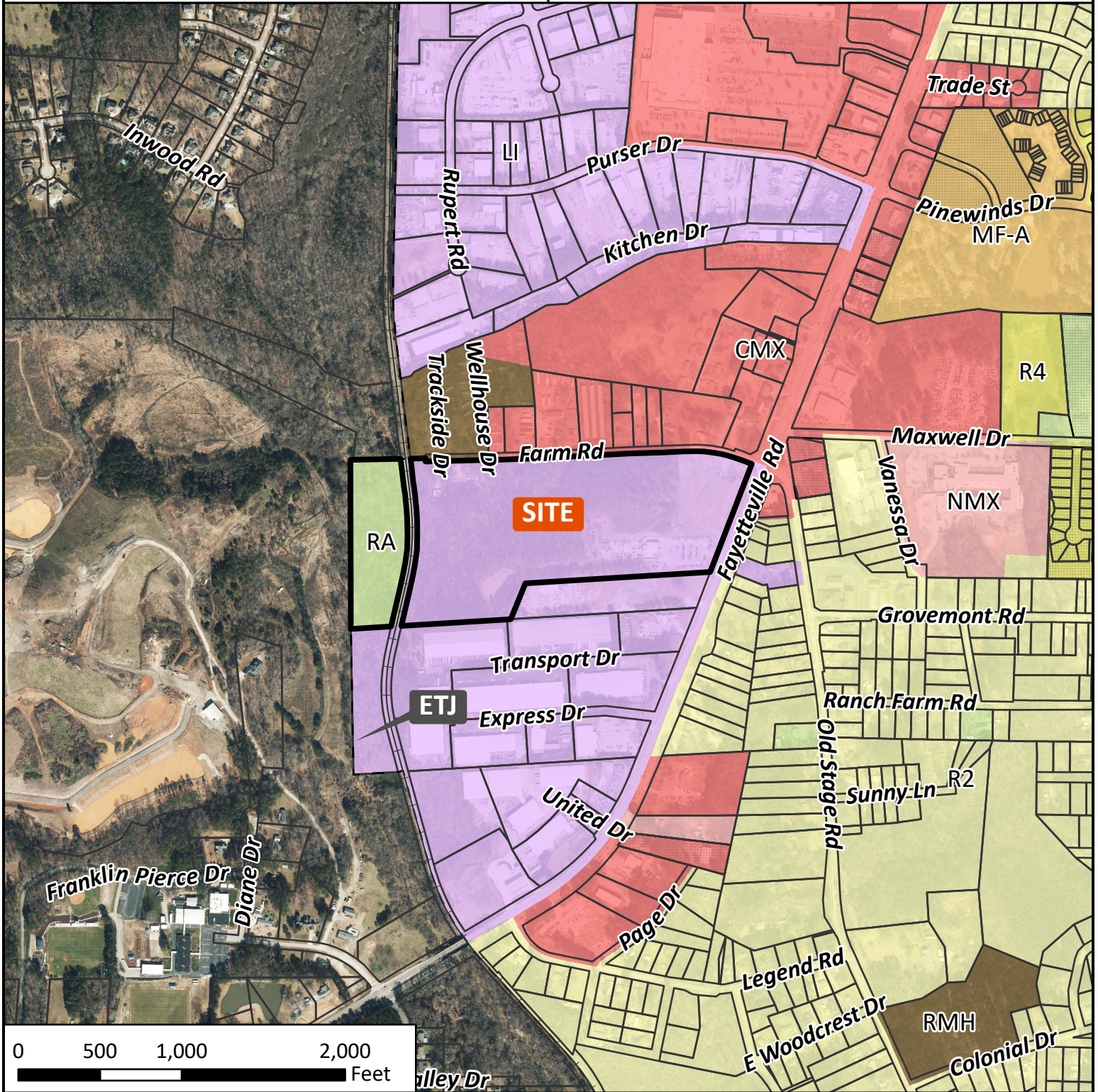
Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: October 17, 2023		
Subject: Tier 2 Conditional Rezoning # CZ-MP-22-14, Vintage Garner		
Location on Agenda: Public Hearings		
Department: Planning		
Contact: Ashley Harris, Planner I		
Presenter: Ashley Harris, Planner I		
<p>Brief Summary:</p> <p>Tier 2 conditional rezoning request (CZ-MP-22-14) submitted by Thomas H. Johnson, Jr. (Williams Mullen) to rezone approximately 43.26 +/- acres from Light Industrial (LI) and Rural Agricultural (RA) to Commercial Mixed Use (CMX C274) Conditional for a mixed-use development of a maximum of 654 multi-family units and 40,000 square feet of commercial space. The site is located on the west side of US Highway 401 (Fayetteville Road) between Farm Road and Transport Drive and may further be identified as Wake County PIN #'s 1701046088 and 0791932831.</p>		
<p>Recommended Motion and/or Requested Action:</p> <p>Consider closing public hearing to refer case to Planning Commission for consistency review and recommendation.</p>		
<p>Detailed Notes:</p> <p>Zoning conditions are proposed that restrict the range of permissible uses and to provide architectural commitments for the buildings that address appearance and the quality of materials and construction.</p>		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JST	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		



Town of Garner Planning Department

Tier 2 Conditional Rezoning CZ-MP-22-14



Project: Vintage Garner Apartments
Applicant: Capital Commercial, LLC
Owner: Lee & Hudgins Enterprises, LLC
Location: 5100 & 0 Fayetteville Rd.
Pin #: 1701-04-6088; 0791-93-2831

Proposed Use: Multiple
Current Zoning: Light Industrial (LI) & Rural Agriculture (RA)
Proposed Zoning: Commercial Mixed Use (CMX)
Acreeage: 43.26 +/-
Overlay: Commercial Highway (CHO)

Planning Department Staff Report

TO: Honorable Mayor Marshburn and Town Council Members

FROM: Ashley Harris, Planner I

SUBJECT: *Tier 2 Conditional Rezoning # CZ-MP-22-14, Vintage Garner*

DATE: October 17, 2023

I. PROJECT AT A GLANCE

Project Number(s): CZ-MP-22-14, Tier 2 Conditional Rezoning

Applicant: Thomas H. Johnson, Jr. - Attorney (Williams Mullen)

Owners: Lee & Hudgins Enterprises, LLC

Designer: JDavis Architects

General Description -

Project Area & Location: 43.26 +/- acres

Wake County PIN(s): 1701046088 and 0791932831

Current Zoning: Light Industrial (LI) and Rural Agricultural (RA)

Requested Zoning: Commercial Mixed Use (CMX C274) Conditional

Overlay: Commercial Highway Overlay (CHO)

Key Meeting Dates:

Public Hearing: October 17, 2023

Planning Commission: TBD

Action: TBD

II. BACKGROUND / REQUEST SUMMARY

Request: Tier 2 conditional rezoning request (CZ-MP-22-14) submitted by Thomas H. Johnson, Jr. (Williams Mullen) to rezone approximately 43.26 +/- acres from **Light Industrial (LI)** and **Rural Agricultural (RA)** to **Commercial Mixed Use (CMX C274) Conditional** for a mixed-use development of a maximum of 654 multi-family units and 40,000 square feet of commercial space. The site is located on the west side of US Highway 401 (Fayetteville Road) between Farm Road and Transport Drive and may further be identified as Wake County PIN(s) 1701046088 and 0791932831.

Zoning conditions are proposed that restrict the range of permissible uses and to provide architectural commitments for the structures that address appearance and the quality of materials and construction.



III. ZONING ANALYSIS

Existing: The site is currently zoned **Light Industrial (LI)** and **Rural Agricultural (RA)**. The Light Industrial (LI) District is intended to provide for a limited range of low-intensity industrial uses that are not noxious or offensive due to odors, smoke, dust, noise, fumes, or vibration. Operations are restricted to inside a building with outdoor storage prohibited.

The following is a list of allowable uses in the Light Industrial (LI) District:

1. Security or Caretaker's Quarters
2. Assembly, Civil, Service Fraternal Clubs, Lodges and Similar Uses
3. Higher Education
4. Emergency Services
5. Prison, Jail, Detention Facility (SUP)
6. Cemetery (SUP)
7. Hospital (SUP)
8. Ambulatory Health & Emergency Care Facility (SUP)
9. Religious Institution
10. Bar, Nightclub, Tavern
11. Indoor Athletic or Entertainment Facility (not theater)
12. Outdoor Athletic or Entertainment Facility (SUP)
13. Theater, Drive-In (SUP)
14. Hotel / Motel
15. Other Office Uses Not Listed
16. Medical Office
17. Restaurant, Sit-down Establishment
18. Convenience Store, without Fuel Sales
19. Convenience Store, with Fuel Sales
20. Funeral Home
21. Crematorium (SUP)
22. Personal or Professional Services (up to 5,000 sqft ground floor footprint)
23. Personal or Professional Services (> 5,000 sqft ground floor footprint)
24. Sales / Retail (no outdoor operations)
25. Sales / Retail (with outdoor operations up to 25 percent of total sales area)
26. Sales Oriented Use (with outdoor operations > 25 percent of total sales area)
27. Parking Lot or Deck, Commercial
28. Self Storage, Mini Storage
29. Veterinarian / Kennel, Indoor
30. Veterinarian / Kennel, with Outdoor Operations (SUP)
31. Vehicle Sales, Rental, Service, Repair
32. Flex Space, Other Light Industrial, Manufacturing, Warehousing, or Transportation Uses Not Listed
33. Microbrewery / Microdistillery
34. Wholesale Sales
35. Industrial, Manufacturing, or Production, Indoor Only
36. Passenger Terminals (SUP)
37. Water Treatment, Wastewater Treatment, Natural Gas, Electric Substation (SUP)
38. Minor Utility
39. Telecommunication Facility
40. Concealed Telecommunication Facility
41. Greenhouse, Nursery (commercial), indoor operations

The Rural Agricultural (RA) District primarily accommodates agriculture, silviculture, and rural residential (aka large-lot single-family residential) uses. Other uses typically found in rural areas, including utility structures and other compatible uses are also found in the district. Properties zoned RA are typically found in areas outside the Town’s corporate limits where public water and sewer services are not readily available.

The following is a list of allowable uses in the Rural Agricultural (RA) District:

- | | |
|--|---|
| 1. Single-Family Detached | 17. Public Park, Passive Open Space, Nature Park |
| 2. Manufactured Home – Class A | 18. Bed and Breakfast Home, 8 rooms or fewer |
| 3. Manufactured Home – Class B | 19. In Home Family Child Care Home |
| 4. Other Group Living Uses Not Listed (SUP) | 20. Crematorium (SUP) |
| 5. Group Care (with 9 or fewer residents) | 21. Water Treatment, Wastewater Treatment, Natural Gas, Electric Substation (SUP) |
| 6. Assembly, Civil, Service Fraternal Clubs, Lodges and Similar Uses | 22. Minor Utility |
| 7. Community Center | 23. Solar Farms (SUP) |
| 8. Higher Education (SUP) | 24. Telecommunication Facility |
| 9. School, Primary or Secondary | 25. Other Agricultural Uses Not Listed (SUP) |
| 10. Emergency Services | 26. Agriculture or Silviculture |
| 11. Prison, Jail, Detention Facility (SUP) | 27. Greenhouse, Nursery (commercial), indoor operations |
| 12. Cemetery | 28. Greenhouse, Nursery (commercial), outdoor operations (SUP) |
| 13. Religious Institution | |
| 14. Golf Course or Country Club, Private | |
| 15. Horse Stables and Related Facilities | |
| 16. Other Outdoor Parks and Open Space Uses Not Listed (SUP) | |

Proposed: The proposed zoning of the site is Commercial Mixed Use (CMX C274) Conditional. The CMX district is designed to accommodate general commercial, retail, and service activities that serve the whole community. Offices and very light industrial uses may also be appropriate depending on the context. This district serves a wide range of users and may draw customers from outside of the town. It must have good automobile access and access to transit is preferred. Pedestrian connectivity is also important.

The applicant has proposed the following permitted uses and conditions:

1. Permitted Use Table:

Note: Permitted uses, whether by-right or special use permit, may be subject to additional use standards as described in the UDO and are subject to all other applicable regulations of the UDO. Uses designated with “–” indicates the use is not allowed in the respective area of the plan. There are two areas: one identified as residential, the other as commercial.

Use Category	Specific Use	CMX C274	
		Res	Comm
Residential Use**	Multifamily (> 4 Units Per Structure or over 2,500 sq ft footprint)	P	-
	Upper Story Residential	P	-
	Security or Caretaker's Quarters	P	-
	Group Care (with More than 9 residents)	P	-
Civic and Institutional	Assembly, Civil, Service Fraternal Clubs, Lodges and Similar uses	-	P
	Library, Museum, Art Gallery	-	P
	Community Center	-	P
	Emergency Services	-	P
	Hospice	-	P
	Hospital	-	P
	Ambulatory Health & Emergency Services	-	P
	Religious Institution	-	P
Other Civic and institutional uses not listed	-	S	
Recreation and Entertainment	Indoor Athletic or entertainment Facility	-	P
	Outdoor Athletic or Entertainment Facility	-	P
	Public Park, Passive open Space, Nature Park	-	P
	Other Indoor Recreational and Entertainment Uses not Listed	-	S
Commercial, Office, Retail, Service	Convenience Store, without Fuel Sales	-	P
	Convenience Store, with Fuel Sales	-	P
	Other Restaurant and Food Service Uses Not Listed	-	P
	Day Care Center	-	P
	Gym, Spa, or Pool	-	P
	Personal or Professional Services (up to 5,000 sq. ft. ground floor footprint)	-	P
	Personal or Professional Services (> 5,000 sq. ft. ground floor footprint)	-	P
	Banks or Financial Institution	-	P
	Banks or Financial Institution with Drive-thru or Vehicular ATM	-	P

	Sales / Retail (no outdoor operations)	-	P
	Sales / Retail (with outdoor operations up to 25% of total sales area)	-	P
	Veterinarian / Kennel, Indoor	-	P
	Veterinarian / Kennel, with Outdoor Operations	-	P
Industrial, Manufacturing, Warehousing, Waste Services and Transportation	Microbrewery / Microdistillery	-	P
Utilities	Minor Utility	P	P
	Telecommunication Facility	P	P
	Concealed Telecommunications Facility	P	P

*** 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.*

2. Maximum building height for multifamily buildings shall be 57 feet and may be attained in accordance with provisions of UDO Section 5.6.8.C by providing increased building setbacks beyond the minimum required, as shown on master plan approved as part of conditional rezoning case CZ-MP-22-14.
3. Buildings 1 and 8 as shown on the master plan approved as part of conditional rezoning case CZ-MP-22-14 will have a minimum 2,500 square feet of coworking space each.
4. EV parking spaces shall be provided within the Residential and Commercial areas shown on the master plan approved as part of conditional rezoning case CZ-MP-22-14 at a rate of 1 EV space per 50 parking spaces (garages not included); locations and details to be determined and shown on the site plan submitted for review of this development.
5. Applicant shall provide a mural on the side of one of the commercial/retail buildings interior to the site, with details regarding location and timing to be determined and shown on the site plan submitted for review of this development.
6. All plant material to be installed in the development shall consist of native/non-invasive species, with details regarding plant type, location and timing of installation to be determined and shown on the site plan submitted for review of this development.
7. An enhanced pedestrian corridor with associated design elements including pedestrian-scale lighting shall be provided consistent as shown on the master plan approved as part of conditional rezoning case CZ-MP-22-14, with details to be determined and shown on the site plan submitted for review of this development.

8. Fencing to be installed around the SCM will be consistent with UDO requirements and shall be determined and shown on the site plan submitted for review of this development.
9. An additional ten feet (10') shall be added to the required Neuse River Riparian Buffer and shown on the site plan submitted for review of this development.
10. A shared parking agreement consistent with UDO provisions/requirements will be provided between the multi-family residential use area and the commercial use area shown on the master plan approved as part of conditional rezoning case CZ-MP-22-14, with details regarding parking agreement to be determined and shown on the site plan submitted for review of this development.
11. All multifamily buildings will have a flat roof, with HVAC equipment mounted on the roof and screened by parapet walls.
12. All multifamily and commercial/retail entrances will include annual planting beds to be changed out at least two times per year.
13. A trail will be provided around the SCM as shown on the master plan approved as part of conditional rezoning case CZ-MP-22-14, with details regarding specific location and material to be determined and shown on the site plan submitted for review of this development.
14. A dog park amenity area containing a minimum of 3,000 square feet will be provided as part of Phase 1 or Phase 2 of the multi-family portion of the development, with details regarding specific location and design to be determined and shown on the site plan submitted for review of this development.
15. A minimum of 10,000 square feet of active outdoor open space will be provided at buildings containing leasing and indoor amenities for the residential units including but not limited to a swimming pool, corn hole, bocce ball, etc. Location(s) and other use/design details regarding the active outdoor space will be determined and shown on the site plan submitted for review of this development.
16. A public plaza containing a minimum of 4,000 square feet will be provided adjacent to commercial development on Lot 1 or Lot 2 shown on the master plan, with details regarding specific location(s) and other design-related details to be determined and shown on the site plan submitted for review of this development.

Overlay Districts: This property falls within the **Commercial Highway Overlay (CHO)** district. The Commercial Highway Overlay (CHO) District was established to: 1) Provide for functional, efficient transportation corridor; 2) Expand economic opportunity; 3) Protect community character; and 4) Preserve and promote the community's appearance and quality. The overlay is explained in Article 5.14.2. of the Unified Development Ordinance. None of the prohibited uses are proposed for conditional inclusion.

Commercial Highway (CHO) Overlay prohibited uses:

- a. Drive-in movie theaters

- b. Adult cabarets and establishments
- c. Outside storage of goods not related to sale or use on premises
- d. Scrap materials, salvage yards, junkyards, and automobile graveyards
- e. Mining or quarrying operations; including on-site sales of products; coal or aggregate sale and or storage; concrete mixing plant;
- f. Reclamation landfill
- g. Commercial greenhouse operations
- h. Recyclable material collection centers
- i. Solar Farms

Commercial Highway (CHO) Overlay prohibited uses adjacent to or within 150 feet of existing residential uses:

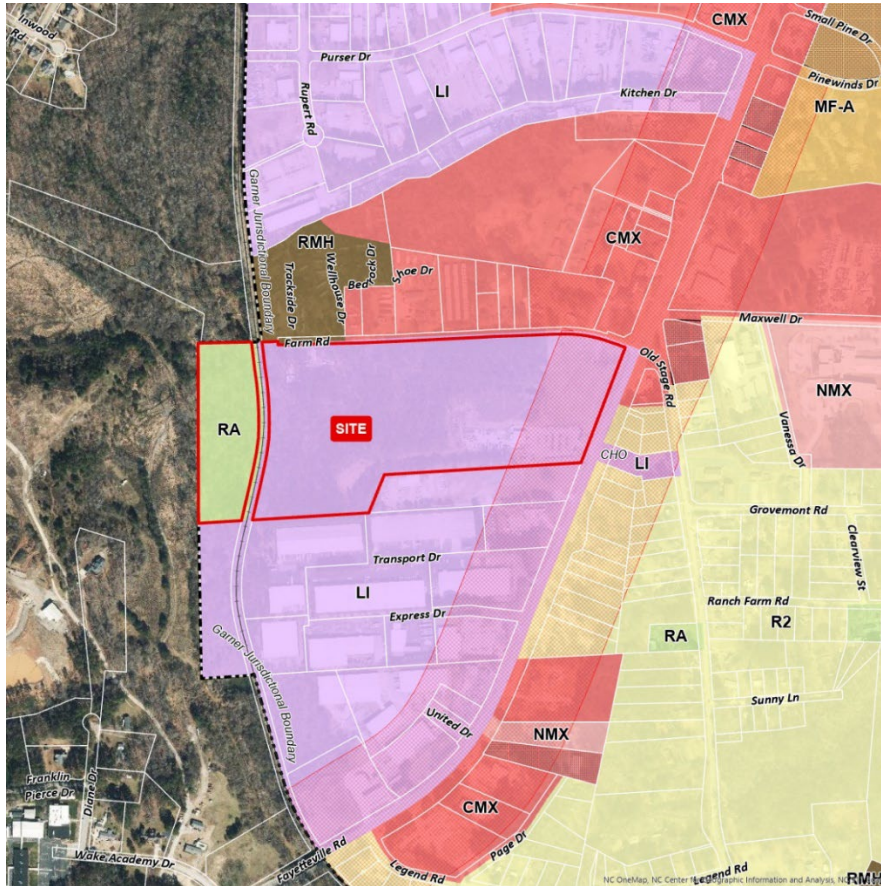
- a. Hotel/motels
- b. Pool halls/bowling alleys only
- c. Bars/night clubs/ABC-permitted private clubs

Zoning History: The Planning Department’s rezoning database contains the following rezoning cases in the vicinity of this property. More recent cases are listed below.

Case	Applicant	Location	Zoning Change
CUD-Z-96-5	Town of Garner	Fayetteville Road	R-40 to SB-C22
CUD-Z-89-3	Longbranch Development Company	Malibu Drive	R-40W & 80W, R-40W, R-40 & 80W, and R-40W to R-12PR-C29, R-12PR-C29, SB-C30 and SB-C30
PD-Z-14-01	Tony M. Tate	Fayetteville Road (Swift Creek Station)	SB C-22, Residential-12 PR C-54, Residential-12 PR C-29 to TND C-2
PD-Z-19-01	Forsyth Investments Company, LLC	Georgia’s Landing	Single-Family R-40 to (PRD C6)
CZ-22-06	Four O One South LLC	Fayetteville Road	Wake County HD to Garner LI C268
CZ-MP-22-04	Swift Creek Apartments, LLC	Fayetteville Road	CMX and R4 TND C2 to CMX C261 and MF-B C261

Adjacent Zoning and Land Use:

North:	CMX	Residential, Mini Storage, Retail
South:	LI	Industrial
East:	CMX/R2/LI	Convenience Store with fuel sales, vacant
West:	R-40W	Landfill



IV. COMMUNITY INFORMATION

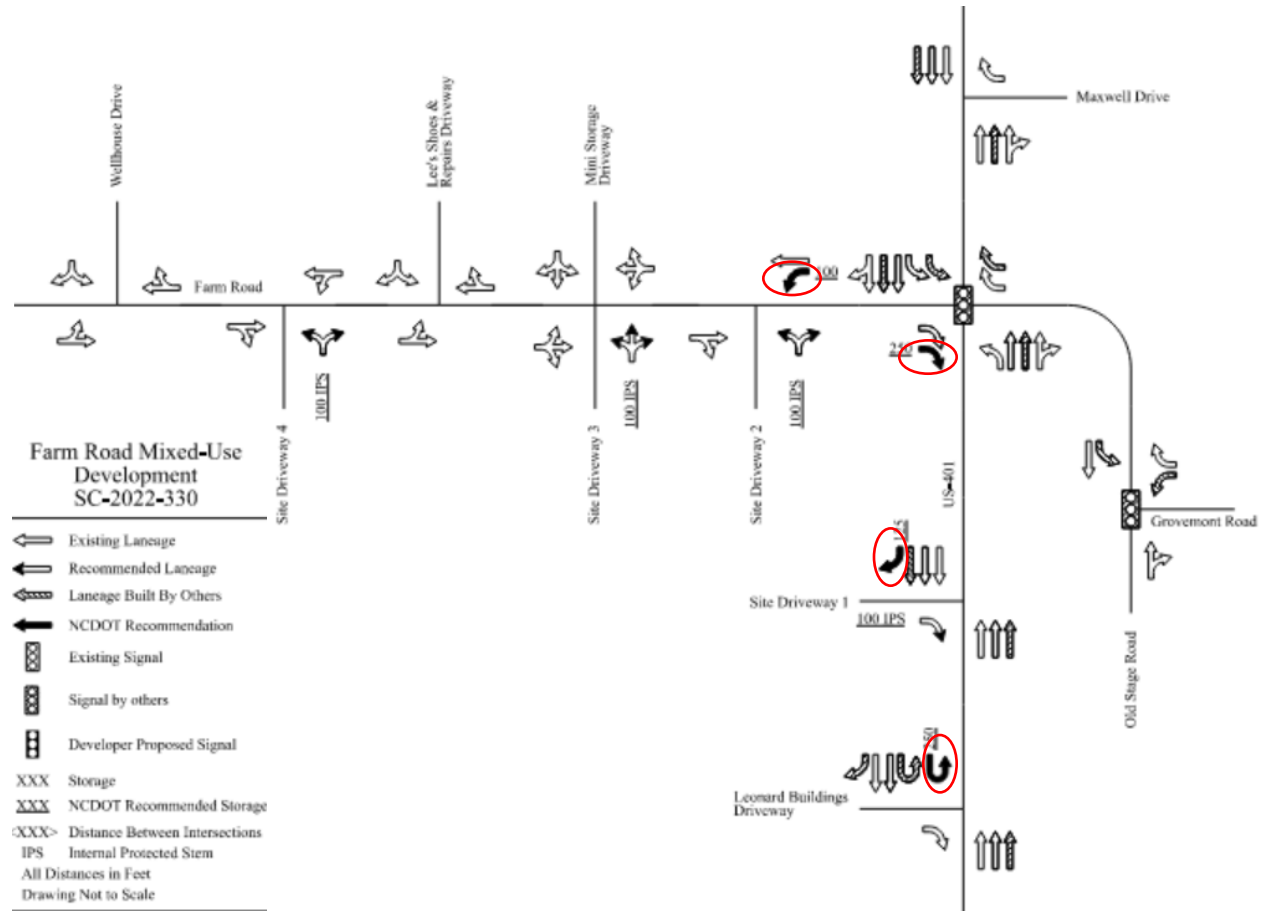
Overall Neighborhood Character: A mixed area of existing residential, light industrial and highway-oriented development. The area is heavily influenced by US 401 as the primary traffic facility in the immediate vicinity.

Traffic: The project will have approximately 700 feet of frontage along Fayetteville Road and 1,800 feet of frontage along Farm Road to be widened and improved. As general background information only, the NCDOT average daily traffic count history in this area is as follows:

Fayetteville Road

- Year 2011 – 28,000
- Year 2013 – 28,000
- Year 2015 – 30,000
- Year 2017 – 30,000
- Year 2019 – 32,500
- Year 2021 – 30,500

A traffic impact analysis (TIA) was required by both the Town and NCDOT. It was completed in November of 2022. NCDOT’s Congestion Management Unit recommended the addition of an additional left turn lane on Farm Road, an additional south bound right turn lane at the intersection of Farm Road and US 401, a dedicated southbound right-turn lane at site driveway 1, and an additional U-turn lane at the Leonard Building’s driveway south of the project boundary.



First Required Neighborhood Meeting: A neighborhood meeting was held October 6, 2022, at 6:00 PM in the Avery Street Recreation Center. All owners and occupants within 800 feet were invited via first class mail notice. There were approximately 3 people in attendance.

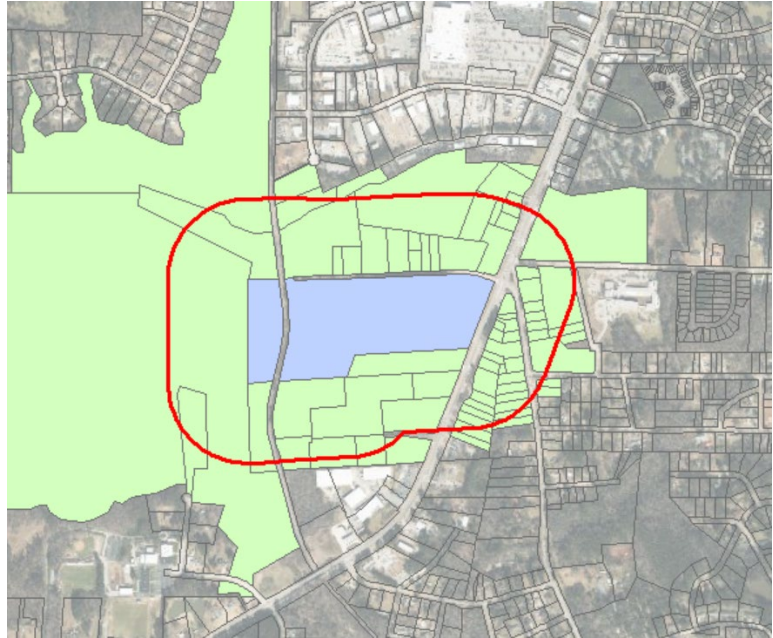
Neighborhood Meeting Summary: There were questions regarding the commercial uses being proposed, the number of bedrooms in the multi-family units, access to 401, and utilities. See full neighborhood meeting information attached at the end of this report for further detail.

Second Required Neighborhood

Meeting: A neighborhood meeting was held April 12, 2023, at 6:00 PM in the Avery Street Recreation Center. There were approximately 3 people in attendance.

Neighborhood Meeting

Summary: There were questions regarding the design of the multifamily buildings and questions related to utilities. See full neighborhood meeting information attached at the end of this report for further detail.



V. PLANNED DEVELOPMENT PROJECT DATA

Acreage: 43.26 +/- acres

Residential: 37 +/- acres; Commercial: 6 +/- acres

- Units/Bldg Size:**
- Multifamily: 654 units max. (~15.29 du/acre)
 - Commercial: 40,000 sq ft retail/commercial

Master Plan:



Buildings:

Sampling of elevations (to meet requirements of Article 9):



Lots and Setbacks:

CMX – Large Residential Structures:

- Front setback: 10'
- Side (all) setback: 10' (also see building separation)
- Rear setback: 20'

All setbacks increase 10' adjacent to lots with single-family detached or duplex residential units.

- Maximum height: 45' (up to 57' w/ additional setback)
- Building Separation: 20' min.

CMX – Non-residential Structures:

- Front setback: 15'
- Side setback: 10' (also see building separation)
- Corner Side setback: 15'
- Rear setback: 25'

All setbacks increase 10' adjacent to lots with single-family detached or duplex residential units.

- Maximum height: 45' (unlimited w/ add'l setback and SUP)
- Building Separation: 20' min.

Landscape and Buffer Requirements:

Tree Canopy Cover: Sliding scale from 18-20% to be met. Master Plan envisions 20% (8.20 +/- acres) of preservation.

Perimeter Buffers:

- 15' perimeter buffer along southern property line
- Street buffer along Farm Road
- Street buffer along US 401

Street Trees: Must be provided approximately every 40 feet along all roadways. Additional street trees to be provided in Vehicle Service Areas along property lines at a rate of approximately 1 every 40 feet.

Environmental Features:

There are FEMA designated floodplains and an associated 50-foot conservation buffer at the western boundary of the project, adjacent to the railroad. This area of the property is reserved for stormwater management and tree preservation.



Parks and Open Space: *Open Space*

- Total open space required: 10% (4.24 +/- acres min.)
 - Total open space planned: Master Plan envisions 14% (6.3 +/- acres)
 - Active open space required: (25% of total required) 1.06 acres.

Open space areas will be maintained by the property manager. The required open space will be met with a combination of qualifying conservation areas and recreation space. Recreation space will include a clubhouse, a swimming pool, dog parks, private trails and a public plaza.

Lighting: To be verified at site plan for UDO compliance.

Parking: To be verified at site plan for UDO compliance.

Infrastructure: *Water/Sewer* – The site will be served by City of Raleigh water and sewer infrastructure. Water will connect to existing service in US 401 and the line will be extended through the site and along public streets. A new sanitary sewer pump station will be installed on site with a force main feeding into existing lines in Maxwell Drive. Sewer lines will be extended to adjacent and upstream properties per the Raleigh Water policy.



Stormwater Management – Vintage Garner is a mixed-use development that is not located within the watershed protection area. This site is subject to stormwater water quality requirements for nitrogen as well as water quantity requirements for the 1-, 10-, and 25-year storm events. This development master plan proposes one stormwater control measure (SCM). This SCM shall satisfy all water quality and water quantity requirements at this site for nitrogen and will be required to detain the 1-, 10-, and 25-year storm events. Commercial lots are proposed to be treated with underground stormwater control measures.

Transportation/Access – The project will have three points of access along Farm Road. There will also be two points of right-in/right-out only access along US 401. Curb, gutter, sidewalk and additional pavement will be installed along both street frontages. Cross access to the south will be provided to PIN 1701037527.

