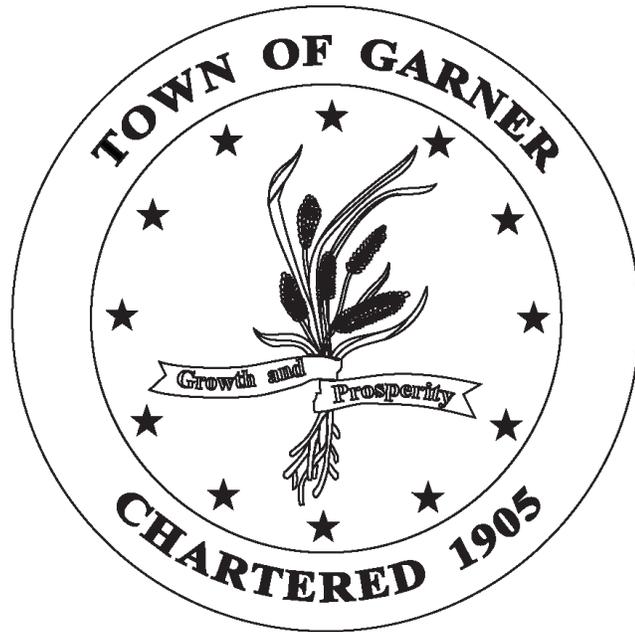


Town of Garner



Town Council Meeting
December 5, 2023

Garner Town Hall
900 7th Avenue
Garner, NC 27529

**Town of Garner
Town Council Regular Meeting Agenda
December 5, 2023**

The regular meeting of the Town Council will be conducted at 6:00 p.m. in Ronnie S. Williams Council Chambers located in Garner Town Hall, 900 7th Avenue, Garner.

- A. CALL MEETING TO ORDER/ROLL CALL: Mayor Ken Marshburn
- B. PLEDGE OF ALLEGIANCE: Mayor ProTem Elmo Vance
- C. INVOCATION: Mayor ProTem Elmo Vance
- D. INDUCTION OF COUNCIL MEMBERS AND ADMINISTRATION OF OATH

Administration of Oaths

- Buddy Gupton will be sworn into office as Mayor
- Demian Dellinger will be sworn into office as Council Member
- Phil Matthews will be sworn into office as Council Member
- Elmo Vance will be sworn into office as Council Member

- E. RECOGNITION OF OUT-GOING MEMBERS

- F. NEW COUNCIL COMMENTS

- G. ELECTION OF MAYOR PRO TEM

- H. COUNCIL COMMITTEE LIAISONS

- I. PETITIONS AND COMMENTS

- J. ADOPTION OF AGENDA

- K. PRESENTATIONS

- L. CONSENT

- 1. Voluntary Satellite Annexation Petition # ANX-22-10, 401 Crossing Page 5
Presenter: Jeff Triezenberg, Planning Director

Voluntary satellite annexation petition (ANX-22-10) submitted by Ruth Johnson Lee; Joseph Ira Lee, III; L. Alton Johnson Heirs; Joseph I. Lee, III, Trustee of the Joseph I. Lee Revocable Trust; and Peter Daniels Hudgins, Jr. & Lena R. Hudgins to bring 72.25 +/-

acres into the satellite corporate limits of the Town of Garner. The property is generally located at 5715 Fayetteville Road and may be otherwise identified as Wake County PIN(s) 0790781096, 0709788067, 0790889826, 0790884847, 0790886087, 0790886098, 0790780066, 0790897596, 0790992265, 0790992386, 0790992476, 0791902864, 0790992175, 0790885319, 0790981008, 0790882057, 0790783046, 0790981161, 0790885048, 0790881017, 0790785341, 0790889068, and 0790888028.

Action: Consider approving Resolution (2023) 2553 setting public hearing for December 19, 2023.

2. Legal Department Staffing Page 10
Presenter: Terri Jones, Town Attorney

An Assistant Town Attorney position is requested to assist the Legal Department in meeting the Town's increased need for legal services.

Action: Consider authorizing the addition of an Assistant Town Attorney to Position Classification List

3. Inspections Department Staffing Request Page 11
Presenter: Paul Padgett, Inspections Director

Request to add 2 additional Building Inspector II positions to our funded positions to meet the increased workload caused the growth and demand in our jurisdiction.

Action: Consider authorizing approval of 2 additional Building Inspector II positions within the Inspections Department.

M. PUBLIC HEARINGS

N. NEW/OLD BUSINESS

1. Tier 2 Conditional Rezoning # CZ-MP-23-01, Dougher Light Industrial Page 14
Presenter: Ashley Harris, Planner

Tier 2 conditional rezoning request (CZ-MP-23-01) 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. The site is at the northwest corner of East Garner Road and High Hope Lane, and may be further identified as Wake County PIN #'s 1721313405, 1721313154, 1721311388 and a portion of 1721311177.

