

Dougher Light Industrial

Conditional Zoning
CZ-MP-23-01

Public Hearing
October 17, 2023

General Case Information

Applicant: Alex Hale, Windsor Commercial

Owners: Dougher Properties 2 LLC

Location: E Garner Rd

Tract Size: 3.75 +/- acres

Request: Tier 2 (Master sketch plan + written conditions)

To 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

Site Location (Aerial)

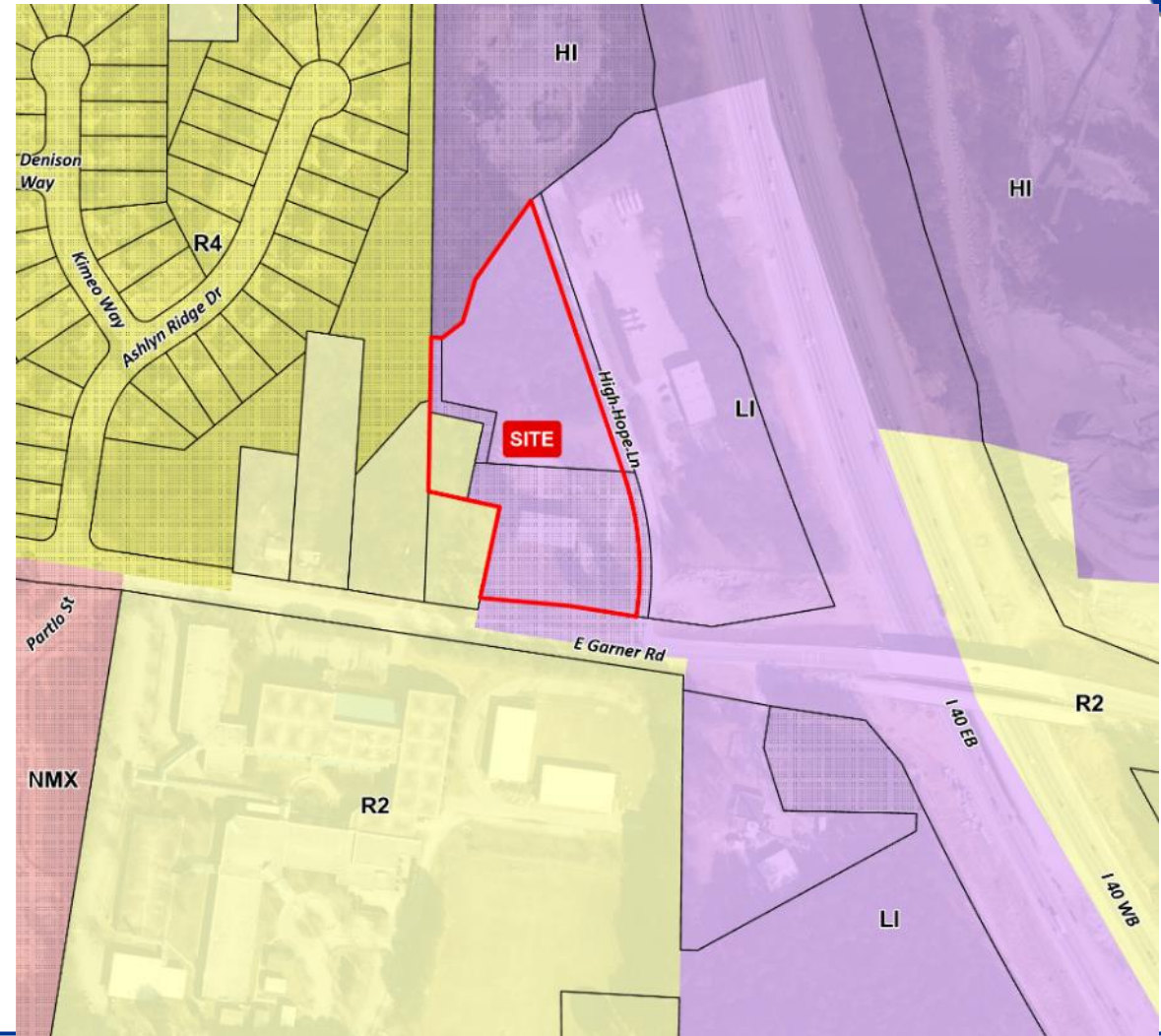


Site Location (Street View)



Adjacent Zoning & Land Use

North:	HI ST Wooten Co
South:	LI/R2 Industrial/ E Garner Middle School
East:	LI ST Wooten Co
West:	R2/R4 Single Family



Zoning History

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

Existing Zoning Summary

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 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.

