

# Gregory Poole

Special Use Permit  
SUP-SP-22-08

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Public Hearing  
November 6, 2023

# General Case Information

Applicant: Gregory Poole Equipment Co. (Eddie Williford)

Owner: Gregory Poole Equipment Co.

Location: 500 N. Greenfield Parkway

Tract Size: 36.21 +/- acres

Request: To establish an office and warehouse/flex space uses with outdoor storage/lay down yards on a 36.21 +/- acre site located in North Greenfield Parkway Industrial Park.

# Site Plan Information

- Proposed Use: Office and Flex Space/Warehouse with lay down area
- Current Zoning:
  - At time of application: Mixed Use District-1 (MXD-1), as of 7-5-22: Light Industrial (LI)
- Overlay District:
  - At time of application: 40 Overlay (O-40), as of 7-5-22: Limited Access Highway Overlay (LHO)
- Setbacks:
  - Front – 30'
  - Rear – 0'
  - Side – 0'
  - Corner – 30'

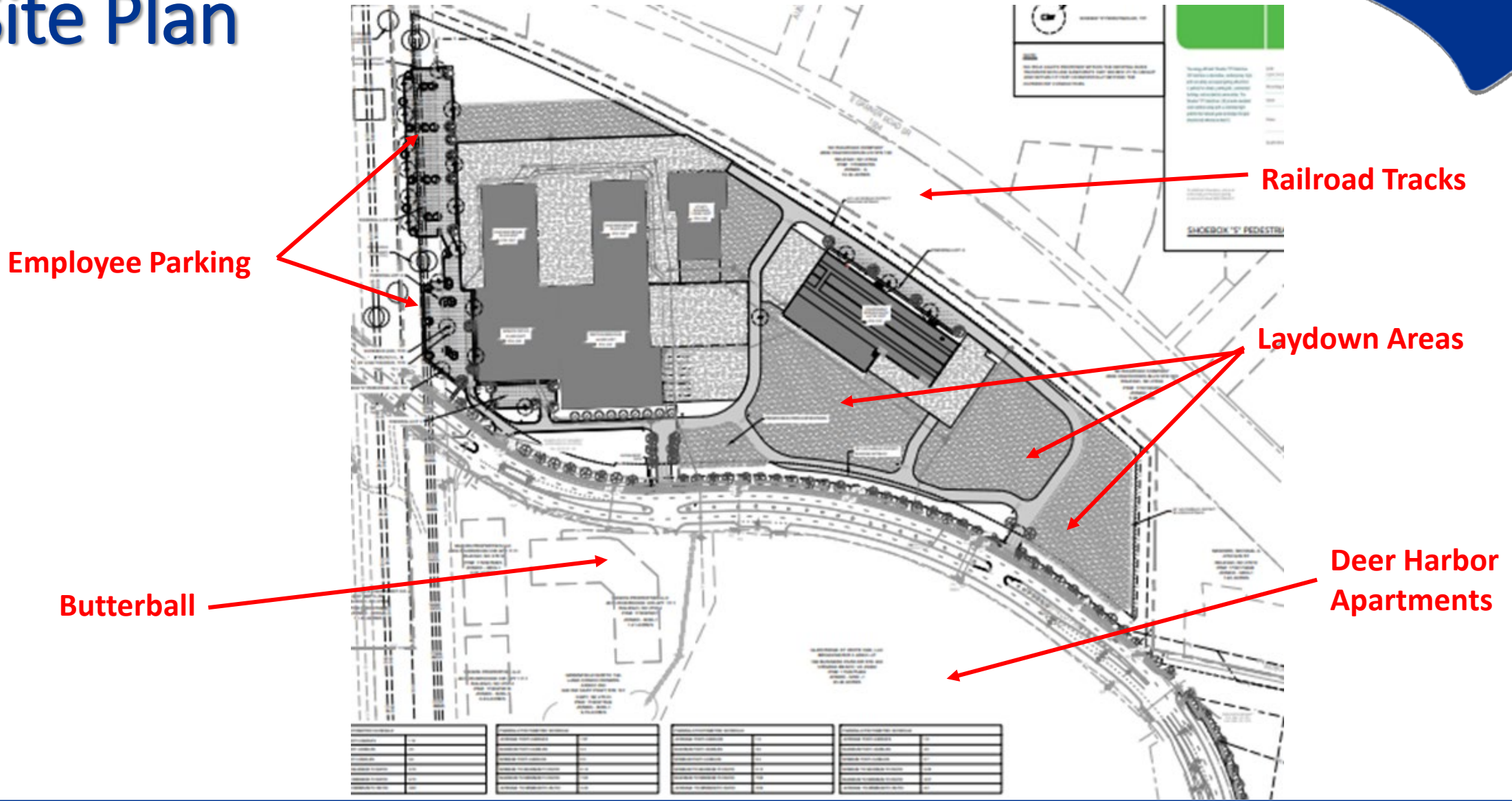
# Neighborhood Meeting

Staff identified approximately 55 properties within the notification radius to the applicant for first class mailed notices.

The neighborhood meeting was at the Garner Senior Center at 6:00PM on June 23, 2022, with 4 people in attendance.

More information, including meeting minutes, was included in the neighborhood meeting information that was provided with the agenda packet.

# Site Plan



Employee Parking

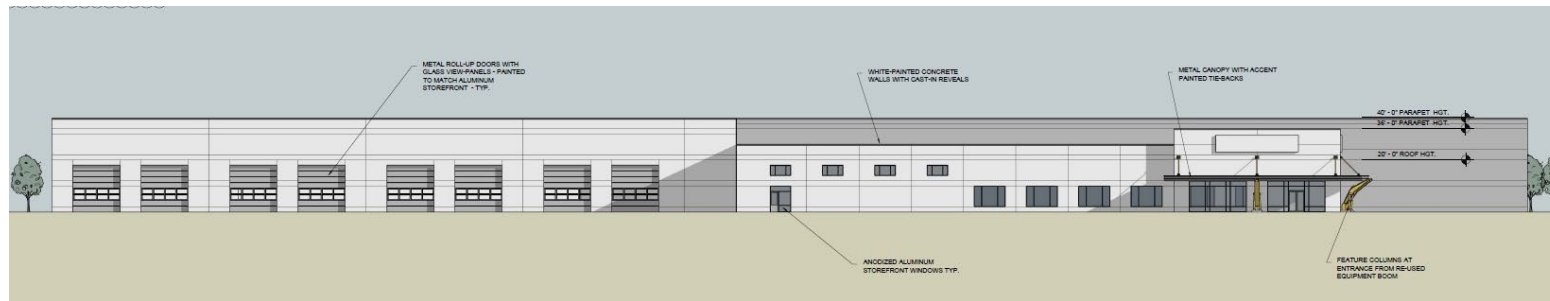
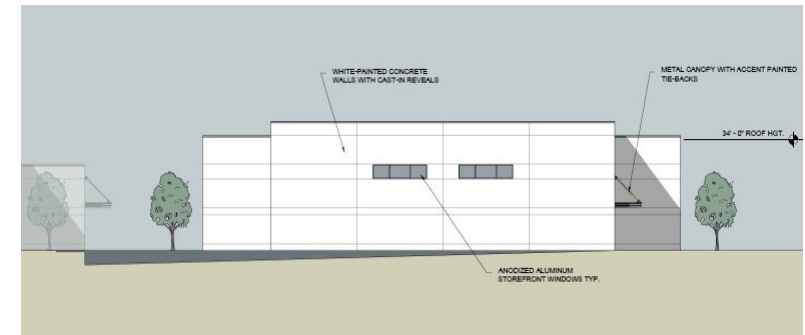
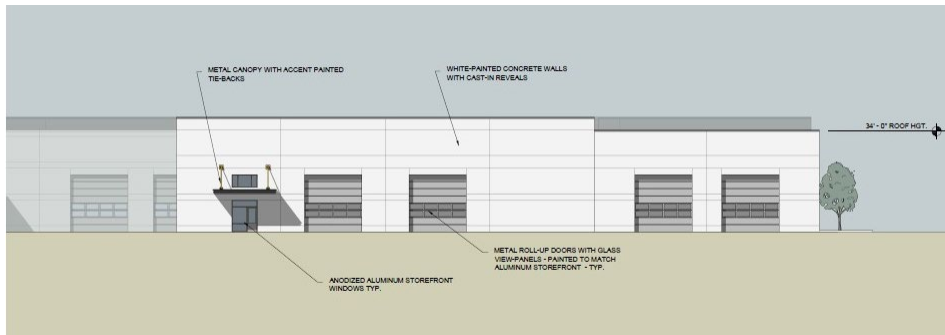
Railroad Tracks

