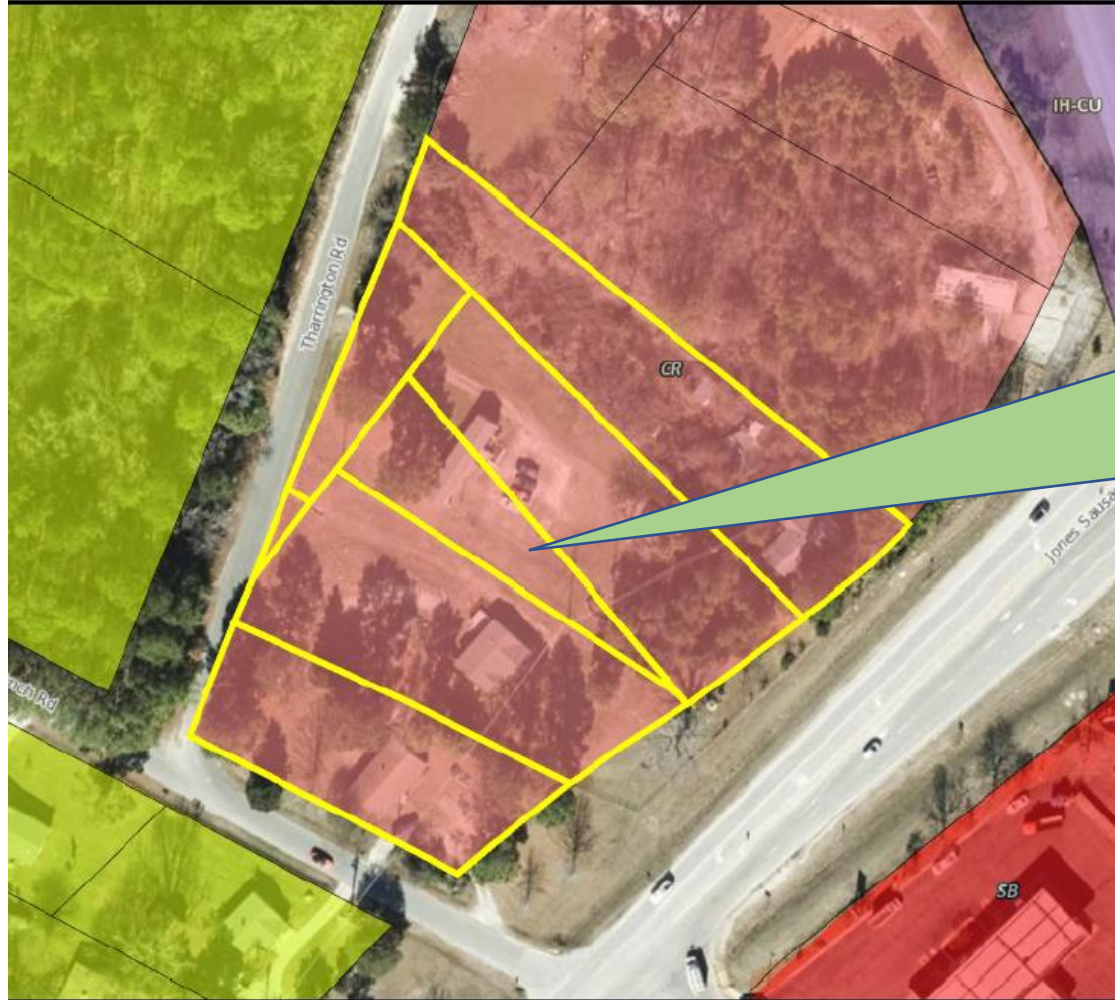


Rezoning of Jones Sausage Road Assemblage CZ-23-01

November 6, 2023 Town Council Public Hearing
Applicant Presentation

Assemblage Zoned Commercial Prior to 2022 Town-Wide Rezoning

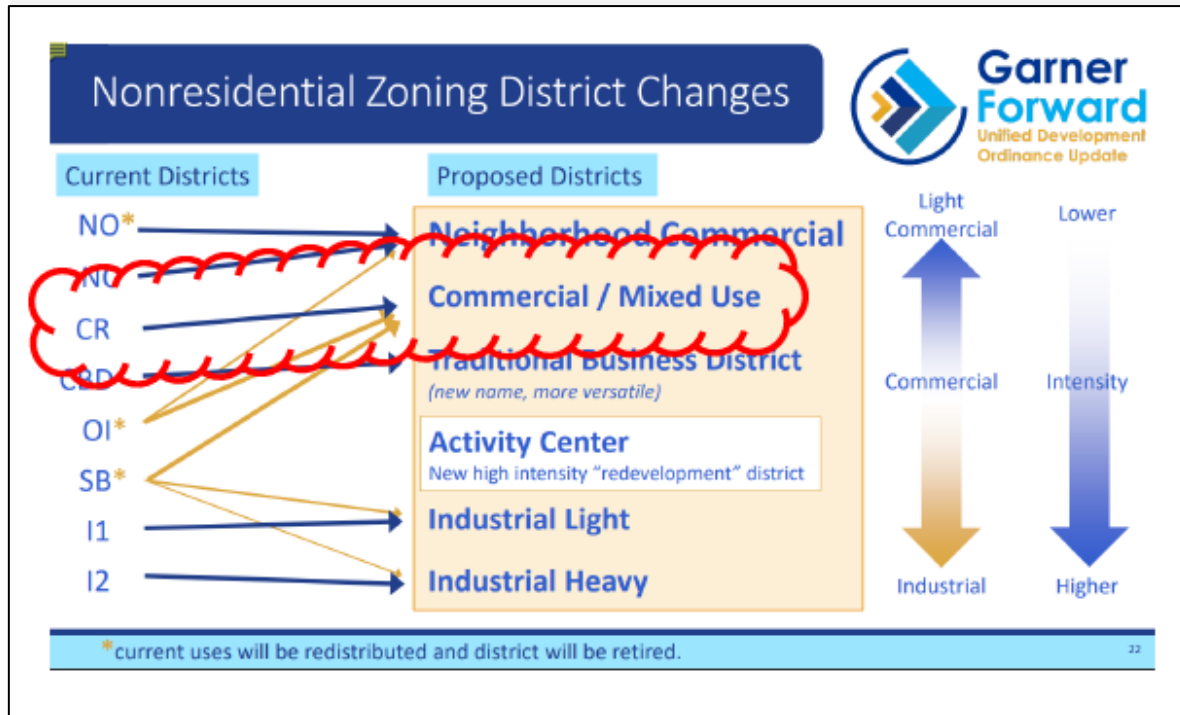


7 lots, 2.76 acres

All lots zoned Community Retail (CR)
prior to July 5, 2022 Town-Wide
zoning

What Should Have Happened In Town-Wide Rezoning