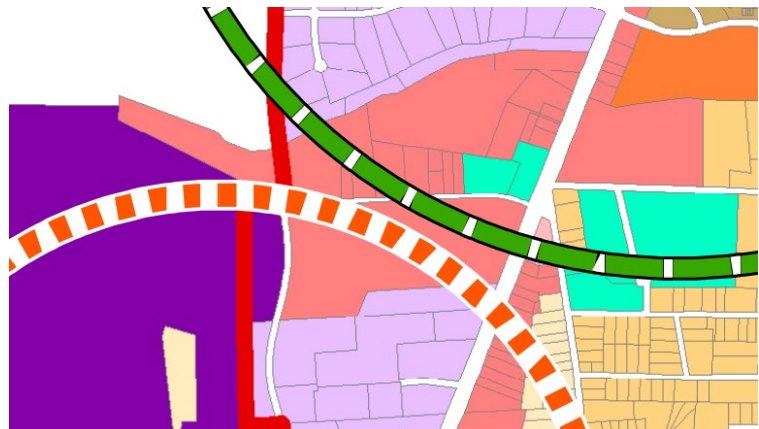
VI. PLAN CONSISTENCY

Statutory Directive: When considering a rezoning request, the Planning Commission is required by state statute to make a written recommendation regarding the consistency of the zoning proposal with the Town’s current Comprehensive Plan and other applicable adopted plans. Specifically, a comprehensive plan is only advisory in nature and has no independent regulatory effect; nor does it expand, diminish, or alter the scope of the Town of Garner UDO. A determination of inconsistency with the Plan does not preclude a rezoning request from being found to be reasonable. In those cases where the request is deemed inconsistent yet reasonable, an amendment to the Comprehensive Plan is automatically made upon approval of the request.

Staff offers that the Planning Commission shall review consistency with the following plans:

- 2018 Garner Forward Comprehensive Plan
- 2010/18 Garner Transportation Plan
- Parks, Recreation, Greenways and Cultural Resources Master Plan

Preview of 2018 Comp Plan’s Future Land Use Map: (site is currently designated as corridor commercial in red, while being at the edge of both a mixed-use and commercial focus area of change)



VII. REASONABLENESS

Statutory Directive: In addition to approving a statement regarding plan consistency upon the advice of the Planning Commission, the Town Council must also approve a statement of reasonableness when making their decision. Sources of reasonableness may include other sections of the 2018 *Garner Forward Comprehensive Plan* providing guidance on keeping the Town's character, living spaces, working places, recreation opportunities and transportation. Other adopted Town plans and policies providing guidance on parks, greenways, cultural resources and more may serve as sources as well. The Town Council may find that a rezoning request furthers the efforts to achieve specific goals and objectives stated within these plans and policies; and thereby render said request a reasonable one. The converse may also apply.

VIII. RECOMMENDATION

Staff recommends that once the Town Council has heard comments, concerns, and questions from the public that Conditional Zoning request CZ-MP-22-14 be referred to the Planning Commission for their review and recommendation regarding plan consistency.

WILLIAMS MULLEN

Thomas H. Johnson, Jr.
Direct Dial: 919.981.4006
tjohnson@williamsmullen.com

September 21, 2022

**Re: Notice of Neighborhood Meeting for Proposed Rezoning of
5100 Fayetteville Road (Wake County PIN: 1701046088)**

Dear Neighboring Property Owner and/or Current Tenant:

You are invited to attend a neighborhood meeting to learn about a proposed rezoning of an approximately 37-acre property, owned by Lee & Hudgins Enterprises LLC, located at 5100 Fayetteville Road and identified as Wake County PIN: 1701046088, outlined in red as shown on the enclosed vicinity map. The meeting will be held on **Thursday, October 6, 2022 from 6:00 PM until 7:00 PM at the Avery Street Recreation Center (Multipurpose Room A), 125 Avery Street, Garner, NC 27529.** The purpose of the meeting is to provide owners and current tenants of neighboring properties an opportunity to learn from the applicant more about the requested rezoning, ask questions and share feedback with the applicant before the submittal of an application to the Town.

The subject property is currently zoned Light Industrial (LI) with a portion of the property adjacent to US Highway 401 (Fayetteville Road) within the Commercial Highway Overlay District. The applicant is proposing to rezone the property to the Commercial Mixed Use (CMX) designation to allow for development of both commercial and residential uses on the property. CMX zoning is a conditional zoning district for which future development on the property will be subject to a master plan reviewed and approved as part of the rezoning request. The master plan will be a condition of the zoning and establishes permitted uses, density and dimensional standards, and other development requirements applicable to the property.

Prior to submittal of a rezoning application, the Town of Garner requires applicants to hold a neighborhood meeting and invite owners and tenants of properties within 1,000 feet of the site proposed for rezoning. Following the meeting, the applicant prepares a summary report identifying issues raised and any resolution or explanations provided by the applicant. This report is submitted to the Town as part of the rezoning application. Substantial changes to the proposed rezoning and associated master plan may occur following the neighborhood meeting and after the application is submitted to the Town.

Information about planning and development in Garner, including the rezoning process, can be found on the Town's website at <https://www.garnernc.gov/departments/planning-1764>, or by contacting the Garner Planning Department at 919-773-4449. If you have any questions about this proposed rezoning, please contact me at 919-981-4006 or tjohnson@williamsmullen.com.

Sincerely,



Thomas H. Johnson, Jr.

Enclosure: vicinity map

cc: Town of Garner Planning Department

WILLIAMS MULLEN

Thomas H. Johnson, Jr.
Direct Dial: 919.981.4006
tjohnson@williamsmullen.com



(2021 aerial image source: Wake County GIS iMAPS)

	OWNER	ADDR1	ADDR2	ADDR3
LEE, CHARLIE H JR LEE, KAREN M		1300 FARM RD	RALEIGH, NC 27603-3715	
MACK, LARRY D		5200 OLD STAGE RD	RALEIGH, NC 27603-4114	
L & B ASSOCIATES		1216 FARM RD	RALEIGH, NC 27603-4106	
JOHNSON, PERCY LEE JOHNSON, VERNON BERLIN		7825 OLD STAGE RD	RALEIGH, NC 27603-5521	
LEE, CHARLIE H JR LEE, KAREN M		1208 FARM RD	RALEIGH, NC 27603-4106	
NANCE, JERRY O NANCE, FAYE B		5203 OLD STAGE RD	RALEIGH, NC 27603-4113	
THOMPSON, MARY LOIS TRUSTEE		190 EASY WIND LN	GARNER, NC 27529-4867	
THOMPSON DEVELOPMENT PROPERTIES LLC		703 EDGEWATER DR	GARNER, NC 27529-9020	
FOWLER, BOBBY E FOWLER, BRENDA W		105 RUPERT RD	RALEIGH, NC 27603-3673	
GUPTA, SANJAI K TRUSTEE WILSON G BANEGAS-GUPTA TRUST THE		3316 BOULDER CT	RALEIGH, NC 27607-3111	
BANNISTER, DAVID W		PO BOX 324	GARNER, NC 27529-0324	
BANNISTER PROPERTIES LLC		PO BOX 769	GARNER, NC 27529-0769	
POPE INDUSTRIAL PARK		FINLEY COMMERCIAL REALTORS	PO BOX 97215	RALEIGH, NC 27624-7215
BANNISTER PROPERTIES		PO BOX 769	GARNER, NC 27529-0769	
POPE INDUSTRIAL PARK LIMITED		FINLEY COMMERCIAL REALTORS	PO BOX 97215	RALEIGH, NC 27624-7215
POPE INDUSTRIAL PARK LIMITED PARTNERSHIP		FINLEY COMMERCIAL REALTORS	PO BOX 97215	RALEIGH, NC 27624-7215
POPE INDUSTRIAL PARK II		FINLEY COMMERCIAL REALTORS	PO BOX 97215	RALEIGH, NC 27624-7215
WILLIAMS, THOMAS L JR WILLIAMS, MARIA B		5501 DIANE DR	RALEIGH, NC 27603-4121	
POPE INDUSTRIAL PARK IV LLC		6512 SIX FORKS RD STE 501B	RALEIGH, NC 27615-6527	
LEE & HUDGINS ENTERPRISES LLC		4200 GLEN LAUREL DR	RALEIGH, NC 27612-3704	
V & C COMMERCIAL PROPERTIES LLC		151 PRINCE CRK	PITTSBORO, NC 27312-7611	
POPE INDUSTRIAL PARK III		FINLEY COMMERCIAL REALTORS	PO BOX 97215	RALEIGH, NC 27624-7215
J. L. BUFFALOE LLC		4824 FAYETTEVILLE RD	RALEIGH, NC 27603-3672	
PARTOZES, ERMA W HEIRS SPENCER, JINEZ W		C/O C S RABBANI	2205 AQUA DR	STAFFORD, VA 22554-2527
FELLOWSHIP BAPTIST CHURCH OF RAL		5029 OLD STAGE RD	RALEIGH, NC 27603-4109	
MERCER, WALTER KENNETH II		1330 COLONY DR	RALEIGH, NC 27603-4606	
TILLEY, BONNIE B TRUSTEE BUFFALOE FAMILY TRUST		5521 WAKE ACADEMY DR	RALEIGH, NC 27603-4119	
SAULS PROPERTIES LLC		703 EDGEWATER DR	GARNER, NC 27529-9020	
KYLE WHITE ENTERPRISES LLC		322 FOX WALK PATH	GARNER, NC 27529-8278	
RABBANI, CHERYL A SPENCER		2205 AQUA DR	STAFFORD, VA 22554-2527	
COLLINS, SIDNEY POOLE		108 AMBERLEY CT	GARNER, NC 27529-7529	
HARRIS, CARROLL L		922 RANCH FARM RD	RALEIGH, NC 27603-4346	
WAKE CNTY BOARD OF EDUCATION		RE SERVICES DIRECTOR	1551 ROCK QUARRY RD	RALEIGH, NC 27610-4145
MARKET, ROBERT THOMAS		5201 FAYETTEVILLE RD	RALEIGH, NC 27603-4131	
ERNEST MYATT PRESBYTERIAN CHURCH		S R COLLINS ETAL TRUSTEES	4926 FAYETTEVILLE RD	RALEIGH, NC 27603-3622
FELLOWSHIP BAPTIST CHURCH OF		5029 OLD STAGE RD	RALEIGH, NC 27603-4109	
BUMGARDNER, JAMES EDWARD BUMGARDNER, LINDA W		1002 PHILLIP ST	GARNER, NC 27529-4257	
SENIOR TRACTOR CO INC		PO BOX 855	CARY, NC 27512-0855	
MIDTOWN GROUP, LLC		8501 AVERELL CT	RALEIGH, NC 27615-3984	
HONEYCUTT, RALPH STEVENS TRUSTEE		5526 ZEBULON RD	WAKE FOREST, NC 27687-8439	
COLLINS, JAMES B		5015 OLD STAGE RD	RALEIGH, NC 27603-4109	
ST ANDREWS METHODIST CHURCH		1201 MAXWELL DR	RALEIGH, NC 27603-4266	
ROMERO-MARENGO, JOSE ANIBAL CASTRO-CEDILLOS, MARIA HILDA		5113 OLD STAGE RD	RALEIGH, NC 27603-4111	
PELL, DEBRA ANN		5028 OLD STAGE RD	RALEIGH, NC 27603-4110	
PARTOZES, ERMA WHITAKER HEIRS		JERRY L PARTOZES	6105 RIVER MEADOW CT	RALEIGH, NC 27604-6142
COLLINS, JUDY STANLEY		5019 OLD STAGE RD	RALEIGH, NC 27603-4109	
NAIMEE, SHAHAB		8501 AVERELL CT	RALEIGH, NC 27615-3984	
DWB PROPERTIES LLC		PO BOX 324	GARNER, NC 27529-0324	
PARTOZES, ERMA W HEIRS RABBANI, CHERYL A SPENCER		PO BOX 52085	PHOENIX, AZ 85072-2085	
PLAYMAKER PROPERTIES LLC		2116 LAKE WHEELER RD	RALEIGH, NC 27603-2608	
ROUNTREE, MICHAEL		917 GROVEMONT RD	RALEIGH, NC 27603-4225	
OLD RANCH TRUST		2664 TIMBER DR STE 416	GARNER, NC 27529-2571	
INWOOD FOREST ASSOCIATION INC		C/O KOHN-FELL ASSOCIATION MANGEME	205 W MILLBROOK RD STE 210	RALEIGH, NC 27609-4697
CHATHAM, B CLARK		PO BOX 471	GARNER, NC 27529-0471	
MYATTS CHAPEL CHURCH		4926 FAYETTEVILLE RD	RALEIGH, NC 27603-3622	
CROUSE, STEVEN E		919 GROVEMONT RD	RALEIGH, NC 27603-4225	
DISORBO, SARAH		5111 OLD STAGE RD	RALEIGH, NC 27603-4111	

Neighborhood Meeting Notice Mailing List (Tenants)

NAME	ADDRESS	USPS_CITY
Current Tenant	1101 Transport Dr	Raleigh, NC 27603
Current Tenant	1208 United Dr	Raleigh, NC 27603
Current Tenant	5217 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	919 Grovemont Rd	Raleigh, NC 27603
Current Tenant	1345 Express Dr	Raleigh, NC 27603
Current Tenant	2108 Wellhouse Dr	Raleigh, NC 27603
Current Tenant	5111 Old Stage Rd	Raleigh, NC 27603
Current Tenant	1413 Transport Dr	Raleigh, NC 27603
Current Tenant	1200 Transport Dr	Raleigh, NC 27603
Current Tenant	1308 Farm Rd	Raleigh, NC 27603
Current Tenant	1317 Transport Dr	Raleigh, NC 27603
Current Tenant	925 Kitchen Dr	Raleigh, NC 27603
Current Tenant	2119 Wellhouse Dr	Raleigh, NC 27603
Current Tenant	2103 Wellhouse Dr	Raleigh, NC 27603
Current Tenant	5301 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	885 Kitchen Dr STE A	Raleigh, NC 27603
Current Tenant	4824 Fayetteville Rd APT E	Raleigh, NC 27603
Current Tenant	1208 Express Dr	Raleigh, NC 27603
Current Tenant	2210 Trackside Dr	Raleigh, NC 27603
Current Tenant	2208 Trackside Dr	Raleigh, NC 27603
Current Tenant	2009 Bedrock Dr	Raleigh, NC 27603
Current Tenant	2211 Trackside Dr	Raleigh, NC 27603
Current Tenant	2001 Bedrock Dr	Raleigh, NC 27603
Current Tenant	137 Shoe Dr	Raleigh, NC 27603
Current Tenant	150 Shoe Dr	Raleigh, NC 27603
Current Tenant	5501 Diane Dr	Raleigh, NC 27603
Current Tenant	1212 Transport Dr	Raleigh, NC 27603
Current Tenant	1349 Express Dr	Raleigh, NC 27603
Current Tenant	1101 Maxwell Dr	Raleigh, NC 27603
Current Tenant	1301 Transport Dr	Raleigh, NC 27603
Current Tenant	1228 United Dr	Raleigh, NC 27603
Current Tenant	5122 Old Stage Rd	Raleigh, NC 27603
Current Tenant	925 Grovemont Rd	Raleigh, NC 27603
Current Tenant	5011 Old Stage Rd	Raleigh, NC 27603
Current Tenant	1208 Farm Rd	Raleigh, NC 27603
Current Tenant	925 Grovemont Rd BLDG A	Raleigh, NC 27603
Current Tenant	1349 Express Dr STE 105	Raleigh, NC 27603
Current Tenant	5119 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	4824 Fayetteville Rd APT C	Raleigh, NC 27603
Current Tenant	4824 Fayetteville Rd APT I	Raleigh, NC 27603
Current Tenant	5121 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	4824 Fayetteville Rd APT H	Raleigh, NC 27603
Current Tenant	2212 Trackside Dr	Raleigh, NC 27603
Current Tenant	2014 Bedrock Dr	Raleigh, NC 27603
Current Tenant	2015 Bedrock Dr	Raleigh, NC 27603
Current Tenant	2005 Bedrock Dr	Raleigh, NC 27603
Current Tenant	2004 Bedrock Dr	Raleigh, NC 27603
Current Tenant	2110 Wellhouse Dr	Raleigh, NC 27603
Current Tenant	2013 Bedrock Dr	Raleigh, NC 27603
Current Tenant	5025 Old Stage Rd	Raleigh, NC 27603
Current Tenant	2201 Trackside Dr	Raleigh, NC 27603
Current Tenant	133 Shoe Dr	Raleigh, NC 27603
Current Tenant	5525 Wake Academy Dr	Raleigh, NC 27603
Current Tenant	5203 Old Stage Rd	Raleigh, NC 27603
Current Tenant	5213 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	5114 Old Stage Rd	Raleigh, NC 27603
Current Tenant	105 Rupert Rd	Raleigh, NC 27603
Current Tenant	140 Rupert Rd	Raleigh, NC 27603
Current Tenant	1103 Transport Dr	Raleigh, NC 27603
Current Tenant	4840 Fayetteville Rd	Raleigh, NC 27603

Neighborhood Meeting Notice Mailing List (Tenants)

Current Tenant	1200 Farm Rd	Raleigh, NC 27603
Current Tenant	5124 Old Stage Rd	Raleigh, NC 27603
Current Tenant	2121 Wellhouse Dr	Raleigh, NC 27603
Current Tenant	914 Ranch Farm Rd	Raleigh, NC 27603
Current Tenant	1110 Farm Rd	Raleigh, NC 27603
Current Tenant	5119 Old Stage Rd	Raleigh, NC 27603
Current Tenant	1220 Express Dr	Raleigh, NC 27603
Current Tenant	2106 Wellhouse Dr	Raleigh, NC 27603
Current Tenant	2207 Trackside Dr	Raleigh, NC 27603
Current Tenant	2206 Trackside Dr	Raleigh, NC 27603
Current Tenant	2102 Wellhouse Dr	Raleigh, NC 27603
Current Tenant	121 Shoe Dr	Raleigh, NC 27603
Current Tenant	161 Shoe Dr	Raleigh, NC 27603
Current Tenant	5509 Diane Dr	Raleigh, NC 27603
Current Tenant	5521 Wake Academy Dr	Raleigh, NC 27603
Current Tenant	5028 Old Stage Rd	Raleigh, NC 27603
Current Tenant	5322 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	5001 Old Stage Rd	Raleigh, NC 27603
Current Tenant	1216 United Dr	Raleigh, NC 27603
Current Tenant	1113 Transport Dr	Raleigh, NC 27603
Current Tenant	5024 Old Stage Rd	Raleigh, NC 27603
Current Tenant	4833 Fayetteville Rd D	Raleigh, NC 27603
Current Tenant	1212 United Dr	Raleigh, NC 27603
Current Tenant	1105 Transport Dr	Raleigh, NC 27603
Current Tenant	1300 Farm Rd	Raleigh, NC 27603
Current Tenant	2105 Wellhouse Dr	Raleigh, NC 27603
Current Tenant	5205 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	4824 Fayetteville Rd APT B	Raleigh, NC 27603
Current Tenant	1349 Express Dr STE 109	Raleigh, NC 27603
Current Tenant	2011 Bedrock Dr	Raleigh, NC 27603
Current Tenant	2205 Trackside Dr	Raleigh, NC 27603
Current Tenant	4833 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	2100 Wellhouse Dr	Raleigh, NC 27603
Current Tenant	2007 Bedrock Dr	Raleigh, NC 27603
Current Tenant	2008 Bedrock Dr	Raleigh, NC 27603
Current Tenant	129 Shoe Dr	Raleigh, NC 27603
Current Tenant	157 Shoe Dr	Raleigh, NC 27603
Current Tenant	1216 Transport Dr	Raleigh, NC 27603
Current Tenant	1335 Express Dr	Raleigh, NC 27603
Current Tenant	5221 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	1201 Maxwell Dr GYM	Raleigh, NC 27603
Current Tenant	5019 Old Stage Rd	Raleigh, NC 27603
Current Tenant	985 Kitchen Dr	Raleigh, NC 27603
Current Tenant	1412 Transport Dr	Raleigh, NC 27603
Current Tenant	1406 Transport Dr	Raleigh, NC 27603
Current Tenant	2006 Bedrock Dr	Raleigh, NC 27603
Current Tenant	5300 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	5132 Old Stage Rd	Raleigh, NC 27603
Current Tenant	4901 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	1215 United Dr	Raleigh, NC 27603
Current Tenant	5226 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	5109 Old Stage Rd	Raleigh, NC 27603
Current Tenant	2107 Wellhouse Dr	Raleigh, NC 27603
Current Tenant	4824 Fayetteville Rd APT D	Raleigh, NC 27603
Current Tenant	5322 Fayetteville Rd STE 200	Raleigh, NC 27603
Current Tenant	4824 Fayetteville Rd APT A	Raleigh, NC 27603
Current Tenant	1313 Transport Dr	Raleigh, NC 27603
Current Tenant	2012 Bedrock Dr	Raleigh, NC 27603
Current Tenant	2209 Trackside Dr	Raleigh, NC 27603
Current Tenant	2204 Trackside Dr	Raleigh, NC 27603
Current Tenant	158 Shoe Dr	Raleigh, NC 27603

Neighborhood Meeting Notice Mailing List (Tenants)

Current Tenant	5105 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	1314 Farm Rd	Raleigh, NC 27603
Current Tenant	1337 Express Dr	Raleigh, NC 27603
Current Tenant	4835 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	4824 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	4832 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	5100 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	5120 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	989 Kitchen Dr	Raleigh, NC 27603
Current Tenant	1333 Express Dr	Raleigh, NC 27603
Current Tenant	4826 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	4830 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	1416 Transport Dr	Raleigh, NC 27603
Current Tenant	1341 Express Dr	Raleigh, NC 27603
Current Tenant	5029 Old Stage Rd	Raleigh, NC 27603
Current Tenant	5113 Old Stage Rd	Raleigh, NC 27603
Current Tenant	1200 Express Dr	Raleigh, NC 27603
Current Tenant	4824 Fayetteville Rd APT G	Raleigh, NC 27603
Current Tenant	1212 Express Dr	Raleigh, NC 27603
Current Tenant	1305 Transport Dr	Raleigh, NC 27603
Current Tenant	5322 Fayetteville Rd STE 100	Raleigh, NC 27603
Current Tenant	1349 Express Dr STE 101	Raleigh, NC 27603
Current Tenant	4926 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	2003 Bedrock Dr	Raleigh, NC 27603
Current Tenant	5020 Vanessa Dr	Raleigh, NC 27603
Current Tenant	1312 Farm Rd	Raleigh, NC 27603
Current Tenant	2213 Trackside Dr	Raleigh, NC 27603
Current Tenant	125 Shoe Dr	Raleigh, NC 27603
Current Tenant	145 Shoe Dr	Raleigh, NC 27603
Current Tenant	153 Shoe Dr	Raleigh, NC 27603
Current Tenant	149 Shoe Dr	Raleigh, NC 27603
Current Tenant	1108 Farm Rd	Raleigh, NC 27603
Current Tenant	1220 United Dr	Raleigh, NC 27603
Current Tenant	140 Rupert Rd STE 144	Raleigh, NC 27603
Current Tenant	1224 United Dr	Raleigh, NC 27603
Current Tenant	5005 Old Stage Rd	Raleigh, NC 27603
Current Tenant	4828 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	5102 Old Stage Rd	Raleigh, NC 27603
Current Tenant	1325 Express Dr	Raleigh, NC 27603
Current Tenant	922 Ranch Farm Rd	Raleigh, NC 27603
Current Tenant	1109 Transport Dr	Raleigh, NC 27603
Current Tenant	1220 Transport Dr	Raleigh, NC 27603
Current Tenant	1204 United Dr	Raleigh, NC 27603
Current Tenant	5120 Old Stage Rd	Raleigh, NC 27603
Current Tenant	5116 Old Stage Rd	Raleigh, NC 27603
Current Tenant	5110 Old Stage Rd	Raleigh, NC 27603
Current Tenant	2104 Wellhouse Dr	Raleigh, NC 27603
Current Tenant	5311 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	1216 Express Dr	Raleigh, NC 27603
Current Tenant	1349 Express Dr STE 107	Raleigh, NC 27603
Current Tenant	5307 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	4833 Fayetteville Rd G	Raleigh, NC 27603
Current Tenant	2010 Bedrock Dr	Raleigh, NC 27603
Current Tenant	925 Kitchen Dr STE B	Raleigh, NC 27603
Current Tenant	146 Shoe Dr	Raleigh, NC 27603
Current Tenant	1303 Transport Dr	Raleigh, NC 27603
Current Tenant	1208 Transport Dr	Raleigh, NC 27603
Current Tenant	1204 Farm Rd	Raleigh, NC 27603
Current Tenant	917 Grovemont Rd	Raleigh, NC 27603
Current Tenant	1201 Maxwell Dr	Raleigh, NC 27603
Current Tenant	5130 Old Stage Rd	Raleigh, NC 27603

Neighborhood Meeting Notice Mailing List (Tenants)

Current Tenant	1408 Transport Dr	Raleigh, NC 27603
Current Tenant	5106 Old Stage Rd	Raleigh, NC 27603
Current Tenant	2123 Wellhouse Dr	Raleigh, NC 27603
Current Tenant	5201 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	5200 Old Stage Rd	Raleigh, NC 27603
Current Tenant	1309 Transport Dr	Raleigh, NC 27603
Current Tenant	1216 Farm Rd	Raleigh, NC 27603
Current Tenant	5209 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	5009 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	991 Kitchen Dr	Raleigh, NC 27603
Current Tenant	1400 Transport Dr	Raleigh, NC 27603
Current Tenant	885 Kitchen Dr	Raleigh, NC 27603
Current Tenant	5015 Old Stage Rd	Raleigh, NC 27603
Current Tenant	4824 Fayetteville Rd APT F	Raleigh, NC 27603
Current Tenant	885 Kitchen Dr STE B	Raleigh, NC 27603
Current Tenant	1349 Express Dr STE 111	Raleigh, NC 27603
Current Tenant	2200 Trackside Dr	Raleigh, NC 27603
Current Tenant	2202 Trackside Dr	Raleigh, NC 27603
Current Tenant	2203 Trackside Dr	Raleigh, NC 27603
Current Tenant	2018 Bedrock Dr	Raleigh, NC 27603
Current Tenant	154 Shoe Dr	Raleigh, NC 27603
Current Tenant	5311 1/2 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	1325 Express Dr OFFIC	Raleigh, NC 27603

**NEIGHBORHOOD MEETING SUMMARY REPORT:
Proposed Rezoning of 5100 Fayetteville Road (Wake County PIN: 1701046088)**

The applicant conducted a neighborhood meeting on the proposed rezoning consistent with the requirements of Garner UDO Section 4.4.6. The meeting was held on October 6, 2022, at the Avery Street Recreation Center (Multipurpose Room A), 125 Avery Street, Garner, NC 27529.

Owners and tenants of properties within 1,000 feet of the parcel proposed for rezoning were notified of the meeting by first-class mail using a mailing list provided to the applicant by Garner Planning Department staff. A copy of the meeting notice and mailing list, mailed notices returned, and the meeting attendance roster is attached to this report. A total of 3 neighbors attended the meeting.

Below is a summary of the meeting including questions/comments from attendees and responses provided by the applicant team.

The meeting began at 6:00 PM.

Tyler Morris, representing the applicant Capitol Commercial LLC, introduced members of the applicant team present at the meeting and explained the proposed request to rezone approximately 36.96 acres located at 5100 Fayetteville Road from the current zoning of Light Industrial to Commercial Mixed Use Conditional district with an associated master plan. A preliminary copy of the master plan was shown to the attendees. Mr. Morris explained the proposed zoning is to allow for commercial uses along the property frontage on Fayetteville Road and multi-family residential use on the parcel to the rear of the commercial area. He also reviewed the proposed site layout including location of amenity areas/gathering spaces for residents of the multi-family use, vehicle access, parking areas and buffers.

Attendees did not express any concerns/issues with the proposed zoning, and asked questions and provided comments about the following:

- What types of commercial uses will be allowed under the proposed zoning?
Neighbors in attendance mentioned they would like the commercial uses to be compatible. Applicant team explained the commercial uses would be in accordance with those allowed under the Garner UDO for CMX zoning.
- What are the number of bedrooms in the multi-family part of proposed development?
Mr. Morris explained the intent is to have mostly one- and two-bedroom units with a small number of three-bedroom units, and that details regarding that design aspect is still being reviewed/discussed by the applicant.
- Does the developer have any other similar projects in the Raleigh area?
Mr. Morris and Mr. Stegall provided the locations and details of projects the developer has completed in the area.
- Will the main access to the development be from Highway 401?
The applicant team explained primary access to the parcel will be from Highway 401 with additional access from the parcel's frontage on Farm Road, and that access will be reviewed by Town of Garner staff and designed in accordance with the applicable requirements.

**NEIGHBORHOOD MEETING SUMMARY REPORT:
Proposed Rezoning of 5100 Fayetteville Road (Wake County PIN: 1701046088)**

- Will the proposed development be served by public water and sewer?
The applicant team explained the plan to design and construct water and sewer utilities in accordance with the applicable requirements and regulations. The team described possible routes for the utilities and explained they are still discussing that aspect of the proposed development with Town staff, and noted the existing topography of the site and surrounding area does not provide many options for routing sewer to the site.

With no further questions or comments from the neighbors in attendance, the meeting concluded at 6:40pm.

Neighborhood Meeting Attendance Roster
 Thursday, October 6, 2022
 6:00 PM
 Avery Street Recreation Center, 125 Avery Street, Garner, NC

Proposed Rezoning – property at 5100 Fayetteville Rd, Garner, NC (PIN: 1701046088)

Name	Email / Phone	Address
Cayle Green		
Bob Green	bgreen3471@gmail.com 919-417-4397	ERBERT MYATT, DEB CHURCH
[Signature]		
George M. Steas	919-772-2821	3805 Vantage Dr Raleigh, N.C. 27603
<u>APPLICANT TEAM</u>		
Tyler Morris (Capitol Commercial, LLC)		
Jason Stegall (Capitol Commercial, LLC)		
David Lasley (Piedmont Land Design, LLP)	(919) 845-7600	8522-204 Six Forks Road Raleigh, NC 27615
Ken Thompson (JDavis Architects)	(919) 835-1500	510 S. Wilmington Street Raleigh, NC 27601
Wayne Nicholas - Senior Land Planner (Williams Mullen)	(919) 981-4084	301 Fayetteville Street, Suite 1700 Raleigh, NC 27601

WILLIAMS MULLEN

Thomas H. Johnson, Jr.
Direct Dial: 919.981.4006
tjohnson@williamsmullen.com

March 29, 2023

**Re: Notice of Neighborhood Meeting for Proposed Rezoning and Special Use Permit:
5100 Fayetteville Road (Wake County PIN: 1701046088)**

Dear Neighboring Property Owner and/or Current Tenant:

You are invited to attend a neighborhood meeting to learn about a rezoning application under review by the Town of Garner for development of commercial and residential uses on a 37± acre property, owned by Lee & Hudgins Enterprises LLC, located at 5100 Fayetteville Road and identified as Wake County PIN: 1701046088, outlined in red on the vicinity map included on the following page. The meeting will be held on **Wednesday, April 12, 2023 from 6:00 PM until 7:00 PM at the Avery Street Recreation Center (Multipurpose Room A), 125 Avery Street, Garner, NC 27529.** Garner's regulations also require submittal of a special use permit application for development with 100 or more multifamily residential units, and for a neighborhood meeting to be held on special use permit requests. This meeting will serve as a neighborhood meeting for the associated special use permit as well. The purpose of these meetings is to provide owners and current tenants of neighboring properties an opportunity to learn from the applicant more about the proposed development, ask questions and share feedback with the applicant before the requests are scheduled for public hearing before the Town Council.

The subject property is currently zoned Light Industrial (LI) with a portion of the parcel adjacent to US Highway 401 (Fayetteville Road) being in the Commercial Highway Overlay District. The applicant is proposing to rezone the property to Commercial Mixed Use (CMX) to allow for development of commercial and multifamily residential uses on the property. CMX zoning is a conditional zoning district for which future development on the property will be subject to a master plan reviewed and approved as part of the rezoning request. The master plan will be a condition of the zoning and establishes permitted uses, density and dimensional standards, and other development requirements applicable to the property.

