May 18, 2020 7:00 PM  
Town of Garner Planning Commission Agenda  
Council Meeting Room  
900 7th Avenue · Garner, North Carolina 27529

Conduct of the Planning Commission:
This meeting is not a scheduled Public Hearing. However, the meeting is open to the public, so they can obtain information about items on the Commission’s agenda. The meeting will be conducted in the following order for each agenda item:

1. Staff Overview of the request
2. Presentation by the applicant and others in support; comments by speakers in opposition to the request
3. Questions from the Commission
4. Comments/vote by the Commission

For each agenda item, comments by the applicant/proponents are limited to ten minutes and comments by opponents are limited to ten minutes. The Commission requests that comments not be repetitive, and where possible, that a spokesperson is designated to present the views of a larger group.

I. Call to Order

II. Roll Call

III. Invocation

IV. Minutes

• Regular Meeting February 17, 2020

V. Old/New Business:

A. Special Use Site Plan Request:

SUP-SP-19-19 Oak City Academy – Rivers & Associates, Inc is requesting special use approval for a Christian Montessori school which is specifically classified as a “School, Public or Private” use. The site is located at 1057 Benson Rd. and can be further identified as Wake County PIN(s) 1710-58-7293, 1710-58-6376, 1710-58-6144, & 1710-68-0135.

B. Conditional Use Rezoning & Conditional Use Site Plan Request:

CUD-Z-19-10 – Bass, Nixon, and Kennedy, Inc. is requesting to rezone 3.84 +/- acres from Service Business (SB) and Single-Family Residential (R-12) to Service Business Conditional Use (SB C223). A conditional use site plan accompanies this request.

CUP-SP-19-25 Hudson’s Hardware - Bass, Nixon, and Kennedy, Inc. is requesting conditional use approval for a new indoor storage use accessory to a hardware store which is specifically classified as “Sales Oriented Use with Outdoor
Operations”. The site is located at 305 Benson Rd. and can be further identified as Wake County PIN 1711-42-9565.

C. Planned Development Rezoning with Planned Development Master Plan:

PD-Z-19-04 – Clayton Properties Group is requesting to rezone 77.01 +/- acres from Single-Family Residential-20 (R-20) to Planned Residential Development (PRD C-9) Conditional Use. A companion planned development master plan accompanies this planned development rezoning request.

PD-MP-19-04 Raynor Road Subdivision – Clayton Property Group is requesting planned development approval for a development containing approximately 207 townhouses and 126 single-family detached residences. The site is located at 5901 Raynor Rd. and can be further identified as a portion of Wake County PIN 1639-58-3019.

VI. Reports

A. Planning Director

B. Planning Commission

VII. Adjournment
February 17, 2020 7:00 PM
Town of Garner Planning Commission Minutes
Town Council Chambers
900 7th Avenue · Garner, North Carolina 27529

I. Call to Order

Mr. Hunnicutt called the regular meeting of the Town of Garner Planning Commission to order at 7:00 p.m. on Monday, February 17, 2020 in the Town Council chambers.

II. Roll Call

The Secretary conducted the roll call.

Members present: Ruth Strindberg, Jon Blasco, Vice-Chair; Jim Hunnicutt, Chairman; Dean Fox, Vang Moua and Vira Hogan

Staff in attendance: Mr. Jeff Triezenberg, AICP, GISP, Planning Director; Ms. Stacy Harper, Principal Planner; and Ms. Elisabeth Webster, Planner I

III. Invocation

Mr. Hunicutt gave the invocation.

IV. Minutes

Regular Meeting Minutes January 22, 2019 – Mr. Blasco made a motion to approve the minutes of the January 22, 2019 meeting as amended by Ms. Barat; seconded by Ms. Strindberg. The vote to approve was unanimous.

V. Old/New Business:

A. Special Use Site Plan Request:

SUP-SP-19-12 True Hotel – Herring-Sutton & Associates, PA is requesting special use site plan approval for a hotel. The site is located at 525 US HWY 70 and can be further identified as Wake County PIN 1720-01-6910.

Staff/Commission Discussion: Ms. Harper presented the staff report. There were questions/discussion regarding the reason for the reduction in the perimeter buffer, why the submitted plan did not show any grading, if the 50-foot proposed right-of-way for Jones Sausage Rd was the entire right-of-way, was the hotel considered phase II, why the right-of-way was shown as reserved and not dedicated, what would prohibit the applicant from connecting their private drive to the future Jones Sausage Rd., why was the Town not collecting fee-in-leu for the Jones Sausage Rd realignment,
why was mixed used not considered for the two projects, what was the purpose of the 20-foot strip of property that runs from US-70 to the hotel, the encroachment of the proposed stormwater pond into the reserved right-of-way, the proposed landscaping in the anticipated right-of-way for Jones Sausage Rd, was the applicant allowed to grade within the right-of-way, the location of proposed street trees, lack of street lighting along the access drive, and how the proposed projects meets the approved Transportation Plan in terms of greenways and pedestrian access.

**Applicant/Commission Discussion:** Ron Sutton with Herring-Sutton & Associates, PA and Mr. John Sandlin with Garner Ventures, LLC spoke on behalf of the project. There were questions/discussion regarding what concerns were raised at the public meeting, how access to existing private drives will be modified when the Jones Sausage Rd. realignment comes through, was there any concern with the proximity to the railroad, concerns with keeping the site in compliance after the Jones Sausage Rd. realignment, the proposed location of the water and sewer lines, if there were intentions of connecting the proposed access drive to the future Jones Sausage Rd., and if additional conditions should be added to the motion.

Mr. Hunnicutt asked if there were any proponents or opponents wanting to speak on this matter. Hearing none, Mr. Hunnicutt brought the matter back to the table for additional discussion/motion.

There was additional discussion regarding what work was proposed in the anticipated Jones Sausage Rd. right-of-way and the height difference between the site and the future Jones Sausage Rd. realignment.

RESULT: Recommend Approval to Town Council [UNANIMOUS]

**Motion:** Ms. Strindberg – I move that the Planning Commission confirm staffs’ findings in Section V of this report, that SUP-SP-19-12 Tru Hotel is in conformity with adopted town plans and policies so long as the following conditions are met:

1. Prior to final plat approval, payment of Engineering Inspection Fees shall be paid to the Town of Garner.
2. Prior to issuance of a building permit, a minor subdivision plat shall be approved and recorded with the Wake County Register of Deeds.
3. Prior to issuance of a building permit, payment of Public Utilities Fees shall be paid to the City of Raleigh.
4. Prior to issuance of a building permit, a nitrogen offset payment is required.
5. Prior to issuance of a Certificate of Occupancy, the Stormwater Control Measures maintenance plan and associated Memorandum of
Agreement shall be approved and recorded with the Wake County Register of Deeds.

6. Prior to issuance of a Certificate of Occupancy, payment of fee-in-lieu of curb, gutter, and sidewalk along the US HWY 70 frontage shall be approved and accepted by the Town of Garner Engineering Department.

Second: Ms. Hogan

VOTE: Aye: Blasco, Strindberg, Hunnicutt, Hogan, Moua, and Fox

B. Conditional Use Site Plan Request:

**CUP-SP-19-21 US HWY 70 Dental Office** - Herring-Sutton & Associates, PA is requesting conditional use site plan approval for a dental office. The site is located at 525 US HWY 70 and can be further identified as Wake County PIN 1720-01-6910.

**Staff/Commission Discussion:** Ms. Harper presented the staff report. There were questions/discussion regarding the reason for the additional parking spaces, the impact of the extra parking spots on the storm water device, if less parking spots would allow the applicant to go with some type of alternative storm water device, if pervious materials would be required for the additional parking spots, if underground storm water devices were considered, was it necessary for the isle to go along the entire property, was the applicant open to discussing some type of broken access in front of and between the dental office and the hotel, what would happen if the access drive connects to the future Jones Sausage Rd, the need to move proposed landscaping, the reduction in proposed buffers, the proposed parking lot design having three dead end isle, if there was any discussion on using a constructed wetland instead of a retention pond, and why the proposed side walk dead ends into the dumpster area.

**Applicant/Commission Discussion:** Ron Sutton with Herring-Sutton & Associates and Mr. John Sandlin with Garner Ventures, LLC spoke on behalf of the project. There were questions/discussion regarding if there previous iterations of the plans where the access drive wasn’t parallel and seven and half feet away from the future Jones Sausage Rd., if underground storm water management devices were considered, what type of screening would be along US-70, was the area between Auto Zone and the north property line considered for the storm water facility, and if there was any consideration of moving the sidewalk.

Mr. Hunnicutt asked if there were any proponents or opponents wanting to speak on this matter. Hearing none, Mr. Hunnicutt brought the matter back to the table for additional discussion/motion.
There was additional discussion on whether there had been any consideration of flipping the site layout, the width of the trench containing the utility lines, and potential issues in servicing the underground utilities in the future.

RESULT:  Recommend Approval to Town Council [6-1]

Motion:  Ms. Hogan – I move that the Planning Commission confirm staff’s findings in Section V, that CUP-SP-19-23 US 70 Dental Office, is in conformity with adopted town plans and policies so long as the following conditions are met:

1. Prior to final plat approval, payment of Engineering Inspection Fees shall be paid to the Town of Garner.
2. Prior to issuance of a building permit, a minor subdivision plat shall be approved and recorded with the Wake County Register of Deeds.
3. Prior to issuance of a building permit, payment of Public Utilities Fees shall be paid to the City of Raleigh.
4. Prior to issuance of a building permit, a nitrogen offset payment is required.
5. Prior to issuance of a Certificate of Occupancy, the Stormwater Control Measures maintenance plan and associated Memorandum of Agreement shall be approved and recorded with the Wake County Register of Deeds.
6. Prior to issuance of a Certificate of Occupancy, payment of fee-in-lieu of curb, gutter, and sidewalk along the US70 frontage shall be approved and accepted by the Town of Garner Engineering Department.