Laydown Areas

Butterball

Deer Harbor Apartments

# Buildings



# Open Space

Park land and open space are not required for non-residential development.

# Landscape/Buffer Requirements

- Tree Cover
  - Required: Sliding scale of 10-12% (rule at time of submittal)
  - Preserved: Project is meeting the tree canopy requirements with existing preservation and new canopy plantings.
- Street and Perimeter Buffers
  - Street – 15'
  - Perimeter:
    - No buffer required on western boundary
    - 15'/65' Eastern
    - 25' Northern



# Landscape/Buffer Requirements

- Screening:
  - Outdoor storage areas are to be screened from public rights-of-way and adjacent properties to a minimum height of 6’.
  - Vehicular surface areas are to be screened from public rights-of-way and adjacent properties to a minimum height of 3’.
  - Screening requirements to be met with a combination of fencing (vinyl coated chain link with slats) and vegetation.

# Lighting

Site plan lighting meets both the requirements of the UDO and staff policy regarding LED fixtures. All fixtures have zero uplight, low glare and a warm white light exhibiting a color temperature of no more than 4,000K.

# Parking

- Parking for flex space use 1 space per 500 square feet of floor area;
- Parking for warehouse is 1 space for every 2 employees on the maximum shift, but not less than 5,000 square feet of area devoted to use;
- Parking for office use is 1 space for every 300 square feet;
- Parking for vehicle repair is 5 spaces per service bay, plus 1 space for each employee; and
- Parking for manufacturing and production is 1 space for every 2 employees on maximum shift or 1 space per 200 square feet of gross floor area, as most appropriate.
  - Required: 232
  - Proposed: 294

# Fire Protection

The Inspections Department, together with the Fire Department, has reviewed and approved.

# Environment & Floodplain

- There are no FEMA designated floodplains or streams within the project boundary; however, there is a narrow wetland area in the south central portion of the site across from the open space between Butterball and Deer Harbor Apartments.



# Stormwater Management

- This commercial project is subject to nitrogen water quality requirements as well as water quantity requirements for the 1, 10 and 25 year storm.
- Both requirements are being handled as part of the overall master plan for Greenfield North as opposed to each site providing on-site stormwater control measures (SCMs.) This project will drain to an existing dry detention pond downstream within the commercial subdivision to satisfy the water quantity requirements.
- Nitrogen offset has already been paid for the entire subdivision previously including this project location.

# Infrastructure: Water/Sewer

The site will be served by City of Raleigh water and sewer infrastructure. Both water and sewer will connect to the existing mains in N. Greenfield Parkway.



# Infrastructure: Roads and Sidewalks

- There will be three driveways on N. Greenfield Parkway. One new median break will be provided at the eastern entrance, and the existing break at the western entrance will be modified slightly.
- Curb and gutter are existing. Sidewalks will be installed along N. Greenfield Parkway and into the site.



# Site Plan Conformity with the Unified Development Ordinance

Following technical 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 issuance of building permit, a voluntary annexation petition must be submitted to the Planning Department to allow for the connection to public water and sewer infrastructure;
2. Prior to issuance of building permit, payment of Engineering Inspection Fees shall be paid to the Town of Garner;

# Site Plan Conformity with the Unified Development Ordinance

3. Prior to issuance of building permit, payment of Public Utilities Fees shall be paid to the City of Raleigh;
4. Prior to issuance of building permit, wetland impact permits will be required prior to issuance of a building permit; and
5. Prior to issuance of 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.

# Motions

## **Special Use Permit w/ Site Plan:**

Refer to worksheet beginning on Page 54 of your packet for motion to approve or deny SUP-SP-22-08, Gregory Poole.