After the rezoning and associated master plan submittal is reviewed by Town staff and prior to scheduling a public hearing with the Town Council, the Town of Garner requires applicants to hold a neighborhood meeting and invite owners and tenants of properties within 1,000 feet of the site proposed for rezoning and an associated special use permit. Following the meeting, the applicant prepares a summary report identifying issues raised and any resolution or explanation provided by the applicant. This report is submitted to the Town as part of the rezoning and special use permit applications. Substantial changes to the proposed rezoning and associated master plan may occur following the neighborhood meeting and before the Town Council votes a decision on the requested rezoning and special use permit.

WILLIAMS MULLEN

Thomas H. Johnson, Jr.
Direct Dial: 919.981.4006
tjohnson@williamsmullen.com

Information about planning and development in Garner, including the rezoning and special use permit processes, can be found on the Town's website at <https://www.garnernc.gov/departments/planning-1764>, or by contacting the Garner Planning Department at 919-773-4449. If you have any questions about this proposed rezoning and special use permit, please contact me at 919-981-4006 or tjohnson@williamsmullen.com.

Sincerely,



Thomas H. Johnson, Jr.

cc: Town of Garner Planning Department

Vicinity Map



(2021 aerial image source: Wake County GIS iMAPS)

	OWNER	ADDR1	ADDR2	ADDR3
LEE, CHARLIE H JR LEE, KAREN M		1300 FARM RD	RALEIGH, NC 27603-3715	
MACK, LARRY D		5200 OLD STAGE RD	RALEIGH, NC 27603-4114	
L & B ASSOCIATES		1216 FARM RD	RALEIGH, NC 27603-4106	
JOHNSON, PERCY LEE JOHNSON, VERNON BERLIN		7825 OLD STAGE RD	RALEIGH, NC 27603-5521	
LEE, CHARLIE H JR LEE, KAREN M		1208 FARM RD	RALEIGH, NC 27603-4106	
NANCE, JERRY O NANCE, FAYE B		5203 OLD STAGE RD	RALEIGH, NC 27603-4113	
THOMPSON, MARY LOIS TRUSTEE		190 EASY WIND LN	GARNER, NC 27529-4867	
THOMPSON DEVELOPMENT PROPERTIES LLC		703 EDGEWATER DR	GARNER, NC 27529-9020	
FOWLER, BOBBY E FOWLER, BRENDA W		105 RUPERT RD	RALEIGH, NC 27603-3673	
GUPTA, SANJAI K TRUSTEE WILSON G BANEGAS-GUPTA TRUST THE		3316 BOULDER CT	RALEIGH, NC 27607-3111	
BANNISTER, DAVID W		PO BOX 324	GARNER, NC 27529-0324	
BANNISTER PROPERTIES LLC		PO BOX 769	GARNER, NC 27529-0769	
POPE INDUSTRIAL PARK		FINLEY COMMERCIAL REALTORS	PO BOX 97215	RALEIGH, NC 27624-7215
BANNISTER PROPERTIES		PO BOX 769	GARNER, NC 27529-0769	
POPE INDUSTRIAL PARK LIMITED		FINLEY COMMERCIAL REALTORS	PO BOX 97215	RALEIGH, NC 27624-7215
POPE INDUSTRIAL PARK LIMITED PARTNERSHIP		FINLEY COMMERCIAL REALTORS	PO BOX 97215	RALEIGH, NC 27624-7215
POPE INDUSTRIAL PARK II		FINLEY COMMERCIAL REALTORS	PO BOX 97215	RALEIGH, NC 27624-7215
WILLIAMS, THOMAS L JR WILLIAMS, MARIA B		5501 DIANE DR	RALEIGH, NC 27603-4121	
POPE INDUSTRIAL PARK IV LLC		6512 SIX FORKS RD STE 501B	RALEIGH, NC 27615-6527	
LEE & HUDGINS ENTERPRISES LLC		4200 GLEN LAUREL DR	RALEIGH, NC 27612-3704	
V & C COMMERCIAL PROPERTIES, LLC		151 PRINCE CRK	PITTSBORO, NC 27312-7611	
POPE INDUSTRIAL PARK III		FINLEY COMMERCIAL REALTORS	PO BOX 97215	RALEIGH, NC 27624-7215
J. L. BUFFALO LLC		4824 FAYETTEVILLE RD	RALEIGH, NC 27603-3672	
PARTOZES, ERMA W HEIRS SPENCER, INEZ W		C/O C S RABBANI	2205 AQUA DR	STAFFORD, VA 22554-2527
FELLOWSHIP BAPTIST CHURCH OF RAL		5029 OLD STAGE RD	RALEIGH, NC 27603-4109	
MERCER, WALTER KENNETH II		1330 COLONY DR	RALEIGH, NC 27603-4606	
TILLEY, BONNIE B TRUSTEE BUFFALO FAMILY TRUST		5521 WAKE ACADEMY DR	RALEIGH, NC 27603-4119	
SAULS PROPERTIES LLC		703 EDGEWATER DR	GARNER, NC 27529-9020	
KYLE WHITE ENTERPRISES LLC		322 FOX WALK PATH	GARNER, NC 27529-8278	
RABBANI, CHERYL A SPENCER		2205 AQUA DR	STAFFORD, VA 22554-2527	
COLLINS, SIDNEY POOLE		108 AMBERLEY CT	GARNER, NC 27529-7529	
HARRIS, CARROLL L		922 RANCH FARM RD	RALEIGH, NC 27603-4346	
WAKE CNTY BOARD OF EDUCATION		RE SERVICES DIRECTOR	1551 ROCK QUARRY RD	RALEIGH, NC 27610-4145
MARKET, ROBERT THOMAS		5201 FAYETTEVILLE RD	RALEIGH, NC 27603-4131	
ERNEST MYATT PRESBYTERIAN CHURCH		S R COLLINS ETAL TRUSTEES	4926 FAYETTEVILLE RD	RALEIGH, NC 27603-3622
FELLOWSHIP BAPTIST CHURCH OF		5029 OLD STAGE RD	RALEIGH, NC 27603-4109	
BUMGARDNER, JAMES EDWARD BUMGARDNER, LINDA W		1002 PHILLIP ST	GARNER, NC 27529-4257	
SENIOR TRACTOR CO INC		PO BOX 855	CARY, NC 27512-0855	
MIDTOWN GROUP, LLC		8501 AVERELL CT	RALEIGH, NC 27615-3984	
HONEYCUTT, RALPH STEVENS TRUSTEE		5526 ZEBULON RD	WAKE FOREST, NC 27587-8439	
COLLINS, JAMES B		5015 OLD STAGE RD	RALEIGH, NC 27603-4109	
ST ANDREWS METHODIST CHURCH		1201 MAXWELL DR	RALEIGH, NC 27603-4266	
ROMERO-MAENCO, JOSE ANIBAL CASTRO-CEDILLOS, MARIA HILDA		5113 OLD STAGE RD	RALEIGH, NC 27603-4111	
PELL, DEBRA ANN		5028 OLD STAGE RD	RALEIGH, NC 27603-4110	
PARTOZES, ERMA WHITTAKER HEIRS		JERRY L PARTOZES	6105 RIVER MEADOW CT	RALEIGH, NC 27604-6142
COLLINS, JUDY STANLEY		5019 OLD STAGE RD	RALEIGH, NC 27603-4109	
NAIMEE, SHAHAB		8501 AVERELL CT	RALEIGH, NC 27615-3984	
DWB PROPERTIES LLC		PO BOX 324	GARNER, NC 27529-0324	
PARTOZES, ERMA W HEIRS RABBANI, CHERYL A SPENCER		PO BOX 52085	PHOENIX, AZ 85072-2085	
PLAYMAKER PROPERTIES LLC		2116 LAKE WHEELER RD	RALEIGH, NC 27603-2608	
ROUNTREE, MICHAEL		917 GROVEMONT RD	RALEIGH, NC 27603-4225	
OLD RANCH TRUST		2664 TIMBER DR STE 416	GARNER, NC 27529-2571	
INWOOD FOREST ASSOCIATION INC		C/O KOHN-FELL ASSOCIATION MANGEME	205 W MILLBROOK RD STE 210	RALEIGH, NC 27609-4697
CHATAM, B CLARK		PO BOX 471	GARNER, NC 27529-0471	
MYATTS CHAPEL CHURCH		4926 FAYETTEVILLE RD	RALEIGH, NC 27603-3622	
CROUSE, STEVEN E		919 GROVEMONT RD	RALEIGH, NC 27603-4225	
DISORBO, SARAH		5111 OLD STAGE RD	RALEIGH, NC 27603-4111	

Neighborhood Meeting Notice Mailing List (Tenants)

NAME	ADDRESS	USPS_CITY
Current Tenant	1101 Transport Dr	Raleigh, NC 27603
Current Tenant	1208 United Dr	Raleigh, NC 27603
Current Tenant	5217 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	919 Grovemont Rd	Raleigh, NC 27603
Current Tenant	1345 Express Dr	Raleigh, NC 27603
Current Tenant	2108 Wellhouse Dr	Raleigh, NC 27603
Current Tenant	5111 Old Stage Rd	Raleigh, NC 27603
Current Tenant	1413 Transport Dr	Raleigh, NC 27603
Current Tenant	1200 Transport Dr	Raleigh, NC 27603
Current Tenant	1308 Farm Rd	Raleigh, NC 27603
Current Tenant	1317 Transport Dr	Raleigh, NC 27603
Current Tenant	925 Kitchen Dr	Raleigh, NC 27603
Current Tenant	2119 Wellhouse Dr	Raleigh, NC 27603
Current Tenant	2103 Wellhouse Dr	Raleigh, NC 27603
Current Tenant	5301 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	885 Kitchen Dr STE A	Raleigh, NC 27603
Current Tenant	4824 Fayetteville Rd APT E	Raleigh, NC 27603
Current Tenant	1208 Express Dr	Raleigh, NC 27603
Current Tenant	2210 Trackside Dr	Raleigh, NC 27603
Current Tenant	2208 Trackside Dr	Raleigh, NC 27603
Current Tenant	2009 Bedrock Dr	Raleigh, NC 27603
Current Tenant	2211 Trackside Dr	Raleigh, NC 27603
Current Tenant	2001 Bedrock Dr	Raleigh, NC 27603
Current Tenant	137 Shoe Dr	Raleigh, NC 27603
Current Tenant	150 Shoe Dr	Raleigh, NC 27603
Current Tenant	5501 Diane Dr	Raleigh, NC 27603
Current Tenant	1212 Transport Dr	Raleigh, NC 27603
Current Tenant	1349 Express Dr	Raleigh, NC 27603
Current Tenant	1101 Maxwell Dr	Raleigh, NC 27603
Current Tenant	1301 Transport Dr	Raleigh, NC 27603
Current Tenant	1228 United Dr	Raleigh, NC 27603
Current Tenant	5122 Old Stage Rd	Raleigh, NC 27603
Current Tenant	925 Grovemont Rd	Raleigh, NC 27603
Current Tenant	5011 Old Stage Rd	Raleigh, NC 27603
Current Tenant	1208 Farm Rd	Raleigh, NC 27603
Current Tenant	925 Grovemont Rd BLDG A	Raleigh, NC 27603
Current Tenant	1349 Express Dr STE 105	Raleigh, NC 27603
Current Tenant	5119 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	4824 Fayetteville Rd APT C	Raleigh, NC 27603
Current Tenant	4824 Fayetteville Rd APT I	Raleigh, NC 27603
Current Tenant	5121 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	4824 Fayetteville Rd APT H	Raleigh, NC 27603
Current Tenant	2212 Trackside Dr	Raleigh, NC 27603
Current Tenant	2014 Bedrock Dr	Raleigh, NC 27603
Current Tenant	2015 Bedrock Dr	Raleigh, NC 27603
Current Tenant	2005 Bedrock Dr	Raleigh, NC 27603
Current Tenant	2004 Bedrock Dr	Raleigh, NC 27603
Current Tenant	2110 Wellhouse Dr	Raleigh, NC 27603
Current Tenant	2013 Bedrock Dr	Raleigh, NC 27603
Current Tenant	5025 Old Stage Rd	Raleigh, NC 27603
Current Tenant	2201 Trackside Dr	Raleigh, NC 27603
Current Tenant	133 Shoe Dr	Raleigh, NC 27603
Current Tenant	5525 Wake Academy Dr	Raleigh, NC 27603
Current Tenant	5203 Old Stage Rd	Raleigh, NC 27603
Current Tenant	5213 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	5114 Old Stage Rd	Raleigh, NC 27603
Current Tenant	105 Rupert Rd	Raleigh, NC 27603
Current Tenant	140 Rupert Rd	Raleigh, NC 27603
Current Tenant	1103 Transport Dr	Raleigh, NC 27603
Current Tenant	4840 Fayetteville Rd	Raleigh, NC 27603

Neighborhood Meeting Notice Mailing List (Tenants)

Current Tenant	1200 Farm Rd	Raleigh, NC 27603
Current Tenant	5124 Old Stage Rd	Raleigh, NC 27603
Current Tenant	2121 Wellhouse Dr	Raleigh, NC 27603
Current Tenant	914 Ranch Farm Rd	Raleigh, NC 27603
Current Tenant	1110 Farm Rd	Raleigh, NC 27603
Current Tenant	5119 Old Stage Rd	Raleigh, NC 27603
Current Tenant	1220 Express Dr	Raleigh, NC 27603
Current Tenant	2106 Wellhouse Dr	Raleigh, NC 27603
Current Tenant	2207 Trackside Dr	Raleigh, NC 27603
Current Tenant	2206 Trackside Dr	Raleigh, NC 27603
Current Tenant	2102 Wellhouse Dr	Raleigh, NC 27603
Current Tenant	121 Shoe Dr	Raleigh, NC 27603
Current Tenant	161 Shoe Dr	Raleigh, NC 27603
Current Tenant	5509 Diane Dr	Raleigh, NC 27603
Current Tenant	5521 Wake Academy Dr	Raleigh, NC 27603
Current Tenant	5028 Old Stage Rd	Raleigh, NC 27603
Current Tenant	5322 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	5001 Old Stage Rd	Raleigh, NC 27603
Current Tenant	1216 United Dr	Raleigh, NC 27603
Current Tenant	1113 Transport Dr	Raleigh, NC 27603
Current Tenant	5024 Old Stage Rd	Raleigh, NC 27603
Current Tenant	4833 Fayetteville Rd D	Raleigh, NC 27603
Current Tenant	1212 United Dr	Raleigh, NC 27603
Current Tenant	1105 Transport Dr	Raleigh, NC 27603
Current Tenant	1300 Farm Rd	Raleigh, NC 27603
Current Tenant	2105 Wellhouse Dr	Raleigh, NC 27603
Current Tenant	5205 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	4824 Fayetteville Rd APT B	Raleigh, NC 27603
Current Tenant	1349 Express Dr STE 109	Raleigh, NC 27603
Current Tenant	2011 Bedrock Dr	Raleigh, NC 27603
Current Tenant	2205 Trackside Dr	Raleigh, NC 27603
Current Tenant	4833 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	2100 Wellhouse Dr	Raleigh, NC 27603
Current Tenant	2007 Bedrock Dr	Raleigh, NC 27603
Current Tenant	2008 Bedrock Dr	Raleigh, NC 27603
Current Tenant	129 Shoe Dr	Raleigh, NC 27603
Current Tenant	157 Shoe Dr	Raleigh, NC 27603
Current Tenant	1216 Transport Dr	Raleigh, NC 27603
Current Tenant	1335 Express Dr	Raleigh, NC 27603
Current Tenant	5221 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	1201 Maxwell Dr GYM	Raleigh, NC 27603
Current Tenant	5019 Old Stage Rd	Raleigh, NC 27603
Current Tenant	985 Kitchen Dr	Raleigh, NC 27603
Current Tenant	1412 Transport Dr	Raleigh, NC 27603
Current Tenant	1406 Transport Dr	Raleigh, NC 27603
Current Tenant	2006 Bedrock Dr	Raleigh, NC 27603
Current Tenant	5300 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	5132 Old Stage Rd	Raleigh, NC 27603
Current Tenant	4901 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	1215 United Dr	Raleigh, NC 27603
Current Tenant	5226 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	5109 Old Stage Rd	Raleigh, NC 27603
Current Tenant	2107 Wellhouse Dr	Raleigh, NC 27603
Current Tenant	4824 Fayetteville Rd APT D	Raleigh, NC 27603
Current Tenant	5322 Fayetteville Rd STE 200	Raleigh, NC 27603
Current Tenant	4824 Fayetteville Rd APT A	Raleigh, NC 27603
Current Tenant	1313 Transport Dr	Raleigh, NC 27603
Current Tenant	2012 Bedrock Dr	Raleigh, NC 27603
Current Tenant	2209 Trackside Dr	Raleigh, NC 27603
Current Tenant	2204 Trackside Dr	Raleigh, NC 27603
Current Tenant	158 Shoe Dr	Raleigh, NC 27603

Neighborhood Meeting Notice Mailing List (Tenants)

Current Tenant	5105 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	1314 Farm Rd	Raleigh, NC 27603
Current Tenant	1337 Express Dr	Raleigh, NC 27603
Current Tenant	4835 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	4824 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	4832 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	5100 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	5120 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	989 Kitchen Dr	Raleigh, NC 27603
Current Tenant	1333 Express Dr	Raleigh, NC 27603
Current Tenant	4826 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	4830 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	1416 Transport Dr	Raleigh, NC 27603
Current Tenant	1341 Express Dr	Raleigh, NC 27603
Current Tenant	5029 Old Stage Rd	Raleigh, NC 27603
Current Tenant	5113 Old Stage Rd	Raleigh, NC 27603
Current Tenant	1200 Express Dr	Raleigh, NC 27603
Current Tenant	4824 Fayetteville Rd APT G	Raleigh, NC 27603
Current Tenant	1212 Express Dr	Raleigh, NC 27603
Current Tenant	1305 Transport Dr	Raleigh, NC 27603
Current Tenant	5322 Fayetteville Rd STE 100	Raleigh, NC 27603
Current Tenant	1349 Express Dr STE 101	Raleigh, NC 27603
Current Tenant	4926 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	2003 Bedrock Dr	Raleigh, NC 27603
Current Tenant	5020 Vanessa Dr	Raleigh, NC 27603
Current Tenant	1312 Farm Rd	Raleigh, NC 27603
Current Tenant	2213 Trackside Dr	Raleigh, NC 27603
Current Tenant	125 Shoe Dr	Raleigh, NC 27603
Current Tenant	145 Shoe Dr	Raleigh, NC 27603
Current Tenant	153 Shoe Dr	Raleigh, NC 27603
Current Tenant	149 Shoe Dr	Raleigh, NC 27603
Current Tenant	1108 Farm Rd	Raleigh, NC 27603
Current Tenant	1220 United Dr	Raleigh, NC 27603
Current Tenant	140 Rupert Rd STE 144	Raleigh, NC 27603
Current Tenant	1224 United Dr	Raleigh, NC 27603
Current Tenant	5005 Old Stage Rd	Raleigh, NC 27603
Current Tenant	4828 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	5102 Old Stage Rd	Raleigh, NC 27603
Current Tenant	1325 Express Dr	Raleigh, NC 27603
Current Tenant	922 Ranch Farm Rd	Raleigh, NC 27603
Current Tenant	1109 Transport Dr	Raleigh, NC 27603
Current Tenant	1220 Transport Dr	Raleigh, NC 27603
Current Tenant	1204 United Dr	Raleigh, NC 27603
Current Tenant	5120 Old Stage Rd	Raleigh, NC 27603
Current Tenant	5116 Old Stage Rd	Raleigh, NC 27603
Current Tenant	5110 Old Stage Rd	Raleigh, NC 27603
Current Tenant	2104 Wellhouse Dr	Raleigh, NC 27603
Current Tenant	5311 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	1216 Express Dr	Raleigh, NC 27603
Current Tenant	1349 Express Dr STE 107	Raleigh, NC 27603
Current Tenant	5307 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	4833 Fayetteville Rd G	Raleigh, NC 27603
Current Tenant	2010 Bedrock Dr	Raleigh, NC 27603
Current Tenant	925 Kitchen Dr STE B	Raleigh, NC 27603
Current Tenant	146 Shoe Dr	Raleigh, NC 27603
Current Tenant	1303 Transport Dr	Raleigh, NC 27603
Current Tenant	1208 Transport Dr	Raleigh, NC 27603
Current Tenant	1204 Farm Rd	Raleigh, NC 27603
Current Tenant	917 Grovemont Rd	Raleigh, NC 27603
Current Tenant	1201 Maxwell Dr	Raleigh, NC 27603
Current Tenant	5130 Old Stage Rd	Raleigh, NC 27603

Neighborhood Meeting Notice Mailing List (Tenants)

Current Tenant	1408 Transport Dr	Raleigh, NC 27603
Current Tenant	5106 Old Stage Rd	Raleigh, NC 27603
Current Tenant	2123 Wellhouse Dr	Raleigh, NC 27603
Current Tenant	5201 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	5200 Old Stage Rd	Raleigh, NC 27603
Current Tenant	1309 Transport Dr	Raleigh, NC 27603
Current Tenant	1216 Farm Rd	Raleigh, NC 27603
Current Tenant	5209 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	5009 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	991 Kitchen Dr	Raleigh, NC 27603
Current Tenant	1400 Transport Dr	Raleigh, NC 27603
Current Tenant	885 Kitchen Dr	Raleigh, NC 27603
Current Tenant	5015 Old Stage Rd	Raleigh, NC 27603
Current Tenant	4824 Fayetteville Rd APT F	Raleigh, NC 27603
Current Tenant	885 Kitchen Dr STE B	Raleigh, NC 27603
Current Tenant	1349 Express Dr STE 111	Raleigh, NC 27603
Current Tenant	2200 Trackside Dr	Raleigh, NC 27603
Current Tenant	2202 Trackside Dr	Raleigh, NC 27603
Current Tenant	2203 Trackside Dr	Raleigh, NC 27603
Current Tenant	2018 Bedrock Dr	Raleigh, NC 27603
Current Tenant	154 Shoe Dr	Raleigh, NC 27603
Current Tenant	5311 1/2 Fayetteville Rd	Raleigh, NC 27603
Current Tenant	1325 Express Dr OFFIC	Raleigh, NC 27603

**SUMMARY REPORT FOR 2nd NEIGHBORHOOD MEETING:
Proposed Rezoning of 5100 Fayetteville Road (Wake County PIN: 1701046088)**

The applicant conducted a neighborhood meeting on the proposed rezoning consistent with the requirements of Garner UDO Section 4.4.6. The meeting was held on **April 12, 2023**, at the Avery Street Recreation Center (Multipurpose Room A), 125 Avery Street, Garner, NC 27529.

Owners and tenants of properties within 1,000 feet of the proposed rezoning were notified of the meeting by first-class mail using a mailing list provided to the applicant by Garner Planning Department staff. A copy of the meeting notice and mailing list, mailed notices returned, and the meeting attendance roster is attached to this report. There were two (2) attendees other than the applicant team present at the meeting.

Garner's regulations also require submittal of a special use permit application for development with 100 or more multifamily residential units, and for a neighborhood meeting to be held on special use permit requests. This meeting served as the required second neighborhood meeting on the proposed rezoning and as the required neighborhood meeting for the associated special use permit to be submitted.

Below is a summary of the meeting including questions/comments from attendees and responses provided by the applicant team.

The meeting began at 6:00 PM.

Tyler Morris, representing the applicant, introduced members of the applicant team present at the meeting and explained the proposed request to rezone the property located at 5100 Fayetteville Road from Light Industrial to Commercial Mixed Use Conditional district with an associated master plan. He explained this is the applicant's second neighborhood meeting on the proposed rezoning, and the Town requires applicants to hold this meeting after submitting a rezoning application and prior to a public hearing on the request. He also explained the Town's ordinance requires a special use permit application for developments that propose 100 or more multifamily units, and this meeting serves as both the required second meeting for rezoning and the meeting required prior to submitting the special use permit request.

Mr. Morris explained that Town staff completed their first review of the proposed rezoning master plan and recently provided comments on the proposal to the applicant. He showed a copy of the master plan to attendees, explaining commercial uses will be on eastern portion of parcel closest to Fayetteville Road and multi-family residential use is located to the rear or west of the commercial area. He showed the locations of amenity areas for residents of the multi-family use, vehicle access, parking areas and buffers. Mr. Morris explained revisions to the plan that was shown at the first meeting in response to staff review comments recently received by the applicant.

Attendees did not express any concerns/issues with the proposed zoning, and asked questions and provided comments about the following:

- *Plan/design for serving the development with public sewer?*
Applicant team explained situation with regard to sewer design is similar to that described at the first meeting. They noted options/routes for utilities are still being discussed with Town staff and other agencies, and explained the complexities involved with providing public sewer to this site based on the location of existing sewer, topography and existing road and other utility infrastructure in the vicinity.

**SUMMARY REPORT FOR 2nd NEIGHBORHOOD MEETING:
Proposed Rezoning of 5100 Fayetteville Road (Wake County PIN: 1701046088)**

- *Is there a design yet for the multi-family buildings?*
Mr. Morris explained they do not yet have detailed designs, and provided a general overview of certain proposed design aspects including building height, number of stories, and units accessed via internal corridors.

Mr. Morris encouraged meeting attendees to reach out to the applicant any time during the rezoning process with additional questions. With no further questions or comments from the neighbors in attendance, the meeting concluded at 6:30pm.

Neighborhood Meeting Attendance Roster
 Wednesday, April 12, 2023
 6:00 PM
 Avery Street Recreation Center, 125 Avery Street, Garner, NC

Proposed Rezoning and Proposed Special Use Permit – property at 5100 Fayetteville Rd, Garner, NC (PIN: 1701046088)

Name	Address	Email / Phone
Bob GREEN	4926 Fayetteville Rd	910-417-4397 bgreen@481@gmail.com
Tyler Morris	436 Harrington St #120	tmmorris@ccadl.com
George M. Stearns	3805 Vesta Dr.	
<u>APPLICANT TEAM</u>		
Tyler Morris (Capitol Commercial, LLC)		
Jason Stegall (Capitol Commercial, LLC)		
Jeff Nicholson (Capitol Commercial, LLC)		
David Lasley (Piedmont Land Design, LLP)	(919) 845-7600	8522-204 Six Forks Road Raleigh, NC 27615
Ken Thompson (JDavis Architects)	(919) 835-1500	510 S. Wilmington Street Raleigh, NC 27601
Wayne Nicholas - Senior Land Planner (Williams Mullen)	(919) 981-4084	301 Fayetteville Street, Suite 1700 Raleigh, NC 27601

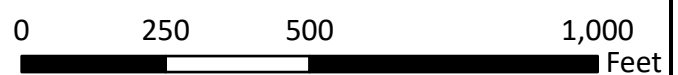
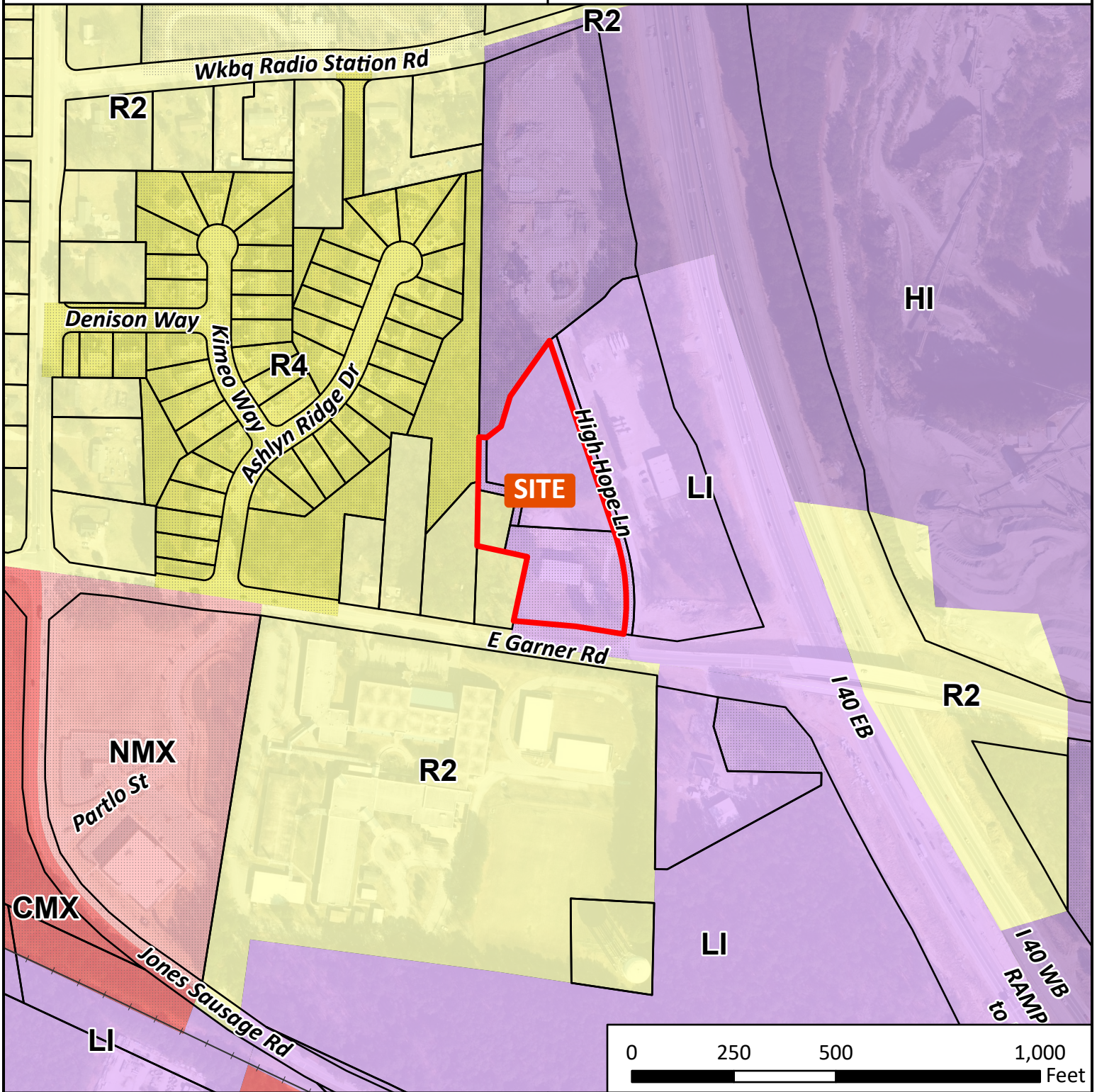
Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: October 17, 2023		
Subject: Tier 2 Conditional Rezoning # CZ-MP-23-01, Dougher Light Industrial		
Location on Agenda: Public Hearings		
Department: Planning		
Contact: Ashley Harris, Planner I		
Presenter: Ashley Harris, Planner I		
Brief Summary: <p>Tier 2 conditional rezoning request (CZ-MP-22-01) submitted by Windsor Commercial to rezone 3.75 +/- acres from Residential 2 (R2), Light Industrial (LI), Light Industrial (LI C14) Conditional, and Light Industrial (LI C73) Conditional to Light Industrial (LI C271) Conditional for the development of an additional industrial shell building. The site is at the northwest corner of East Garner Road and High Hope Lane, and may be further identified as Wake County PIN #'s 1721313405, 1721313154, 1721311388 and a portion of 1721311177.</p>		
Recommended Motion and/or Requested Action: <p>Consider closing public hearing to refer case to Planning Commission for consistency review and recommendation.</p>		
Detailed Notes: <p>Zoning conditions are proposed that restrict the range of LI permissible uses to a list of twenty-four permissible uses and provide architectural commitments that address appearance and quality of materials and construction.</p>		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JST	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		



Town of Garner Planning Department

Tier 2 Conditional Rezoning CZ-MP-23-01



Project: Dougher Light Industrial
Applicant: Windsor Commercial
Owners: Dougher Properties LLC, Dougher Properties 2 LLC, Kyle & Victoria Fetterolf
Location: 0 & 101 High Hope Ln; 613 E Garner Rd
Pin #: 1721-31-3405, 1721-31-3154, 1721-31-1388, P/O 1721-31-1177

Proposed Use: Light Industrial
Current Zoning: Light Industrial Conditional, Light Industrial, Rural Agriculture
Proposed Zoning: Light Industrial Conditional
Acreeage: 3.66 +/-
Overlay: Limited Access Highway (LHO), Commercial Highway (CH)



Planning Department Staff Report

TO: Honorable Mayor Marshburn and Town Council Members

FROM: Ashley Harris, Planner I

SUBJECT: *Tier 2 Conditional Rezoning # CZ-MP-23-01, Dougher Light Industrial*

DATE: October 17, 2023

I. PROJECT AT A GLANCE

Project Number(s): CZ-MP-23-01, Tier 2 Conditional Rezoning

Applicant: Alex Hale, Windsor Commercial

Owners: Dougher Properties 2 LLC

Designer: FLM Engineering

General Description -

Project Area & Location: 3.75 +/- acres

Wake County PIN(s): 1721313405, 1721313154, 1721311388 and part of 1721311177

Current Zoning: Residential 2 (R2), Light Industrial (LI), Light Industrial (LI C14) Conditional, and Light Industrial (LI C73) Conditional

Requested Zoning: Light Industrial (LI C271) Conditional

Overlay: Commercial Highway Overlay (CHO), and Limited Access Highway Overlay (LHO)

Key Meeting Dates:

Public Hearing: October 17, 2023

Planning Commission: TBD

Action: TBD

II. BACKGROUND / REQUEST SUMMARY

Request: Tier 2 conditional rezoning request (CZ-MP-22-01) submitted by Windsor Commercial to rezone 3.75 +/- acres from **Residential 2 (R2), Light Industrial (LI), Light Industrial (LI C14) Conditional, and Light Industrial (LI C73) Conditional** to **Light Industrial (LI C271) Conditional** for the development of an additional industrial shell building. The site is at the northwest corner of East Garner Road and High Hope Lane, and may be further identified as Wake County PIN #'s 1721313405, 1721313154, 1721311388 and a portion of 1721311177.