Entire Assemblage Should Have Be Rezoned Commercial Mixed Use

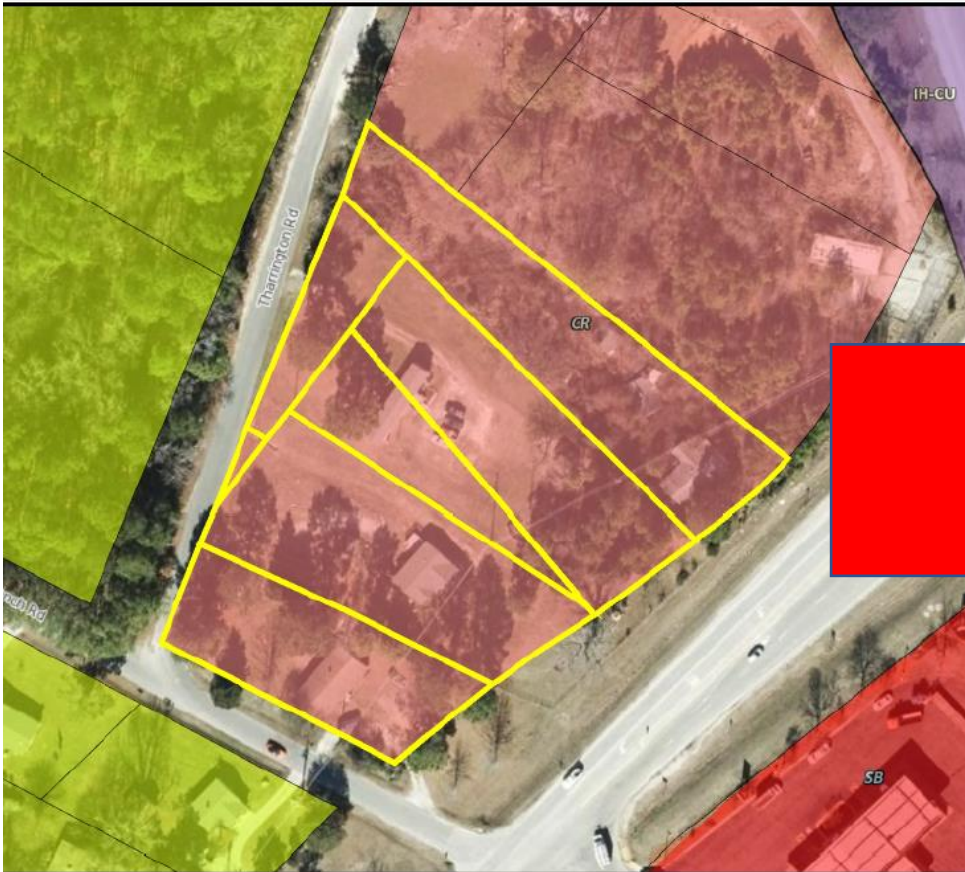


Staff and Council Repeatedly Stated That Assemblage Should Not Be Downzoned

- Town Staff on Town-wide rezoning (July 2022):
 - “There is **no intent to upzone or downzone as a result of this process** (e.g. residentially-zoned property remains residentially-zoned property, commercial remains commercial.)”
- Approved Town-wide rezoning Ordinance:
