



**Town of Garner  
Planning Department**

**Special Use Permit Application  
SUP-SP-21-03**



**Project:** US 70 Industrial - Phase 3  
**Applicant:** AI, Neyer, LLC  
**Owner:** Garner Industrial I, LLC  
**Location:** 2301 US 70 HWY E  
**Pin #:** 1730944375

**Proposed Use:** Light Industrial Service - Flex Space;  
Manufacturing and Production - Indoor  
Only  
**Current Zoning:** SB, I-1  
**Acreage:** 35.22  
**Overlay:** US 70 / 401 Thoroughfare Overlay