Action: Consider motion to approve CZ-MP-23-01 by adopting Ordinance (2023) 5228

2. Tier 1 Conditional Rezoning Request # CZ-23-01, Jones Sausage Assemblage Page 50
Presenter: Ashley Harris, Planner

Conditional district rezoning request (CZ-23-01) submitted by Garner (Jones Sausage 2) PBX LLC to rezone approximately 0.17 +/- acres from Residential 4 (R4) and 2.59 +/- acres from Commercial Mixed Use (CMX) to Commercial Mixed Use (CMX C270) Conditional. The site is located along the frontages of Jones Sausage, Martin Branch and Tharrington roads, and may be further identified as Wake County PIN(s) 1721274716, 1721274887, 1721275737, 1721276727, 1721276893, 1721275626 and 1721274632.

Action: Consider approval of CZ-23-01 by adopting Ordinance (2023) 5229

O. COMMITTEE REPORTS

P. MANAGER REPORTS

Q. ATTORNEY REPORTS

R. COUNCIL COMMENTS

S. CLOSED SESSION

T. ADJOURN

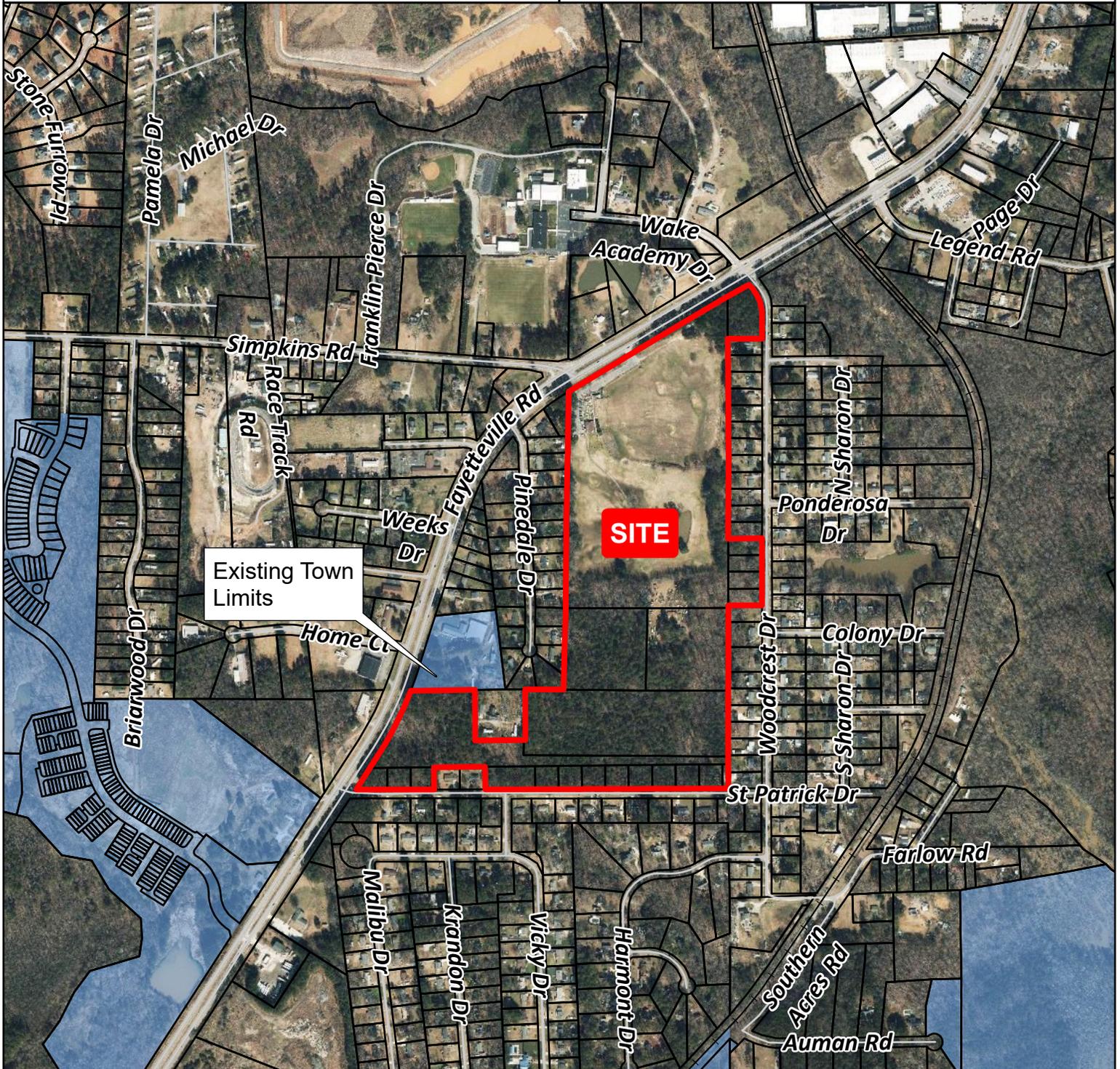
Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: December 5, 2023		
Subject: Voluntary Satellite Annexation Petition # ANX-22-10, 401 Crossing		
Location on Agenda: Consent <input type="checkbox"/>		
Department: Planning		
Contact: Jeff Triezenberg, AICP, GISP; Planning Director		
Presenter: Jeff Triezenberg, AICP, GISP; Planning Director		
Brief Summary: Voluntary satellite annexation petition (ANX-22-10) submitted by Ruth Johnson Lee; Joseph Ira Lee, III; L. Alton Johnson Heirs; Joseph I. Lee, III, Trustee of the Joseph I. Lee Revocable Trust; and Peter Daniels Hudgins, Jr. & Lena R. Hudgins to bring 72.25 +/- acres into the satellite corporate limits of the Town of Garner. The property is generally located at 5715 Fayetteville Road and may be otherwise identified as Wake County PIN(s) 0790781096, 0709788067, 0790889826, 0790884847, 0790886087, 0790886098, 0790780066, 0790897596, 0790992265, 0790992386, 0790992476, 0791902864, 0790992175, 0790885319, 0790981008, 0790882057, 0790783046, 0790981161, 0790885048, 0790881017, 0790785341, 0790889068, and 0790888028.		
Recommended Motion and/or Requested Action: Action: Consider approving Resolution (2023) 2553 setting public hearing for December 19, 2023		
Detailed Notes: This petition accompanies the Tier 2 Planned Development Rezoning request (CZ-PD-22-03) that will be considered for a final decision by the Town Council - also on December 19, 2023. Since the property is not currently in the Town's ETJ, the annexation petition must be considered at the same time as the possible approval of the development application which would establish Garner zoning for the proposed annexation area.		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations: 		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JST	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		