Zoning conditions are proposed that restrict the range of LI permissible uses to a list of 24 permissible uses and provide architectural commitments addressing appearance and quality of materials and construction.

Tier 2 requests are those where an illustrative master plan is included with the written conditions. The master plan is not intended to have the detail of a full site plan. However, it will show a layout of how streets, parking, buffers, stormwater, utilities, amenities, and lots or buildings will relate to each other as well as the surrounding properties. If the rezoning is approved, the applicant must submit a full site plan in keeping with the master plan to staff (and Town Council in the event a SUP is triggered) for review and approval.



III. ZONING ANALYSIS

Existing: The site is zoned Residential 2 (R2), Light Industrial (LI), Light Industrial (LI C14) Conditional, and Light Industrial (LI C73) Conditional.

The Residential 2 (R2) district is established to accommodate low-density single-family homes farther away from nonresidential areas. The district encourages high-quality development and open space protection and is found further away from nonresidential areas. These low-density suburban neighborhoods may or may not include public water and sewer services, although development on public services at this density is not generally considered an efficient use of these services.

The following is a list of permitted uses in the R2 district:

1. Single-Family Detached
2. Manufactured Home – Class A
3. Group Care (with 9 or fewer residents)
4. Assembly, Civil, Service Fraternal Clubs, Lodges and Similar Uses (SUP)
5. Community Center
6. School, Primary or Secondary
7. Emergency Services (SUP)
8. Cemetery
9. Religious Institution
10. Golf Course or Country Club, Private
11. Horse Stables and Related Facilities (SUP)
12. Public Park, Passive Open Space, Nature Park
13. Bed and Breakfast Inn, 8 rooms or fewer (SUP)
14. Minor Utility
15. Agriculture or Silviculture

The Light Industrial (LI) District is intended to provide for a limited range of low-intensity industrial uses that are not noxious or offensive due to odors, smoke, dust, noise, fumes, or vibration. Operations are restricted to inside a building with outdoor storage prohibited.

The following is a list of permitted uses in the Light Industrial (LI) district:

1. Security or Caretaker's Quarters
2. Assembly, Civil, Service Fraternal Clubs, Lodges and Similar Uses
3. Higher Education
4. Emergency Services
5. Prison, Jail, Detention Facility (SUP)
6. Cemetery (SUP)
7. Hospital (SUP)
8. Ambulatory Health & Emergency Care Facility (SUP)
9. Religious Institution
10. Bar, Nightclub, Tavern
11. Indoor Athletic or Entertainment Facility (not theater)
12. Outdoor Athletic or Entertainment Facility (SUP)
13. Theater, Drive-In (SUP)
14. Hotel / Motel
15. Other Office Uses Not Listed
16. Medical Office
17. Restaurant, Sit-down Establishment
18. Convenience Store, without Fuel Sales
19. Convenience Store, with Fuel Sales
20. Funeral Home
21. Crematorium (SUP)
22. Personal or Professional Services (up to 5,000 sq. ft. ground floor footprint)

- | | |
|--|---|
| <ul style="list-style-type: none"> 23. Personal or Professional Services (> 5,000 sq. ft. ground floor footprint) 24. Sales / Retail (no outdoor operations) 25. Sales / Retail (with outdoor operations up to 25 percent of total sales area) 26. Sales Oriented Use (with outdoor operations > 25 percent of total sales area) 27. Parking Lot or Deck, Commercial 28. Self-Storage, Mini Storage 29. Veterinarian / Kennel, Indoor 30. Veterinarian / Kennel, with Outdoor Operations (SUP) 31. Vehicle Sales, Rental, Service, Repair | <ul style="list-style-type: none"> 32. Flex Space, Other Light Industrial, Manufacturing, Warehousing, or Transportation Uses Not Listed 33. Microbrewery / Microdistillery 34. Wholesale Sales 35. Industrial, Manufacturing, or Production, Indoor Only 36. Passenger Terminals (SUP) 37. Water Treatment, Wastewater Treatment, Natural Gas, Electric Substation (SUP) 38. Minor Utility 39. Telecommunication Facility 40. Concealed Telecommunication Facility 41. Greenhouse, Nursery (commercial), indoor operations |
|--|---|

The following is a list of uses requiring a special use permit in the LI C73 district (old UDO):

- | | |
|---|--|
| <ul style="list-style-type: none"> 1. Mobile home parks and subdivisions 2. Mobile home sales 3. Golf driving ranges; water slides 4. Drive in movie theaters 5. Restaurants, bars, and nightclubs 6. Sales and retail of motor vehicles 7. Storage parking, and repair of motor vehicles except as incidental to business conducted on the property | <ul style="list-style-type: none"> 8. Self-service carwash 9. Storage of radioactive or hazardous waste 10. Truck terminals except as incidental to business conducted on the property 11. Salvage yards, junk yards, automobile graveyards 12. Animal kennels 13. Sanitary landfill |
|---|--|

The following is a list of example businesses permitted in the LI C14 district (old LUO):

- | | |
|--|--|
| <ul style="list-style-type: none"> 1. Contractual services (roadway grading and utilities company) <ul style="list-style-type: none"> a. Residential and commercial construction companies b. Electrical contractors c. Heating and air contractors d. Plumbing contractors e. Repair services 2. Wholesale businesses | <ul style="list-style-type: none"> a. Specialized building materials b. Parts warehouses and furniture dealers 3. Retail businesses <ul style="list-style-type: none"> a. Engineering services b. Copying services c. Building supplies d. Appliance sales centers e. Computer sales and repair |
|--|--|

Proposed: The proposed zoning of the site is **Light Industrial (LI C271) Conditional**. Again, the Light Industrial (LI) District is intended to provide for a limited range of low intensity industrial uses that are not noxious or offensive due to odors, smoke, dust, noise, fumes, or vibration. Operations are restricted to inside a building with outdoor storage prohibited.

The applicant has proposed the following permitted uses and conditions:

1. Permitted Use table:

Use Category	Specific Use	LI C271
Civic and Institutional	Assembly, Civil, Service Fraternal Clubs, Lodges, and Similar Uses	P
	Higher Education	P
	Ambulatory Health & Emergency Care Facility	S
	Religious institution	P
Recreational and Entertainment	Indoor Athletic or Entertainment Facility (not theater)	P
	Outdoor Athletic or Entertainment Facility	S
Commercial, Office, Retail, Service	Other Office Uses Not Listed	P
	Medical Office	P
	Convenience Store, with Fuel Sales	P
	Personal or Professional Services (up to 5,000 sq. ft. ground floor footprint)	P
	Personal or Professional Services (<5,000 sq. ft.)	P
	Sales/Retail (no outdoor operations)	P
	Sales/Retail (with outdoor operations up to 25% of total sales area)	P
	Parking Lot or Deck, Commercial	P
	Self Storage, Mini Storage	P
	Veterinarian / Kennel, Indoor	P
	Veterinarian / Kennel with Outdoor Operations	S
	Vehicle Sales, Retail, Service, Repair	P
Industrial, Manufacturing, Warehousing, Waste Services and Transportation	Flex Space, Other Light Industrial, Manufacturing, Warehousing, or Transportation Not Listed	P
	Microbrewery / Microdistillery	P
	Wholesale Sales	P
	Industrial, Manufacturing, or Production, Indoor Only	P
Utilities	Minor Utility	P
Agriculture and Miscellaneous	Greenhouse, Nursery (commercial), Outdoor Operations	P

2. 100% of plant material shall be native species.
3. EFIS shall be limited to 25% of the building.
4. SCM fence shall be black aluminum picket type.

Overlay Districts: This property falls within the **Commercial Highway (CHO) Overlay District** and the **Limited Access Highway (LHO) Overlay District**. These overlay districts have additional development standards applicable to non-residential development. None of the prohibited uses are proposed for conditional inclusion.

Commercial Highway (CHO) Overlay prohibited uses:

- a. Drive-in movie theaters
- b. Adult cabarets and establishments
- c. Outside storage of goods not related to sale or use on premises
- d. Scrap materials, salvage yards, junkyards, and automobile graveyards
- e. Mining or quarrying operations; including on-site sales of products; coal or aggregate sale and or storage; concrete mixing plant;
- f. Reclamation landfill
- g. Commercial greenhouse operations
- h. Recyclable material collection centers
- i. Solar Farms

Commercial Highway (CHO) Overlay prohibited uses adjacent to or within 150 feet of existing residential uses:

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

Limited Access Highway (LHO) Overlay prohibited uses:

- a. Truck terminals.
- b. Mobile home parks.
- c. Subdivisions.
- d. Mobile home sales lots.
- e. Scrap material salvage yards, junkyards, automobile graveyards.
- f. Sanitary (reclamation) landfill.
- g. Body shops.
- h. Storage of radioactive or otherwise hazardous wastes.
- i. Outside kennels.
- j. Drive-in theaters.
- k. Golf driving ranges.
- l. Water slides.
- m. Self-serve car washes.
- n. Solar farms

Limited Access Highway (LHO) Overlay restricted uses:

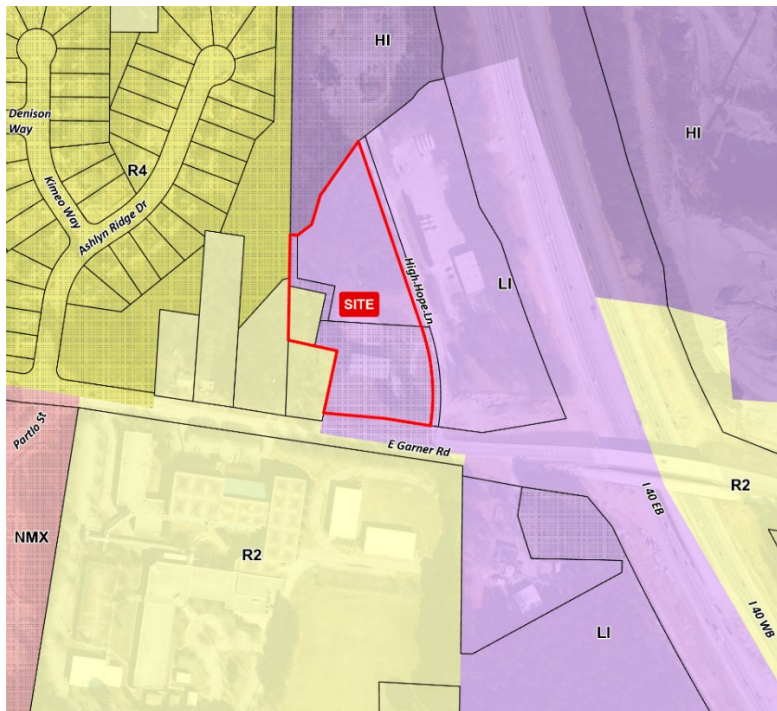
- a. Truck service centers (truck stops).
- b. Vehicle sales.
- c. Uses with storage for retail such as lumber yards, heavy equipment dealers, and similar uses.

Zoning History: The Planning Department’s rezoning database contains the following rezoning cases in the vicinity of this property. Cases from the past 20 years are listed below.

Case	Applicant	Location / Project	Zoning Change
CUD-Z-03-01	Jones & Clossen Engineering, PLLC	Ashlyn Subdivision	R-20 to R-9 C118
CUD-Z-05-05	CLH Design PA	East Garner Elementary	RCD-3 C107 to R-20 C134
CUD-Z-14-02	Bass, Nixon & Kennedy, Inc.	E Garner Road	I-1 to I-2 C173
CUD-Z-16-12	East Garner LLC	Direct Distributors	O&I C158 to O&I C192

Adjacent Zoning and Land Use:

- North:** HI Industrial- S T Wooten Corporation
- South:** R2 East Garner Middle School
- East:** LI Industrial- S T Wooten Corporation
- West:** R2 Single Family Residential



IV. COMMUNITY INFORMATION

Overall Neighborhood Character: The area is a mix of industrial, civic/institutional and residential. Industrial is the most prominent land use in the area, with ST Wooten and The Martin Marietta Quarry along East Garner Road – albeit mostly to the east of I-40. The residential is limited to single family homes closer to the intersection of East Garner and Jones Sausage roads. The area is also heavily influenced by the presence of East Garner Middle School across East Garner Road from this site.

Traffic: The project will have approximately 270 feet of frontage along East Garner Road. As general background information only, the NCDOT average daily traffic count history on East Garner Road is as follows:

- Year 2011 – 4,300
- Year 2013 – 4,300
- Year 2015 – 5,500
- Year 2017 – 5,800
- Year 2019 – N/A
- Year 2021 – 8,000

First Neighborhood Meeting: A neighborhood meeting was held on March 23, 2023, at 5:30 PM in the Garner Senior Center. There were approximately 18 people in attendance.

Neighborhood Meeting

Summary: Items discussed during the meeting included questions about traffic, timing, dust prevention, and use.

See full neighborhood meeting information attached at the end of this report for further detail.



Second Neighborhood Meeting: A neighborhood meeting was held on August 31, 2023, at 6:00 PM in the Garner Senior Center. There were approximately 4 people in attendance.

Neighborhood Meeting Summary: Questions discussed during the meeting included questions about adjacent properties and the reason for rezoning.

See full neighborhood meeting information attached at the end of this report for further detail.

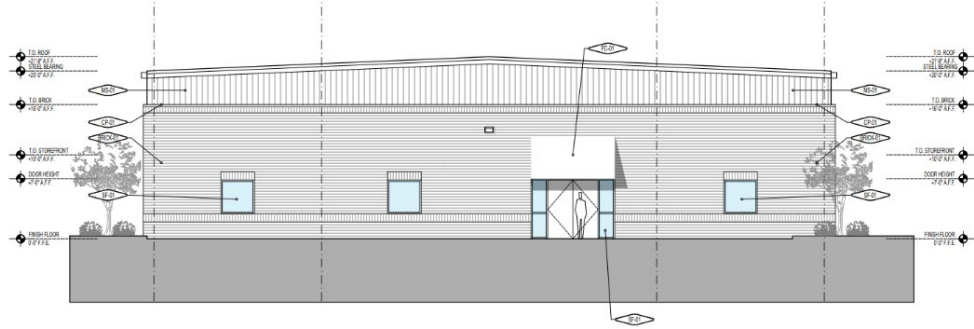
V. PLANNED DEVELOPMENT PROJECT DATA

Acreage: 3.75 +/- acres
Units/Building Size: Existing 5,000 sq. ft. building;
 Proposed 16,000 sq. ft. building
Master Plan:

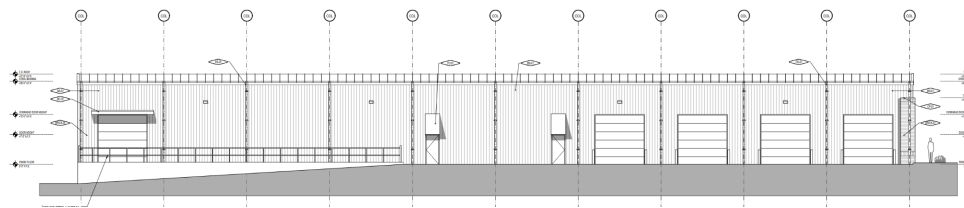


Buildings:

South Elevation:



West Elevation:



To be reverified at site plan and/or general zoning compliance for UDO conformity. Industrial portions of buildings are exempt from most architectural requirements; however, office portions are not.

Lots and Setbacks:

Minimum lot width:	100 Feet
Front setback:	50 feet
Side setback:	25 feet
Rear setback:	50 feet
Corner side setback:	35 feet
Maximum height:	50 feet

Landscape and Buffer Requirements:

Tree Canopy Cover: Sliding scale from 12-14% to be met. Master plan envisions 12% minimum just in preservation of existing tree canopy.

Perimeter Buffers:

- 25' buffer along the northern boundary
- 55' perimeter buffer along the western boundary

Street Trees: Must be provided approximately every 40 feet along all streets and driveways.

Environmental Features:

There are no FEMA designated floodplains within the project boundary. There is an existing buffered stream and associated wetlands along the northern boundary.

Parks and Open Space:

Open Space –

- Not required for commercial development.

Lighting:

To be verified at site plan for UDO compliance.

Parking:

To be verified at site plan for UDO compliance.

Infrastructure:

Stormwater Management – Dougher Light Industrial is not located within the watershed protection area. This site is subject to stormwater water quality requirements for nitrogen as well as water quantity requirements for the 1-, 10-, and 25-year storm events. This development master plan proposes one stormwater control measure (SCM). This SCM shall satisfy all water quality and water quantity requirements at this site for nitrogen and will be required to detain the 1-, 10-, and 25-year storm events.

Water/Sewer – The site will be served by City of Raleigh water and sewer infrastructure. Water will connect to the existing main in East Garner Road. Sewer service will tie into existing lines just to the west of the site along East Garner Road via force main.



Transportation/Access – The project will have two points of access off of High Hope Lane (existing 50’ private access easement off East Garner Road). A cross access easement will be provided on the western property line for possible connection with future development along East Garner Road. Curb, gutter, and a 10-foot multiuse path will also be required along the public street frontage.

VI. PLAN CONSISTENCY

Statutory Directive: When considering a rezoning request, the Planning Commission is required by state statute to make a written recommendation regarding the consistency of the zoning proposal with the Town’s current Comprehensive Plan and other applicable adopted plans. Specifically, a comprehensive plan is only advisory in nature and has no independent regulatory effect; nor does it expand, diminish or alter the scope of the Town of Garner UDO. A determination of inconsistency with the Plan does not preclude a rezoning request from being found to be reasonable. In those cases where the request is deemed inconsistent yet reasonable, an amendment to the Comprehensive Plan is automatically made upon approval of the request.

Staff offers that the Planning Commission shall review consistency with the following plans:

- 2018 Garner Forward Comprehensive Plan
- 2010/18 Garner Transportation Plan
- Parks, Recreation, Greenways and Cultural Resources Master Plan

Preview of 2018 Comp Plan’s Future Land Use Map: (site is currently designated as corridor light industrial center in lavender.)



VII. REASONABLENESS

Statutory Directive: In addition to approving a statement regarding plan consistency upon the advice of the Planning Commission, the Town Council must also approve a statement of reasonableness when making their decision. Sources of reasonableness may include other sections of the 2018 *Garner Forward Comprehensive Plan* providing guidance on keeping the Town's character, living spaces, working places, recreation opportunities and transportation. Other adopted Town plans and policies providing guidance on parks, greenways, cultural resources and more may serve as sources as well. The Town Council may find that a rezoning request furthers the efforts to achieve specific goals and objectives stated within these plans and policies; and thereby render said request a reasonable one. The converse may also apply.

VIII. RECOMMENDATION

Staff recommends that once the Town Council has heard comments, concerns, and questions from the general public that conditional rezoning request CZ-MP-23-01 be referred to the Planning Commission for their review and recommendation regarding plan consistency.

March 10, 2023

Dear Property Owner,

On behalf of the owners of 613 E Garner Rd, 101 High Hope Ln, and 0 High Hope Ln, I would like to invite you to attend a neighborhood information meeting concerning the development of said property. Specifically, Windsor Commercial has requested a rezoning of said property from Residential 2 (R2) and Light Industrial (LI) Conditional to LI Conditional to allow for the development of an additional building on 0 High Hope Ln as shown on the attached site plan on the other side of this page. The meeting details are as follows:

Thursday, March 23, 2023
5:30PM
Garner Senior Center
205 E Garner Rd
Garner, NC 27529

Per Town of Garner ordinance requirements, we are notifying you of this meeting because your property is located within the written notification area for public hearings. While this meeting is not a public hearing, it is an opportunity for you to meet with the owners and/or applicants to hear about their intention to rezone and/or develop the land. You are encouraged to ask questions and express concerns so that we may help you to more fully understand the proposed project.

Town Planning staff will not be in attendance at this meeting, but if you have additional questions about the project, you may contact the Town's case manager, David Bamford at 919.773.4443 or dbamford@garnernc.gov. Property owners within the notification area will receive a separate notice from Town Planning staff when a public hearing is scheduled before the Garner Town Council.

If you have any questions about this neighborhood information meeting, or if you are unable to attend and would like to speak with someone regarding the proposal, please feel free to contact me at jfrazier@flmengineering.com. We look forward to seeing you at the meeting.

Sincerely,



Jon Frazier, PE, LEED AP
Principal
FLM Engineering, Inc.

OWNER	ADDR1	ADDR2	ADDR3
EAST COAST FINANCIAL SOLUTIONS LLC	112 PREATONWOOD DR	APEX NC 27539-9367	
LISANE, PALMER LEE LISANE, LAEULIA	5835 JONES SAUSAGE RD	GARNER NC 27529-9439	
KLOTZ, EMILY DOMISH, GARRET WALTER	122 KIMEO WAY	GARNER NC 27529-3360	
CHA, ANNE C	156 ASHLYN RIDGE DR	GARNER NC 27529-3362	
BADGER, LAURA HEIRS	GERTRUDE WATSON		GARNER NC 27529-4014
PHUNG, CU G LU, JULIE B	144 ASHLYN RIDGE DR	GARNER NC 27529-3362	
RALEIGH CITY OF	PO BOX 590	RALEIGH NC 27602-0590	
DOUGHER PROPERTIES LLC	PO BOX 99567	RALEIGH NC 27624-9567	
DOUGHER PROPERTIES LLC	PO BOX 99567	RALEIGH NC 27624-9567	
JOHNSON, SANDRA A	164 ASHLYN RIDGE DR	GARNER NC 27529-3362	
BARBOUR, JAMES L BARBOUR, PHYLLIS	5708 JONES SAUSAGE RD	GARNER NC 27529-8782	
EAST GARNER LLC	PO BOX 799	GARNER NC 27529-0799	
AMH NC PROPERTIES, LP	30601 AGOURA RD STE 200	AGOURA HILLS CA 91301-2148	
JOHNSON, CHARLENE A	105 KIMEO WAY	GARNER NC 27529-3361	
MCHUGH, SONJA MCHUGH, MATTHEW P	135 KIMEO WAY	GARNER NC 27529-3361	
PITTMAN, GEORGE T PITTMAN, LIZZIE G	560 WKBO RADIO STATION RD	GARNER NC 27529-8548	
ASHLYN HOMEOWNERS ASSN INC	C/O HRW		CARY NC 27513-5257
THOMAS, WADE	520 WKBO RADIO STATION RD	GARNER NC 27529-8548	
MERRITT, ROBERT COLUMBUS SR	5826 JONES SAUSAGE RD	GARNER NC 27529-9430	
DAVIS, JEFFREY WILLIAM DAVIS, JENNIFER A M	151 ASHLYN RIDGE DR	GARNER NC 27529-3363	
DURAN, RYAN P DURAN, DANIELLE M	136 ASHLYN RIDGE DR	GARNER NC 27529-3362	
TURNER, PHYLLIS	9509 OLD CASCADE DR	GARNER NC 27529-8881	
AVERY, CRAVEN	460 WKBO RADIO STATION RD	GARNER NC 27529-8539	
DUNN, JACKIE DUNN, ROXANNA F	147 ASHLYN RIDGE DR	GARNER NC 27529-3363	
ASHLYN HOMEOWNERS ASSN INC	C/O HRW		CARY NC 27513-5257
THOMPSON, SHERRY	105 ASHLYN RIDGE DR	GARNER NC 27529-3363	
WILLOUGHBY, WARREN B	104 KIMEO WAY	GARNER NC 27529-3360	
WINN, BRIDGET D	155 ASHLYN RIDGE DR	GARNER NC 27529-3363	
DUFAULT, HEATHER NICOLE	5644 JONES SAUSAGE RD	GARNER NC 27529-8780	
SANDERS, ROBERT E SANDERS, ELLA MAE	5760 JONES SAUSAGE RD	GARNER NC 27529-8782	
HUGHES, JACOB D HUGHES, PATRICIA C	5652 JONES SAUSAGE RD	GARNER NC 27529-8780	
CLOYD, JOHN F CLOYD, CHANEL A	5711 JONES SAUSAGE RD	GARNER NC 27529-8783	
GREENE, KESHIA	140 ASHLYN RIDGE DR	GARNER NC 27529-3362	
GRIFFIS, DOROTHY G	454 WKBO RADIO STATION RD	GARNER NC 27529-8539	
MONTALVO, DAVID SALAZAR	468 WKBO RADIO STATION RD	GARNER NC 27529-8539	
PHAN, MAN VAN NGUYEN, THAO PHUONG	152 ASHLYN RIDGE DR	GARNER NC 27529-3362	
WAKE CNTY BOARD OF EDUCATION	RE SERVICES DIRECTOR		RALEIGH NC 27610-4145
TURNER, HARRY TURNER, SHIRLEY ANN JR	5630 JONES SAUSAGE RD	GARNER NC 27529-8780	
MIRDAMADI, YASAMAN	108 DENISON WAY	GARNER NC 27529-8689	
ASHLYN HOMEOWNERS ASSN INC	C/O HRW		CARY NC 27513-5257
AVERRE, PHILLIP B	165 ASHLYN RIDGE DR	GARNER NC 27529-3363	
HILLIARD, ELOISE	PO BOX 1053	CLAYTON NC 27528-1053	
TIME WARNER CABLE SOUTHEAST LLC	REAL ESTATE DEPT		CHARLOTTE NC 28217-5500
MARTIN MARIETTA MATERIALS REAL ESTATE INVESTME	4123 PARKLAKE AVE	RALEIGH NC 27612-2309	
MARTIN MARIETTA MATERIALS INC	BADEN TAX MGMT	PO BOX 8040	FORT WAYNE IN 46898-8040
BRYANT, ROYASTINE BRYANT, ROY ALEXANDER HEIRS	2 ANNIE V DR	CLAYTON NC 27520-8029	
MCH SFR NC OWNER 2 LP	14355 COMMERCE WAY	MIAMI LAKES FL 33016-1502	
PAGAYA SMARTRESI F1 FUND PROPERTY OWNER IV LL	90 PARK AVE FL 31	NEW YORK NY 10016-1317	
MARTIN MARIETTA MATERIALS INC	BADEN TAX MGMT	PO BOX 8040	FORT WAYNE IN 46898-8040
MACON, JOSHUA	116 ASHLYN RIDGE DR	GARNER NC 27529-3362	
LAWRENCE, DANNY LEE LAWRENCE, VICKI	104 DENISON WAY	GARNER NC 27529-8689	
COX, SANDRA	108 KIMEO WAY	GARNER NC 27529-3360	
SMITH, KERRY SMITH, KIMBERLY R	117 ASHLYN RIDGE DR	GARNER NC 27529-3363	
CRANDALL, DEBORAH MYATT CRANDALL, JACOB	31 WILDWOOD FOREST LN	MILLS RIVER NC 28759-4644	
OPENDOOR PROPERTY TRUST I	410 N SCOTTSDALE RD STE 1600	TEMPE AZ 85288-0976	
MCKEITHAN, RALPH MCKEITHAN, JACQUELINE	127 KIMEO WAY	GARNER NC 27529-3361	
YARBOROUGH, MARY S	5660 JONES SAUSAGE RD	GARNER NC 27529-8780	
ASHLYN HOMEOWNERS ASSN INC	C/O HRW		CARY NC 27513-5257
BULLOCK, RAMON BULLOCK, AUDREY	123 KIMEO WAY	GARNER NC 27529-3361	
POWERS, MICHAEL L	138 KIMEO WAY	GARNER NC 27529-3360	
GREEN, REGINALD	124 ASHLYN RIDGE DR	GARNER NC 27529-3362	
HILLIARD, ELOISE	PO BOX 1053	CLAYTON NC 27528-1053	
MONTES-DE LA CRUZ, CARLOS	5745 JONES SAUSAGE RD	GARNER NC 27529-8783	
CRANDELL, VEDA PRICE CRANDELL, WAYNE	126 KIMEO WAY	GARNER NC 27529-3360	
CAMBELL, BABASHOLA CAMBELL, LINDA M	100 KIMEO WAY	GARNER NC 27529-3360	
AMH NC PROPERTIES LP LIMITED PARTNERSHIP	PROPERTY TAX DEPT		AGOURA HILLS CA 91301-2150
NORTH SEA ALLIANCE LLC	PO BOX 799	GARNER NC 27529-0799	
DIAMOND-BROOKS, JUDY MARY	5780 JONES SAUSAGE RD	GARNER NC 27529-8782	
PRICE KORNEGAY LLC	13401 US HIGHWAY 70 W	CLAYTON NC 27520-2139	
BROWN, CHRISTOPHER LEE	135 ASHLYN RIDGE DR	GARNER NC 27529-3363	
AVERY, CRAVEN	460 WKBO RADIO STATION RD	GARNER NC 27529-8539	
SMITH, MARK DANIEL	148 ASHLYN RIDGE DR	GARNER NC 27529-3362	
GRAY, CHARITY ARCHARD, LEANUS	101 KIMEO WAY	GARNER NC 27529-3361	
SFR INVESTMENTS V BORROWER 1 LLC	PO BOX 4090	SCOTTSDALE AZ 85261-4090	
ASHLYN HOMEOWNERS ASSN INC	C/O HRW		CARY NC 27513-5257
PALMA, JESUS AVILA ANORVE, ANDREA M	160 ASHLYN RIDGE DR	GARNER NC 27529-3362	
ASHLYN HOMEOWNERS ASSN INC	C/O HRW		CARY NC 27513-5257
AMH 2015-1 BORROWER LLC	30601 AGOURA RD STE 200	AGOURA HILLS CA 91301-2148	
HINTON, SHARON HINTON, MARY	131 KIMEO WAY	GARNER NC 27529-3361	
HARRIS, WALTER LEE HILL, PERNESSA FAYE	7009 FIELD HILL RD	RALEIGH NC 27603-7465	
AMH 2014-3 BORROWER LLC	AMERICAN HOMES 4 RENT		AGOURA HILLS CA 91301-2148
ST WOOTEN CORP	PO BOX 2408	WILSON NC 27894-2408	
KEITH, JAMIE MCKOY-KEITH, CANDICE	159 ASHLYN RIDGE DR	GARNER NC 27529-3363	
JORDAN, EDWIN P	5781 JONES SAUSAGE RD	GARNER NC 27529-8783	
S T WOOTEN CORPORATION	VENDOR 58320	PO BOX 2408	WILSON NC 27894-2408
BRAXTON, VERA E	163 ASHLYN RIDGE DR	GARNER NC 27529-3363	
WAKE COUNTY BOARD OF EDUCATION	RE SERVICES DIRECTOR		RALEIGH NC 27610-4145
KELLY, ELISA	132 ASHLYN RIDGE DR	GARNER NC 27529-3362	
KARSA, JAMES M KARSA, SHILO D	118 KIMEO WAY	GARNER NC 27529-3360	
THAXTON, CHRISTY W THAXTON, BRYSON J	137 KIMEO WAY	GARNER NC 27529-3361	
BARNES, JOHNNIE MICHAEL BARNES, SHIRLEY CHAPMA	143 ASHLYN RIDGE DR	GARNER NC 27529-3363	
ASHLYN HOMEOWNERS ASSN INC	C/O HRW		CARY NC 27513-5257
MARTIN MARIETTA MATERIALS INC	BADEN TAX MANAGEMENT LLC	PO BOX 8040	FORT WAYNE IN 46898-8040
DOUGHER PROPERTIES 2 LLC	PO BOX 99567	RALEIGH NC 27624-9567	
WAKE COUNTY BOARD OF EDUCATION	RE SERVICES DIRECTOR		RALEIGH NC 27610-4145
NORTH SEA ALLIANCE LLC	100 PARTLO ST STE 100		
ST WOOTEN CORP	PO BOX 2408	WILSON NC 27894-2408	
FETTEROLF, KYLE FETTEROLF, VICTORIA	613 E GARNER RD	GARNER NC 27529-8787	
ST WOOTEN CORP	PO BOX 2408	WILSON NC 27894-2408	
NC RAILROAD COMPANY	2809 HIGHWOODS BLVD STE 100	RALEIGH NC 27604-1000	
WAKE CNTY BOARD OF EDUCATION	RE SERVICES DIRECTOR		RALEIGH NC 27610-4145