Second:  Ms. Strindberg
VOTE: Aye: Strindberg, Hogan, Blasco, Hunnicutt, Moua
Nay: Fox

V. Reports

A. Planning Director

Mr. Triezenberg informed the commission that CUP-SP-19-13 Eastern Wake Innovation Park and CUP-SB-19-05 New Rand Subdivision had been approved by Council. Mr. Triezenberg updated the commission on various upcoming UDO re-write meetings, including the public meeting and orientation with the consultant. There were questions and discussion regarding the notice given to the applicant, wrong phone numbers listed on the website, the 2019 meeting schedule still active on the website, if there were any updates on the issue on Vesta Dr., the Buffalo Springs...
project, the location of the hotel being so close to the rail road, the empty building along Timber Dr., the empty Kroger, and the additional road improvements that were added to New Rand subdivision prior to it going to Council.

B. Planning Commission

   No Report.

VI. Adjournment

   Having no further matters to discuss, the meeting was adjourned at 9:06 PM.
Project: Oak City Academy
Applicant: River and Associates, Inc.
Owner: Oak City Academy
Location: 1057 Benson Rd.

Proposed Use: School
Current Zoning: Office & Institutional (O&I) and Single-Family Residential (R-20)
Acreage: 5.0
Overlay: N/A
Planning Department Staff Report

TO: Planning Commission Members
FROM: Alison Jones, Planner II
SUBJECT: Special Use Permit # SUP-SP-19-12, Oak City Academy
DATE: May 18, 2020

I. PROJECT AT A GLANCE

Project Number: SUP-SP-19-19, Oak City Academy
Applicant: Rivers & Associates, Inc.
Owner: TEDES & CO, LLC and Joseph and Natalie Mitchell

General Description -
Proposed Use: Private School
Project Location: 1057 Benson Road
Zoning Classification: Residential 20 (R-20) and Office & Institutional (O&I)

Key Meeting Dates –
Neighborhood Meeting: February 20, 2020
Planning Commission: May 18, 2020
Town Council Public Hearing: TBD
II. BACKGROUND / REQUEST SUMMARY

The proposed use of the property is a private school. The request will add 5 classroom buildings. High school students will not be enrolled.

The site is currently has single family homes on two of the lots. The other two lots are vacant.

The site is zoned Residential 20 (R-20) and Office & Institution (O&I). Private schools are permitted in the town’s Unified Development Ordinance with a Special Use Permit.

III. COMMUNITY INFORMATION

Overall Neighborhood Character: This project is located along Benson Road (NC-50). The predominant use in the area is residential.

Neighborhood Meeting: A neighborhood was held on February 20, 2020. The meeting was hosted as planned, but no one from the community showed up. Danny Breed, the headmaster, and Paul Meder, the landscape architect, were present from 6:15 to 7:15.
IV. SITE PLAN PROJECT DATA

Acreage: 4.74 +/- acres

Minimum Lot Size/Dimensions: 20,000 square feet
70 feet (width)

Setbacks: 40’ setback from all exterior lot lines

Building Size: 24,620 sq ft total
**Building Material and Color:**

The building will be constructed of fiber cement siding and fiber cement panel cladding.

**Landscape and Buffer Requirements:**

**Tree Cover:** Due to the lack of suitable vegetation for tree cover preservation, a 12% covered area is required. This plan provides for a covered area of 12.0%.

**Street Buffers:**

- A 15-foot buffer (horizontal distance separation only) along Benson Road frontage.

**Street Trees:**

- Benson Road: 12 required; 12 provided
- Poole Drive Extension: 6 required; 6 provided

**Perimeter Buffers:** 15-foot perimeter buffer for eastern, and northern buffers of the project. 35-foot perimeter buffer adjacent to single family home to the South of the project.

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

**Building Perimeter:** 10% of total plant points required, 10% provided.
Environmental Features: This site does contain FEMA designated floodplain. No development will occur within environmentally sensitive areas.

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

Parking: Parking is based on 2 spaces per classroom or office for elementary school.

- **Required**: 42 (4 accessible)
- **Proposed**: 63 (4 accessible)

Lighting: Proposed lighting meets the requirements of the Lighting Ordinance as well as meeting staff recommendations for LED fixtures. All fixtures have zero uplight, low glare and a warm white light exhibiting a color temperature of no more than 4,000 K (Kelvin).
Infrastructure:  
**Water/Sewer** - Connection to the City of Raleigh public sanitary sewer and water system will occur through existing infrastructure.

**Stormwater Management:** Oak City Academy is a school development site that is located within the watershed protection area. This site is subject to stormwater water quality requirements for nitrogen and 85% TSS removal as well as water quantity requirements for the 1-, 10- and 25-year storm events. This development plan proposes a stormwater wetland to treat impervious surface for nitrogen, 85% TSS removal and all water quantity requirements to ensure stormwater requirement are met as part of this development. A nitrogen offset payment will also be required as part of this redevelopment.

**Site Access:** The driveway into the site is off Benson Road and it will be constructed at the future location of Poole Road roadway extension. The 20' driveway will be designed with an offset crown so that, in the
future, it can be widened to a full road section without modification to the existing asphalt.

**Frontage Improvements:** There will be curb, gutter and sidewalks along future Poole Drive extension.

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

2018 Garner Forward Transportation Plan:
The 2018 Garner Forward Transportation Plan recommends Benson Road as a 2-lane divided thoroughfare, an extension of Poole Drive (a 2-lane minor collector street) to Benson Road, and sidewalks along Benson Road.

General Statute 160A-307.1 places limitations on a city’s requirements for street improvements related to schools and stipulates that the cost of required improvements to the State highway system provided by a school shall be reimbursed by the Department of Transportation (DOT). City requirements that go beyond DOT requirements shall be reimbursed by the city. As such, the Town will construct the ultimate section for Benson Road and sidewalks, along the applicants site frontage, at a later date. Sufficient right-of-way is available along this portion of Benson Road to complete the ultimate 2-lane divided section, so the applicant has not been required to dedicate any right-of-way. The applicant will construct a driveway on Benson Road, future Poole Drive extension. With the 60 feet public right-of-way dedication, these plans may be considered consistent with the recommendations of the 2018 Garner Forward Transportation Plan.

Parks & Recreation, Open Space & Greenways Master Plan:
A review of the Parks and Recreation, Open Space and Greenways Master Plan revealed no plan recommendations in the project area; therefore, this project, as proposed, may be considered consistent with the Parks & Recreation, Open Space & Greenways Master Plan.

Unified Development Ordinance Regulations:
After sufficient review and plan revisions, staff finds that this project, as now proposed, may be considered consistent with the regulations of the Unified Development Ordinance so long as the following project specific conditions are met:

1. Prior issuance of building permit payment of Engineering Inspection Fees shall be paid to the Town of Garner.
2. Prior to issuance of a building permit, a minor subdivision plat shall be approved and recorded with the Wake County Register of Deeds.
3. Prior to issuance of a building permit, payment of Public Utilities Fees shall be paid to the City of Raleigh.
4. Prior to issuance of a building permit, a nitrogen offset payment is required.

5. Prior to issuance of a Certificate of Occupancy, the Stormwater Control Measures maintenance plan and associated Memorandum of Agreement shall be approved and recorded with the Wake County Register of Deeds.

6. Approval of Construction Drawings by the Engineering Department is required for this site. Detailed design of the future public street section, along with associated drainage infrastructure, will be required during this review.

7. City of Raleigh: Construction approval will be required, plans to be prepared by an NCPE, for any extensions of public water or public/private sewer mains (PU Handbook, pgs 10, 25).

8. City of Raleigh: Construction approval will be required, plans to be prepared by an NCPE, for any extensions of public water or public/private sewer mains (PU Handbook, pgs 10, 25).

9. City of Raleigh: Construction approval will be required, plans to be prepared by an NCPE, for any extensions of public water or public/private sewer mains (PU Handbook, pgs 10, 25).
Introduction to Oak City Academy

MISSION:
- Cultivating joyful learners who bring heaven to earth

CORE VALUES:
- Courageous authenticity
- Passionate creatives who go the extra mile
- Community of honor and trust
- Flourishing environment
- God’s heart
- Nature & beauty

What is Montessori?
- Video clip (https://www.youtube.com/watch?v=GcgN0lEh5lA)

History of OCA
- Founders: Danny & Kari Breed
- Growth from 2011 to 2019

Site Plan
- Construction project presentation

Q & A

MEETING SUMMARY
The meeting was hosted as planned, but no one from the community showed up. Danny Breed, the headmaster, and Paul Meder, the landscape architect, were present from 6:15 to 7:15.
Project: Hudson’s Hardware
Applicant: Bass, Nixon & Kennedy, Inc.
Owner: L&H Rentals, LLC & S. Hudson
Location: 305 Benson Rd.
Pin #: 1711-42-9564 & 1711-52-2730

Proposed Use: Retail with Storage
Current Zoning: Service Business (SB) & Single-Family Residential (R-12)
Proposed Zoning: Service Business Conditional Use (SB C223)
Acreage: 3.84
Overlay: US 70/US 401 Overlay
TO: Members of the Planning Commission

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

SUBJECT: Conditional Use Rezoning # CUD-Z-19-10 and
         Conditional Use Subdivision # CUP-SP-19-25, Hudson’s Hardware

DATE: May 18, 2020

I. PROJECT AT A GLANCE

   Project Number(s): CUD-Z-19-10 Conditional Use Rezoning
                      CUP-SP-19-25 Conditional Use Site Plan

   Applicant: Bass, Nixon & Kennedy, Inc.