Town of Garner Planning Department

Annexation ANX-22-10



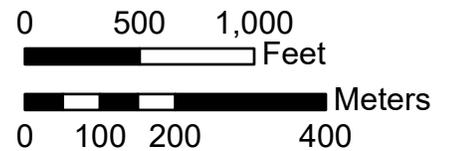
Owners: Ruth Johnson Lee; Joseph Ira Lee, III; L. Alton Johnson Heirs; Joseph I. Lee, III, Trustee of the Joseph I. Lee Revocable Trust; Peter Daniels Hudgins, Jr. & Lena R. Hudgins;

Project: 401 Crossing

Location: Fayetteville Rd / St Patrick Dr

Pin #: 0790781096, 0790788067, 0790889826, 0790884847, 0790886087, 0790883098, 0790780066, 0790897596, 0790992265, 0790992386, 0790992476, 0791902864, 0790992175, 0790885319, 0790981008, 0790882057, 0790783046, 0790981161, 0790885048, 0790881017, 0790785341, 0790889068, and 0790888028

Area: +/- 72.25 AC



Planning Department Memorandum

TO: Honorable Mayor Gupton and Town Council Members

FROM: Jeff Triezenberg, AICP, GISP; Planning Director

SUBJECT: *Voluntary Satellite Annexation Petition # ANX-22-10, 401 Crossing*

DATE: December 5, 2023

ANNEXATION APPLICATION: ANX-22-10

OWNERS: Ruth Johnson Lee;
Joseph Ira Lee, III;
L. Alton Johnson Heirs;
Joseph I. Lee, III, Trustee of the Joseph I. Lee Revocable Trust;
Peter Daniels Hudgins, Jr. & Lena R. Hudgins;

CONTIGUOUS / SATELLITE: Satellite

LOCATION OF PROPERTY: 5715 Fayetteville Road

WAKE COUNTY PIN #: 0790781096, 07909788067, 0790889826, 0790884847, 0790886087, 0790886098, 0790780066, 0790897596, 0790992265, 0790992386, 0790992476, 0791902864, 0790992175, 0790885319, 0790981008, 0790882057, 0790783046, 0790981161, 0790885048, 0790881017, 0790785341, 0790889068, and 0790888028

REAL ESTATE ID #: 0041400, 0041412, 0093673, 0093672, 0041472, 0036082, 0036092, 0036088, 0036097, 0036084, 0036094, 0036096, 0036091, 0036093, 0036089, 0036090, 0036087, 0036095, 0036098, 0041406, 0041409, 0041410, and 0041411

AREA: 72.25 +/- acres

ZONING: Proposed - Commercial Mixed Use (CMX C15)
Conditional

Currently - Wake County Residential 40 Watershed District (R-40W)

ASSOCIATED DEVELOPMENT PLAN:

This petition follows a request for public water and sewer for 401 Crossing (CZ-PD-22-03), should it be approved December 19, 2023, or at a subsequent meeting; Per the *Raleigh-Garner Merger Agreement*, an annexation petition is required for the extension of service.

RECOMMENDATION:

Set Public Hearing for December 19, 2023

RESOLUTION NO. (2023) 2553

**RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION OF ANNEXATION
PURSUANT TO G.S. 160A-58.1, AS AMENDED**

WHEREAS, a petition requesting annexation of the areas described herein has been received; and

WHEREAS, the Town Council has by resolution directed the Town Clerk to investigate the sufficiency thereof; and

WHEREAS, certification by the Town Clerk as to the sufficiency of said petition has been made;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Garner, North Carolina:

Section 1. That public hearings on the question of annexation of the areas described herein will be held at the Town Hall at 7:00 p.m. on the 19th day of December 2023.

Section 2. The area proposed for annexation is described as follows:

- Case # ANX-22-10, 401 Crossing (Satellite) – 72.25 +/- acres generally located at 5715 Fayetteville Road

Section 3. Notice of said public hearings shall be published at least ten (10) days prior to the date of said public hearings.

Duly adopted this 5th day of December 2023.