Current Tenant	ADDRESS	COMPLETE_A	COMPLETE_S	SUBADDR_TY	SUBADDR_NU	USPS_CITY	ZIPCODE	STATE	ADDRNUM_PR	ADDRNUM
Current Tenant	5630 Jones Sausage Rd	5630	Jones Sausage Rd			Garner	27529	NC		5630
Current Tenant	104 Kimeo Way	104	Kimeo Way			Garner	27529	NC		104
Current Tenant	132 Ashlyn Ridge Dr	132	Ashlyn Ridge Dr			Garner	27529	NC		132
Current Tenant	135 Kimeo Way	135	Kimeo Way			Garner	27529	NC		135
Current Tenant	152 Ashlyn Ridge Dr	152	Ashlyn Ridge Dr			Garner	27529	NC		152
Current Tenant	613 E Garner Rd	613	E Garner Rd			Garner	27529	NC		613
Current Tenant	101 High Hope Ln	101	High Hope Ln			Garner	27529	NC		101
Current Tenant	751 E Garner Rd TOWER	751	E Garner Rd	TOWER		Garner	27529	NC		751
Current Tenant	126 Kimeo Way	126	Kimeo Way			Garner	27529	NC		126
Current Tenant	401 Wkby Radio Station Rd	401	Wkby Radio Station Rd			Garner	27529	NC		401
Current Tenant	109 Ashlyn Ridge Dr	109	Ashlyn Ridge Dr			Garner	27529	NC		109
Current Tenant	165 Ashlyn Ridge Dr	165	Ashlyn Ridge Dr			Garner	27529	NC		165
Current Tenant	117 Ashlyn Ridge Dr	117	Ashlyn Ridge Dr			Garner	27529	NC		117
Current Tenant	611 E Garner Rd	611	E Garner Rd			Garner	27529	NC		611
Current Tenant	112 Denison Way	112	Denison Way			Garner	27529	NC		112
Current Tenant	468 Wkby Radio Station Rd	468	Wkby Radio Station Rd			Garner	27529	NC		468
Current Tenant	113 Ashlyn Ridge Dr	113	Ashlyn Ridge Dr			Garner	27529	NC		113
Current Tenant	5076 Jones Sausage Rd	5076	Jones Sausage Rd			Garner	27529	NC		5076
Current Tenant	159 Ashlyn Ridge Dr	159	Ashlyn Ridge Dr			Garner	27529	NC		159
Current Tenant	134 Kimeo Way	134	Kimeo Way			Garner	27529	NC		134
Current Tenant	130 Kimeo Way	130	Kimeo Way			Garner	27529	NC		130
Current Tenant	5708 Jones Sausage Rd	5708	Jones Sausage Rd			Garner	27529	NC		5708
Current Tenant	148 Ashlyn Ridge Dr	148	Ashlyn Ridge Dr			Garner	27529	NC		148
Current Tenant	454 Wkby Radio Station Rd	454	Wkby Radio Station Rd			Garner	27529	NC		454
Current Tenant	138 Kimeo Way	138	Kimeo Way			Garner	27529	NC		138
Current Tenant	144 Ashlyn Ridge Dr	144	Ashlyn Ridge Dr			Garner	27529	NC		144
Current Tenant	147 Ashlyn Ridge Dr	147	Ashlyn Ridge Dr			Garner	27529	NC		147
Current Tenant	143 Ashlyn Ridge Dr	143	Ashlyn Ridge Dr			Garner	27529	NC		143
Current Tenant	5781 Jones Sausage Rd	5781	Jones Sausage Rd			Garner	27529	NC		5781
Current Tenant	118 Kimeo Way	118	Kimeo Way			Garner	27529	NC		118
Current Tenant	460 Wkby Radio Station Rd	460	Wkby Radio Station Rd			Garner	27529	NC		460
Current Tenant	5828 Jones Sausage Rd	5828	Jones Sausage Rd			Garner	27529	NC		5828
Current Tenant	151 Ashlyn Ridge Dr	151	Ashlyn Ridge Dr			Garner	27529	NC		151
Current Tenant	6399 Jones Sausage Rd RREQP	6399	Jones Sausage Rd	RREQP		Garner	27529	NC		6399
Current Tenant	135 Ashlyn Ridge Dr	135	Ashlyn Ridge Dr			Garner	27529	NC		135
Current Tenant	5826 Jones Sausage Rd	5826	Jones Sausage Rd			Garner	27529	NC		5826
Current Tenant	5878 Jones Sausage Rd	5878	Jones Sausage Rd			Garner	27529	NC		5878
Current Tenant	100 Kimeo Way	100	Kimeo Way			Garner	27529	NC		100
Current Tenant	101 Kimeo Way	101	Kimeo Way			Garner	27529	NC		101
Current Tenant	900 E Garner Rd	900	E Garner Rd			Garner	27529	NC		900
Current Tenant	113 Denison Way	113	Denison Way			Garner	27529	NC		113
Current Tenant	125 Ashlyn Ridge Dr	125	Ashlyn Ridge Dr			Garner	27529	NC		125
Current Tenant	107 Kimeo Way	107	Kimeo Way			Garner	27529	NC		107
Current Tenant	5760 Jones Sausage Rd	5760	Jones Sausage Rd			Garner	27529	NC		5760
Current Tenant	105 Ashlyn Ridge Dr	105	Ashlyn Ridge Dr			Garner	27529	NC		105
Current Tenant	5745 Jones Sausage Rd	5745	Jones Sausage Rd			Garner	27529	NC		5745
Current Tenant	104 Denison Way	104	Denison Way			Garner	27529	NC		104
Current Tenant	116 Ashlyn Ridge Dr	116	Ashlyn Ridge Dr			Garner	27529	NC		116
Current Tenant	105 Kimeo Way	105	Kimeo Way			Garner	27529	NC		105
Current Tenant	163 Ashlyn Ridge Dr	163	Ashlyn Ridge Dr			Garner	27529	NC		163
Current Tenant	5545 Jones Sausage Rd	5545	Jones Sausage Rd			Garner	27529	NC		5545
Current Tenant	109 Kimeo Way	109	Kimeo Way			Garner	27529	NC		109
Current Tenant	164 Ashlyn Ridge Dr	164	Ashlyn Ridge Dr			Garner	27529	NC		164
Current Tenant	131 Kimeo Way	131	Kimeo Way			Garner	27529	NC		131
Current Tenant	156 Ashlyn Ridge Dr	156	Ashlyn Ridge Dr			Garner	27529	NC		156
Current Tenant	104 High Hope Ln	104	High Hope Ln			Garner	27529	NC		104
Current Tenant	5732 Jones Sausage Rd	5732	Jones Sausage Rd			Garner	27529	NC		5732
Current Tenant	108 Kimeo Way	108	Kimeo Way			Garner	27529	NC		108
Current Tenant	465 Wkby Radio Station Rd	465	Wkby Radio Station Rd			Garner	27529	NC		465
Current Tenant	560 Wkby Radio Station Rd	560	Wkby Radio Station Rd			Garner	27529	NC		560
Current Tenant	5652 Jones Sausage Rd	5652	Jones Sausage Rd			Garner	27529	NC		5652
Current Tenant	5601 Jones Sausage Rd	5601	Jones Sausage Rd			Garner	27529	NC		5601
Current Tenant	155 Ashlyn Ridge Dr	155	Ashlyn Ridge Dr			Garner	27529	NC		155
Current Tenant	119 Kimeo Way	119	Kimeo Way			Garner	27529	NC		119
Current Tenant	127 Kimeo Way	127	Kimeo Way			Garner	27529	NC		127
Current Tenant	137 Kimeo Way	137	Kimeo Way			Garner	27529	NC		137
Current Tenant	5835 Jones Sausage Rd	5835	Jones Sausage Rd			Garner	27529	NC		5835
Current Tenant	120 Ashlyn Ridge Dr	120	Ashlyn Ridge Dr			Garner	27529	NC		120
Current Tenant	5880 Jones Sausage Rd	5880	Jones Sausage Rd			Garner	27529	NC		5880
Current Tenant	5644 Jones Sausage Rd	5644	Jones Sausage Rd			Garner	27529	NC		5644
Current Tenant	5660 Jones Sausage Rd	5660	Jones Sausage Rd			Garner	27529	NC		5660
Current Tenant	6399 Jones Sausage Rd	6399	Jones Sausage Rd			Garner	27529	NC		6399
Current Tenant	136 Ashlyn Ridge Dr	136	Ashlyn Ridge Dr			Garner	27529	NC		136
Current Tenant	108 Denison Way	108	Denison Way			Garner	27529	NC		108
Current Tenant	123 Kimeo Way	123	Kimeo Way			Garner	27529	NC		123
Current Tenant	840 E Garner Rd	840	E Garner Rd			Garner	27529	NC		840
Current Tenant	134 Partlo St	134	Partlo St			Garner	27529	NC		134
Current Tenant	140 Ashlyn Ridge Dr	140	Ashlyn Ridge Dr			Garner	27529	NC		140
Current Tenant	616 E Garner Rd	616	E Garner Rd			Garner	27529	NC		616
Current Tenant	122 Kimeo Way	122	Kimeo Way			Garner	27529	NC		122
Current Tenant	105 Denison Way	105	Denison Way			Garner	27529	NC		105
Current Tenant	5780 Jones Sausage Rd	5780	Jones Sausage Rd			Garner	27529	NC		5780
Current Tenant	5872 Jones Sausage Rd	5872	Jones Sausage Rd			Garner	27529	NC		5872
Current Tenant	751 E Garner Rd	751	E Garner Rd			Garner	27529	NC		751
Current Tenant	775 E Garner Rd	775	E Garner Rd			Garner	27529	NC		775
Current Tenant	925 E Garner Rd	925	E Garner Rd			Garner	27529	NC		925
Current Tenant	860 E Garner Rd	860	E Garner Rd			Garner	27529	NC		860
Current Tenant	160 Ashlyn Ridge Dr	160	Ashlyn Ridge Dr			Garner	27529	NC		160
Current Tenant	124 Partlo St	124	Partlo St			Garner	27529	NC		124
Current Tenant	128 Partlo St	128	Partlo St			Garner	27529	NC		128
Current Tenant	130 Partlo St	130	Partlo St			Garner	27529	NC		130
Current Tenant	122 Partlo St	122	Partlo St			Garner	27529	NC		122
Current Tenant	121 Ashlyn Ridge Dr	121	Ashlyn Ridge Dr			Garner	27529	NC		121
Current Tenant	132 Partlo St	132	Partlo St			Garner	27529	NC		132
Current Tenant	120 Partlo St	120	Partlo St			Garner	27529	NC		120
Current Tenant	6301 Jones Sausage Rd	6301	Jones Sausage Rd			Garner	27529	NC		6301
Current Tenant	458 Wkby Radio Station Rd	458	Wkby Radio Station Rd			Garner	27529	NC		458
Current Tenant	100 Partlo St	100	Partlo St			Garner	27529	NC		100
Current Tenant	5705 Jones Sausage Rd	5705	Jones Sausage Rd			Garner	27529	NC		5705
Current Tenant	104 Ashlyn Ridge Dr	104	Ashlyn Ridge Dr			Garner	27529	NC		104
Current Tenant	520 Wkby Radio Station Rd	520	Wkby Radio Station Rd			Garner	27529	NC		520
Current Tenant	124 Ashlyn Ridge Dr	124	Ashlyn Ridge Dr			Garner	27529	NC		124
Current Tenant	100 Denison Way	100	Denison Way			Garner	27529	NC		100
Current Tenant	480 Wkby Radio Station Rd	480	Wkby Radio Station Rd			Garner	27529	NC		480
Current Tenant	128 Ashlyn Ridge Dr	128	Ashlyn Ridge Dr			Garner	27529	NC		128
Current Tenant	101 Ashlyn Ridge Dr	101	Ashlyn Ridge Dr			Garner	27529	NC		101
Current Tenant	781 E Garner Rd	781	E Garner Rd			Garner	27529	NC		781
Current Tenant	940 E Garner Rd	940	E Garner Rd			Garner	27529	NC		940
Current Tenant	5711 Jones Sausage Rd	5711	Jones Sausage Rd			Garner	27529	NC		5711
Current Tenant	126 Partlo St	126	Partlo St			Garner	27529	NC		126
Current Tenant	1111 E Garner Rd	1111	E Garner Rd			Garner	27529	NC		1111

Sign-in Sheet
Neighborhood Meeting

Name	Address	Phone Number	E-mail Address
Phyllis Barbour	5705 Jones Sausage Rd ^{Garner 27529}	919 747 9450	barbourphyllis54@yahoo.com
Edwin P. Jordan	5785 Jones Sausage Rd	919-772-5877	EdwinPJordan@meil.com
Whitney Mitchell	215 E NORTH ST ^{Raleigh NC 27607}	919-828-0801	wmitchell@the francis lac firm.com
Shirley Turner	5630 Jones Sausage Rd ^{Garner}	919-218-5095	shirleyturner@earthlink.net
Denise Duan	5342 Jones Sausage Rd	919-345-7847	hermandenise@hallsouth.net
MARIETTA JOHNSON	5876 JONES SAUSAGE RD	(919) 818-2998	marietta.bjohnson@gmail.com
Kyle Fattouh	613 E Garner Rd		Kyle@R.A.Safe P.A. com
Mary Myatt ^(Daughter) (Lucy)	611 E. Garner Rd	919-772-2807	
Lucy Myatt	460 Henwood Ct, FV 27526	919-552-9307	lmwill11@yahoo.com
JACOB HUGHES	5652 JONES SAUSAGE RD GARNER NC 27529	919.779.1448	

Sign-in Sheet
Neighborhood Meeting

Name	Address	Phone Number	E-mail Address
Chanel Cloyd	5711 Jones Sausage Rd	609-558-2210	Chanelad5@gmail.com
John Cloyd	5711 Jones Sausage Rd	609-213-8836	JC316Cloyd@yahoo.com
David Salazar	468 WK BQ Radio St. rd 6w	919-291-7386	Salazardave@hotmail.com
John V Mahan	5622 Jones Sausage Rd	919-608-4930	Johnmahan09@yahoo.com
Mary Gouberoff	5600 Jones Sausage Rd	919-538-2526	919-772-2526
Anne Cha	156 Ashlyn Ridge Dr.	919 3413021	anneccke@yahoo.com
Bethena Butler	5380 Jones Sausage Rd	919-412-5316	bethena.butler@yahoo.com
Katrena Kilpatrick	5400 Jones Sausage Rd	919-538-0464	Katrena.Kilpatrick1@gmail.com

High Hope Lane Rezoning Neighborhood Meeting Summary

On Thursday, March 23, 2023, a neighborhood meeting was held to inform neighbors of the proposed rezoning of 613 E Garner Rd, 101 High Hope Ln, and 0 High Hope Ln and to gain their feedback for consideration in development of the zoning conditions. The notification sent to the neighbors is attached along with the list of neighbors notified. The neighbors that attended the meeting are shown on the attached sign-in sheet. The attendees that represented the development team included Jon Frazier, FLM Engineering, and Alex Hale, Windsor Commercial. Below is a summarized list of the questions raised at the meeting along with answers provided by the development team.

Q1: Why is the property being rezoned?

A: To facilitate development of the site, the developer is acquiring 0.25 acre of 613 E Garner Road, which is currently zoned R2. The 0.25 acre will be required to be rezoned to LI to match the rest of the site. The other parcels included in the site plan are already zoned LI or LI Conditional. For consistency, all parcels included in the site plan are being rezoned to LI Conditional.

Q2: Will the parking lot be paved?

A: Yes.

Q3: Will there be any dust prevention?

A: Because the site will be paved, we do not anticipate dust generation.

Q4: Will there be increased traffic?

A: The existing business located in the existing building will relocate to the new, proposed building. Therefore, we do not anticipate increased traffic.

Q5: What is the timing of this development?

A: We anticipate approximately 12 months to get through rezoning and site plan approval before site construction can begin.

Q6: What is the timing of this development?

A: We would anticipate that the earliest we would have permits in hand would likely be about a year from (early 2024); infrastructure construction would take another six months after that; and then the townhome construction would likely take another six months after completion of infrastructure. Given that, we'd expect at least two years before the units would be occupied.

Q7: Will there be an effect on Jones Sausage Road from this project?

A: No, we do not anticipate any effects on Jones Sausage Road.

Q8: Will there only be one tenant in the new building?

A: As of now, there is only plans for one tenant in the building.

Q: Will 611 E Garner Road be forced to rezone?

A: No.



SUMMARY INFORMATION

DEVELOPMENT NAME: CAROLINA SWEEPER
 STREET ADDRESS: 101 HIGH HOPE LN, GARNER, NC
 PIN NUMBER(S): 1721-31-3154, 1721-31-3405, 1721-31-1388 AND 1721-31-1177
 SITE AREA: 3.75 AC
 JURISDICTION: TOWN OF GARNER
 CURRENT ZONING DISTRICT: R2, LI AND LI CONDITIONAL
 PROPOSED ZONING DISTRICT: LI CONDITIONAL
 SETBACKS:
 FRONT: 50'
 CORNER SIDE: 35'
 SIDE: 25'
 REAR: 50'
 EXISTING USE: LIGHT INDUSTRIAL
 PROPOSED USE: LIGHT INDUSTRIAL
 EXISTING BUILDING AREA: 5,000 SF
 PROPOSED BUILDING AREA: 16,000 SF
 TOTAL PROPOSED BUILDING AREA: 21,000 SF
 REQUIRED PARKING: 1 SPACE PER 1,000 SF = 21 SPACES
 PROPOSED PARKING: 41 (2 ADA, 2 VAN ACCESSIBLE)
 DEVELOPER:
 WINDSOR COMMERCIAL
 5603 NEW GARDEN VILLAGE DR.
 GREENSBORO, NC 27410
 336.282.3550
 ENGINEER:
 FLM ENGINEERING, INC.
 PO BOX 91727
 RALEIGH, NC 27675
 919.610.1051



POST OFFICE BOX 91727
 RALEIGH, NORTH CAROLINA 27675
 PHONE: 919.610.1051
 FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY

LEGEND

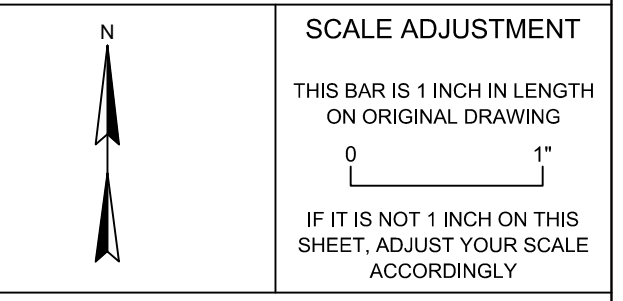
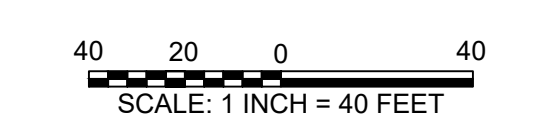
- EX. PROPERTY LINE
- EX. SUBDIVISION LINE
- EX. RIGHT-OF-WAY
- EX. ADJACENT OWNERS
- EX. CHANNEL/STREAM BUFFER
- PROP. SETBACK LINE
- PROP. EASEMENT/BUFFER
- BUILDING
- CONCRETE
- ASPHALT
- LANDSCAPING

NOTES

- PROPOSED ADA STALLS AND AISLES SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%) IN ALL DIRECTIONS.
- PROPOSED ACCESSIBLE ROUTES SHALL HAVE RUNNING SLOPES NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
- ACCESSIBLE PARKING SPACES ARE THOSE DENOTED BY "HC" AND ACCESSIBLE AISLES ARE REPRESENTED BY CROSS HATCHING.
- DIMENSIONS SHOWN ARE TO FACE OF CURB.
- RADII ARE 5' UNLESS OTHERWISE NOTED.

ORIGINAL PLAN SIZE: 24" X 36"

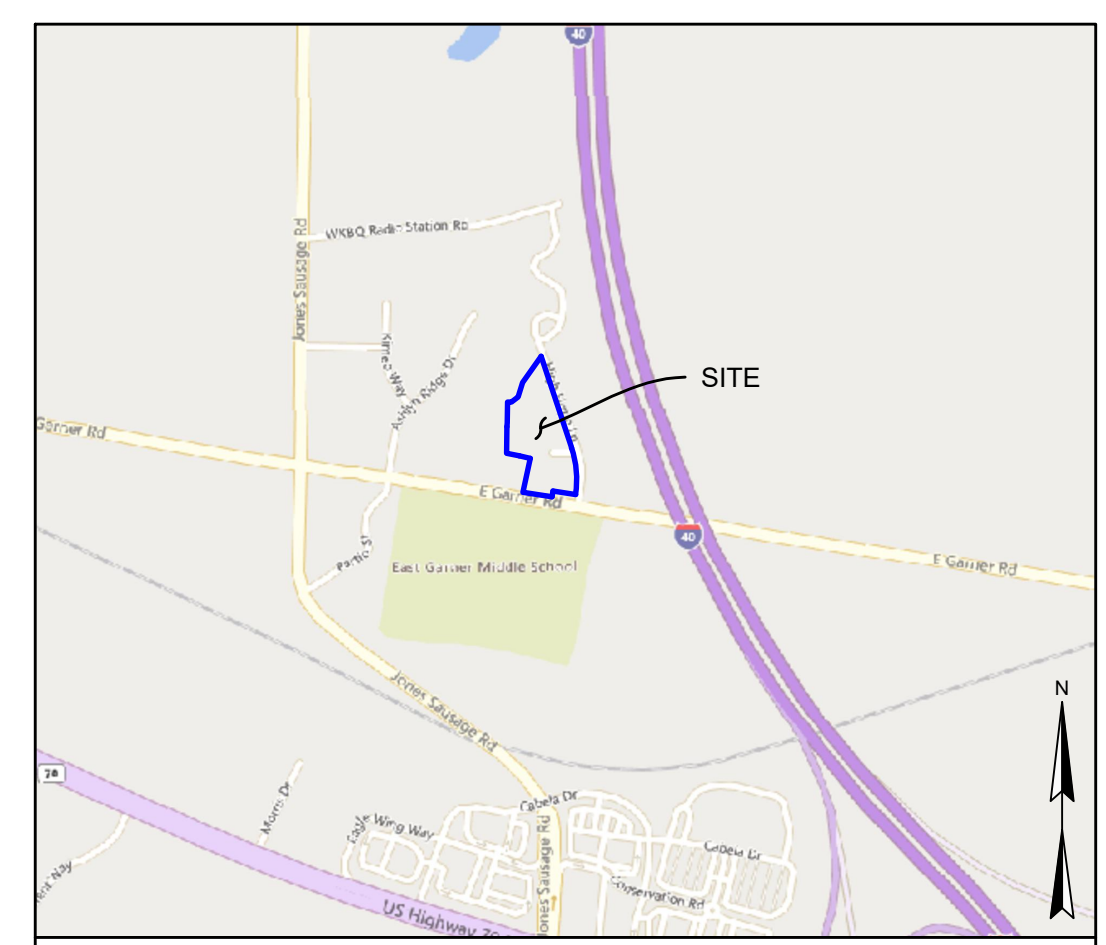
PRELIMINARY PLAN
 DO NOT USE FOR CONSTRUCTION



PRELIMINARY SITE PLANS
 CAROLINA SWEEPER
 101 HIGH HOPE LN
 GARNER, NC



DATE:	12-19-2022
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	22034



VICINITY MAP
 1" = 1,000'

CONDITIONAL REZONING PLAN

RZ-1
 SHEET 1 OF 1

August 9, 2023

Dear Property Owner,

On behalf of the owners of 613 E Garner Rd, 101 High Hope Ln, and 0 High Hope Ln, I would like to invite you to attend a neighborhood information meeting concerning the development of said property. Specifically, Windsor Commercial has requested a rezoning of said property from Residential 2 (R2) and Light Industrial (LI) Conditional to LI Conditional to allow for the development of an additional building on 0 High Hope Ln as shown on the attached site plan on the other side of this page. The meeting details are as follows:

Thursday, August 31, 2023
6:00PM
Garner Senior Center
205 E Garner Rd
Garner, NC 27529

Per Town of Garner ordinance requirements, we are notifying you of this meeting because your property is located within the written notification area for public hearings. While this meeting is not a public hearing, it is an opportunity for you to meet with the owners and/or applicants to hear about their intention to rezone and/or develop the land. You are encouraged to ask questions and express concerns so that we may help you to more fully understand the proposed project.

Town Planning staff will not be in attendance at this meeting, but if you have additional questions about the project, you may contact the Town's case manager, David Bamford at 919.773.4443 or dbamford@garnernc.gov. Property owners within the notification area will receive a separate notice from Town Planning staff when a public hearing is scheduled before the Garner Town Council.

If you have any questions about this neighborhood information meeting, or if you are unable to attend and would like to speak with someone regarding the proposal, please feel free to contact me at jfrazier@flmengineering.com. We look forward to seeing you at the meeting.

Sincerely,



Jon Frazier, PE, LEED AP
Principal
FLM Engineering, Inc.