   Owners: L&H Rentals, LLC & S. Hudson

   General Description -
   Project Area & Location: 3.84 +/- acres located at the northeast corner of
                             Benson Rd and US HWY 70 W
   Wake Count PIN(s): 1711-42-9564 & 1711-52-2730
   Current Zoning: Single-Family Residential (R-12) and Service
                   Business Conditional Use (SB C58)
   Requested Zoning: Service Business Conditional Use (SB C223)
   Proposed Use(s): Expansion of Hudson’s Hardware (Retail Sales & Service)

   Key Meeting Dates:
   Planning Commission: May 18, 2020
   Public Hearing & Action: TBD
II. BACKGROUND / REQUEST SUMMARY

The rezoning (CUD-Z-19-10) and associated site plan (CUP-SP-19-25) have been submitted to expand the existing Hudson’s Hardware business with a 5,000 square foot storage building addition. The primary use would remain retail sales and service of lawn equipment. This expansion will include some adjoining parcels, about 1.95-acres, which are zoned Single-Family Residential (R-12). The existing business area, about 1.89-acres, is currently zoned Service Business Conditional Use (SB C58). The applicant is requesting to rezone all 3.84-acres to Service Business Conditional Use (CR C223) with use limitations.
III. ZONING ANALYSIS

Existing: Approximately 1.95-acres of the project site are zoned **Single-Family Residential (R-12)**. This district allows single-family lots of at least 12,000 square feet (0.28 acres) with a density of around 3.63 units per acre.

The following is a list of permitted uses in the R-12 District:

1. Single-family site built and modular homes
2. Residential Cluster
3. Manufactured home
4. Family Care home
5. Group care home
6. Intermediate care home
7. Community center
8. Child day care up to 3 as home occupation
9. Family child day care up to 8 in home
10. School public or private
11. Public safety facilities (fire, police, rescue, ambulance)
12. Cemetery
13. Public parks, swimming pools, tennis and golf courses
14. Religious institutions
15. Minor utility—elevated water tank
16. Private golf course or country club
17. Bed and breakfast

Existing: Approximately 1.89-acres of the site are zoned **Service Business Conditional Use (SB C58)**. The SB zoning district has been established to accommodate commercial activities that are more intense in nature than those permitted in the Neighborhood Commercial (NC) or Community Retail (CR) districts. The SB general use district also allows for the storage of merchandise or equipment and allows operations to be conducted outside of a building. This SB C58 district was rezoned in 1995 under the previous Land Use Ordinance (LUO) that contained different permissible use descriptions.

The following is a list of permitted uses in the SB C58 District per the old LUO:

1. LUO use 2.000 – sales and rental of goods, merchandise and equipment
2. LUO use 2.200 – storage and display outside a fully enclosed building
3. LUO use 3.100 – Office, clerical, research and services not primarily related to goods or merchandise; all operations conducted entirely within a fully enclosed building
4. LUO use 4.110 – Service, repair of goods, sold or rented on premises.

The following conditions also apply to the SB C58 District.

1. Garden center for the sale and rental of lawn and garden products and equipment, and yard accessories.
2. Outdoor storage area may not exceed 20% of enclosed floor area of the business and shall be either; positioned such that it is not visible from US 70 or Benson Road, or, is 100% screened to a height of 8 feet with vegetation, fences, walls, or a combination thereof.
Proposed: The proposed zoning of the entire 3.84-acre site is Service Business Conditional Use (SB C223). The SB zoning district has been established to accommodate commercial activities that are more intense in nature than those permitted in the Neighborhood Commercial (NC) or Community Retail (CR) districts. The SB general use district also allows for the storage of merchandise or equipment and allows operations to be conducted outside of a building.

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

1. Security or caretaker’s quarters
2. Community Center
3. Library, museum, art center
4. Other Community service
5. Civil, service fraternal club, lodges and similar uses
6. Adult Day Care
7. Day Care Center
8. Business School, college or university satellite
9. College / university
10. Trade / vocational schools
11. Music / dance / art instruction
12. Ambulance, rescue squad, police, fire station
13. Government, utility with outdoor storage
14. Government office
15. Medical Clinic
16. Cemetery
17. Funeral home / crematorium
18. Parks, swimming pools, tennis courts, golf courses
20. Taxi or limo operations/facility
21. Religious institutions
22. Minor utility, elevated water tank
23. Telecommunication facility
24. Other major utility
25. Bars and nightclubs (prohibited within 500 feet of residential use/zoning)
26. Private golf or country club
27. Private gym, spa, indoor tennis, pool
28. Indoor entertainment facility
29. Electronic gaming center
30. Outdoor entertainment facility, private athletic
31. Sexually oriented business (prohibited within 1,000 feet of residential use/zoning)
32. Movie Theater
33. Drive-in Theaters
34. Water-slides, golf driving ranges, miniature golf, batting cages or similar uses
35. Bank, financial institution
36. Medical office, individual
37. General office use
38. Bed and breakfast
39. Extended stay facility (prohibited within 500 feet of residential use/zoning)
40. Hotel and motels
41. Commercial Parking
42. Restaurant, curb or drive-in service
43. Restaurant, indoor with seating only
44. Restaurant, indoor with drive-through window
45. Restaurant, take out only, drive-through or walk up
46. Convenience store without fuel sales
47. Convenience store with fuel sales
48. Open air market
49. Repair oriented use (indoor only)
50. Personal service use (indoor operations)
51. Barber shops / salons
52. Sales oriented use (indoor operations only)
53. Sales oriented use (outdoor operations)
54. Veterinarian/kennel indoor
55. Veterinarian/kennel outdoor (prohibited within 500 feet of residential use/zoning)
56. Self-service storage
57. Car wash (prohibited within 500 feet of residential use/zoning)
58. Vehicle repair (storage restricted to rear of building, 30-day storage limit)
59. Vehicle sales and rental (storage restricted to rear of building)
60. Vehicle service-limited

The applicant has proposed the following permissible uses for the proposed SB C223 district.

1. Permitted use table (selected from preceding generally permitted use list):

<table>
<thead>
<tr>
<th>Use Category</th>
<th>Specific Use</th>
<th>SB C223</th>
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<tbody>
<tr>
<td>Household Living</td>
<td>Security or caretaker’s quarters</td>
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<tr>
<td>Community Service</td>
<td>Community Center</td>
<td>SUP</td>
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<td>Other community service</td>
<td>SUP</td>
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<td></td>
<td>Library, art center, museum</td>
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<td></td>
<td>Civil, service, fraternal clubs, lodges, similar uses</td>
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<td>Day Care</td>
<td>Adult day care</td>
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<td>Day care center</td>
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<td>Educational Facilities and Services</td>
<td>Music, dance, art instruction</td>
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<td>Health Care</td>
<td>Medical clinic</td>
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<td>Office</td>
<td>Medical office - individual</td>
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<td></td>
<td>Other office</td>
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<tr>
<td>Retail Sales and Service</td>
<td>Personal service-oriented uses</td>
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<td>Repair oriented use (no outdoor operations)</td>
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<td>Sales oriented use (outdoor operations)</td>
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<td>Sales oriented use (indoor operations)</td>
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<td>Convenience store without fuel sales</td>
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<td>Veterinarian / kennel indoor only</td>
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<td>Commercial Parking</td>
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<td>Restaurants</td>
<td>Restaurants, indoor seating only</td>
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<td></td>
<td>Restaurant, indoor seating with drive-thru</td>
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<td></td>
<td>Restaurant take out only, walk up or drive thru</td>
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<tr>
<td>Light Industrial</td>
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<td>Industrial Use Indoor</td>
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<td>Manufacturing and Production</td>
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<tr>
<td>Wholesale Sales</td>
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</table>
Adjacent Zoning and Land Use:

**North:** R-12 Single-family

**South:** NO & CR US 70 HWY E and Commercial

**East:** CR Commercial

**West:** O&I, R-12 NCDOT future right of way for NC 50 Bridge project
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.

<table>
<thead>
<tr>
<th>Case</th>
<th>Applicant</th>
<th>Location</th>
<th>Zoning Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>CUD Z 90-02</td>
<td>Thomas Johnson</td>
<td>210 Benson Rd</td>
<td>R-12 to O&amp;I C61</td>
</tr>
<tr>
<td>CUD Z 97-01</td>
<td>Gary and Martha Joyner</td>
<td>708 Umstead Lane</td>
<td>R-12 to O&amp;I C66</td>
</tr>
<tr>
<td>CUDZ 98-10</td>
<td>Joseph Godwin</td>
<td>706 Umstead Lane</td>
<td>R-12 to O&amp;I C84</td>
</tr>
<tr>
<td>CUD-Z-97-05</td>
<td>Town of Garner</td>
<td>E Main St</td>
<td>R-9 to O&amp;I C70</td>
</tr>
<tr>
<td>CUD-Z-16-03</td>
<td>Town of Garner</td>
<td>W Main St</td>
<td>R-9, O&amp;I C104, CBD to CBD C183</td>
</tr>
<tr>
<td>Z-18-05</td>
<td>Lee Carroll</td>
<td>Purvis St</td>
<td>R-9 to CBD</td>
</tr>
<tr>
<td>CUDZ 19-08</td>
<td>Town of Garner</td>
<td>Depot site</td>
<td>R-12 to CBD C221</td>
</tr>
</tbody>
</table>

IV. COMMUNITY INFORMATION

Overall Neighborhood Character: The area around the interchange of Benson Road and US 70 HWY W has developed into a neighborhood activity center with mixed uses. There are several office uses around the interchange along Umstead Lane. Hudson’s Hardware (rezoning site) is also located in this vicinity. Single-family homes are located in this area as well.