Buddy Gupton, Mayor

ATTEST:

Stella L. Gibson, Town Clerk

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: December 5, 2023 <input type="button" value="v"/>		
Subject: Legal Department Staffing		
Location on Agenda: Consent <input type="button" value="v"/>		
Department: Legal		
Contact: Terri Jones, Town Attorney		
Presenter: Terri Jones, Town Attorney		
Brief Summary: An Assistant Town Attorney position is requested to assist the Legal Department in meeting the Town's increased need for legal services.		
Recommended Motion and/or Requested Action: Authorize addition of Assistant Town Attorney to Position Classification List		
Detailed Notes: Council approved the addition of a paralegal position in the Legal Department with the FY24 Annual Budget. Due to difficulties in recruiting a qualified paralegal with local government experience and due to the Town's increased need for legal services resulting from new capital projects, complex public record requests, additional litigation, and other demands, the Town Attorney recommends Council approving the creation and hiring of an Assistant Town Attorney. This will result in an anticipated \$50,000 increase in the Legal Department budget for salary and benefits of an additional attorney rather than a paralegal.		
Funding Source: Operating Budget		
Cost: \$147,000	One Time: <input type="radio"/>	Annual: <input checked="" type="radio"/> No Cost: <input type="radio"/>
Manager's Comments and Recommendations: 		
Attachments Yes: <input type="radio"/> No: <input checked="" type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	TJ	
Finance Director:		
Town Attorney:	TJ	
Town Manager:	RD	
Town Clerk:		

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: December 5, 2023 <input type="button" value="v"/>		
Subject: Inspections Department Staffing Request		
Location on Agenda: Consent <input type="button" value="v"/>		
Department: Inspections Department		
Contact: Paul Padgett, Inspections Director		
Presenter: Paul Padgett, Inspections Director		
<p>Brief Summary: Request to add 2 additional Building Inspector II positions to our funded positions to meet the increased workload caused the growth and demand in our jurisdiction.</p>		
<p>Recommended Motion and/or Requested Action: Authorize 2 additional Building Inspector II positions within the Inspections Department.</p>		
<p>Detailed Notes: The Inspections Department has seen a substantial increase in workload related to growth and development. Future forecasts shows this growth to continue. The request for 2 Building Inspectors II positions would allow us continue to provide the expected services and meet all statutory requirements for reviews and inspections. We will continue to evaluate growth and workload trends as we plan for the FY25 budget. Please see attached memo for additional supporting details.</p>		
<p>Funding Source: Inspections Revenues</p>		
Cost: 201,118.00	One Time: <input type="radio"/>	Annual: <input checked="" type="radio"/> No Cost: <input type="radio"/>
<p>Manager's Comments and Recommendations: I have reviewed the request with staff and agree with the recommendation to add additional staff due to workload.</p>		
<p>Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/></p>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	PJP	
Finance Director:		
Town Attorney:		
Town Manager:		
Town Clerk:		



INSPECTIONS

MEMORANDUM

DATE: 11/21/2023
TO: John Hodges, Assistant Town Manager
FROM: Paul Padgett, Inspections Director
SUBJECT: Critical Staffing Need Within Inspections

I am writing to advise you that the Inspections department is experiencing a critical need to add more Inspectors as development in Garner picks up speed and significantly increases calls for inspections. An average of 18-25 inspections per day is considered a reasonable workload per inspector by industry standards. After reviewing the first quarter building inspection numbers for FY24, we have documented that our inspectors are averaging 37 inspections daily – well above a reasonable standard.

At the current rate, this allows for just under 13 minutes per inspection – including travel time, research, data entry, and any follow-up measures that may be needed. The Town employs an amazing group of inspectors who have risen to meet the Town's needs. However, this pace is unsustainable and will begin to negatively impact the quality, timeliness, and amount of work being completed. The added stress that comes with the current workload will also begin to affect morale and create future turnover.

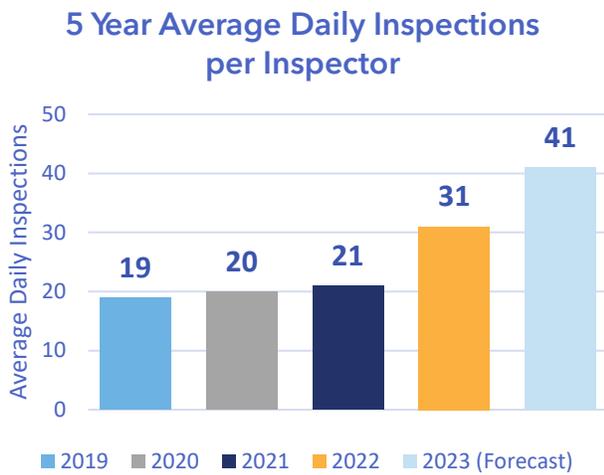
Significant changes in workload have occurred since our FY24 Budget Process.

- State statute requires that all inspections be completed within 2 business days of the request. The Inspections Department strives to complete these inspections by the next business day, as we understand the strain that delays place on our residents and customers.
- Economic change and the demand for new developments coming online are driving the increase in workload. Several larger developments are increasing their rate of home production in each of their subdivisions to meet demand. Applications for more complicated projects have also increased over the past few months. Growth is forecasted to continue well into next year.
- Internal workloads have changed to allow inspectors more time in the field to complete inspections. Administrative staff have begun reviewing project reports that were normally reviewed by the inspector assigned to the project. This work is usually done outside the normal work hours. This change is not correcting the issue, only redistributing the work to keep the inspectors available to complete the requested inspections within the required time.