OWNER	ADDR1	ADDR2	ADDR3
EAST COAST FINANCIAL SOLUTIONS LLC	112 PREATONWOOD DR	APEX NC 27539-9367	
LISANE, PALMER LEE LISANE, LAEULIA	5835 JONES SAUSAGE RD	GARNER NC 27529-9439	
KLOTZ, EMILY DOMISH, GARRET WALTER	122 KIMEO WAY	GARNER NC 27529-3360	
CHA, ANNE C	156 ASHLYN RIDGE DR	GARNER NC 27529-3362	
BADGER, LAURA HEIRS	GERTRUDE WATSON		GARNER NC 27529-4014
PHUNG, CU G LU, JULIE B	144 ASHLYN RIDGE DR	GARNER NC 27529-3362	
RALEIGH CITY OF	PO BOX 590	RALEIGH NC 27602-0590	
DOUGHER PROPERTIES LLC	PO BOX 99567	RALEIGH NC 27624-9567	
DOUGHER PROPERTIES LLC	PO BOX 99567	RALEIGH NC 27624-9567	
JOHNSON, SANDRA A	164 ASHLYN RIDGE DR	GARNER NC 27529-3362	
BARBOUR, JAMES L BARBOUR, PHYLLIS	5708 JONES SAUSAGE RD	GARNER NC 27529-8782	
EAST GARNER LLC	PO BOX 799	GARNER NC 27529-0799	
AMH NC PROPERTIES, LP	30601 AGOURA RD STE 200	AGOURA HILLS CA 91301-2148	
JOHNSON, CHARLENE A	105 KIMEO WAY	GARNER NC 27529-3361	
MCHUGH, SONJA MCHUGH, MATTHEW P	135 KIMEO WAY	GARNER NC 27529-3361	
PITTMAN, GEORGE T PITTMAN, LIZZIE G	560 WKBO RADIO STATION RD	GARNER NC 27529-8548	
ASHLYN HOMEOWNERS ASSN INC	C/O HRW		CARY NC 27513-5257
THOMAS, WADE	520 WKBO RADIO STATION RD	GARNER NC 27529-8548	
MERRITT, ROBERT COLUMBUS SR	5826 JONES SAUSAGE RD	GARNER NC 27529-9430	
DAVIS, JEFFREY WILLIAM DAVIS, JENNIFER A M	151 ASHLYN RIDGE DR	GARNER NC 27529-3363	
DURAN, RYAN P DURAN, DANIELLE M	136 ASHLYN RIDGE DR	GARNER NC 27529-3362	
TURNER, PHYLLIS	9509 OLD CASCADE DR	GARNER NC 27529-8881	
AVERY, CRAVEN	460 WKBO RADIO STATION RD	GARNER NC 27529-8539	
DUNN, JACKIE DUNN, ROXANNA F	147 ASHLYN RIDGE DR	GARNER NC 27529-3363	
ASHLYN HOMEOWNERS ASSN INC	C/O HRW		CARY NC 27513-5257
THOMPSON, SHERRY	105 ASHLYN RIDGE DR	GARNER NC 27529-3363	
WILLOUGHBY, WARREN B	104 KIMEO WAY	GARNER NC 27529-3360	
WINN, BRIDGET D	155 ASHLYN RIDGE DR	GARNER NC 27529-3363	
DUFAULT, HEATHER NICOLE	5644 JONES SAUSAGE RD	GARNER NC 27529-8780	
SANDERS, ROBERT E SANDERS, ELLA MAE	5760 JONES SAUSAGE RD	GARNER NC 27529-8782	
HUGHES, JACOB D HUGHES, PATRICIA C	5652 JONES SAUSAGE RD	GARNER NC 27529-8780	
CLOYD, JOHN F CLOYD, CHANEL A	5711 JONES SAUSAGE RD	GARNER NC 27529-8783	
GREENE, KESHIA	140 ASHLYN RIDGE DR	GARNER NC 27529-3362	
GRIFFIS, DOROTHY G	454 WKBO RADIO STATION RD	GARNER NC 27529-8539	
MONTALVO, DAVID SALAZAR	468 WKBO RADIO STATION RD	GARNER NC 27529-8539	
PHAN, MAN VAN NGUYEN, THAO PHUONG	152 ASHLYN RIDGE DR	GARNER NC 27529-3362	
WAKE CNTY BOARD OF EDUCATION	RE SERVICES DIRECTOR		RALEIGH NC 27610-4145
TURNER, HARRY TURNER, SHIRLEY ANN JR	5630 JONES SAUSAGE RD	GARNER NC 27529-8780	
MIRDAMADI, YASAMAN	108 DENISON WAY	GARNER NC 27529-8689	
ASHLYN HOMEOWNERS ASSN INC	C/O HRW		CARY NC 27513-5257
AVERRE, PHILLIP B	165 ASHLYN RIDGE DR	GARNER NC 27529-3363	
HILLIARD, ELOISE	PO BOX 1053	CLAYTON NC 27528-1053	
TIME WARNER CABLE SOUTHEAST LLC	REAL ESTATE DEPT		CHARLOTTE NC 28217-5500
MARTIN MARIETTA MATERIALS REAL ESTATE INVESTME	4123 PARKLAKE AVE	RALEIGH NC 27612-2309	
MARTIN MARIETTA MATERIALS INC	BADEN TAX MGMT	PO BOX 8040	FORT WAYNE IN 46898-8040
BRYANT, ROYASTINE BRYANT, ROY ALEXANDER HEIRS	2 ANNIE V DR	CLAYTON NC 27520-8029	
MCH SFR NC OWNER 2 LP	14355 COMMERCE WAY	MIAMI LAKES FL 33016-1502	
PAGAYA SMARTRESI F1 FUND PROPERTY OWNER IV LL	90 PARK AVE FL 31	NEW YORK NY 10016-1317	
MARTIN MARIETTA MATERIALS INC	BADEN TAX MGMT	PO BOX 8040	FORT WAYNE IN 46898-8040
MACON, JOSHUA	116 ASHLYN RIDGE DR	GARNER NC 27529-3362	
LAWRENCE, DANNY LEE LAWRENCE, VICKI	104 DENISON WAY	GARNER NC 27529-8689	
COX, SANDRA	108 KIMEO WAY	GARNER NC 27529-3360	
SMITH, KERRY SMITH, KIMBERLY R	117 ASHLYN RIDGE DR	GARNER NC 27529-3363	
CRANDALL, DEBORAH MYATT CRANDALL, JACOB	31 WILDWOOD FOREST LN	MILLS RIVER NC 28759-4644	
OPENDOOR PROPERTY TRUST I	410 N SCOTTSDALE RD STE 1600	TEMPE AZ 85288-0976	
MCKEITHAN, RALPH MCKEITHAN, JACQUELINE	127 KIMEO WAY	GARNER NC 27529-3361	
YARBOROUGH, MARY S	5660 JONES SAUSAGE RD	GARNER NC 27529-8780	
ASHLYN HOMEOWNERS ASSN INC	C/O HRW		CARY NC 27513-5257
BULLOCK, RAMON BULLOCK, AUDREY	123 KIMEO WAY	GARNER NC 27529-3361	
POWERS, MICHAEL L	138 KIMEO WAY	GARNER NC 27529-3360	
GREEN, REGINALD	124 ASHLYN RIDGE DR	GARNER NC 27529-3362	
HILLIARD, ELOISE	PO BOX 1053	CLAYTON NC 27528-1053	
MONTES-DE LA CRUZ, CARLOS	5745 JONES SAUSAGE RD	GARNER NC 27529-8783	
CRANDELL, VEDA PRICE CRANDELL, WAYNE	126 KIMEO WAY	GARNER NC 27529-3360	
CAMBELL, BABASHOLA CAMBELL, LINDA M	100 KIMEO WAY	GARNER NC 27529-3360	
AMH NC PROPERTIES LP LIMITED PARTNERSHIP	PROPERTY TAX DEPT		AGOURA HILLS CA 91301-2150
NORTH SEA ALLIANCE LLC	PO BOX 799	GARNER NC 27529-0799	
DIAMOND-BROOKS, JUDY MARY	5780 JONES SAUSAGE RD	GARNER NC 27529-8782	
PRICE KORNEGAY LLC	13401 US HIGHWAY 70 W	CLAYTON NC 27520-2139	
BROWN, CHRISTOPHER LEE	135 ASHLYN RIDGE DR	GARNER NC 27529-3363	
AVERY, CRAVEN	460 WKBO RADIO STATION RD	GARNER NC 27529-8539	
SMITH, MARK DANIEL	148 ASHLYN RIDGE DR	GARNER NC 27529-3362	
GRAY, CHARITY ARCHARD, LEANUS	101 KIMEO WAY	GARNER NC 27529-3361	
SFR INVESTMENTS V BORROWER 1 LLC	PO BOX 4090	SCOTTSDALE AZ 85261-4090	
ASHLYN HOMEOWNERS ASSN INC	C/O HRW		CARY NC 27513-5257
PALMA, JESUS AVILA ANORVE, ANDREA M	160 ASHLYN RIDGE DR	GARNER NC 27529-3362	
ASHLYN HOMEOWNERS ASSN INC	C/O HRW		CARY NC 27513-5257
AMH 2015-1 BORROWER LLC	30601 AGOURA RD STE 200	AGOURA HILLS CA 91301-2148	
HINTON, SHARON HINTON, MARY	131 KIMEO WAY	GARNER NC 27529-3361	
HARRIS, WALTER LEE HILL, PERNESSA FAYE	7009 FIELD HILL RD	RALEIGH NC 27603-7465	
AMH 2014-3 BORROWER LLC	AMERICAN HOMES 4 RENT		AGOURA HILLS CA 91301-2148
ST WOOTEN CORP	PO BOX 2408	WILSON NC 27894-2408	
KEITH, JAMIE MCKOY-KEITH, CANDICE	159 ASHLYN RIDGE DR	GARNER NC 27529-3363	
JORDAN, EDWIN P	5781 JONES SAUSAGE RD	GARNER NC 27529-8783	
S T WOOTEN CORPORATION	VENDOR 58320	PO BOX 2408	WILSON NC 27894-2408
BRAXTON, VERA E	163 ASHLYN RIDGE DR	GARNER NC 27529-3363	
WAKE COUNTY BOARD OF EDUCATION	RE SERVICES DIRECTOR		RALEIGH NC 27610-4145
KELLY, ELISA	132 ASHLYN RIDGE DR	GARNER NC 27529-3362	
KARSA, JAMES M KARSA, SHILO D	118 KIMEO WAY	GARNER NC 27529-3360	
THAXTON, CHRISTY W THAXTON, BRYSON J	137 KIMEO WAY	GARNER NC 27529-3361	
BARNES, JOHNNIE MICHAEL BARNES, SHIRLEY CHAPMA	143 ASHLYN RIDGE DR	GARNER NC 27529-3363	
ASHLYN HOMEOWNERS ASSN INC	C/O HRW		CARY NC 27513-5257
MARTIN MARIETTA MATERIALS INC	BADEN TAX MANAGEMENT LLC	PO BOX 8040	FORT WAYNE IN 46898-8040
DOUGHER PROPERTIES 2 LLC	PO BOX 99567	RALEIGH NC 27624-9567	
WAKE COUNTY BOARD OF EDUCATION	RE SERVICES DIRECTOR		RALEIGH NC 27610-4145
NORTH SEA ALLIANCE LLC	100 PARTLO ST STE 100		
ST WOOTEN CORP	PO BOX 2408	WILSON NC 27894-2408	
FETTEROLF, KYLE FETTEROLF, VICTORIA	613 E GARNER RD	GARNER NC 27529-8787	
ST WOOTEN CORP	PO BOX 2408	WILSON NC 27894-2408	
NC RAILROAD COMPANY	2809 HIGHWOODS BLVD STE 100	RALEIGH NC 27604-1000	
WAKE CNTY BOARD OF EDUCATION	RE SERVICES DIRECTOR		RALEIGH NC 27610-4145

Current Tenant	ADDRESS	COMPLETE_A	COMPLETE_S	SUBADDR_TY	SUBADDR_NU	USPS_CITY	ZIPCODE	STATE	ADDRNUM_PR	ADDRNUM
Current Tenant	5630 Jones Sausage Rd	5630	Jones Sausage Rd			Garner	27529	NC		5630
Current Tenant	104 Kimeo Way	104	Kimeo Way			Garner	27529	NC		104
Current Tenant	132 Ashlyn Ridge Dr	132	Ashlyn Ridge Dr			Garner	27529	NC		132
Current Tenant	135 Kimeo Way	135	Kimeo Way			Garner	27529	NC		135
Current Tenant	152 Ashlyn Ridge Dr	152	Ashlyn Ridge Dr			Garner	27529	NC		152
Current Tenant	613 E Garner Rd	613	E Garner Rd			Garner	27529	NC		613
Current Tenant	101 High Hope Ln	101	High Hope Ln			Garner	27529	NC		101
Current Tenant	751 E Garner Rd TOWER	751	E Garner Rd	TOWER		Garner	27529	NC		751
Current Tenant	126 Kimeo Way	126	Kimeo Way			Garner	27529	NC		126
Current Tenant	401 Wkbc Radio Station Rd	401	Wkbc Radio Station Rd			Garner	27529	NC		401
Current Tenant	109 Ashlyn Ridge Dr	109	Ashlyn Ridge Dr			Garner	27529	NC		109
Current Tenant	165 Ashlyn Ridge Dr	165	Ashlyn Ridge Dr			Garner	27529	NC		165
Current Tenant	117 Ashlyn Ridge Dr	117	Ashlyn Ridge Dr			Garner	27529	NC		117
Current Tenant	611 E Garner Rd	611	E Garner Rd			Garner	27529	NC		611
Current Tenant	112 Denison Way	112	Denison Way			Garner	27529	NC		112
Current Tenant	468 Wkbc Radio Station Rd	468	Wkbc Radio Station Rd			Garner	27529	NC		468
Current Tenant	113 Ashlyn Ridge Dr	113	Ashlyn Ridge Dr			Garner	27529	NC		113
Current Tenant	5076 Jones Sausage Rd	5076	Jones Sausage Rd			Garner	27529	NC		5076
Current Tenant	159 Ashlyn Ridge Dr	159	Ashlyn Ridge Dr			Garner	27529	NC		159
Current Tenant	134 Kimeo Way	134	Kimeo Way			Garner	27529	NC		134
Current Tenant	130 Kimeo Way	130	Kimeo Way			Garner	27529	NC		130
Current Tenant	5708 Jones Sausage Rd	5708	Jones Sausage Rd			Garner	27529	NC		5708
Current Tenant	148 Ashlyn Ridge Dr	148	Ashlyn Ridge Dr			Garner	27529	NC		148
Current Tenant	454 Wkbc Radio Station Rd	454	Wkbc Radio Station Rd			Garner	27529	NC		454
Current Tenant	138 Kimeo Way	138	Kimeo Way			Garner	27529	NC		138
Current Tenant	144 Ashlyn Ridge Dr	144	Ashlyn Ridge Dr			Garner	27529	NC		144
Current Tenant	147 Ashlyn Ridge Dr	147	Ashlyn Ridge Dr			Garner	27529	NC		147
Current Tenant	143 Ashlyn Ridge Dr	143	Ashlyn Ridge Dr			Garner	27529	NC		143
Current Tenant	5781 Jones Sausage Rd	5781	Jones Sausage Rd			Garner	27529	NC		5781
Current Tenant	118 Kimeo Way	118	Kimeo Way			Garner	27529	NC		118
Current Tenant	460 Wkbc Radio Station Rd	460	Wkbc Radio Station Rd			Garner	27529	NC		460
Current Tenant	5828 Jones Sausage Rd	5828	Jones Sausage Rd			Garner	27529	NC		5828
Current Tenant	151 Ashlyn Ridge Dr	151	Ashlyn Ridge Dr			Garner	27529	NC		151
Current Tenant	6399 Jones Sausage Rd RREQP	6399	Jones Sausage Rd	RREQP		Garner	27529	NC		6399
Current Tenant	135 Ashlyn Ridge Dr	135	Ashlyn Ridge Dr			Garner	27529	NC		135
Current Tenant	5826 Jones Sausage Rd	5826	Jones Sausage Rd			Garner	27529	NC		5826
Current Tenant	5876 Jones Sausage Rd	5876	Jones Sausage Rd			Garner	27529	NC		5876
Current Tenant	100 Kimeo Way	100	Kimeo Way			Garner	27529	NC		100
Current Tenant	101 Kimeo Way	101	Kimeo Way			Garner	27529	NC		101
Current Tenant	900 E Garner Rd	900	E Garner Rd			Garner	27529	NC		900
Current Tenant	113 Denison Way	113	Denison Way			Garner	27529	NC		113
Current Tenant	125 Ashlyn Ridge Dr	125	Ashlyn Ridge Dr			Garner	27529	NC		125
Current Tenant	107 Kimeo Way	107	Kimeo Way			Garner	27529	NC		107
Current Tenant	5760 Jones Sausage Rd	5760	Jones Sausage Rd			Garner	27529	NC		5760
Current Tenant	105 Ashlyn Ridge Dr	105	Ashlyn Ridge Dr			Garner	27529	NC		105
Current Tenant	5745 Jones Sausage Rd	5745	Jones Sausage Rd			Garner	27529	NC		5745
Current Tenant	104 Denison Way	104	Denison Way			Garner	27529	NC		104
Current Tenant	116 Ashlyn Ridge Dr	116	Ashlyn Ridge Dr			Garner	27529	NC		116
Current Tenant	105 Kimeo Way	105	Kimeo Way			Garner	27529	NC		105
Current Tenant	163 Ashlyn Ridge Dr	163	Ashlyn Ridge Dr			Garner	27529	NC		163
Current Tenant	5545 Jones Sausage Rd	5545	Jones Sausage Rd			Garner	27529	NC		5545
Current Tenant	109 Kimeo Way	109	Kimeo Way			Garner	27529	NC		109
Current Tenant	164 Ashlyn Ridge Dr	164	Ashlyn Ridge Dr			Garner	27529	NC		164
Current Tenant	131 Kimeo Way	131	Kimeo Way			Garner	27529	NC		131
Current Tenant	156 Ashlyn Ridge Dr	156	Ashlyn Ridge Dr			Garner	27529	NC		156
Current Tenant	104 High Hope Ln	104	High Hope Ln			Garner	27529	NC		104
Current Tenant	5732 Jones Sausage Rd	5732	Jones Sausage Rd			Garner	27529	NC		5732
Current Tenant	108 Kimeo Way	108	Kimeo Way			Garner	27529	NC		108
Current Tenant	465 Wkbc Radio Station Rd	465	Wkbc Radio Station Rd			Garner	27529	NC		465
Current Tenant	560 Wkbc Radio Station Rd	560	Wkbc Radio Station Rd			Garner	27529	NC		560
Current Tenant	5652 Jones Sausage Rd	5652	Jones Sausage Rd			Garner	27529	NC		5652
Current Tenant	5601 Jones Sausage Rd	5601	Jones Sausage Rd			Garner	27529	NC		5601
Current Tenant	155 Ashlyn Ridge Dr	155	Ashlyn Ridge Dr			Garner	27529	NC		155
Current Tenant	119 Kimeo Way	119	Kimeo Way			Garner	27529	NC		119
Current Tenant	127 Kimeo Way	127	Kimeo Way			Garner	27529	NC		127
Current Tenant	137 Kimeo Way	137	Kimeo Way			Garner	27529	NC		137
Current Tenant	5835 Jones Sausage Rd	5835	Jones Sausage Rd			Garner	27529	NC		5835
Current Tenant	120 Ashlyn Ridge Dr	120	Ashlyn Ridge Dr			Garner	27529	NC		120
Current Tenant	5880 Jones Sausage Rd	5880	Jones Sausage Rd			Garner	27529	NC		5880
Current Tenant	5644 Jones Sausage Rd	5644	Jones Sausage Rd			Garner	27529	NC		5644
Current Tenant	5660 Jones Sausage Rd	5660	Jones Sausage Rd			Garner	27529	NC		5660
Current Tenant	6399 Jones Sausage Rd	6399	Jones Sausage Rd			Garner	27529	NC		6399
Current Tenant	136 Ashlyn Ridge Dr	136	Ashlyn Ridge Dr			Garner	27529	NC		136
Current Tenant	108 Denison Way	108	Denison Way			Garner	27529	NC		108
Current Tenant	123 Kimeo Way	123	Kimeo Way			Garner	27529	NC		123
Current Tenant	840 E Garner Rd	840	E Garner Rd			Garner	27529	NC		840
Current Tenant	134 Partio St	134	Partio St			Garner	27529	NC		134
Current Tenant	140 Ashlyn Ridge Dr	140	Ashlyn Ridge Dr			Garner	27529	NC		140
Current Tenant	616 E Garner Rd	616	E Garner Rd			Garner	27529	NC		616
Current Tenant	122 Kimeo Way	122	Kimeo Way			Garner	27529	NC		122
Current Tenant	105 Denison Way	105	Denison Way			Garner	27529	NC		105
Current Tenant	5780 Jones Sausage Rd	5780	Jones Sausage Rd			Garner	27529	NC		5780
Current Tenant	5872 Jones Sausage Rd	5872	Jones Sausage Rd			Garner	27529	NC		5872
Current Tenant	751 E Garner Rd	751	E Garner Rd			Garner	27529	NC		751
Current Tenant	775 E Garner Rd	775	E Garner Rd			Garner	27529	NC		775
Current Tenant	925 E Garner Rd	925	E Garner Rd			Garner	27529	NC		925
Current Tenant	860 E Garner Rd	860	E Garner Rd			Garner	27529	NC		860
Current Tenant	160 Ashlyn Ridge Dr	160	Ashlyn Ridge Dr			Garner	27529	NC		160
Current Tenant	124 Partio St	124	Partio St			Garner	27529	NC		124
Current Tenant	128 Partio St	128	Partio St			Garner	27529	NC		128
Current Tenant	130 Partio St	130	Partio St			Garner	27529	NC		130
Current Tenant	122 Partio St	122	Partio St			Garner	27529	NC		122
Current Tenant	121 Ashlyn Ridge Dr	121	Ashlyn Ridge Dr			Garner	27529	NC		121
Current Tenant	132 Partio St	132	Partio St			Garner	27529	NC		132
Current Tenant	120 Partio St	120	Partio St			Garner	27529	NC		120
Current Tenant	6301 Jones Sausage Rd	6301	Jones Sausage Rd			Garner	27529	NC		6301
Current Tenant	458 Wkbc Radio Station Rd	458	Wkbc Radio Station Rd			Garner	27529	NC		458
Current Tenant	100 Partio St	100	Partio St			Garner	27529	NC		100
Current Tenant	5705 Jones Sausage Rd	5705	Jones Sausage Rd			Garner	27529	NC		5705
Current Tenant	104 Ashlyn Ridge Dr	104	Ashlyn Ridge Dr			Garner	27529	NC		104
Current Tenant	520 Wkbc Radio Station Rd	520	Wkbc Radio Station Rd			Garner	27529	NC		520
Current Tenant	124 Ashlyn Ridge Dr	124	Ashlyn Ridge Dr			Garner	27529	NC		124
Current Tenant	100 Denison Way	100	Denison Way			Garner	27529	NC		100
Current Tenant	480 Wkbc Radio Station Rd	480	Wkbc Radio Station Rd			Garner	27529	NC		480
Current Tenant	128 Ashlyn Ridge Dr	128	Ashlyn Ridge Dr			Garner	27529	NC		128
Current Tenant	101 Ashlyn Ridge Dr	101	Ashlyn Ridge Dr			Garner	27529	NC		101
Current Tenant	781 E Garner Rd	781	E Garner Rd			Garner	27529	NC		781
Current Tenant	940 E Garner Rd	940	E Garner Rd			Garner	27529	NC		940
Current Tenant	5711 Jones Sausage Rd	5711	Jones Sausage Rd			Garner	27529	NC		5711
Current Tenant	126 Partio St	126	Partio St			Garner	27529	NC		126
Current Tenant	1111 E Garner Rd	1111	E Garner Rd			Garner	27529	NC		1111

High Hope Lane Rezoning Neighborhood Meeting Summary

On Thursday, August 31, 2023, a second neighborhood meeting was held to inform neighbors of the proposed rezoning of 613 E Garner Rd, 101 High Hope Ln, and 0 High Hope Ln and to gain their feedback for consideration in development of the zoning conditions. The notification sent to the neighbors is attached along with the list of neighbors notified. The neighbors that attended the meeting are shown on the attached sign-in sheet. The attendees that represented the development team included Jon Frazier, FLM Engineering, and Alex Hale, Windsor Commercial. Below is a summarized list of the questions raised at the meeting along with answers provided by the development team.

Q1: Why are you rezoning my property?

A: We are not requesting to rezone any properties other than those listed on the notification and shown on the plan provided.



PERMITTED USES	
CIVIC AND INSTITUTIONAL USES	
ASSEMBLY, CIVIL SERVICE FRATERNAL CLUBS, LODGES AND SIMILAR USES	P
HIGHER EDUCATION	P
EMERGENCY SERVICES	P
AMBULATORY HEALTH & EMERGENCY CARE FACILITY	S
RELIGIOUS INSTITUTION	P
RECREATIONAL AND ENTERTAINMENT CATEGORY USES	
INDOOR ATHLETIC OR ENTERTAINMENT FACILITY (NOT THEATER)	P
OUTDOOR ATHLETIC OR ENTERTAINMENT FACILITY	S
COMMERCIAL, OFFICE, RETAIL, SERVICE USE CATEGORY	
OTHER OFFICE USES NOT LISTED	P
MEDICAL OFFICE	P
CONVENIENCE STORE, WITH FUEL SALES	P
PERSONAL OR PROFESSIONAL SERVICES (UP TO 5,000 SQFT GROUND FLOOR FOOTPRINT)	P
PERSONAL OR PROFESSIONAL SERVICES (>5,000 SQFT GROUND FLOOR FOOTPRINT)	P
SALES / RETAIL (NO OUTDOOR OPERATIONS)	P
SALES / RETAIL (WITH OUTDOOR OPERATIONS UP TO 25 PERCENT OF TOTAL SALES AREA)	P
SALES ORIENTED USE (WITH OUTDOOR OPERATIONS >25 PERCENT OF TOTAL SALES AREA)	P
PARKING LOT OR DECK, COMMERCIAL	P
SELF STORAGE, MINI STORAGE	P
VETERINARIAN / KENNEL, INDOOR	P
VETERINARIAN / KENNEL, WITH OUTDOOR OPERATIONS	S
VEHICLE SALES, RENTAL, SERVICE, REPAIR	P
INDUSTRIAL, MANUFACTURING, WAREHOUSING, WASTE SERVICES, AND TRANSPORTATION USE CATEGORY	
FLEX SPACE, OTHER LIGHT INDUSTRIAL, MANUFACTURING, WAREHOUSING, OR TRANSPORTATION USES NOT LISTED	P
MICROBREWERY / MICRODISTILLERY	P
WHOLESALE SALES	P
INDUSTRIAL, MANUFACTURING, OR PRODUCTION, INDOOR ONLY	P
UTILITIES USE CATEGORY	
MINOR UTILITY	P
AGRICULTURAL AND MISCELLANEOUS USE CATEGORY	
GREENHOUSE, NURSERY (COMMERCIAL), OUTDOOR OPERATIONS	P

GENERAL NOTES

- DEVELOPMENT ON THIS SITE WILL COMPLY WITH THE TOWN'S UNIFIED DEVELOPMENT ORDINANCE AND OTHER APPLICABLE STANDARDS AND PLANS ADOPTED BY THE TOWN OF GARNER.
- ROAD IMPROVEMENTS AND OTHER REQUIREMENTS OF THE TOWN'S TRANSPORTATION PLAN SHALL BE REQUIRED AT SITE OR SUBDIVISION PLAN.
- SIDEWALK, TRAINS, AND OPEN SPACE AREAS SHOWN ON THIS PLAN ARE APPROXIMATE. FINAL LOCATION AND DESIGN TO BE DETERMINED AT SITE OR SUBDIVISION PLAN REVIEW.
- UTILITIES SHOWN ON THIS PLAN ARE CONCEPTUAL. FINAL LOCATION AND DESIGN TO BE DETERMINED AT SITE OR SUBDIVISION PLAN REVIEW.
- WHERE A CONFLICT BETWEEN GRAPHIC REPRESENTATION AND TEXT INFORMATION ON THIS SHEET IS PRESENT, THE TEXT SHALL PREVAIL.

SITE NOTES

- PROPOSED ADA STALLS AND AISLES SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%) IN ALL DIRECTIONS.
- PROPOSED ACCESSIBLE ROUTES SHALL HAVE RUNNING SLOPES NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
- ACCESSIBLE PARKING SPACES ARE THOSE DENOTED BY "HC" AND ACCESSIBLE AISLES ARE REPRESENTED BY CROSS HATCHING.
- DIMENSIONS SHOWN ARE TO FACE OF CURB.
- RADII ARE 5' UNLESS OTHERWISE NOTED.

PROPOSED ZONING CONDITIONS

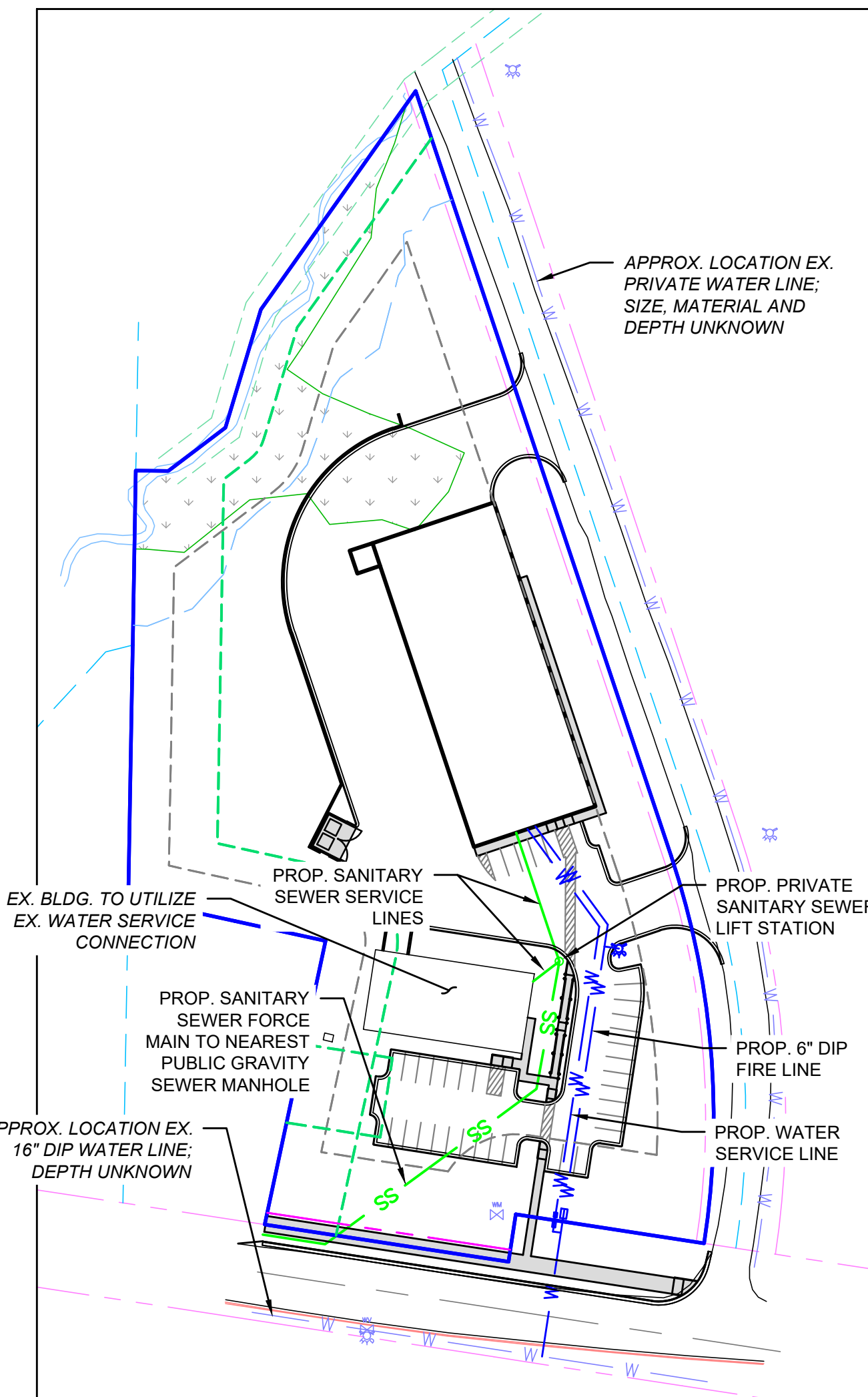
- PERMITTED USES SHALL BE AS SHOWN IN THE TABLE ON THIS SHEET.
- 100% OF PLANT MATERIAL SHALL BE NATIVE SPECIES.
- EFIS SHALL BE LIMITED TO 25% OF THE BUILDING.
- SCM FENCE SHALL BE BLACK ALUMINUM PICKET TYPE.

SUMMARY INFORMATION

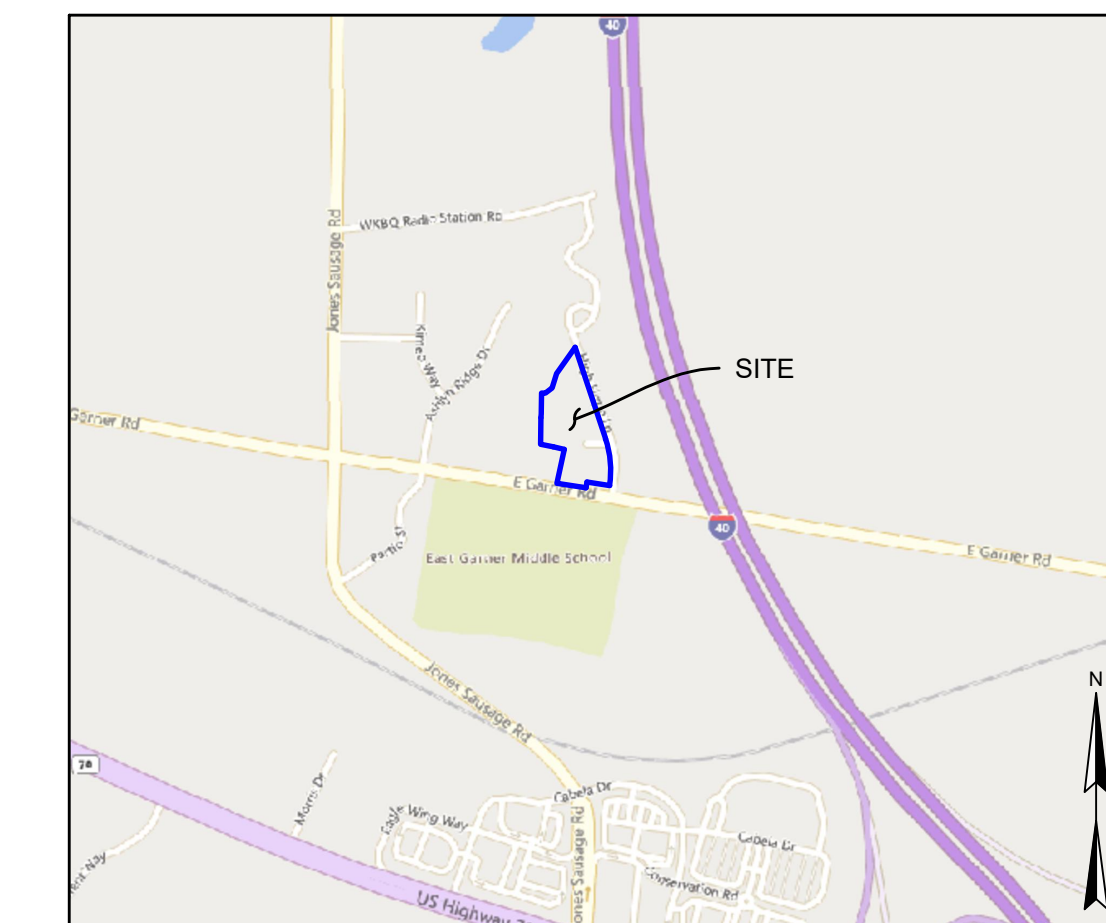
DEVELOPMENT NAME: CAROLINA SWEEPER
STREET ADDRESS: 101 HIGH HOPE LN, GARNER, NC
PIN NUMBER(S): 1721-31-3154, 1721-31-3405, 1721-31-1388 AND 1721-31-1177
SITE AREA: 3.75 AC
JURISDICTION: TOWN OF GARNER
CURRENT ZONING DISTRICT: R2, LI AND LI CONDITIONAL
PROPOSED ZONING DISTRICT: LI CONDITIONAL
ZONING OVERLAY DISTRICT: COMMERCIAL HIGHWAY OVERLAY
SETBACKS:
FRONT: 50'
CORNER SIDE: 35'
SIDE: 25'
REAR: 50'
EXISTING USE: LIGHT INDUSTRIAL
PROPOSED USE: LIGHT INDUSTRIAL
EXISTING BUILDING AREA: 5,000 SF
PROPOSED BUILDING AREA: 16,000 SF
TOTAL PROPOSED BUILDING AREA: 21,000 SF
MAXIMUM BUILDING HEIGHT: 50'
PROPOSED BUILDING HEIGHT: 22'
REQUIRED PARKING: 1 SPACE PER 1,000 SF = 21 SPACES
PROPOSED PARKING: 39 (2 ADA, 2 VAN ACCESSIBLE)
REQUIRED TREE CANOPY AREA: 0.45 AC (12%)
PROVIDED TREE CANOPY: 0.46 AC (12.3%)
DEVELOPER:
 WINDSOR COMMERCIAL
 5603 NEW GARDEN VILLAGE DR.
 GREENSBORO, NC 27410
 336.282.3550
ENGINEER:
 FLM ENGINEERING, INC.
 PO BOX 91727
 RALEIGH, NC 27675
 919.610.1051