Traffic: The project will have about 246 feet of frontage on Benson Road. The NCDOT average daily traffic count history in this area is as follows:

- Year 2007- 8,900
- Year 2009 -8,900
- Year 2011 -9,000
- Year 2013- 8,400
- Year 2015- 8,800
- Year 2017- 8,400

Neighborhood Meeting: A neighborhood meeting was held on Monday, May 11, 2020, at 6:30 PM via Zoom conferencing. There were 2 neighbors in attendance. Questions surrounded traffic and truck travel impacts on St Marys Street. The letter, summary, and sign-in sheet are attached. Those that did not attend were provided with contact information to ask questions and to view the plan. No other neighbors called.

V. CONSISTENCY WITH THE COMPREHENSIVE PLAN

2018 Garner Forward Plan: In addition to land use, the 2018 Garner Forward Comprehensive Plan also provides guidance on keeping the Town’s character, living spaces, working places, recreation opportunities and transportation. Applicable sections are analyzed in the following paragraphs.

Land Use:
On the Future Land Use map (below), 3.15-acres of this rezoning site is designated as Neighborhood Commerce Center (NCC). Generally located at the intersection of collectors,
highways, and arterials, the NCC category emphasizes smaller commercial centers that are within close walking proximity (1/4-mile to ½-mile) of residential uses. Typical mix of uses would include retail sales, service, convenience stores, restaurants, or office uses. Uses with outdoor storage and outdoor sales display areas should be discouraged. Some rare exceptions for outdoor operations that would be appropriate may include neighborhood garden centers or agriculture sales stands that are small-scale and compatible with the surrounding land uses.

Approximately 0.69-acres are designated as Mixed Density Neighborhood Center (MDNC). The Mixed-Density Neighborhood Center may include a mix of residential densities (MDR, HDR, MFR) with incidental commercial uses integrated within a community and can be adjacent to the Town Center category (TNC).

**Working Places:**
The guiding principles and recommendations for commercial development and working spaces are found on pages 69 – 74. Staff finds this request in support of the following:
1. Attract Unique Commercial Establishments (Page 68). This rezoning and proposed development would provide for an expansion of an existing established neighborhood hardware / lawn & garden center.

2. Develop the North - North Garner is undergoing and will continue to experience a major renaissance as development pressures from downtown Raleigh move south. Investing in streetscaping, maintenance and parks, and seeking opportunities for redevelopment of commercial and residential properties has happened and should continue to occur (Page 72). This rezoning and proposed development are located within the boundary of North Garner as defined in the 2004 North Garner Plan. In addition, this project will include the re-development of a residential property to commercial.

**Zoning Consistency Statement:** The requested zoning from Single-Family Residential (R-12) and Service Business Conditional Use District 58 (SB C58) to Service Business Conditional Use (CR C223) is consistent with the 2018 Garner Forward Comprehensive Plan’s guiding principles and recommendations of the Working Spaces section of the plan and with the surrounding zonings which include O&I, CR, and SB zoning districts; however the area where the expansion is proposed is NOT consistent with the Future Land Use Map designation of Mixed Density Neighborhood Center (MDNC). Therefore, this rezoning will require an **amendment** to the Future Land Use Map to designate the site from Mixed Density Neighborhood Center (MDNC) to Neighborhood Commerce Center (NCC).
VI. SITE PLAN PROJECT DATA

Acreage: 3.84 acres

Minimum Lot Size: 6,000 square feet

Setbacks: Front – 35’
Rear – 0’/25’
Side – 0’/25’
Corner Side – 35’

Building Size: Three buildings at 100,000 square feet each

Building Material and Color: The building will be constructed primarily of split-faced block and metal.
Landscape and Buffer Requirements:

Tree Cover: 10% requirement met with 10.17% provided.

Street Buffers: There is a 7.5-foot street buffer against Benson Road as well as street trees on the cul-de-sac of St. Mary’s Street. Street trees are provided every 40 feet as required.

Perimeter Buffers: The lot is irregularly shaped so perimeter buffers were labeled 1-7 on the plan. Four of those buffers are 35-feet wide and the other three are 15-feet wide. Buffer 1, adjacent to the single-family house, will have a permanent landscape easement on the residential property. The property is also owned by the applicant in this case.

Vehicular Service Area: VSA plantings are provided as screening in the form of shrubs as well as canopy trees in planted islands.
Environmental Features: This site does not contain FEMA designated floodplain.

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

Parking: Parking is based on the Warehouse and Freight Movement – Storage category which is 1 space for every 2 employees but not less than 1 space per 5,000 square feet.
- Required: 1 space
- Proposed: 2 spaces

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

Infrastructure: Water/Sewer – The existing use is currently connected to both public water and sewer. No additional connections are proposed.
**Stormwater Management:** Hudson's Hardware is a commercial redevelopment site that is located within the watershed protection area. This site is subject to stormwater water quality requirements for nitrogen and 85% TSS removal as well as water quantity requirements for the 1-, 10- and 25-year storm events. This redevelopment plan proposes a bioretention area to treat impervious surface from the additional new impervious surface that exceeds the 85% TSS threshold. The bioretention area will also provide treatment for both nitrogen and all water quantity requirements for this portion of the site attributed to the increase of the impervious surface associated with this project. A nitrogen offset payment will also be required as part of this redevelopment.

**Frontage Improvements:** Hudson’s Hardware is bounded by Benson Road to the west and US Highway 70 to the south. Existing access to the building is via two driveways on Benson Road. This current access will not be affected by the addition. The proposed addition will be accessed through the existing Hudson’s Hardware parking lot, as well as by a driveway off the cul-de-sac on St. Mary’s Street immediately north of the existing Hudson’s Hardware building. This addition and driveway will be constructed approximately where an existing single-family home and driveway now exist. Additional right-of-
way will be dedicated along the St. Mary’s frontage to include the cul-de-sac entirely within the public right-of-way.

*Site Access:* The site will continue to use existing access points on Benson Road. A cul-de-sac will be added St. Mary’s Street and an access point to the new building will be added there.

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

**2018 Garner Forward Transportation Plan:**

The 2018 *Garner Forward Transportation Plan* recommends sharrows (pavement markings indicating the area is to be shared by bicyclists) on Benson Road; however, since this project does not constitute a change of use, changes to NC50 are not required.

**Parks & Recreation, Open Space & Greenways Master Plan:**

A review of the Parks and Recreation, Open Space and Greenways Master Plan revealed no plan recommendations in the project area; therefore, this project, as proposed, may be considered consistent with the Parks & Recreation, Open Space & Greenways Master Plan.

**Unified Development Ordinance Regulations:**

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

1. Prior to receipt of approved plans, Engineering Department inspection fees must be paid to the Town of Garner;
2. Prior to the issuance of a building permit, a recombination plat must be filed and recorded with a permanent landscape easement on the adjacent single-family dwelling lot;
3. Prior to the issuance of a building permit, a nitrogen offset payment is required;
4. Prior to the issuance of a Certificate of Occupancy, a Stormwater Control Measure maintenance plan and associated Memorandum of Agreement shall be recorded with the Wake County Register of Deeds.
VIII. RECOMMENDED MOTIONS

Zoning:
I move that the Planning Commission accept the staff statements regarding zoning consistency with the Garner Forward Comprehensive Plan, being detailed in Section V of this report, as their own, and recommend approval of CUD-Z-19-10 to the Town Council.

If motion is not to accept staff’s statements of consistency, alternative findings must be stated as part of said motion. Alternative findings may address the following items:

- Lack of consistency of the proposed district with the comprehensive plan;
- Lack of compatibility of the proposed district with present zoning and conforming uses on nearby property and with the character of the neighborhood;
- Lack of suitability of the property for uses in the proposed district versus the current district; or
- Not improving the balance of uses within the Town or not fulfilling a specific demand for said use.

Site/Subdivision Plan:
I move that the Planning Commission confirm staff’s findings in Section VII that CUP-SP-19-25 Hudson’s Hardware, is in conformity with adopted town plans and policies.

If motion is not to confirm staff’s findings of conformity, specific ordinance sections or plan/policy language must be cited as part of said motion.
DATE: May 11, 2020

TO: Stacy Harper  
    Planner  
    Town of Garner Planning Department

FROM: Marty D. Bizzell, PE, CPESC

RE: Hudson’s Hardware  
    Neighborhood Meeting Summary

A virtual neighborhood meeting was held tonight beginning at 6:30 p.m via Zoom for the Hudson’s Hardware Rezoning request. The owners, Leigh and Howard Hudson were in attendance with myself. A total of two property owners joined via Zoom. The two property owners and their property addresses are as follows:

Chang-Rueih Cliff Chu  
106 Saint Mary’s Street  
PIN: 1711-53-0140

Robert Dean Grubbs  
108 Saint Mary’s Street  
PIN: 1711-43-9055

A presentation outlining the proposed rezoning and accompanying site plan was made by Marty Bizzell, engineer for the project. The site plans were presented visually via Zoom. Once the presentation concluded, the meeting was opened for questions.