I request that the Town consider hiring additional inspection staff to properly distribute workloads and bring average daily inspections per inspector back to a reasonable level. At the current pace, hiring 3 additional inspectors would bring the daily average number of inspections to 24. I propose the Town should add 1 inspector now to fill the immediate need and 2 additional inspectors before the end of the budget year. This staffing increase would allow the department to continue providing the service levels expected of us by our residents and customers while continuing to take care of our greatest asset – our staff. Re-alignment and restructuring within inspections to meet the demands of our department will be a focus of our FY25 budget process.

The data below shows how total inspection requests and individual workloads have increased drastically in the last two years.



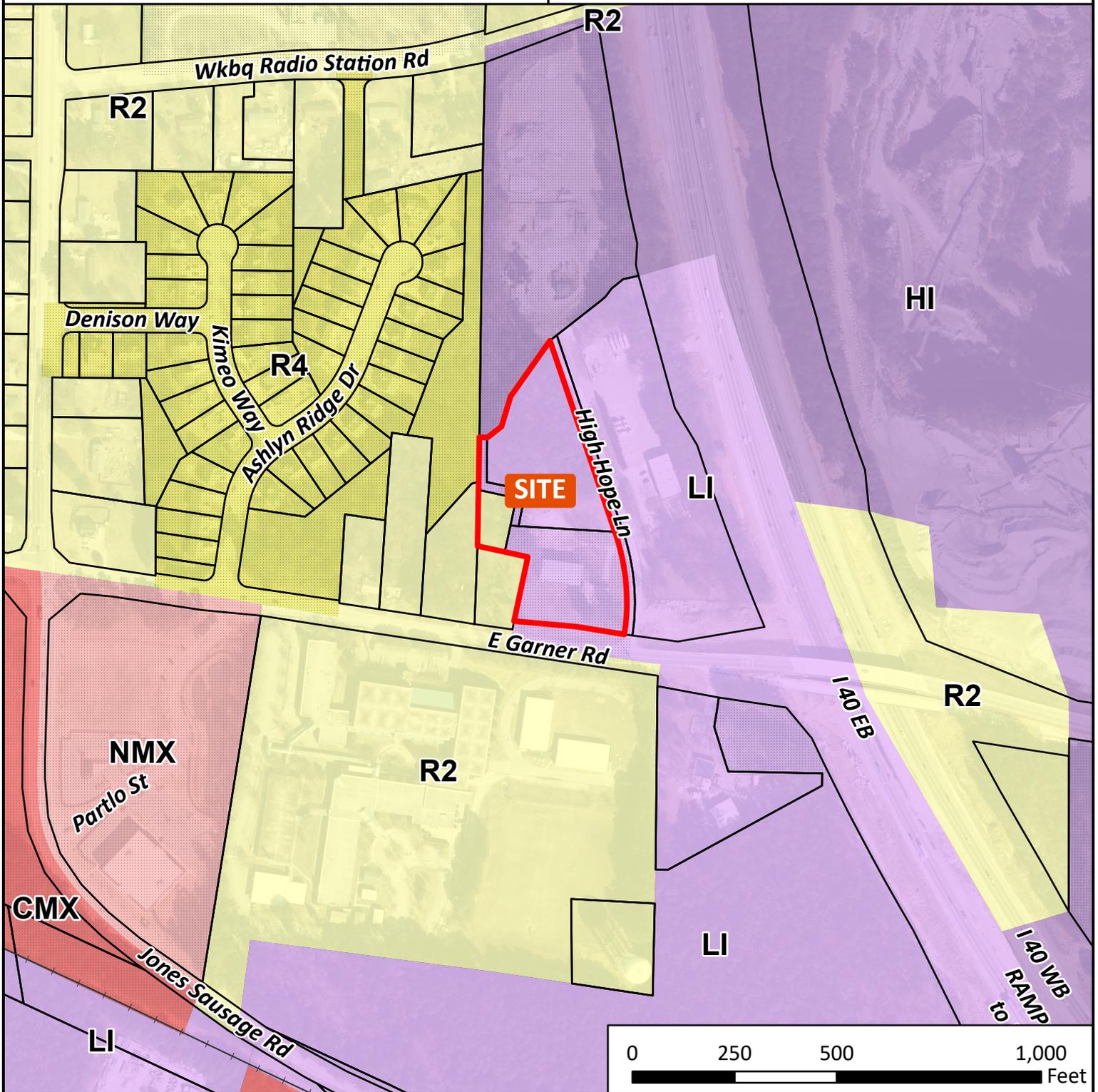
Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: December 5, 2023 ▼		
Subject: Tier 2 Conditional Rezoning # CZ-MP-23-01, Dougher Light Industrial		
Location on Agenda: Old/New Business ▼		
Department: Planning		
Contact: Ashley Harris, Planner I		
Presenter: Ashley Harris, Planner I		
Brief Summary: Tier 2 conditional rezoning request (CZ-MP-23-01) 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. The site is at the northwest corner of East Garner Road and High Hope Lane, and may be further identified as Wake County PIN #'s 1721313405, 1721313154, 1721311388 and a portion of 1721311177.		
Recommended Motion and/or Requested Action: Consider motion to approve CZ-MP-23-01 by adopting Ordinance (2023) 5228		
Detailed Notes: Zoning conditions are proposed that restrict the range of LI permissible uses to a list of twenty-four permissible uses and provide architectural commitments that address appearance and quality of materials and construction. The case is returned to the Town Council with a unanimous recommendation for approval from the Planning Commission (5-0).		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JST	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		