LEGEND

	EX. PROPERTY LINE
	EX. SUBDIVISION LINE
	EX. RIGHT-OF-WAY
	EX. ADJACENT OWNERS
	EX. CHANNEL/STREAM BUFFER
	PROP. SETBACK LINE
	PROP. EASEMENT/BUFFER
	PROP. WATER LINE
	PROP. SANITARY SEWER
	BUILDING
	CONCRETE
	ASPHALT
	LANDSCAPING
	SCM
	TREE PRESERVATION AREA



UTILITY INSET
SCALE: 1" = 80'



VICINITY MAP
1" = 1,000'



POST OFFICE BOX 91727
 RALEIGH, NORTH CAROLINA 27675
 PHONE: 919.610.1051
 FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	TOG COMMENTS	8/3/23	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLAN
DO NOT USE FOR CONSTRUCTION

40 20 0 40
SCALE: 1 INCH = 40 FEET

SCALE ADJUSTMENT
THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING
IF IT IS NOT 1 INCH ON THIS SHEET, ADJUST YOUR SCALE ACCORDINGLY

CONDITIONAL REZONING PLAN
CZ-MP-23-01

DOUGHER PROPERTIES
SHELL BUILDING
101 HIGH HOPE LN
GARNER, NC



DATE:	12-19-2022
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	22034

CONDITIONAL REZONING PLAN

RZ-1
SHEET 1 OF 1

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

PROJECT LOCATION:
GARNER, NC

AADVANTAGE LAUNDRY
GARNER, NORTH CAROLINA

OWNER:
CAROLINA SNEEPER

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Project Number: 2226

Issue Date: 08/2/2023

SET Revisions

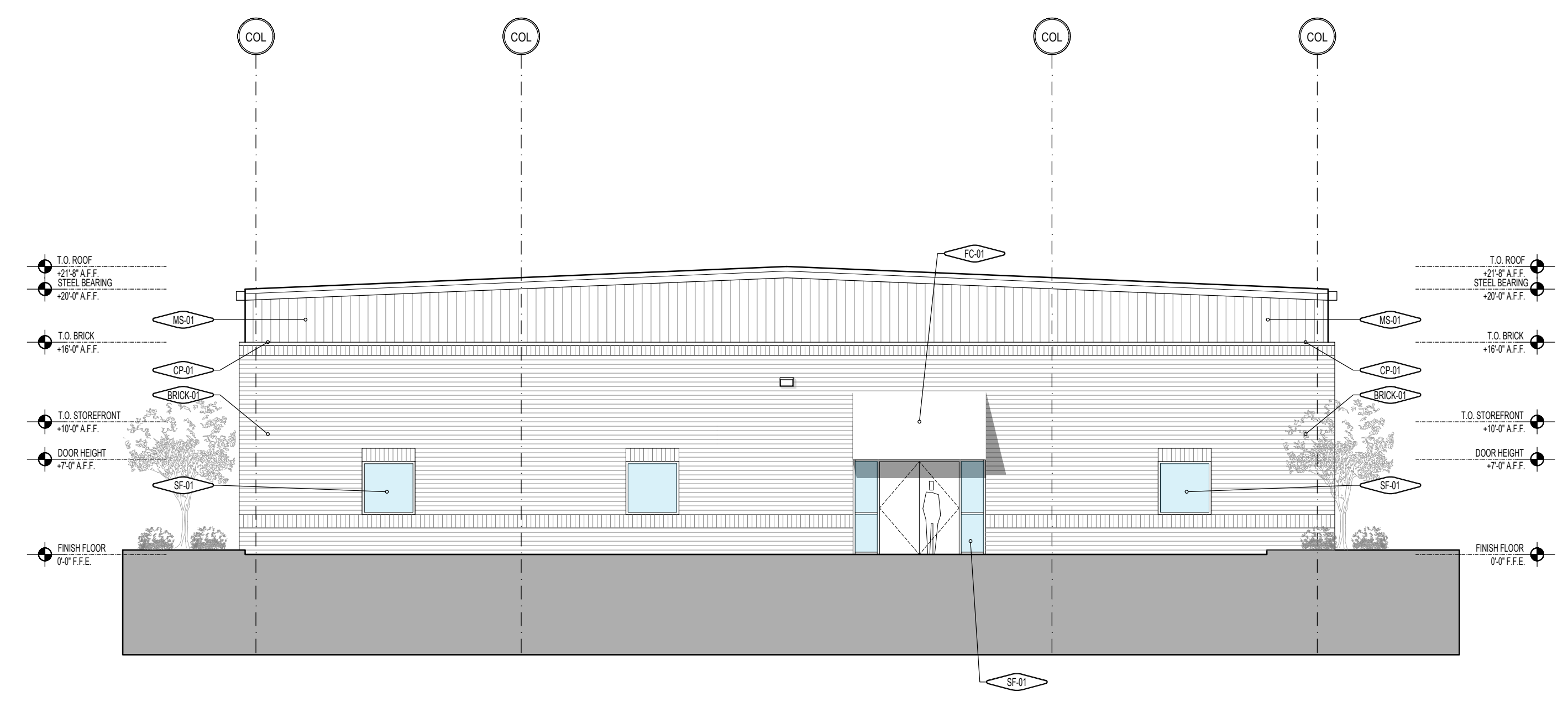
Sheet Name

ELEVATIONS

Sheet Number

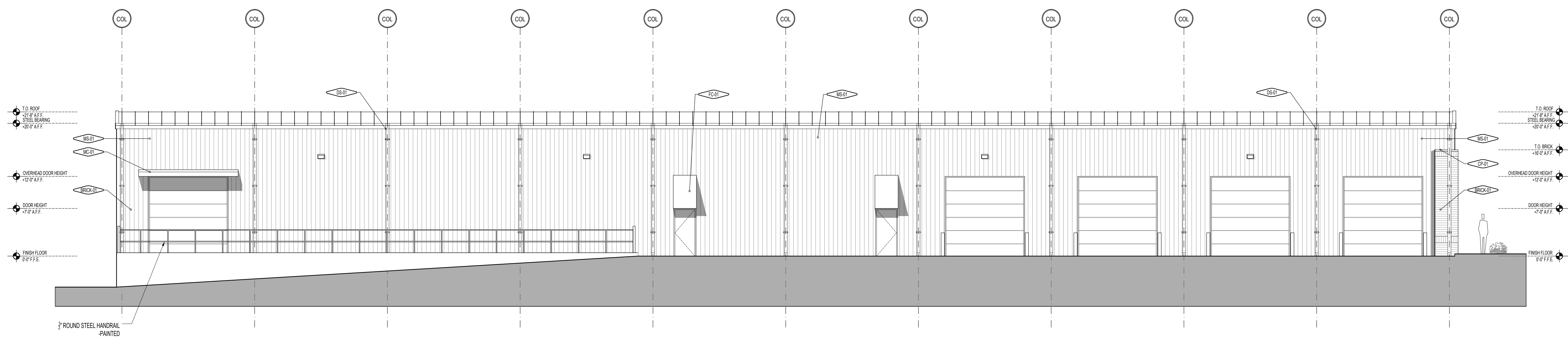
A-4.0

MATERIAL LEGEND	
CP-01	PRE-FINISHED METAL PARAPET COPING: PAC-CLAD "ANCHOR-TITE" COPING SYSTEM (OR EQUAL) MILL FINISH ALUMINUM - KYNAR FINISH. - COLOR: TO MATCH RAL#7021 MATTE, MT0028 "FLAT BLACK"
MC-01	METAL CANOPY SYSTEM: MAPES ARCHITECTURAL CANOPY SYSTEM- PREFINISHED 'FLAT SOFFIT' PROFILE CONSTRUCTION. - COLOR: TO MATCH RAL#7021 MATTE, MT0028 "FLAT BLACK"
FC-01	FABRIC CANOPY SYSTEM: SUNBRELLA FABRIC (5YR WARRANTY) OVER 1" ALUMINUM TUBE FRAME CONSTRUCTION- SEE SECTIONS FOR PROFILE INFORMATION. - FRAME TO BE CLEAR ANODIZED - FABRIC COLOR TO BE SELECTED BY TENANT. - ALL FABRIC TO MEET CLASS 'A' ASTM 84 PER NFPA 701 FIRE RESISTANCE
SF-01	STOREFRONT SYSTEM: ALUMINUM STOREFRONT SYSTEM, KAWNEER OR EQUAL. ANODIZED. COLOR: DARK BRONZE - 4" EXTERIOR SYSTEM, WITH 1" LOW-E, INSULATED, GLASS FILLED WITH ARGON (U-VALUE OF 0.45 MAX.)
DS-01	DOWNSPOUT: ALUMINUM DOWNSPOUT & COLLECTOR BOX. COLOR: TO MATCH RAL#7021 MATTE, MT0028 "FLAT BLACK"
BRICK-01	BRICK: UTILITY BRICK & MORTAR - GC TO PROVIDE SAMPLES FROM TWO MANUFACTURERS FOR SELECTION BY ARCHITECT
MS-01	METAL BUILDING SIDING: METL. SPAN SYSTEM (OR EQUAL) ALUMINUM SIDING WITH KYNAR FINISH - PROFILE & COLOR TO MATCH EXISTING & APPROVED BY ARCHITECT



MATERIAL LEGEND SCALE: NTS 03

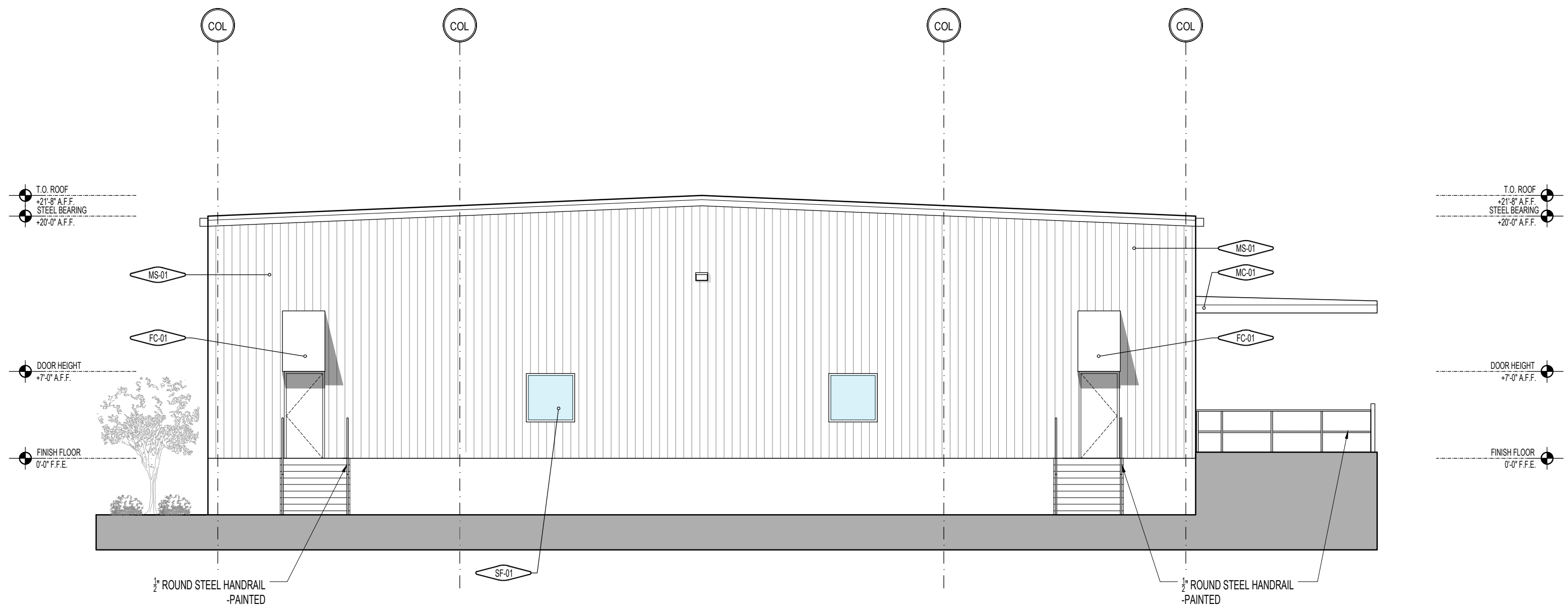
NORTH ELEVATION SCALE: 1/8" = 1'-0" 02



WEST ELEVATION SCALE: 1/8" = 1'-0" 01

MATERIAL LEGEND

- CP-01** **PRE-FINISHED METAL PARAPET COPING:**
 PAC-CLAD "ANCHOR-TITE" COPING SYSTEM (OR EQUAL) MILL FINISH ALUMINUM - KYNAR FINISH.
 - COLOR: TO MATCH RAL#7021 MATTE, MT0028 "FLAT BLACK"
- MC-01** **METAL CANOPY SYSTEM:**
 MAPES ARCHITECTURAL CANOPY SYSTEM- PREFINISHED 'FLAT SOFFIT' PROFILE CONSTRUCTION.
 - COLOR: TO MATCH RAL#7021 MATTE, MT0028 "FLAT BLACK"
- FC-01** **FABRIC CANOPY SYSTEM:**
 SUNBRELLA FABRIC (5YR WARRANTY) OVER 1" ALUMINUM TUBE FRAME CONSTRUCTION- SEE SECTIONS FOR PROFILE INFORMATION.
 - FRAME TO BE CLEAR ANODIZED
 - FABRIC COLOR TO BE SELECTED BY TENANT.
 - ALL FABRIC TO MEET CLASS 'A' ASTM 84 PER NFPA 701 FIRE RESISTANCE
- SF-01** **STOREFRONT SYSTEM:**
 ALUMINUM STOREFRONT SYSTEM, KAWNEER OR EQUAL, ANODIZED, COLOR: DARK BRONZE - 4" EXTERIOR SYSTEM, WITH 1" LOW-E, INSULATED, GLASS FILLED WITH ARGON (U-VALUE OF 0.45 MAX).
- DS-01** **DOWNSPOUT:**
 ALUMINUM DOWNSPOUT & COLLECTOR BOX, COLOR: TO MATCH RAL#7021 MATTE, MT0028 "FLAT BLACK"
- BRICK-01** **BRICK:**
 UTILITY BRICK & MORTAR
 - GC TO PROVIDE SAMPLES FROM TWO MANUFACTURES FOR SELECTION BY ARCHITECT
- MS-01** **METAL BUILDING SIDING:**
 METL. SPAN SYSTEM (OR EQUAL) ALUMINUM SIDING WITH KYNAR FINISH
 - PROFILE & COLOR TO MATCH EXISTING & APPROVED BY ARCHITECT



MATERIAL LEGEND

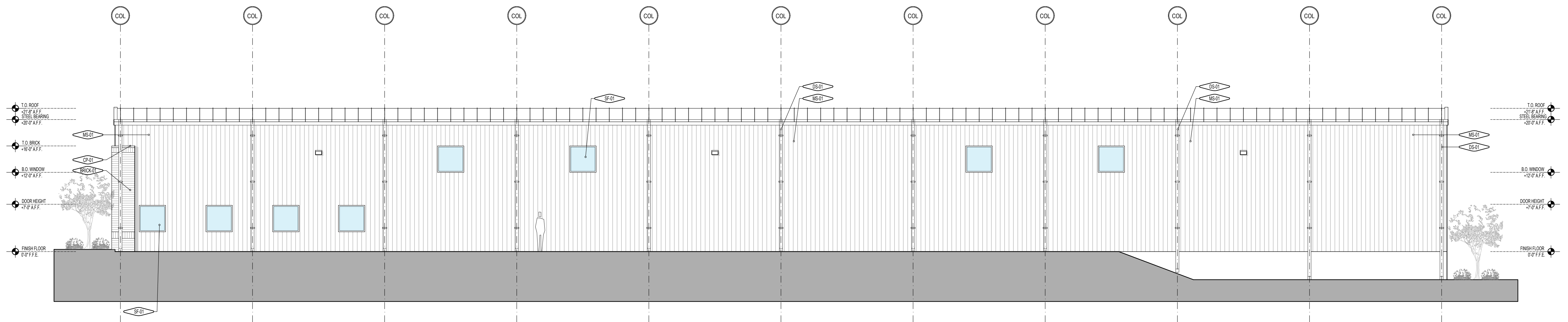
SCALE: NTS

03

SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

02



EAST ELEVATION

SCALE: 1/8" = 1'-0"

01

PRELIMINARY DRAWING
 NOT FOR CONSTRUCTION

AADVANTAGE LAUNDRY
 GARNER, NORTH CAROLINA

PROJECT LOCATION
 GARNER, NC

OWNER
 CAROLINA SNEEPEE

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Project Number 2226

Issue Date 08/2/2023

SET Revisions

Sheet Name

ELEVATIONS

Sheet Number

A-4.1

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: October 17, 2023		
Subject: Meadowbrook Park Dam Improvements – Bid Award for Phase 1 Construction		
Location on Agenda: Old/New Business <input type="checkbox"/>		
Department: Engineering & Parks, Recreation & Cultural Resources		
Contact: Lisa Rodriguez, Engineering Sr. Project Manager or Maria Munoz-Blanco, PRCR Director		
Presenter: Lisa Rodriguez, Engineering Sr. Project Manager		
<p>Brief Summary: Approval of bid award to North State Environmental, Inc. in the amount of \$240,585.00 for the construction of Phase 1 of the Meadowbrook Park dam. Phase 1 consists of draining the existing pond, relocating native fish, and safely breaching the earthen dam.</p>		
<p>Recommended Motion and/or Requested Action: Consider approval of the bid award to North State Environmental Inc. in the amount of \$240,585.00.</p>		
<p>Detailed Notes: In 2022, studies conducted at Meadowbrook Park identified deficiencies in the condition of the earthen dam and pond. The Town contracted TranSystems in November 2022 to provide engineering and design services and develop construction documents for the drawdown and breach of the dam. A community meeting was held on May 23, 2023 to update the neighborhood about the project. Phase 1 Construction was advertised for bid from September 7 to October 5, 2023. The Town received two responsive bids and one non-responsive bid.</p>		
<p>Funding Source: FY24 CIP - 2021 Park Bond</p>		
Cost: \$240,585.00	One Time: <input checked="" type="radio"/>	Annual: <input type="radio"/> No Cost: <input type="radio"/>
<p>Manager's Comments and Recommendations:</p>		
<p>Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/></p>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:		
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

TO: Jodi Miller, Assistant Town Manager

FROM: María Muñoz-Blanco, Director of Parks, Recreation and Cultural Resources
 Lisa Rodriguez, Senior Engineering Project Manager
 Katie Lockhart, Parks and Nature Superintendent

DATE: October 17, 2023

SUBJECT: Meadowbrook Park Dam Improvements – Bid Award for Phase 1 Construction

BACKGROUND

In 2022, studies conducted at Meadowbrook Park identified deficiencies in the condition of the earthen dam and pond. The Town contracted with TranSystems in November 2022 to provide engineering and design services and develop construction documents for the drawdown and breach of the dam. A community meeting was held on May 23, 2023 to update the neighborhood about the project.

The Meadowbrook Park Improvements Phase 1 has finished design and the construction bid was advertised in September 2023. Phase 1 consist of draining the existing pond, relocating native fish, and safely breaching the earthen dam. This project is funded through the FY24 CIP Budget.

Phase 1 Construction was advertised for bid from September 7 to October 5, 2023. The Town received two responsive bids and one non-responsive bid. The two responsive bids are of the following values:

Company:	North State Environmental Inc.	Shamrock Construction & Remediation LLC
Base Bid Totals:	\$ 240,585.00	\$ 260,036.00

North State Environmental Inc. is deemed the lowest, responsive, responsible bidder. They provided the lowest cost, a complete bid package with required documentation and references that provided positive feedback.

The completion of this phase will be followed by a mandated 6-month drying period by the United States Army Corps of Engineers to observe natural wet streams. Based on the outcome of this period, we expect that Phase 2 will include constructing a smaller pond amenity.

NEXT STEPS

Following approval by Town Council, staff will finalize the construction contract and obtain signatures from applicable parties.

STAFF RECOMMENDATION

That the Town Council approve the bid award to North State Environmental Inc. in the amount of \$240,585.00.

MEADOWBROOK PARK DAM IMPROVEMENTS

Presentation to Town Council | 10.17.2023



PURPOSE OF THE PRESENTATION

- Provide background information about the Meadowbrook Park dam and pond.
- Request Town Council approval for the bid award for the construction project to breach the dam.

PROJECT BACKGROUND

- As part of the design process for the future Meadowbrook Park, the Town conducted two engineering studies of the condition of the dam in 2022.
- The studies identified deficiencies in the dam that required removal or reconstruction.
- Based on cost considerations, a decision was made to remove the earthen dam and pond.
- The Town contracted TranSystems in November 2022 to provide engineering and design services for the breach of the dam and drawdown of the pond.
- In the course of the design work, the U.S. Corps of Engineers (USACE) was consulted. Based on the mandated 6-month drying period to observe natural wet streams, the project will be pursued in two phases: Phase 1 is the drawdown and breach of the dam, and Phase 2 (pending USACE) will be the construction of a smaller pond amenity.
- Project is funded in the FY24 Capital Improvement Budget.

PHASE 1 BID AWARD

- Phase 1 Construction was advertised for bid from September 7-October 5, 2023.
- The Town received two responsive bids and one non-responsive bid.
- The two responsive bids were:
 - North State Environmental, Inc. \$240,585.00
 - Shamrock Construction & Remediation LLC \$260,036.00
- Staff recommends awarding the bid to the lowest responsible responsive bidder, North State Environmental, Inc.

NORTH STATE ENVIRONMENTAL, INC.

- Founded in 1994 and specializing in erosion control, stream / river restoration, wetlands mitigation, and stormwater control.
- Based in Winston-Salem and works nationally.
- Has completed 13 dam removal projects, including Payne Branch / Middle Fork New River (Watauga County) and Odell's House Mitigation Site (Johnston County).



Pictures from Payne Branch Dam Removal

Meadowbrook Park - Dam Improvements



Project Location

8025 Country Club Drive,
Garner, NC 27529

Type of Project

Parks & Greenways

Current Project Stage

Design

Project Lead

PRCR

Project Description

Design and engineering services to develop construction documents to improve conditions of the Meadowbrook Park dam and pond. The pond is a contributing structure to Meadowbrook's National Historic Register designation.

Purpose of Project

Determine safe, cost-effective solution to address deteriorating conditions of the dam and associated pond to ensure long-term safety in the development of Meadowbrook Park.

Project Funding Overview

Total Project Cost		Prior Year Expenditures			Future Year Costs		
\$1,444,209		\$344,209			\$1,100,000		
Expenditures	Prior FYs	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
Prof Services	\$ 344,209	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 344,209
Construction	-	1,100,000	-	-	-	-	1,100,000
Total	\$ 344,209	\$ 1,100,000	\$ -	\$ -	\$ -	\$ -	\$ 1,444,209
Revenues	Prior FYs	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
ARP Funds	\$ 344,209	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 344,209
2021 Bonds	-	1,100,000	-	-	-	-	1,100,000
Total	\$ 344,209	\$ 1,100,000	\$ -	\$ -	\$ -	\$ -	\$ 1,444,209

Ongoing Operation Expenses

Annual operation costs are anticipated to be minimal based on the current scope of the project.



Capital Project Status Report

CAPITAL STREET & SIDEWALK PROJECTS

WHITE OAK ROUNDABOUT (TIP#U-6225)

PROJECT DESCRIPTION:	CONVERT AN EXISTING INTERSECTION TO A PARTIAL DUAL LANE ROUNDABOUT		
LOCATION:	WHITE OAK RD/ACKERMAN RD/HEBRON CHURCH RD	PROJECT BUDGET:	\$3,944,904
CURRENT PHASE:	DESIGN	FUNDING SOURCE:	DESIGN - 2013 BONDS, ROW, URA, CON - LAPP/2021 BONDS
ESTIMATED COMPLETION:	LATE 2024	PM CONTACT:	LISA RODRIGUEZ (919-890-7310)
PROJECT NOTES:	DESIGN IS 100% COMPLETE. LAPP CONSTRUCTION FUNDING AUTHORIZED. WORKING UTILITY RELOCATIONS WITH DUKE ENERGY.		

JONES SAUSAGE ROAD - NORTH

PROJECT DESCRIPTION:	WIDEN THE ROAD FROM A 2 LANE TO 4 LANE DIVIDED SECTION WITH RAISED GRASS MEDIAN AND SIDEWALK ALONG BOTH SIDES		
LOCATION:	JONES SAUSAGE RD, AMAZON DISTRIBUTION CENTER TO E GARNER RD	PROJECT BUDGET:	\$20,011,763
CURRENT PHASE:	DESIGN	FUNDING SOURCE:	2021 BOND/LAPP FUNDING
ESTIMATED COMPLETION:	SPRING 2027	PM CONTACT:	LISA RODRIGUEZ (919-890-7310)
PROJECT NOTES:	DESIGN IS 65% COMPLETE. FURTHER SEPTIC EVALUATIONS ARE COMPLETE. CURRENTLY DISCUSSING VE OPTIONS.		

RAND MILL ROAD AND MAIN STREET STREETScape

PROJECT DESCRIPTION:	PARKING LOT IMPROVEMENT ON TOWN PROPERTY TO ACCOMMODATE DOWNTOWN PARKING NEEDS, INTERSECTION STREETScape, CURB, GUTTER AND SIDEWALK ADDITIONS ON THE WEST SIDE.		
LOCATION:	RAND MILL RD & E MAIN STREET	PROJECT BUDGET:	\$2,288,364
CURRENT PHASE:	DESIGN	FUNDING SOURCE:	\$1,030,405 - COMMUNITY PARTNER FUNDING GRANT
ESTIMATED COMPLETION:	EARLY 2025	PM CONTACT:	LISA RODRIGUEZ (919-890-7310)
PROJECT NOTES:	COMPLETED FINAL STEPS FOR THE EARMARK GRANT. WORKING ON FINAL DESIGN EFFORTS AND UTILITY COORDINATION.		

PEARL STREET & PARKER STREET IMPROVEMENTS

PROJECT DESCRIPTION:	PAVE/WIDEN WEST SIDE OF PEARL STREET WITH CURB, SIDEWALK AND ON-STREET PARKING. WIDEN BOTH SIDES OF PARKER STREET WITH CURB AND SIDEWALK.		
LOCATION:	DOWNTOWN, PEARL AND PARKER STREET	PROJECT BUDGET:	\$1,309,726
CURRENT PHASE:	DESIGN	FUNDING SOURCE:	2021 BOND
ESTIMATED COMPLETION:	SPRING 2025	PM CONTACT:	LISA RODRIGUEZ (919-890-7310)
PROJECT NOTES:	BUDGET AMENDMENT PRESENTED 9/19, DISCUSSION WAS APPLIED AND DESIGN WILL PROGRESS TO CONSTRUCTION DRAWINGS.		

AVERSBORO AND GARNER ROAD SIDEWALK

PROJECT DESCRIPTION:	INSTALL SIDEWALK ALONG NORTH SIDE OF GARNER ROAD AND WEST SIDE OF AVERSBORO ROAD		
LOCATION:	VANDORA WEST SUBDIVISION	PROJECT BUDGET:	\$450,000
CURRENT PHASE:	DESIGN	FUNDING SOURCE:	2021 BOND
ESTIMATED COMPLETION:	SUMMER 2024	PM CONTACT:	BRANYUN BULLARD (984-233-2517)
PROJECT NOTES:	65% DESIGN IS COMPLETE WE ARE CURRENTLY WORKING ON UTILITY COORDINATION AND APPROVED ROW EXHIBITS.		

BRYAN ROAD IMPROVEMENTS

PROJECT DESCRIPTION:	WIDEN AND INSTALL SIDEWALK ALONG EAST SIDE OF BRYAN ROAD		
LOCATION:	WCPSS SITE	PROJECT BUDGET:	\$518,000
CURRENT PHASE:	DESIGN	FUNDING SOURCE:	2021 BOND
ESTIMATED COMPLETION:	SUMMER 2024	PM CONTACT:	BRANYUN BULLARD (984-233-2517)
PROJECT NOTES:	65% DESIGN IS IN PROGRESS		

2023 RESURFACING

PROJECT DESCRIPTION:	2023 STREET RESURFACING AND INSTALLATION OF SPEED TABLES		
LOCATION:	VARIOUS	PROJECT BUDGET:	\$1,023,485
CURRENT PHASE:	CONSTRUCTION	FUNDING SOURCE:	POWELL BILL
ESTIMATED COMPLETION:	WINTER 2023	PM CONTACT:	LEAH HARRISON (919-773-4423)
PROJECT NOTES:	WORK IS PROGRESSING. MAJORITY OF CONCRETE WORK DONE, ASPHALT AND SPEED TABLES UNDERWAY		

CAPITAL FACILITY PROJECTS

TOWN HALL ANNEX

PROJECT DESCRIPTION:	RENOVATIONS TO A TOWN PROPERTY TO PROVIDE SPACE FOR CURRENT STAFF AND FUTURE GROWTH OF ENGINEERING, IT AND COMMUNICATIONS DEPARTMENTS		
LOCATION:	109 FOREST HILLS DR	PROJECT BUDGET:	\$5,069,908
CURRENT PHASE:	DESIGN	FUNDING SOURCE:	OTHER FINANCING
ESTIMATED COMPLETION:	WINTER 2024	PM CONTACT:	LISA RODRIGUEZ (919-890-7310)
PROJECT NOTES:	BUDGET AMENDMENT PRESENTED 9/19, DISCUSSION WAS APPLIED AND DESIGN WILL PROGRESS TO CONSTRUCTION DRAWINGS.		

GARNER SENIOR CENTER IMPROVEMENTS

PROJECT DESCRIPTION:	RENOVATIONS TO TOWN OWNED SENIOR FACILITY. WILL BE UPGRADING, UPDATING, REPAIRING, AND BEAUTIFYING THE PROPERTY.		
LOCATION:	205 E GARNER RD	PROJECT BUDGET:	\$500,000
CURRENT PHASE:	DESIGN	FUNDING SOURCE:	COMMUNITY PROJECT FUNDING GRANT
ESTIMATED COMPLETION:	FALL 2024	PM CONTACT:	BRANYUN BULLARD (984-233-2517)
PROJECT NOTES:	WORKING ON FINALIZING RFQ FOR ARCHITECTURAL DESIGN. FUNDING WILL BE RECEIVED FY24.		

CAPITAL PARKS PROJECTS

SOUTH GARNER GREENWAY EXTENSION

PROJECT DESCRIPTION:	10 FT MULTI-USE PATH CONNECTING SURROUNDING NEIGHBORHOODS TO WHITE DEER PARK AND LAKE BENSON PARK		
LOCATION:	BUFFALOE RD, LAKE BENSON PARK TO VANDORA SPRINGS CIRCLE	PROJECT BUDGET:	\$5,374,248
CURRENT PHASE:	DESIGN	FUNDING SOURCE:	2021 BOND
ESTIMATED COMPLETION:	LATE 2025	PM CONTACT:	LISA RODRIGUEZ, MARIA MUNOZ-BLANCO, KATIE LOCKHART
PROJECT NOTES:	DESIGN IS 30% COMPLETE. CONSULTANT WILL APPLY TOWN COMMENTS. TOWN IS APPLYING FOR LAPP FUNDING TO AID EFFORTS.		

YEARGAN PARK PHASE 1

PROJECT DESCRIPTION:	DESIGN AND CONSTRUCTION OF PHASE 1 WHICH CONSIST OF FOUR ATHLETIC FIELDS AND A PLAYGROUND. APPROX AREA 23 ARCES.		
LOCATION:	607 E GARNER RD	PROJECT BUDGET:	\$20,557,232
CURRENT PHASE:	DESIGN	FUNDING SOURCE:	2021 BOND
ESTIMATED COMPLETION:	FALL 2026	PM CONTACT:	LISA RODRIGUEZ, MARIA MUNOZ-BLANCO, KATIE LOCKHART
PROJECT NOTES:	DESIGN IS PROGRESSING TO 60%, UPDATED COST WILL BE PROVIDED AND VE EFFORTS CONSIDERED.		