 - “[T]he Official Zoning Map of the Town of Garner and Extraterritorial Jurisdiction be amended by changing the zoning classifications of all properties **to the most closely corresponding proposed base and overlay zoning districts.**”

Two of Seven Lots Mistakenly Downzoned Residential in 2022 Town-Wide Rezoning

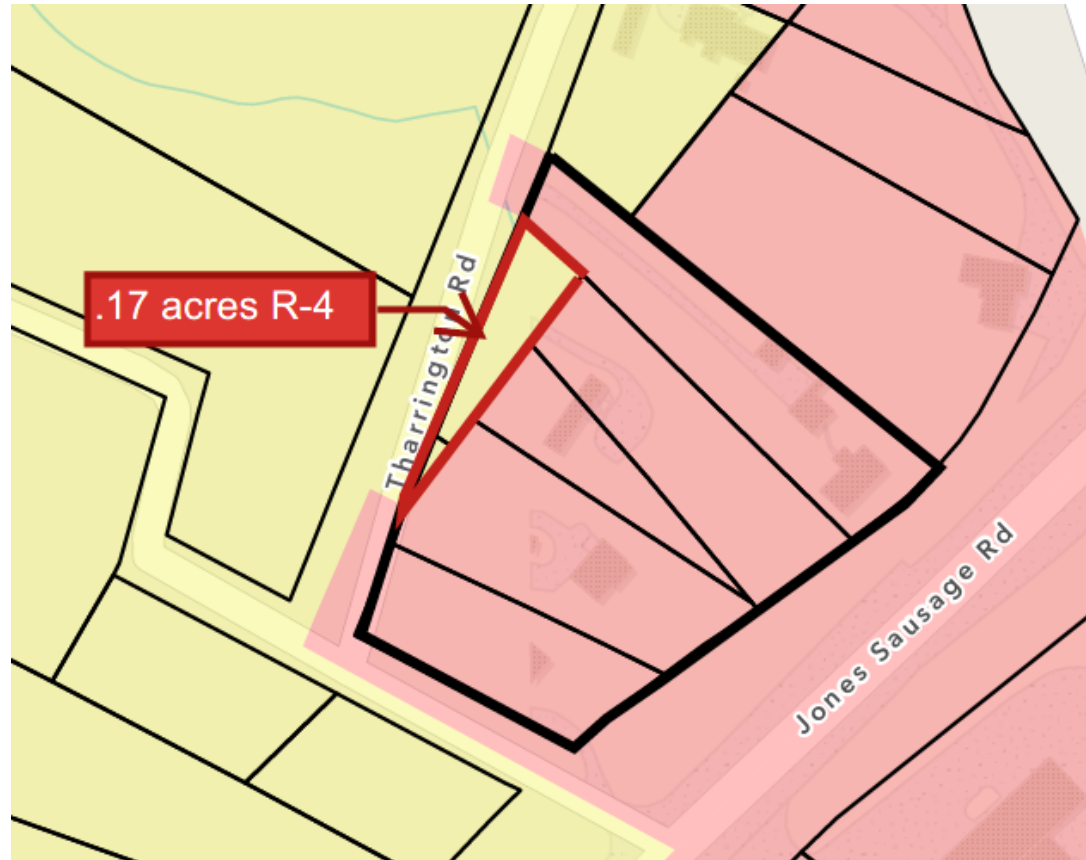
Before July 5, 2022: All Commercially Zoned