Existing Zoning Summary - Overlay

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.

Proposed Zoning and Conditions

- The following is a list of permitted uses in the LI C271 district:

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

Proposed Zoning and Conditions

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	

Proposed Zoning and Conditions

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

Proposed Zoning and Conditions

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.

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

Community Information

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.

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.



Master Plan General Information

Area: 3.75 +/- acres

Units/Bldg Size: Existing 5,000 sq. ft. building;
Proposed 16,000 sq. ft. building

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

Master Plan



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.

Landscape/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.

Parks & Open Space

Not required for commercial development.

Environment & Floodplain

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

Infrastructure: Water/Sewer

Service provided by Raleigh Water.

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.



Infrastructure at Preliminary Plat Review

- Lighting for streets and common areas required to meet UDO regulations.
- Stormwater management devices to meet UDO regulations.
- Water lines and hydrant spacing required to meet Garner Fire and Raleigh Water rules and regulations.
- All landscaping and parking regulations will also be verified.

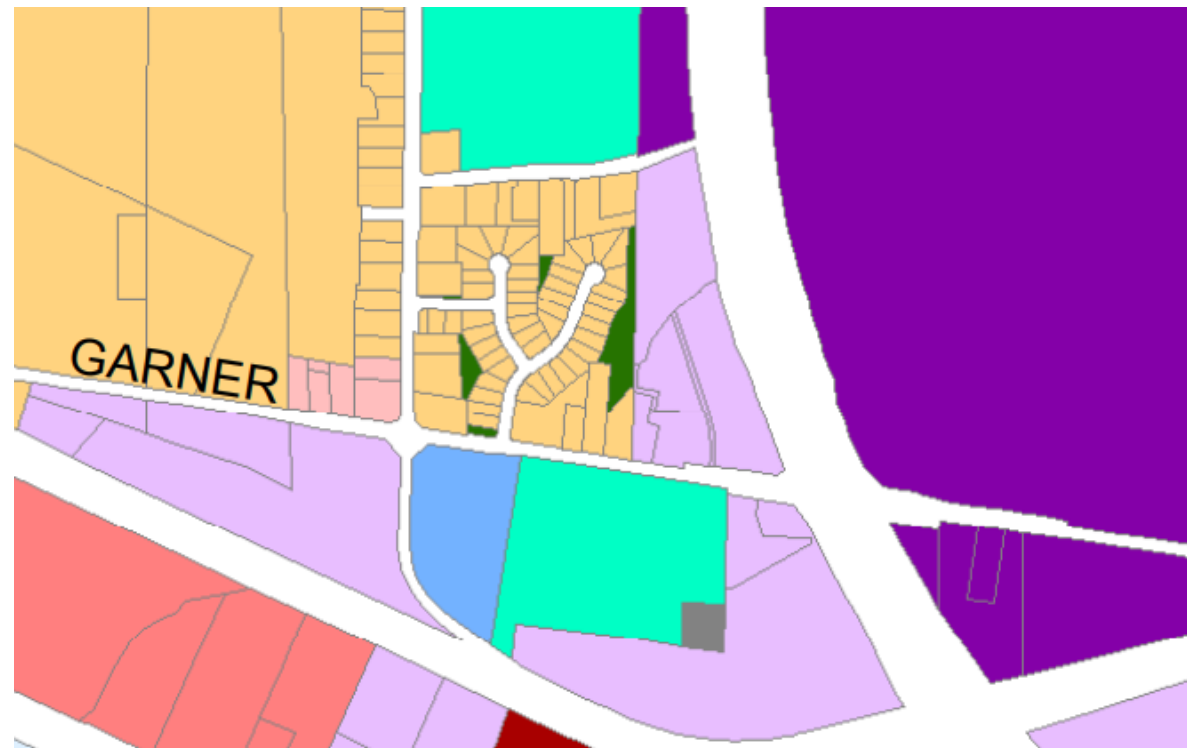
Plan Consistency (PC Meeting)

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. These plans include:

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

Plan Consistency (PC Meeting)

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



Reasonableness (TC Action Meeting)

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.

Public Hearing Recommendation

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

Master Plan