MEADOWBROOK PARK DAM REHAB

PROJECT DESCRIPTION:	STUDY PHASE TO PROVIDE A SITE INVENTORY AND METHODS TO BREACH THE EARTHEN DAM AND REMOVE THE 5 ARCE LAKE.		
LOCATION:	8025 COUNTRY CLUB DRIVE	PROJECT BUDGET:	\$1,444,209
CURRENT PHASE:	STUDY	FUNDING SOURCE:	2021 BOND
ESTIMATED COMPLETION:	EARLY 2024	PM CONTACT:	LISA RODRIGUEZ, MARIA MUNOZ-BLANCO, KATIE LOCKHART
PROJECT NOTES:	TOWN RECEIVED BIDS FOR DAM BREACH PORTION. PRESENTATION TO AWARD THAT CONTRACT 10/17.		

CAPITAL STORMWATER PROJECTS

JUNCTION BLVD

PROJECT DESCRIPTION:	CULVERT SLIP LINE, INSTALLATION OF HEADWALLS, OUTLET STABILIZATION		
LOCATION:	JUNCTION DLVD.	PROJECT BUDGET:	\$729,612
CURRENT PHASE:	COMPLETE	FUNDING SOURCE:	2021 BOND
ESTIMATED COMPLETION:	SUMMER 2023	PM CONTACT:	BRANYUN BULLARD (984-233-2517)
PROJECT NOTES:	COMPLETE		

FOREST RIDGE ROAD

PROJECT DESCRIPTION:	LINE CULVERT, INSTALL NEW CONCRETE HEADWALL, STABILIZE/REVEGETATE BANKS		
LOCATION:	N/A	PROJECT BUDGET:	\$286,275
CURRENT PHASE:	DESIGN	FUNDING SOURCE:	2021 BOND
ESTIMATED COMPLETION:	SPRING 2024	PM CONTACT:	BRANYUN BULLARD (984-233-2517)
PROJECT NOTES:	100% DESIGN DOCUMENTS BEING PREPARED, EASEMENT ACQUISITION UNDERWAY		

STORMWATER ASSESSMENT

PROJECT DESCRIPTION:	INVENTORY AND ASSESSMENT OF DRAINAGE INFRASTRUCTURE 36" INCHES AND SMALLER		
LOCATION:	N/A	PROJECT BUDGET:	TBD
CURRENT PHASE:	DESIGN	FUNDING SOURCE:	2021 BOND
ESTIMATED COMPLETION:	LATE 2024	PM CONTACT:	LEAH HARRISON (919-773-4423)
PROJECT NOTES:	PHASE 1 COMPLETE, CONTRACT FOR PHASE 2 AWAITING EXECUTION. GRANT ACCEPTED.		



Talk of the **TOWN**

Council Requests & Updates

October 17, 2023

This monthly report provides an update on Council requests, items submitted on the Garner Info app, and quarterly development statistics.

New Rand Road Traffic Light (Vance)

The Transportation Systems Management & Operations unit of NCDOT conducted an investigation of the signal at New Rand and 70 Hwy and did not observe any issues or recommend any changes. Town staff will continue to report any concerns so that NCDOT can monitor.

Bushes on W. Garner Road (Behringer)

Public Works has trimmed the bushes that were blocking the sidewalk in front of 108 W. Garner Rd.

Development Pipeline Information (Dellinger)

The Planning Department is working to format a development pipeline report (for PDF printing) to post on the Planning Department webpage. Planning staff is working to have the report posted by the end of October with monthly updates provided thereafter.

Boathouse Planning (All)

Following up to the presentation on the South Garner Greenway/Bufaloe Road Alignment, staff's recommendation is that the next step is to complete a master plan for Lake Benson Park. This master plan would identify an optimal location for a new boathouse, consider the impact of an additional amenity in the already popular park, and address stormwater and accessibility requirements. The master plan would also provide a general estimate of cost. Once a consultant is identified and funds are available, since this is an existing park, staff expects the master plan process would be of a shorter timeframe (4-6 months from the time a contract is signed).

Upcoming PRCR Events (All)

GPAC is hosting the Heritage Brass Ensemble of the U.S. Air Force Heritage of America Band on **October 24 at 7:30 pm** for a free concert. Based at Joint Base Langley-Eustis (Hampton/Newport News), the six-member ensemble brings the military tradition of brass and percussion to the concert stage.

Trick-or-Treat the Trails will be held at White Deer Park on **Tuesday, October 31 from 3:00 to 6:00 pm**. More than 50 community groups will participate providing candies and goodies. Food trucks will be available. Parking for the public will be at Lake Benson Park.

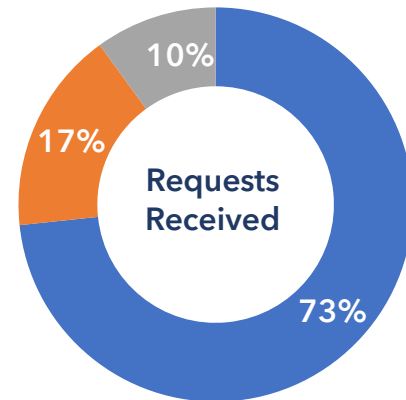
The Town’s annual Veterans Day commemoration will be held on **Saturday, November 11 from 10:30 am to 12 pm** at Aversboro Road Baptist Church. The event is free to the public and will feature music by the Garner Magnet High School band and a keynote address (speaker to be announced). The event is co-sponsored by the Garner Veterans Advisory Committee. Free tours of the Veterans Memorial will be given following the program.

Garner Info Monthly Analytics

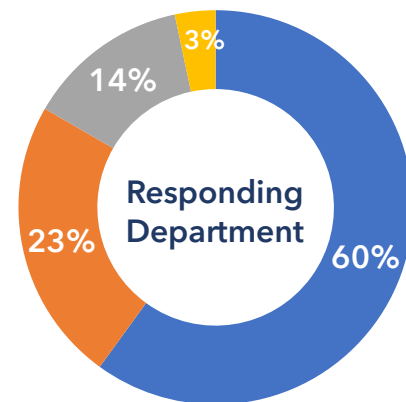
September 11 – October 10, 2023 – 30 Total Requests

Request by Type

Tall Grass/Weeds (Private Property)	4	13.3%
Misc. - Streets	3	10.0%
Dead Animal Pickup	2	6.7%
Trim Vegetation	2	6.7%
Misc. - Parks / Town Property	2	6.7%
Ditch/ Surface Drainage Problem	1	3.3%
Garbage	1	3.3%
Grounds/ Trail Maintenance	1	3.3%
Litter Pickup	1	3.3%
Pothole/ Pavement Repair	1	3.3%
Recycling	1	3.3%
Roadway Obstruction	1	3.3%
Rollout Container	1	3.3%
Sidewalk Repair	1	3.3%
Street Sign Maintenance	1	3.3%
Yard Waste/ Loose Leaves	1	3.3%
Junk Vehicle (Private Property)	1	3.3%
Neighborhood Speeding	1	3.3%
Trash/Solid Waste (Private Property)	1	3.3%
Construction Without Permit	1	3.3%



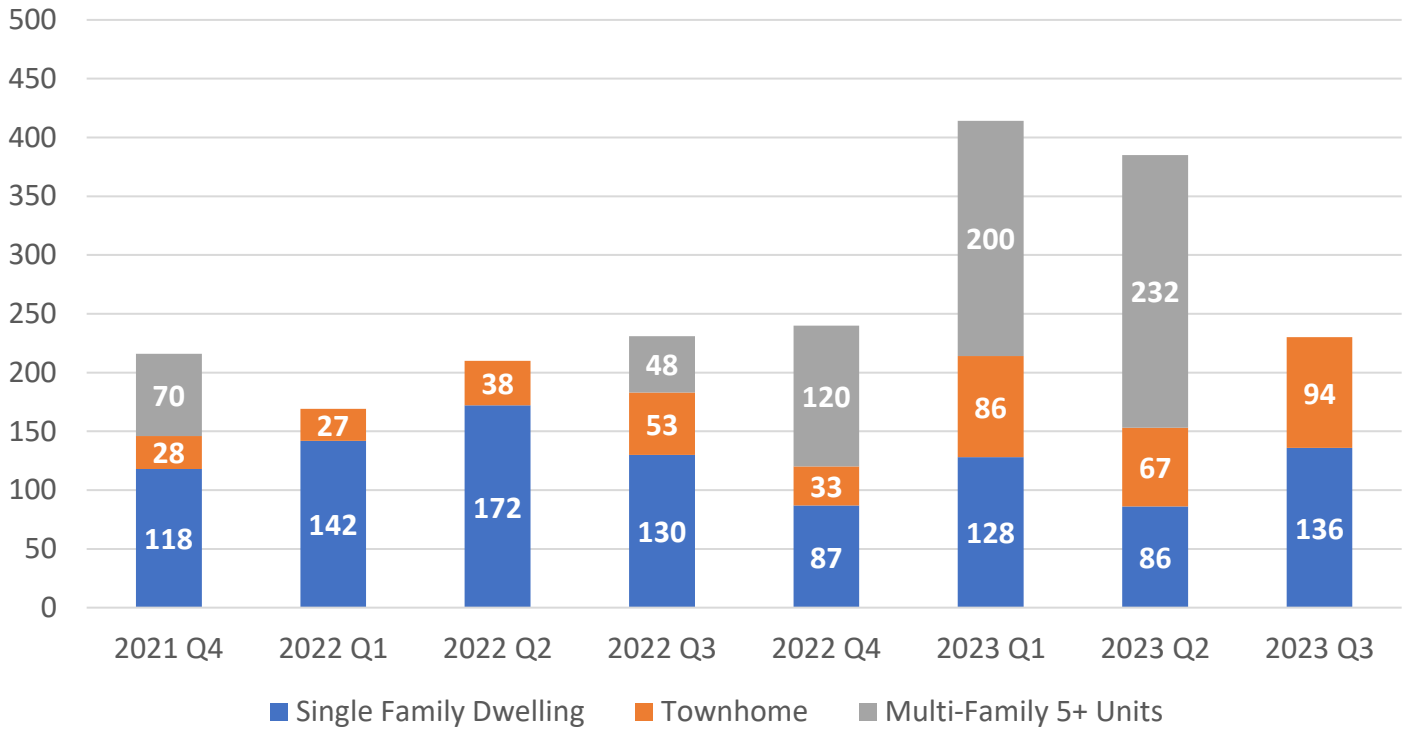
■ Completed ■ In Progress ■ Received ■



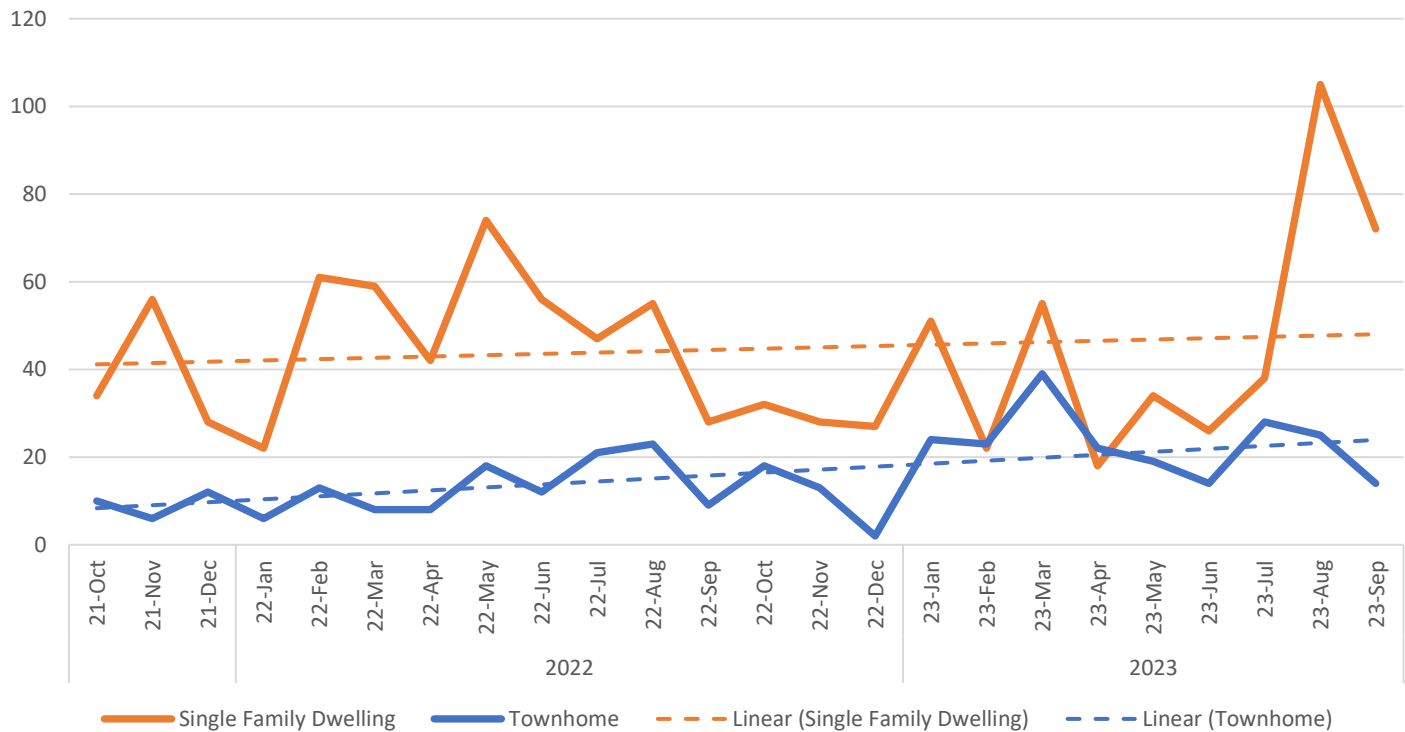
■ Public Works ■ Inspections ■ Police ■ Planning

Quarterly Development Statistics

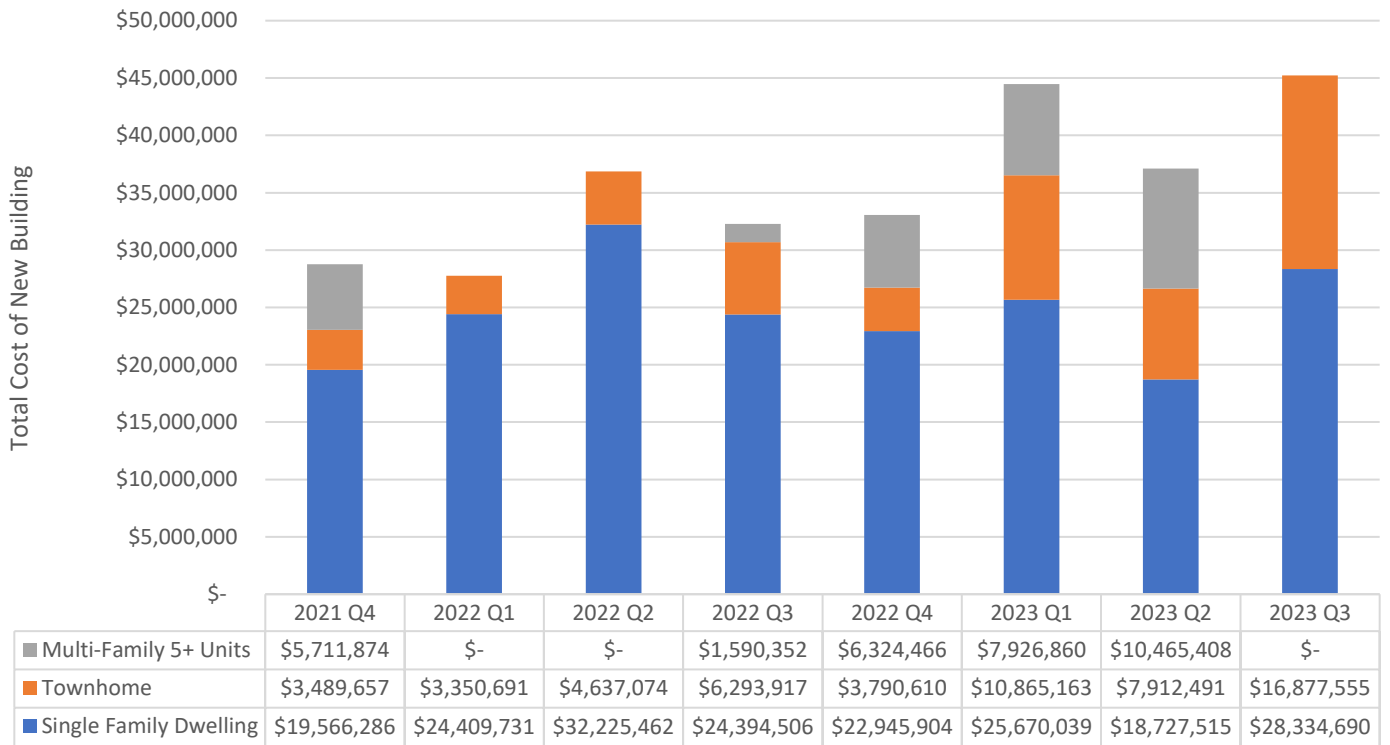
Quarterly COs Issued for New Residential Building



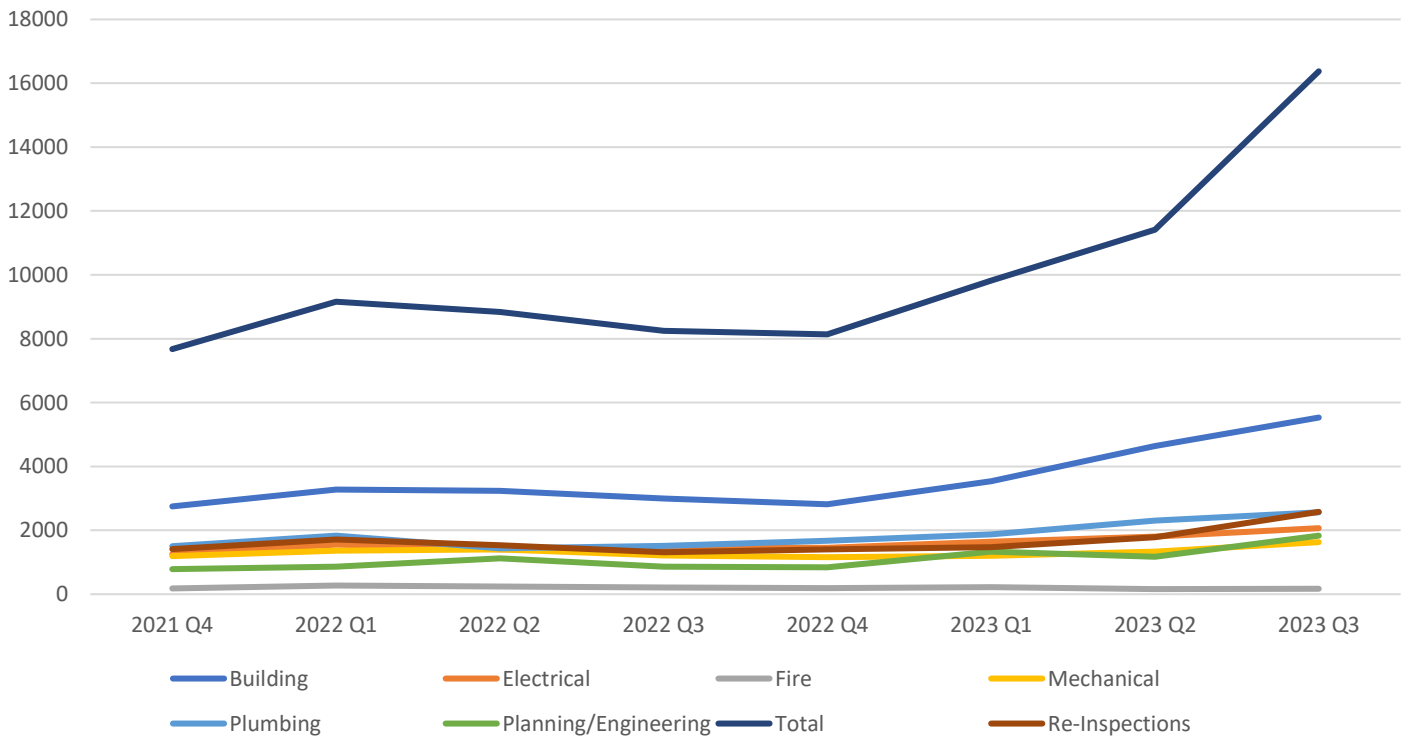
Trend for COs Issued by Month



Total Cost of New Residential Construction by CO Date



Inspections Conducted per Quarter by Trade



Memorandum

To: Rodney Dickerson, Town Manager
From: David C. Beck, Finance Director
Date: October 17, 2023
Subject: Financial Reports for 1st Quarter FY 2023-24
CC: Town Council

Attached is a statement of revenues and expenditures for FY 2024 through September 30, 2023. We are three months or approximately 25% into the fiscal year.

Year-to-date, the Town has collected approximately 11.6% of estimated revenues. A few revenue highlights include:

- Most property tax revenues (apart from vehicle taxes) are collected in the months of November, December, and January. At the end of September, we have collected 14.7% of the budgeted property tax revenue for the year.
- Sales tax and other intergovernmental revenues for the current fiscal year will begin coming in during October.
- Building permit revenues are down compared to the prior year. The prior year was boosted by several large commercial projects. The current year is on pace to hit the budget mark though.
- Unrestricted interest on invested and deposited monies continues to be strong due to the rise in interest rates. Actuals to date are almost \$150,000 for the year.

Please review the attached Analysis of Revenues for additional information on key revenue streams. The Sales Tax Tracker has been updated to show detail for each month received to date. We have not received our first disbursement for the new fiscal year at this time.

Overall, the Town has expended approximately 19.5% of its budget. When encumbrances are added to the actual expenditures that rises to 34.8%. At the same point in the previous fiscal year, the Town had spent 21.9% of its budget. Some of the notable expenditures so far include:

- Annual dues and subscriptions as well as annual renewals of contracted services are paid at the beginning of each fiscal year.
- The Town has expended nearly \$2.3 million for debt service costs which represents 38% of the total budget for debt service.
- Year-to-date salary and benefits are 43.1% of all expenditures.
- The Town has made its annual premium payment for workers compensation insurance.

The fiscal year is off to a positive start. The local economy remains very strong as well. We will monitor economic trends such as inflation, fuel prices, and interest rates to anticipate potential local impacts here in Garner as the year progresses. Please let me know if you have any questions.

Town of Garner
Statement of Revenues and Expenditures
For the Period July 1, 2023 - September 30, 2023

	Budget	Actual	Over (Under) Budget	Percentage of Budget	Actual Prior Year
REVENUES					
Ad valorem taxes	\$ 35,728,397	\$ 5,262,406	\$ (30,465,991)	14.7%	\$ 3,997,996
Other taxes and licenses	10,029,941	52,586	(9,977,355)	0.5%	141,006
Intergovernmental revenues	3,396,215	456,339	(2,939,876)	13.4%	520,480
Permits and fees	3,690,283	1,043,941	(2,646,342)	28.3%	1,285,636
Sales and services	680,876	184,710	(496,166)	27.1%	179,916
Investment earnings	400,000	145,256	(254,744)	36.3%	107,520
Other revenues	261,541	79,390	(182,151)	30.4%	67,126
Other Financing Sources	8,516,827	29,454	(8,487,373)	0.3%	84,115
Total Revenues	\$ 62,704,080	\$ 7,254,082	\$ (55,449,998)	11.6%	\$ 6,383,796
EXPENDITURES					
Governing body	\$ 926,310	\$ 128,404	(797,906)	13.9%	\$ 135,163
Administration	2,218,835	416,261	(1,802,574)	18.8%	460,758
Budget Office	270,692	63,684	(207,008)	23.5%	-
Finance	1,268,703	243,309	(1,025,394)	19.2%	219,667
Economic development	476,292	96,924	(379,368)	20.3%	86,810
Economic incentives	-	-	-	0.0%	-
Planning	1,302,464	209,076	(1,093,388)	16.1%	217,232
Inspections	1,890,091	407,145	(1,482,946)	21.5%	379,767
Engineering	1,426,963	266,943	(1,160,020)	18.7%	244,241
Information technology	1,297,428	208,078	(1,089,350)	16.0%	205,092
Police	11,749,029	2,547,415	(9,201,614)	21.7%	2,401,709
Fire services	6,953,381	1,578,997	(5,374,384)	22.7%	1,307,745
Public works	13,290,453	2,282,396	(11,008,057)	17.2%	2,070,365
Parks and recreation	3,397,855	803,084	(2,594,771)	23.6%	742,487
Debt service	5,939,342	2,241,491	(3,697,851)	37.7%	2,285,671
Special appropriations	2,133,225	720,864	(1,412,361)	33.8%	581,256
Transfers out	8,127,027	-	(8,127,027)	0.0%	-
Contingency	35,990	-	(35,990)	0.0%	-
Total expenditures	\$ 62,704,080	\$ 12,214,072	\$ (50,490,008)	19.5%	\$ 11,358,008
Revenues over Expenditures	\$ -	\$ (4,959,989)	\$ (4,959,989)		\$ (4,974,213)

Town of Garner
 Analysis of Major Revenues
 For the Period July 1, 2023 Through September 30, 2023

Property Tax Collections

(collections compared to budget)

	Through Month Ending	
	9/30/2023	9/30/2022
Collections--Current Year	\$ 5,237,582	\$ 3,966,487

Note:

Collection % Budget	14.71%	13.48%
Collection % Value/Levy (both DMV & Wake Co)	15.89%	14.24%

Property Tax Billings (from Wake County & DMV)

	Through Month Ending		
	9/30/2023	9/30/2022	
Real Property	\$4,789,194,774	\$4,366,542,521	
Personal Property	404,594,396	411,935,039	
Public Service Property	194,829,680	194,829,680	
Vehicles	77,149,180	72,932,764	
Total	\$5,465,768,030	\$5,046,240,004	Percent Change 8.31%

Sales Tax Distributions

	Through Month Ending		% Change
	9/30/2023	9/30/2022	
Sales Taxes	\$0	\$0	0.00%

Note: Sales tax revenues for July 2023 will not be received until October

Building Permit Fees

	Through Month Ending		% Change
	9/30/2023	9/30/2022	
Fees Collected	\$437,468	\$738,590	-40.77%

PRCR Fees

	Through Month Ending		% Change
	9/30/2023	9/30/2022	
Recreation Fees	\$72,411	\$60,850	19.00%
Facility Rentals	\$74,719	\$72,506	3.05%

Town of Garner
 Selected Balance Sheet accounts
 As of September 30, 2023

FOR INTERNAL USE ONLY

	General
ASSETS	
Cash in Bank	\$ 3,658,508
Petty cash and change funds	1,656
NC Cash Management Trust investments	27,342,375
PFM Investments	10,843,034
Police Asset Forfeiture account	95,115
Receivables & Inventory (excluding Taxes & Assessments)	530,272
	\$ 42,470,960
 LIABILITIES	
Accounts Payable	\$ 583,999
Bonds on deposit for Planning/Engineering	81,207
Rental Deposits	25,121
Deferred Revenue	85,525
	\$ 775,852
Current Year Revenues to date	7,254,082
Current Year Expenditures to date	(12,214,072)
Restricted Fund Balance July 1	975,196
Committed Fund Balance July 1	23,489,380
Unrestricted Fund Balance	22,190,521
	\$ 41,695,107
	\$ 42,470,960

Town of Garner
Sales Tax Analysis Actual to Actual and Budget to Actual

Note: Sales tax revenues received from the state run three months behind, for example sales taxes received in October 2023 are for July 2023 taxable sales.

Month	Total Sales Tax					<u>2022-2023</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>2023-2024</u>
	<u>2020-2021</u>	<u>2021-2022</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>2023-2024</u>	<u>Actual</u>	<u>Actual</u>	<u>Budget</u>	<u>Budget</u>
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>	<u>Variance %</u>	<u>Variance</u>	<u>Variance %</u>
July	656,314.09	783,239.66	841,430.10	817,205.42	-	(841,430.10)	-100.00%	(817,205.42)	-100.00%
August	612,156.78	728,176.09	885,976.37	817,205.42					
September	667,569.95	750,342.26	883,536.63	817,205.42					
October	655,336.35	752,819.83	861,072.19	817,205.42					
November	697,235.15	762,124.51	819,711.53	817,205.42					
December	799,729.16	904,831.08	981,871.76	817,205.42					
January	667,675.79	630,126.80	818,688.31	817,205.42					
February	535,278.80	668,015.21	629,974.97	817,205.42					
March	755,683.32	816,854.90	925,764.30	817,205.42					
April	720,085.16	836,233.41	771,590.80	817,205.42					
May	753,958.97	809,186.38	904,801.06	817,205.42					
June	806,664.85	879,976.42	941,855.80	817,205.42					
Totals	8,327,688.37	9,321,926.55	10,266,273.82	9,806,465.00	-	(841,430.10)	-100.00%	(817,205.42)	-100.00%

Month	Article 39 Sales Tax					<u>2022-2023</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>2023-2024</u>
	<u>2020-2021</u>	<u>2021-2022</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>2023-2024</u>	<u>Actual</u>	<u>Actual</u>	<u>Budget</u>	<u>Budget</u>
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>	<u>Variance %</u>	<u>Variance</u>	<u>Variance %</u>
July	288,519.66	341,465.88	365,320.88	377,857.75	-	(365,320.88)	-100.00%	(377,857.75)	-100.00%
August	266,443.23	318,528.16	388,366.29	377,857.75					
September	297,989.75	337,787.16	393,808.17	377,857.75					
October	292,909.64	341,552.14	386,504.81	377,857.75					
November	316,370.45	328,779.37	360,620.02	377,857.75					
December	363,851.66	407,140.90	438,221.35	377,857.75					
January	301,982.12	266,200.24	363,015.84	377,857.75					
February	234,357.55	301,884.59	265,863.57	377,857.75					
March	323,857.74	350,857.91	412,985.19	377,857.75					
April	313,134.03	371,012.49	330,216.21	377,857.75					
May	342,386.83	352,749.99	399,503.93	377,857.75					
June	352,650.95	384,546.71	408,830.88	377,857.75					
Totals	3,694,453.61	4,102,505.54	4,513,257.14	4,534,293.00	-	(365,320.88)	-100.00%	(377,857.75)	-100.00%

Month	Article 40, 42, 44, City HH Sales Tax					<u>2022-2023</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>2023-2024</u>
	<u>2020-2021</u>	<u>2021-2022</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>2023-2024</u>	<u>Actual</u>	<u>Actual</u>	<u>Budget</u>	<u>Budget</u>
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>	<u>Variance %</u>	<u>Variance</u>	<u>Variance %</u>
July	367,794.43	441,773.78	476,109.22	439,347.67	-	(476,109.22)	-100.00%	(439,347.67)	-100.00%
August	345,713.55	409,647.93	497,610.08	439,347.67					
September	369,580.20	412,555.10	489,728.46	439,347.67					
October	362,426.71	411,267.69	474,567.38	439,347.67					
November	380,864.70	433,345.14	459,091.51	439,347.67					
December	435,877.50	497,690.18	543,650.41	439,347.67					
January	365,693.67	363,926.56	455,672.47	439,347.67					
February	300,921.25	366,130.62	364,111.40	439,347.67					
March	431,825.58	465,996.99	512,779.11	439,347.67					
April	406,951.13	465,220.92	441,374.59	439,347.67					
May	411,572.14	456,436.39	505,297.13	439,347.67					
June	454,013.90	495,429.71	533,024.92	439,347.67					
Totals	4,633,234.76	5,219,421.01	5,753,016.88	5,272,172.00	-	(476,109.22)	-100.00%	(439,347.67)	-100.00%

Town of Garner
One-Time Funding Tracker

ARP Act Funds

Funding Received as of 9/30/2022	\$10,009,331
Earmarked for Eligible Project per ARP Guidelines	\$9,331
PFRM Program FY23 Funding	\$400,000
CLUE Study	\$290,240
Cost of Municipal Services Study	\$55,000
Economic Development Site Assessments	\$150,000
DFI Housing Affordability Workshop	\$10,350
Employee Retention Bonuses	\$1,018,035
Meadowbrook Dam Study	\$344,209
Splashpad & Inclusive Playground (Design)	\$133,100
Affordable Housing Gap Funding	\$750,000
Rebuilding Together	\$100,000
Pay & Class Implementation (FY24 VERT Funding)	\$1,485,000
Fire Station #5 Gap Funding	\$1,657,193
Remaining Balance	<u><u>\$3,616,204</u></u>