Town of Garner Planning Department

Tier 2 Conditional Rezoning CZ-MP-23-01



Project: Dougher Light Industrial
Applicant: Windsor Commercial
Owners: Dougher Properties LLC, Dougher Properties 2 LLC, Kyle & Victoria Fetterolf
Location: 0 & 101 High Hope Ln; 613 E Garner Rd
Pin #: 1721-31-3405, 1721-31-3154, 1721-31-1388, P/O 1721-31-1177

Proposed Use: Light Industrial
Current Zoning: Light Industrial Conditional, Light Industrial, Rural Agriculture
Proposed Zoning: Light Industrial Conditional
Acreeage: 3.66 +/-
Overlay: Limited Access Highway (LHO), Commercial Highway (CH)

Planning Department Staff Report

TO: Honorable Mayor Gupton and Town Council Members

FROM: Ashley Harris, Planner II

SUBJECT: *Tier 2 Conditional Rezoning # CZ-MP-23-01, Dougher Light Industrial*

DATE: December 5, 2023

I. PROJECT AT A GLANCE

Project Number(s): CZ-MP-23-01, Tier 2 Conditional Rezoning

Applicant: Alex Hale, Windsor Commercial

Owners: Dougher Properties 2 LLC

Designer: FLM Engineering

General Description -

Project Area & Location: 3.75 +/- acres

Wake County PIN(s): 1721313405, 1721313154, 1721311388 and part of 1721311177

Current Zoning: Residential 2 (R2), Light Industrial (LI), Light Industrial (LI C14) Conditional, and Light Industrial (LI C73) Conditional

Requested Zoning: Light Industrial (LI C271) Conditional

Overlay: Commercial Highway Overlay (CHO), and Limited Access Highway Overlay (LHO)

Key Meeting Dates:

Public Hearing: October 17, 2023

Planning Commission: November 13, 2023

Action: December 5, 2023

II. BACKGROUND / REQUEST SUMMARY

Request: Tier 2 conditional rezoning request (CZ-MP-23-01) 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. The site is at the northwest corner of East Garner Road and High Hope Lane and may be further identified as Wake County PIN #'s 1721313405, 1721313154, 1721311388 and a portion of 1721311177.

Zoning conditions are proposed that restrict the range of LI permissible uses to a list of 24 permissible uses and provide architectural commitments addressing appearance and quality of materials and construction.

Tier 2 requests are those where an illustrative master plan is included with the written conditions. The master plan is not intended to have the detail of a full site plan. However, it will show a layout of how streets, parking, buffers, stormwater, utilities, amenities, and lots or buildings will relate to each other as well as the surrounding properties. If the rezoning is approved, the applicant must submit a full site plan in keeping with the master plan to staff (and Town Council in the event a SUP is triggered) for review and approval.



III. ZONING ANALYSIS

Existing: 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 following is a list of permitted uses in the R2 district:

1. Single-Family Detached
2. Manufactured Home – Class A
3. Group Care (with 9 or fewer residents)
4. Assembly, Civil, Service Fraternal Clubs, Lodges and Similar Uses (SUP)
5. Community Center
6. School, Primary or Secondary
7. Emergency Services (SUP)
8. Cemetery
9. Religious Institution
10. Golf Course or Country Club, Private
11. Horse Stables and Related Facilities (SUP)
12. Public Park, Passive Open Space, Nature Park
13. Bed and Breakfast Inn, 8 rooms or fewer (SUP)
14. Minor Utility
15. Agriculture or Silviculture

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.

The following is a list of permitted uses in the Light Industrial (LI) district:

1. Security or Caretaker's Quarters
2. Assembly, Civil, Service Fraternal Clubs, Lodges and Similar Uses
3. Higher Education
4. Emergency Services
5. Prison, Jail, Detention Facility (SUP)
6. Cemetery (SUP)
7. Hospital (SUP)
8. Ambulatory Health & Emergency Care Facility (SUP)
9. Religious Institution
10. Bar, Nightclub, Tavern
11. Indoor Athletic or Entertainment Facility (not theater)
12. Outdoor Athletic or Entertainment Facility (SUP)
13. Theater, Drive-In (SUP)
14. Hotel / Motel
15. Other Office Uses Not Listed
16. Medical Office
17. Restaurant, Sit-down Establishment
18. Convenience Store, without Fuel Sales
19. Convenience Store, with Fuel Sales
20. Funeral Home
21. Crematorium (SUP)
22. Personal or Professional Services (up to 5,000 sq. ft. ground floor footprint)