After July 5, 2022: Two small lots downzoned to R-4



As Result of Downzoning, Residentially Zoned Property is Undevelopable



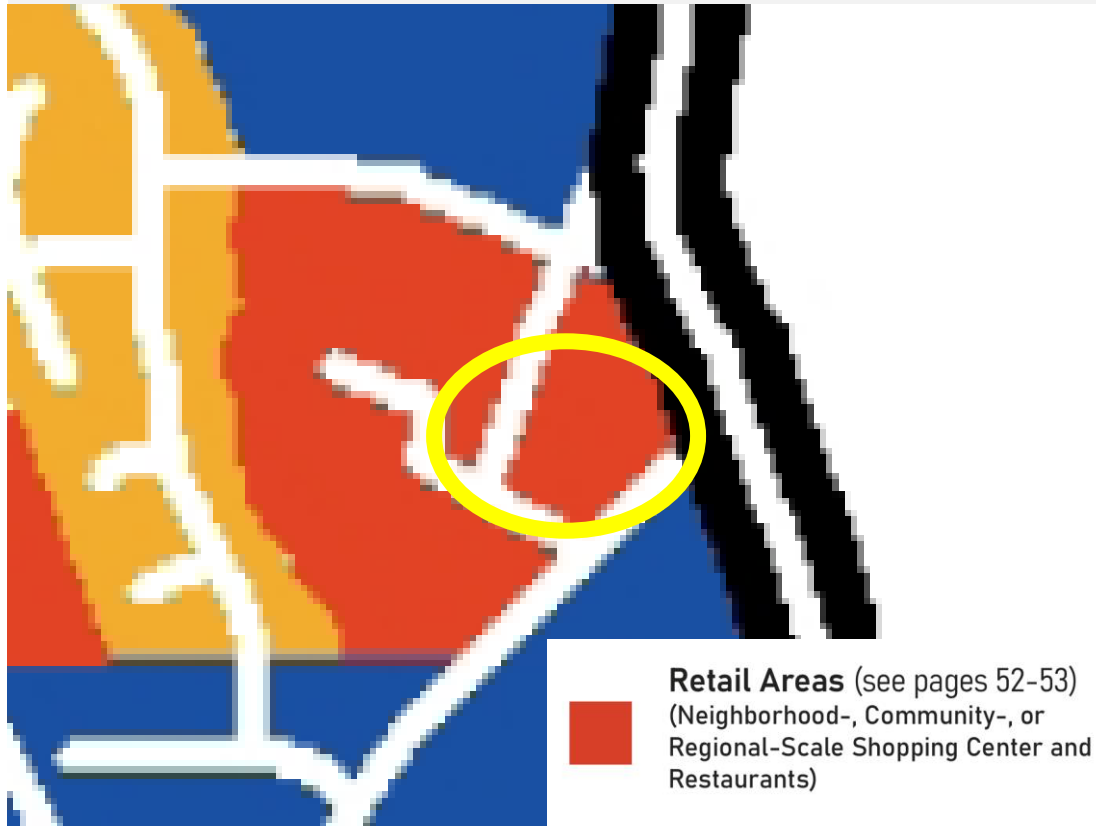
- Only private development permitted by right on property zoned R-4 are single-family homes or duplexes on quarter-acre lots.
- Because the property zoned R-4 is only 0.17 acres, no house can be built on it.
- Single-family homes and duplexes cannot be built on property zoned CMX.

Owner has worked with Town Staff and GEDC on Rezoning

- Owner has worked cooperatively with Town on rezoning since January
 - Owner preferred limited rezone of 0.17 acres from R-4 to CMX; Planning staff advised owner to propose conditional rezoning for entire 2.7 acre assemblage in recognition of property's location in Northeast Gateway.
 - Owner followed Town staff guidance and continues to seek conditional rezoning of entire assemblage.
- Rezoning got derailed at first Town Council hearing in July after GEDC Chair expressed concerns.
- Owner and Town staff met repeatedly since July in effort to move rezoning forward. GEDC now reports that it “understands the need for proceeding with the rezoning (CZ-23-01) public hearing and has no objection.”

Rezoning is Consistent with New Comprehensive Plan and Northeast Gateway Small Area Guidance

New Garner Forward Comprehensive Plan Designates Property Retail Area



Rezoning Advances Town and GEDC Goals for Town's "Northeast Gateway"

- CMX zoning on entire parcel consistent with new Comp Plan's guidance for Northeast Gateway, which calls for "[n]odes of commercial uses [that] could be destinations for both residents and workers in the area."
- CMX zoning also consistent with stated goals and guidance for Northeast Gateway small area plan being prepared by Town and GEDC
- GEDC RFP for small area plan:
 - "The primary goal of this plan is to develop a compelling case for landowners, developers, and other partners to participate in advancing Garner's commercial/industrial base to move 'Garner Forward.'"
 - Land use plan should identify mix of uses, with priority "given to uses that increase tax base and create jobs that target Wake County average wage."