Question: Will traffic be increased if this project is approved?

Response: No increase in traffic is anticipated as the proposed building will be used for storage, primarily for lawn mowers that are currently stored on the property.

Question: Will trucks travel down Saint Mary’s Street?

Response: It is not anticipated that a large amount of truck traffic will use Saint Mary’s Street. The loading dock for the proposed building cannot be accessed from Saint Mary’s Street. Truck traffic will need to access the property from the Benson Road drive. There is a possibility that an occasional box truck may travel Saint Mary’s Street to access the building. The property owners would like to request that "No Truck Traffic" signs be posted on Saint Mary’s Street.

Property owners stated that overall they were pleased with the proposed project.

The meeting concluded at 7:15 p.m.
One property owner notice was returned. The notice was addressed to:

Pearl Street, LLC  
P.O. Box 133  
Clayton, NC 27528-0133

Two telephone numbers were provided to the property owners via the neighborhood notice as well as a link to access a pdf of the site plans. No property owners called in on the telephone.

Please let me know should you have any questions or need any additional information.

Sincerely,

Marty D. Bizzell, PE, CPESC  
Principal Engineer - Vice President  
Bass, Nixon and Kennedy, Inc.
**Project:** Raynor Road Subdivision  
**Applicant:** Clayton Properties Group, Inc  
**Owner:** Alice & Elmo Williams Trust  
**Location:** 5813 Raynor Rd.  
**Pin #:** portion of 1639-58-3019  

**Proposed Use:** Master Plan Community  
**Current Zoning:** Residential (R-20)  
**Proposed Zoning:** PRD C9  
**Acreage:** 96.03 (77.01 Developed)  
**Overlay:** N/A
TO: Chairman and Members of the Planning Commission

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

SUBJECT: Conditional Use Rezoning # PD-Z-19-04, and
         Conditional Use Master Plan # PD-MP-19-04, Raynor Road

DATE: May 18, 2020

I. PROJECT AT A GLANCE

Project Number(s): PD-Z-19-04, Conditional Use Rezoning
                  PD-MP-19-04, Planned Development Master Plan

Applicant: Clayton Properties Group, Inc

Owner(s): Alice Williams and the Elmo Williams Trust

General Description -
  Project Area & Location: 77.01 +/- acres at the northeast corner of Raynor and White Oak roads
  Wake Count PIN(s): 1639-58-3019
  Current Zoning: Single-Family Residential (R-20)
  Requested Zoning: Planned Residential Development (PRD C9) Conditional Use
  Proposed Use: Single-Family Detached and Townhouse subdivision

Key Meeting Dates -
  Planning Commission: August 19, 2019
                      May 18, 2020 (amended plan)
  Public Hearing & Action: TBD
II. BACKGROUND / REQUEST SUMMARY

The Planning Commission reviewed the original request at their August 19, 2019 meeting. By a unanimous vote, the Planning Commission confirmed staff’s findings at that time that PD-MP-19-04, Raynor Road, was in conformity with adopted town plans and policies. The motion was amended to include a recommendation that side setbacks for the single-family homes be a minimum of 5-feet, 10-feet combined. The Commission also accepted staff’s statements regarding zoning consistency.

The original request heard at the last Planning Commission meeting proposed a maximum of 338 units on 84.54-acres, a density of 3.9 units per acre. Since that time, the project has been changed and modified to reduce the overall project acreage by 7.53 acres, removing the portion of area east of and including the proposed I-540 corridor. While the proposed number of dwelling units remains the same, the reduction in project area increases the overall maximum density allowed from 3.6 to 4.4 units per acre. According to Section 3.10.H.1., any proposed increase in density is considered a major change. As such, staff recommended a new review of the case by the Planning Commission prior to a public hearing.

This rezoning (PD-Z-19-04) and associated master plan (PD-MP-19-04) have been re-submitted for the development of a maximum of 338 units with a max density of 4.4 units per acre. The master plan currently shows a 333-unit residential subdivision (126 single-family homes and 207 townhomes) at a density of 4.32 units per acre.

The requested zoning is Planned Residential Development (PRD C9). All planned development districts are conditional use districts.

III. ZONING ANALYSIS

Existing: The site is currently zoned Single-Family Residential (R-20). This district allows single-family lots of at least 20,000 square feet (0.45 acres). Under this zoning, the 77.01-acre site
could accommodate approximately 117 single-family lots (estimate subtracts 20% of the site area for streets and roads, and 10% for open space).

**The following is a list of permitted uses in the R-20 District:**

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

**Proposed:** The proposed zoning district is Planned Residential District (PRD C9). This is an option to encourage a mix of housing choices, allowing a density bonus in return for provision of substantial landscaping, screening and buffering. Developments are permissible on tracts of at least 15 contiguous acres.

**There are no generally permitted uses within planned districts. All uses are conditional.**

The following conditions are proposed:

1. Permitted use table:

<table>
<thead>
<tr>
<th>Use Category</th>
<th>Specific Use</th>
<th>PRD C9</th>
</tr>
</thead>
<tbody>
<tr>
<td>Household Living</td>
<td>Townhouse</td>
<td>P*</td>
</tr>
<tr>
<td></td>
<td>Single-family</td>
<td>P*</td>
</tr>
</tbody>
</table>

2. Any form of group living protected by state or federal statute for use in single-family dwellings shall be permitted according to the specific use standards of the Garner Unified Development Ordinance.

3. The maximum density shall not exceed 4.4 dwelling units per acre without modifications to the Master Plan as outlined in this document, the Raynor Road Subdivision Planned Residential Development.

4. A deviation in lot size and lot percentages per Section 6.12. A, single family lot sizes in PRD developments. This section requires sixty percent (60%) of all single family lots to be at least 12,000 SF and forty percent (40%) meeting a 9,000 SF lot size. A deviation allowing for 3,000 SF minimum single-family lot sizes and 1600 SF townhome lot sizes is proposed. 126 single family lots are proposed and 207 townhome units are proposed with this PRD. Utilizing smaller lot sizes and
townhomes enables this development to provide for a mix of housing types, provide for more affordable housing options, and create more shared open space, trails, and amenities and trails.

5. A deviation in building setbacks is requested for Section 6.12. A, building setbacks for a PRD development. Lot setbacks are outlined to follow the requirements for the R-12 development. R-12 setbacks are as follows: Front-30’, Rear-20’, Side 6’ minimum, 15’ combined minimum, Corner Side-20’. Proposed setbacks for the detached front loaded single family lots are as follows: Front-20 ft., Rear-15 ft., Side-3 ft. min. 6 ft. Aggregate, Side along public right of way-8 ft. min. Proposed setbacks for the detached rear loaded single family lots are as follows: Front-5 ft., Rear-4ft. or 20 ft. min, Side 3 ft. min 6 ft. Aggregate, Side along public right of way-8 ft. min. For the attached townhomes, lot setbacks are as follows: Front-5ft min., Rear-4 ft. or 20 ft. min., Side-5 ft. min. for end units, Side along public right of way-8 ft. min. Reduced setbacks enable smaller lot sizes and a mix of home types while still preserving open space for amenities and creating a more walkable community.

6. The neighborhood recreation amenity area shall include a minimum 750 sf swimming pool and minimum 800 sf pool building facility.

7. Each townhome will have a minimum heated area of 1,200 sf and each single-family home will have a minimum heated area of 1,700 sf.

8. All rear loaded single-family homes shall have a front porch, minimum 48 sf.

9. All single-family homes shall have an outdoor patio or deck, minimum 80 sf.

10. All homes shall have shutters or window trim wrap.

11. All homes shall have masonry or textured finish treatment for foundations (See condition 18 below).

12. All rear loaded homes shall have driveway access on an alley.

13. A Homeowner’s Associations shall be created for the development.

14. All homes shall have roof eaves with a minimum 8-inch overhang on all sides.

15. The front elevation of all residential dwellings shall comply with either “a” or “b” below:
   a. A minimum of 40 square feet masonry trim (stone, brick, etc.). This will include any exposed foundation to a minimum 12” in height, masonry column bases, wainscoting or other configurations of masonry.
   b. The front elevation of all residential dwellings that do not meet the minimum square footage of masonry trim shall have at least one (1) of the following features: Board and Batten, Shake Siding, or Second Story Porch and at least one (1) of the following features: Gable Window, Dormer(s), Decorative Window Cap/ Pediment, Front Door Transom or Sidelight Window. Having two (2) items
from the first list in lieu of one from each list will meet this architectural requirement.

16. Front elevation windows that are not set in masonry trim shall have shutters, additional trim board, or other detail/feature.

17. Side and rear elevations are not required to have additional materials and can be 100% vinyl materials.

18. Any exposed portion of concrete foundation or slab must be either wrapped with masonry veneer (brick, stone, etc.) on all sides, or must be painted and parged with a textured cementitious coating.

19. Minimum 50% of all townhomes and all single-family units will have a garage.

20. Townhome side walls that face a public street shall meet at least one of the following requirements:
   a. At least one (1) window and hip roof treatment, or
   b. At least three (3) windows, each with 4” window trim or shutters.

**Staff Comments on Conditions:** Staff expressed concerns with the following voluntary conditions offered by the applicant for one and two-family dwellings (as defined by the State Building Code): #’s 9, 17 and 18. The Planning Commission should feel free to discuss these and other conditions with the applicant further, should they have any questions.