- | | |
|---|---|
| 23. Personal or Professional Services (> 5,000 sq. ft. ground floor footprint) | 32. Flex Space, Other Light Industrial, Manufacturing, Warehousing, or Transportation Uses Not Listed |
| 24. Sales / Retail (no outdoor operations) | 33. Microbrewery / Microdistillery |
| 25. Sales / Retail (with outdoor operations up to 25 percent of total sales area) | 34. Wholesale Sales |
| 26. Sales Oriented Use (with outdoor operations > 25 percent of total sales area) | 35. Industrial, Manufacturing, or Production, Indoor Only |
| 27. Parking Lot or Deck, Commercial | 36. Passenger Terminals (SUP) |
| 28. Self-Storage, Mini Storage | 37. Water Treatment, Wastewater Treatment, Natural Gas, Electric Substation (SUP) |
| 29. Veterinarian / Kennel, Indoor | 38. Minor Utility |
| 30. Veterinarian / Kennel, with Outdoor Operations (SUP) | 39. Telecommunication Facility |
| 31. Vehicle Sales, Rental, Service, Repair | 40. Concealed Telecommunication Facility |
| | 41. Greenhouse, Nursery (commercial), indoor operations |

The following is a list of uses requiring a special use permit in the LI C73 district (old UDO):

- | | |
|---|--|
| 1. Mobile home parks and subdivisions | 8. Self-service carwash |
| 2. Mobile home sales | 9. Storage of radioactive or hazardous waste |
| 3. Golf driving ranges; water slides | 10. Truck terminals except as incidental to business conducted on the property |
| 4. Drive in movie theaters | 11. Salvage yards, junk yards, automobile graveyards |
| 5. Restaurants, bars, and nightclubs | 12. Animal kennels |
| 6. Sales and retail of motor vehicles | 13. Sanitary landfill |
| 7. Storage parking, and repair of motor vehicles except as incidental to business conducted on the property | |

The following is a list of example businesses permitted in the LI C14 district (old LUO):

- | | |
|--|---|
| 1. Contractual services (roadway grading and utilities company | a. Specialized building materials |
| a. Residential and commercial construction companies | b. Parts warehouses and furniture dealers |
| b. Electrical contractors | 3. Retail businesses |
| c. Heating and air contractors | a. Engineering services |
| d. Plumbing contractors | b. Copying services |
| e. Repair services | c. Building supplies |
| 2. Wholesale businesses | d. Appliance sales centers |
| | e. Computer sales and repair |

Proposed: The proposed zoning of the site is **Light Industrial (LI C271) Conditional**. Again, 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.

The applicant has proposed the following permitted uses and conditions:

1. Permitted Use table:

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
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
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

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.

Overlay Districts: 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.

Commercial Highway (CHO) Overlay prohibited uses:

- a. Drive-in movie theaters
- b. Adult cabarets and establishments
- c. Outside storage of goods not related to sale or use on premises
- d. Scrap materials, salvage yards, junkyards, and automobile graveyards
- e. Mining or quarrying operations; including on-site sales of products; coal or aggregate sale and or storage; concrete mixing plant;
- f. Reclamation landfill
- g. Commercial greenhouse operations
- h. Recyclable material collection centers
- i. Solar Farms

Commercial Highway (CHO) Overlay prohibited uses adjacent to or within 150 feet of existing residential uses:

- a. Hotel/motels
- b. Pool halls/bowling alleys only
- c. Bars/night clubs/ABC-permitted private clubs

Limited Access Highway (LHO) Overlay prohibited uses:

- a. Truck terminals.
- b. Mobile home parks.
- c. Subdivisions.
- d. Mobile home sales lots.
- e. Scrap material salvage yards, junkyards, automobile graveyards.
- f. Sanitary (reclamation) landfill.
- g. Body shops.
- h. Storage of radioactive or otherwise hazardous wastes.
- i. Outside kennels.
- j. Drive-in theaters.
- k. Golf driving ranges.
- l. Water slides.
- m. Self-serve car washes.
- n. Solar farms

Limited Access Highway (LHO) Overlay restricted uses:

- a. Truck service centers (truck stops).
- b. Vehicle sales.

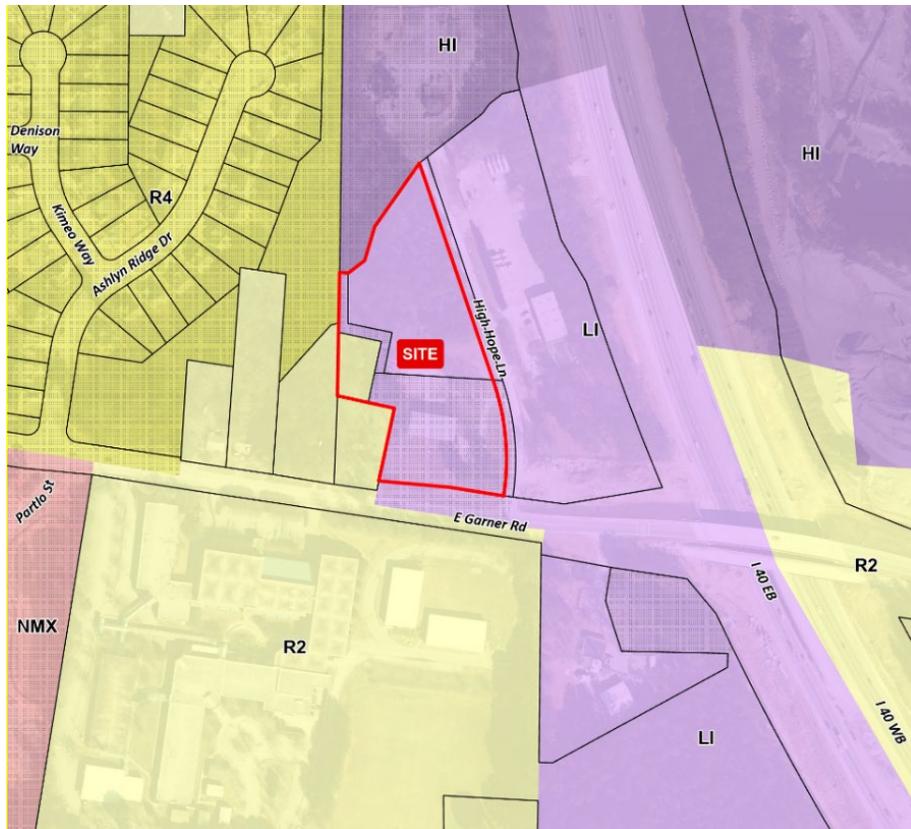
- c. Uses with storage for retail such as lumber yards, heavy equipment dealers, and similar uses.