**Adjacent Zoning and Land Use:**

- **North:** MXD-1 C25 White Oak Business Park East
- **South:** Wake County R-30 Single-Family / Commercial
- **East:** Wake County R-30 Single-Family
- **West:** R-20 Single-Family
Zoning History: The Planning Department’s rezoning database contains the following rezoning cases in the vicinity of this property:

<table>
<thead>
<tr>
<th>Case</th>
<th>Applicant</th>
<th>Location</th>
<th>Zoning Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Z-88-12</td>
<td>White Oak Associates</td>
<td>West side of Raynor Rd White Oak Business Park West</td>
<td>Wake County R-30 to Town of Garner I-2 (withdrawn)</td>
</tr>
<tr>
<td>Z-88-15</td>
<td>White Oak Associates</td>
<td>East side of Raynor Road White Oak Business Park East</td>
<td>Wake County R-30 to Town of Garner MXD-1 (withdrawn)</td>
</tr>
<tr>
<td>CUD-Z-88-12</td>
<td>White Oak Associates</td>
<td>White Oak Business Park</td>
<td>Wake County R-30 to Town of Garner MXD-1 C25</td>
</tr>
<tr>
<td>CUD-Z-07-01</td>
<td>White Oak Associates</td>
<td>Bricksteel Lane, White Oak Business Park</td>
<td>MXD-1 C25 to I-2 C147</td>
</tr>
<tr>
<td>CUD-Z-08-06</td>
<td>White Oak Associates</td>
<td>Bricksteel Lane, White Oak Business Park</td>
<td>MXD-1 C25 to I-2 C157</td>
</tr>
<tr>
<td>Z-17-01</td>
<td>Town of Garner</td>
<td>ETJ Extension</td>
<td>Wake County R-30 to Town of Garner R-20</td>
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<tr>
<td>CUD-Z-19-04</td>
<td>Pullen Construction</td>
<td>Bricksteel Lane, White Oak Business Park</td>
<td>I-2 C157 to I-2 C217)</td>
</tr>
</tbody>
</table>

IV. COMMUNITY INFORMATION

Overall Neighborhood Character: This area of the community consists of a mixture of single-family and light industrial. Residential uses are located at each end of Raynor Road with White Oak Business Park located in the middle. NC 540 is planned to cut through this area east of Raynor Road.

Traffic: The NCDOT average daily traffic count history in this area is as follows:

<table>
<thead>
<tr>
<th>Raynor Road (south of US 70)</th>
<th>White Oak Road (north of NC 42)</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Year 2007 – 5,800</td>
<td>• Year 2008 – 7,100</td>
</tr>
<tr>
<td>• Year 2009 – 5,700</td>
<td>• Year 2010 – 7,900</td>
</tr>
<tr>
<td>• Year 2011 – 6,100</td>
<td>• Year 2012 – 8,400</td>
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<td>• Year 2014 – 8,000</td>
</tr>
<tr>
<td>• Year 2015 – 6,800</td>
<td>• Year 2016 – 9,900</td>
</tr>
<tr>
<td>• Year 2017 – 7,200</td>
<td>• Year 2018 – 12,500</td>
</tr>
</tbody>
</table>
A Traffic Impact Analysis was required by the Town and NCDOT. NCDOT’s Congestion Management Unit found the following improvements necessary to existing roadways in the area.

**To be constructed by others**

*White Oak Road at Raynor Road:*

- Construct an exclusive westbound right-turn lane on White Oak Road to provide 50 feet of full-width storage.
- Install a traffic signal (when warranted).

**To be constructed by the developer**

*Raynor Road at South Project Driveway:*

- Construct an exclusive northbound right-turn lane on Raynor Road to provide 50 feet of full-width storage.
- Provide one ingress and one egress lane on South Project Driveway.

*Raynor Road at North Project Driveway:*

- Construct an exclusive northbound right-turn lane on Raynor Road to provide 50 feet of full-width storage.
- Construct an exclusive southbound left-turn lane on Raynor Road to provide 50 feet of full-width storage.
- Provide one ingress and one egress lane on North Project Driveway.

**Neighborhood Meeting:** A neighborhood meeting was held on June 24, 2019 with approximately 21 neighbors in attendance. The summary notes are attached. Some of the questions raised by the neighbors included: home size, price points, traffic concerns, proposed road improvements, project timeline, plans for water & sewer extensions, and the proposed greenway.

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

**2018 Garner Forward Plan:** In addition to land use, the 2018 Garner Forward Comprehensive Plan also provides guidance on keeping the Town’s character, living spaces, working places, recreation opportunities and transportation. Applicable sections are analyzed in the following paragraphs.

**Land Use:**
The project site is designated as Mixed-Density Neighborhood Center (MDC) on the future land use map. The Mixed-Density Neighborhood Center may include a mix of residential uses at medium (2.5 – 5 units per acre) and high densities (over 5 units per acre). This would include developments mixing single-family, townhomes, or apartments together with incidental commercial uses integrated within the community. The development of self-contained, self-supporting neighborhoods is also encouraged and
may include individual offices, retail storefronts, and other service-related uses located along collector streets (or higher categories of street). Non-residential uses should be limited in scale and not rise to the level of creating a Neighborhood Commerce Center (NCC), be part of the overall fabric of the development, and serve customers within walking distance.

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

1. “Garner recognizes that its housing stock is aging and that it could be more diverse to attract younger residents and retain older ones” (p.63). This zone diversifies lot sizes, incorporates alley/rear garage products, and provides exterior maintenance-free choices for owners.
2. “The younger and older residents – ‘Millennials’ and ‘Boomers’ respectively – share many of the same desires in a living space: proximity to shopping and services; an appreciation for greenways; and fun places to gather” (p. 63). This zone provides over 1.5 mile of private off-street trails as well as 3 mini-parks and a neighborhood park/community swimming pool.

3. A higher ratio of dwelling units to linear feet of public streets is an indicator of more revenue support for downstream road maintenance expenses which is a recommended practice for evaluating housing proposals (p. 64).

4. In greenfield areas, favoring larger master-planned tracts helps to maximize private contributions and amenities which is also a recommended practice (p. 64). This zone again provides over 1.5 mile of private trails, paths, greenways as well as active and passive recreation amenities/improvements in 3 mini-parks, a larger neighborhood park, and a community swimming pool.

5. Mixing housing types within a development allows the proposed townhomes and single-family detached homes to live compatibly as they are clustered and share similar design characteristics (p. 65). This zone clusters the townhomes in the “Creekside District” with single-family in the “Ridgefield District” surrounding the neighborhood park and swimming pool. HOA-maintained buffer space is included against the future NC540 Interstate.

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

1. “In addition to large projects, small ‘parklets’, ... and small connections between neighborhoods, ... should be priorities to soften perspectives and communicate a human scale for pedestrians” (p. 76). This zone offers sidewalk and trail connections throughout the development along internal streets linking all parts of the neighborhood to mini-parks and the larger neighborhood park.

2. A stated purpose of the PRD zone is to conserve and preserve natural features and green space which is a recommended practice for promoting recreation opportunities (p. 77). This zone provides for approximately 23 acres of open space for conservation and both passive and active recreation.

3. “Parks play a vital role in neighborhood life, providing a place for children to play and residents to meet. This includes pocket parks, areas of a quarter acre or less...” (p. 78). This zone provides for at least 3 stand-alone mini-parks and one (1) neighborhood park interconnected by trails and sidewalks.

**Zoning Consistency Statement:** The requested rezoning from Single-Family Residential (R-20) to Planned Residential District (PRD C9) is consistent with the 2018 Garner Forward Comprehensive Plan’s guiding principles and recommendations of the living spaces section of the plan as well as being consistent with the range of recommended density for medium-density residential land use.
VI. SUBDIVISION PROJECT DATA

Acreage: 77.01 acres net developed (99.6 total)

Number of Lots: 333 (126 single-family and 207 townhomes)

CURRENT PROPOSAL:

Master Development Plan

This plan is conceptual in nature and intended to demonstrate design intent only. Existing site conditions may require modifications to the proposed layout. Any changes to the plan require Town of Corner approval.

Legend
- Proposed Property Boundary
- Horded District
- Creekside District
- Tree Preservation
- Tree Cover Replanted
- Sustained Buffer
- Nine Parks
- Neighborhood Park
- Pond (Existing)
- Open Space
- Common Area
- SCD
- Pedestrian Trails
- Local Street (30' R.O.W.)
- Local Street (35' R.O.W.)
- Access Points
- Proposed TUD (Greenway)

Site Data
- Total Site Area: 91.36 AC
- MCOT Dedication: 6.63 AC
- Net Site Area: 77.01 AC

General Notes:
1. Open Space areas may include existing ponds, Buffers, Parks and Trails.
2. Private Neighborhood Park may include a gathering space, passive and active recreation.
3. Private Mini Parks may include active or passive recreation spaces, benches, play equipment and paths.
4. All trails shown are to be privately maintained except trail located in R.O.W., to be maintained by Town of Corner.
5. All local streets will have a minimum 5' wide sidewalk on both sides.
6. Street locations may vary according to site conditions.
PREVIOUS PROPOSAL:

**Minimum Lot Size:**
- Townhouse Creekside District: 1,600 square feet
- Single-Family Ridgefield District: 3,000 square feet
**Setbacks:**

<table>
<thead>
<tr>
<th>Perimeter of Development:</th>
<th>25’</th>
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<tbody>
<tr>
<td>Townhouse (Rear Load):</td>
<td></td>
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<tr>
<td>Front – 5’</td>
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<tr>
<td>Rear – 4’ (with detached garage)</td>
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<tr>
<td>Rear – 20’ (without garage)</td>
<td></td>
</tr>
<tr>
<td>Side – 5’ (on end units)</td>
<td></td>
</tr>
<tr>
<td>Corner Side – 8’</td>
<td></td>
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<tr>
<td>Single-Family (Front Load):</td>
<td></td>
</tr>
<tr>
<td>Front – 20’</td>
<td></td>
</tr>
<tr>
<td>Rear – 15’</td>
<td></td>
</tr>
<tr>
<td>Side* – 3’ with 6’ aggregate</td>
<td></td>
</tr>
<tr>
<td>Corner Side – 8’</td>
<td></td>
</tr>
<tr>
<td>Single-Family (Rear Load):</td>
<td></td>
</tr>
<tr>
<td>Front – 5’</td>
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</tr>
<tr>
<td>Rear – 4’ (with detached garage)</td>
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<tr>
<td>Rear – 20’ (without garage)</td>
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<tr>
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<td></td>
</tr>
<tr>
<td>Corner Side – 8’</td>
<td></td>
</tr>
</tbody>
</table>

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

**Landscape and Buffer Requirements:**

- **Tree Cover:** Requirement of 12% is met with existing and required plant material. The plan states that the development will meet a minimum of 12.5% but will target a tree coverage of 13.1%.
- **Perimeter Buffers:** There is a minimum 25-foot perimeter buffer required. In addition, the plan shows a 50-foot planted buffer adjacent to the I-540 corridor.
- **Street Buffers:** Plan states street buffers will be planted along Raynor Road and White Oak Road.
- **Street Trees:** Provided every 40’ on average along all interior streets (not required on alleys).

**Parks and Open Space:**

- **Open Space –**
  - Required: 25% (19.25 acres)
  - Proposed: 30% (23.10 acres)
  - Target: 39% (30.38 acres)

PRD booklet states that proposed open space totals are subject to change but shall not be less than the 25% required. All open space to be owned.
and maintained by the homeowner’s association for the subdivision.

In addition to passive or preserved open space, the planned development includes approximately 1,929 linear feet of public greenway, 1,578 linear feet of a 6-foot multi-use path, and 4,668 linear feet of private asphalt trails.

The plan also calls for a neighborhood park with a swimming pool and pool shelter as well as three mini-parks.

**Environmental Features:** The northern and eastern edges of the site are within a FEMA designated floodplain. The site is also impacted by riparian buffers, and these are shown on the master plan.

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

**Lighting:** Street lighting and lighting for common parking areas will be reviewed during the subsequent preliminary plats and/or site plans for approval.
Infrastructure:  **Stormwater Management** – Raynor Road Subdivision is a residential subdivision that is not located within the watershed protection area. This site is subject to water quality requirements for nitrogen and water quantity for the 1, 10- and 25-year storm events. This developed plan proposes two wet retention ponds and one level spreader filter strip device. These three devices will provide treatment for all water quality and water quantity requirements at this site. The wet retention ponds and level spread filter strip device will reduce the nitrogen loading rate after development to below the allowable threshold (6 pounds per acre per year) for a residential site. A nitrogen offset payment will also be required to be made with the development of this community.

**Water/Sewer** – The site will be served by City of Raleigh water and sewer infrastructure.

**Transportation/Access** – Raynor Road subdivision is located at the northeast corner of White Oak Road and Raynor Road. It is bordered on the east by the future I-540 corridor.

The site has approximately 2,500 feet of road frontage along Raynor
Road. This road is a 22-foot wide NCDOT-maintained facility (SR 2555) within a 60-foot right of way. This road lacks curb and gutter and sidewalks. As part of the development, half of Raynor Road will be widened to the Town’s major collector standard along the property frontage from the northern to southern site entrance. An additional 10’ of right of way will be dedicated, accommodating this widening. The remaining southern portion of Raynor Road will be converted to a local street as a realignment of Raynor in this section is planned.

The site also has approximately 690 feet of road frontage along White Oak Road. This road is a 22-foot wide NCDOT-maintained facility (SR 2700) within a 60-foot right of way. Right-of-way will be reserved with this development as this area of White Oak Road will be impacted by the construction of I-540 directly to the east of the site.

As indicated by the Traffic Impact Analysis, a 100’ eastbound left turn lane will be provided at the intersection of White Oak Road and Raynor Road. The developer will also perform a signal warrant analysis for the intersection of White Oak Road and Raynor Road with site plan application.

VII. SITE PLAN CONFORMITY WITH ADOPTED TOWN PLANS AND POLICIES

2018 Garner Forward Transportation Plan:

The 2018 Garner Forward Transportation Plan does not contain any updated recommendations for Raynor Road; therefore, the 2010 Garner Transportation Plan is referenced, which recommends Raynor Road as a 3-lane minor thoroughfare. The 2018 Plan recommends White Oak Road be widened to 4-lane divided facility, and it also recommends a public greenway. With the proposed road improvements – being coordinated with future I-540 improvements – and the incorporation of the public greenway, this project, as proposed, may be found to be in conformity with the 2018 Garner Forward Transportation Plan.

Parks & Recreation, Open Space & Greenways Master Plan:

A review of the Parks and Recreation, Open Space and Greenways Master Plan revealed no additional recommendations in the project area that are any longer a priority for the Parks, Recreation & Cultural Resources Department; therefore, with the inclusion of the proposed public greenway, this project may be found to be in conformity with the Parks & Recreation, Open Space & Greenways Master Plan.

Unified Development Ordinance Regulations:

After sufficient review and plan revisions, staff finds that this project, as now proposed, conforms to the regulations of the Unified Development Ordinance so long as the following project specific conditions are met:
1. Prior to receipt of approved plans, Engineering Department inspection fees must be paid to the Town of Garner;

2. Prior to preliminary plat application, the developer shall perform a signal warrant analysis for the intersection of White Oak Road and Raynor Road. If a signal is deemed warranted the developer shall be responsible for the design and installation of the signal. If a signal is not yet warranted, a Development Agreement for fee-in-lieu of the new signal – agreed upon as a result of the development’s TIA – shall be submitted by the developer, including payment, and accepted by the Town;

3. Prior to recordation of the first final plat:
   a. a voluntary annexation petition for the for the entire project site shall be filed with the Garner Planning Department; and
   b. documents establishing a Homeowner’s Association and restrictive covenants shall be submitted to the Garner Planning Director for review;

4. Following the recordation of the first final plat, the Neighborhood Recreation Amenity Area shall be completed within 18 months or prior to recordation of the second phase final plat, whichever comes first;

5. Prior to issuance of the first building permit:
   a. all applicable water and sewer fees must be paid to the City of Raleigh Public Utilities Department; and
   b. the Stormwater Program Administrator shall be in receipt of proof of payment for the required nitrogen offset payment to an approved mitigation bank;

6. Prior to the recording of the final plat for each phase, mini-parks and trails in the preceding phase shall be complete; and prior to the issuance of the first certificate of occupancy in the final phase, mini-parks and trails in said final phase shall be complete;

7. Prior to the issuance of each building permit, any outstanding fee-in-lieu of park land dedication following dedication of the public greenway easements shall be paid to the Town of Garner; and

8. The developer shall be responsible for all roadway improvements required by NCDOT.
VIII. RECOMMENDED MOTIONS

Zoning:
I move that the Planning Commission accept the staff statements regarding zoning consistency with the Garner Forward Comprehensive Plan, being detailed in Section V of this report, as their own, and recommend approval of PD-Z-19-04 to the Town Council.

*If motion is not to accept staff’s statements of consistency, alternative findings must be stated as part of said motion. Alternative findings may address the following items:*

- Lack of consistency of the proposed district with the comprehensive plan;
- Lack of compatibility of the proposed district with present zoning and conforming uses on nearby property and with the character of the neighborhood;
- Lack of suitability of the property for uses in the proposed district versus the current district; or
- Not improving the balance of uses within the Town or not fulfilling a specific demand for said use.

Master Plan:
I move that the Planning Commission confirm staff’s findings in Section VII that PD-MP-19-04, Raynor Road, is in conformity with adopted town plans and policies.

*If motion is not to confirm staff’s findings of conformity, specific ordinance sections or plan/policy language must be cited as part of said motion.*
Raynor Road Subdivision – Proposed Rezoning (Garner, NC)

Neighborhood Meeting Summary
Meeting Date: June 24, 2019
Meeting Location: Garner Senior Center – 205 East Garner Road, Garner, NC 27529
Meeting Time: 6:00 pm

The meeting was hosted jointly by Mungo Homes (Chris Simmering) and WithersRavenel, Inc. (Brad Hart & Zack Fuller). Materials on display easels included full-size mounted copies of the Illustrative Conceptual Master Plan, surrounding area vicinity map, Town of Garner Land Use Plan Map, Existing Conditions, Site Plan, and several illustrative examples of the proposed amenity site and pocket-park areas.

Brad Hart opened the meeting by providing a project overview including the following:

- Project to rezone property from R-20 to PRD.
- Location of project site indicated on the vicinity map.
- Indicated future I-540 corridor and noted the anticipated construction completion date is 2027.
- Noted proposed Open Space east of future I-540 corridor.
- Development is providing two entrances off Raynor Road.
- Total property area is approximately 99 acres. Approximately 10 acres will be dedicated for I-540 and approximately 5 acres for additional ROW along Raynor Road and White Oak Road. Total project area is approximately 85 acres.
- Development will consist of 333 units with approximately 2/3 townhomes. Townhomes will be located on the eastern side of the site.
- The amenity site will be centrally located with pocket parks and trails distributed across the site.
- All units will be rear (alley) loaded.

Guests were invited to ask any questions they may have and then review the display materials at the conclusion of questions.

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

- A guest asked about the anticipated home size. Chris responded they will be between 1,800 ft² and 2,500 ft².
- A guest asked about the proposed lot size. Brad responded that lots will be 30’ to 35’ wide with Charleston style homes. Townhomes lots will be 22’ to 26’ wide.
- A guest asked about the price point of the homes. Chris responded that townhomes will start at $250,000 with single family starting at $290,000.
- A neighbor pointed out that access off Raynor Road will be difficult due to current traffic and the high point in the road. They were also interested if any turn lanes would be provided. Brad responded that sight distance has been reviewed and a separate consultant prepared a Traffic Impact Analysis. Left turn lanes on Raynor Road will be provided at both site entrances. Right and left turn lanes will be provided at each driveway from the development onto Raynor Road. At this time one additional turn lane will be provided on White Oak Road.
- Total unit count for the development is 333.
• A guest asked how sanitary sewer will be provided to the site. Brad responded that sewer service will be provided through connection to an existing City of Raleigh sewer main running along the north side of White Oak Creek.

• A guest asked how water service will be provided to the site. Brad stated that the existing 12-inch water main on Raynor Road will be extended from north of the bridge to White Oak Road.

• A guest asked about the anticipated project timeline. Brad estimated construction to begin next summer following the rezoning, planning board & Town Council approval, and construction drawings. Chris estimated a 2 to 3 year build out for construction.

• A neighbor asked about the I-540 and White Oak Road interchange. Brad responded that the interchange was not part of the Raynor Road Subdivision project and is scheduled for completion in 2027 based on discussion with NCDOT.

• A guest asked if access would be provided to I-540. Brad responded that no access will be provided from the proposed development.

• A neighbor asked if the road improvements associated with the project will be in the $250,000 to $1,000,000 range. Brad stated that road improvements are generally expensive and for this project will include turn lanes, widening, and sidewalk.

• A guest asked if there are any plans to install a stop light at the Raynor Road and White Oak Road intersection. Brad responded this is currently under review by the Town and NCDOT, but cautioned that NCDOT does not like to signalize an intersection too soon.

• A guest asked if any buffers or fences are proposed to adjacent properties. Brad responded that a perimeter buffer will be provided in accordance with Town Standards. At this time, there are no fences proposed.

• A guest asked if the project has been named. Chris responded that a name has not been chosen. The guest then suggested Elmo and Alice.

• Mungo Homes is the sole developer of the site.

• A guest asked if the maps on display will also be shared online. Brad responded that all documents submitted to the Town of Garner are public information. Guests were encouraged to take a business card and follow up with emails to request any documents of interest.

• A guest asked about the greenway shown along White Oak Creek. Brad stated that the greenway from the western property boundary (near April Court) towards the I-540 corridor will be build by the developer as shown on the plans. The remaining greenway area will be graded and an easement dedicated to the Town of Garner.

• A guest asked if the amenity site shown is the existing house on site. Brad responded that it is a proposed amenity center with pool, not the existing house.

• A guest asked if the blue areas are ponds. Brad responded the existing pond will remain and two stormwater control measures will be added with the development.

• A neighbor asked about drinking water supply for the development. Brad responded that water will be extended along Raynor Road from the bridge down to White Oak Road. Fire hydrants will be installed along the water main extension.

• A guest asked if the property will be annexed into the Town of Garner. Brad stated that is correct.

• A guest asked if there are any plans to extend sanitary sewer along Raynor Road. Brad responded that at this time sewer will be accessed across White Oak Creek.
• A guest asked how far is the project site from US Highway 70. Brad showed the project site in relationship to US 70 on the vicinity map. A neighbor added that it is approximately 1.1 miles.

• A guest asked if public water is currently running to the bridge on Raynor Road. Brad indicated that is correct.

• A neighbor asked if there are any plans to extend water and sewer along White Oak Road. Brad responded that water stubs will be provided as required by the City of Raleigh, but there are no plans in the works to extend along White Oak Road at this time.

• A neighbor asked if turn lanes will be provided on Raynor Road and indicated that traffic currently backs up to Twain Drive by 3:00 in the afternoon. Brad indicated that both entrances into the proposed development will have turn lanes.

• A neighbor asked if existing homes along Raynor Road will be required to connect to the public water main extended along Raynor Road. Brad responded that existing homes will not be required to connect with this project.

• A guest asked if the existing sanitary sewer pump station along White Oak Creek has enough capacity for the proposed development. Brad indicated that we believe capacity is available based on our conversations with the City of Raleigh and upgrades are not required at this time.

• A guest asked when construction is going to begin. Brad responded that ground breaking is expected next summer.

• A neighbor asked if road improvements will be completed before the houses are built. Brad responded that road improvements are typically required before a set number of certificates of occupancy are issued and will not be delayed until the end of the project.

• A neighbor asked if the project will go through public notice. Brad said that it will but the date has not been set. It is expected it to go to the planning board in the next few months.

• A guest asked if the relocation of Raynor Road by NCDOT will solve the traffic issues. Brad indicated that we presume the relocation would help, but those improvements are part of the NCDOT I-540 project, and not included with our project.

• A guest asked if there are any plans to widen White Oak Road. Brad indicated that NCDOT will widen White Oak Road with the I-540 improvements. This project will install turn lane(s) as required.

Brad Hart’s and Zack Fuller’s business cards (WithersRavenel) were made available on the display table and guests were welcomed to take them for any follow-up questions. Chris Simmering (Mungo Homes) provided his contact information to interested guests. Most guests left around 7:00 pm, and the meeting adjourned at about 7:30 pm.

Attachment: Neighborhood Meeting Attendance List
Undeliverable Mailings (3 of 95 total were returned undeliverable)
Raynor Road Subdivision – Garner, NC
Neighborhood Meeting: Garner Senior Center - 205 East Garner Road, Garner, NC 27529
June 24, 2019 – 6:00 PM
Attendance Sheet

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clarence &amp; Samson</td>
<td>4814 Escudero Farm Rd</td>
<td><a href="mailto:EscuderoFarm@HCL.com">EscuderoFarm@HCL.com</a></td>
</tr>
<tr>
<td>Boyd</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ella &amp; Parrish</td>
<td>3839 White Oak Rd</td>
<td><a href="mailto:grapa43@gmail.com">grapa43@gmail.com</a></td>
</tr>
<tr>
<td>Melvin Stancil</td>
<td>4600 RAYNOR RD</td>
<td></td>
</tr>
<tr>
<td>Joseph Bailey</td>
<td>2721 Hidden Cove Trail</td>
<td><a href="mailto:JBailey01@gmail.com">JBailey01@gmail.com</a></td>
</tr>
<tr>
<td>John &amp; Dawn Bennett</td>
<td>5813 RAYNOR Rd.</td>
<td><a href="mailto:JD3112015@gmail.com">JD3112015@gmail.com</a></td>
</tr>
<tr>
<td>Jeff Guixerman</td>
<td>2917 Escudero Farm Rd</td>
<td>jeffg@<a href="mailto:w84@gmail.com">w84@gmail.com</a></td>
</tr>
</tbody>
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<th>Name</th>
<th>Address</th>
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</thead>
<tbody>
<tr>
<td>EDNA SPALCIE</td>
<td>5800 RAYNOR RD.</td>
<td></td>
</tr>
<tr>
<td>LINWOOD ROODES</td>
<td>5908 RAYNOR RD.</td>
<td></td>
</tr>
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<tr>
<th>Name</th>
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<tbody>
<tr>
<td>Kevin Biggie</td>
<td>9005 Castle Cir, Garner, NC</td>
<td><a href="mailto:kevin.biggie@gmail.com">kevin.biggie@gmail.com</a></td>
</tr>
<tr>
<td>Cicely Hedges</td>
<td>9005 Castle Cir, Garner, NC</td>
<td></td>
</tr>
<tr>
<td>Sonnie Hedges</td>
<td>9005 Castle Cir, Garner, NC</td>
<td></td>
</tr>
<tr>
<td>David and Marie Johnson</td>
<td>9013 April Cir, Garner, NC</td>
<td></td>
</tr>
<tr>
<td>Leslie John Sox</td>
<td>5712 Raynor Rd, Garner, NC</td>
<td><a href="mailto:leslie.soX@gmail.com">leslie.soX@gmail.com</a></td>
</tr>
<tr>
<td>Bill Raynor</td>
<td>5232 Raynor Rd, Garner, NC</td>
<td></td>
</tr>
<tr>
<td>Tommy &amp; Vick Sanderford</td>
<td>9008 April Circle, Garner, NC</td>
<td><a href="mailto:magdysaad@yahoo.com">magdysaad@yahoo.com</a></td>
</tr>
<tr>
<td>Michele Lemmon</td>
<td>5617 Raynor Rd, Garner, NC</td>
<td></td>
</tr>
<tr>
<td>Magdy Saad</td>
<td>304 Billiehaven Ct, Garner</td>
<td><a href="mailto:magdysaad@yahoo.com">magdysaad@yahoo.com</a></td>
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