Zoning History: The Planning Department’s rezoning database contains the following rezoning cases in the vicinity of this property. Cases from the past 20 years are listed below.

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

Adjacent Zoning and Land Use:

- North:** HI Industrial - S T Wooten Corporation
- South:** R2 East Garner Middle School
- East:** LI Industrial - S T Wooten Corporation
- West:** R2 Single Family Residential



IV. 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

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.

Neighborhood Meeting

Summary: Items discussed during the meeting included questions about traffic, timing, dust prevention, and use.

See full neighborhood meeting information attached at the end of this report for further detail.



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.

Neighborhood Meeting Summary: Questions discussed during the meeting included questions about adjacent properties and the reason for rezoning.

See full neighborhood meeting information attached at the end of this report for further detail.

Public Hearing Summary: The Town Council conducted a public hearing at their meeting on October 17, 2023. Please refer to **Town Council Meeting for 10/27/2022** video ([Town Council Meeting for 10/17/2023 - YouTube](https://www.youtube.com/watch?v=...)) at the Town of Garner’s YouTube page (<https://www.youtube.com/@TownofGarner/streams>). The staff presentation begins at the 55-

minute mark of the video, and comments begin at 1:05:00. There were questions about if this project would impact Jones Sausage Road and clarifying that the new building would be a flex space. The Town Council closed the public hearing and voted (5-0 in favor) to refer the item to the Planning Commission for consistency review and recommendation.

V. PLANNED DEVELOPMENT PROJECT DATA

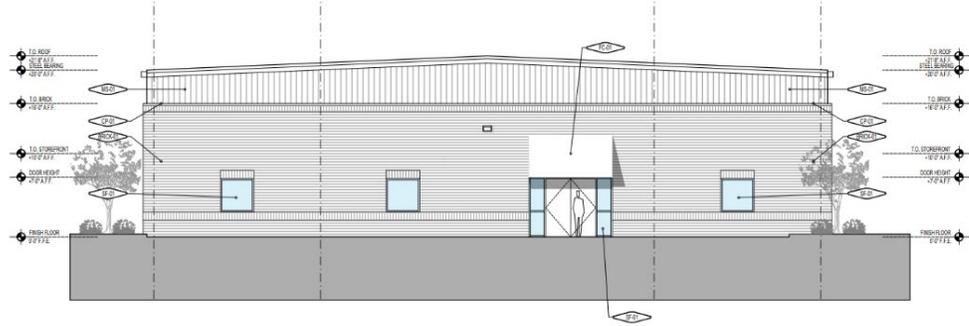
Acreage: 3.75 +/- acres
Units/Building Existing 5,000 sq. ft. building;
Size: Proposed 16,000 sq. ft. building

Master Plan:

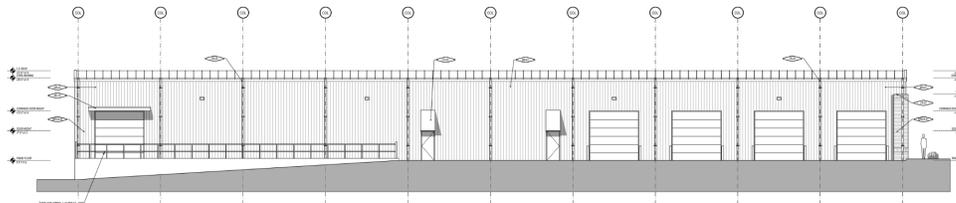


Buildings:

South Elevation:



West Elevation:



To be reverified at site plan and/or general zoning compliance for UDO conformity. Industrial portions of buildings are exempt from most architectural requirements; however, office portions are not.

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

Landscape and 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.

Environmental Features:

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

Parks and Open Space: **Open Space –**

- Not required for commercial development.

Lighting: To be verified at site plan for UDO compliance.

Parking: To be verified at site plan for UDO compliance.

Infrastructure: **Stormwater Management** – Dougher Light Industrial is not located within the watershed protection area. This site is subject to stormwater water quality requirements for nitrogen as well as water quantity requirements for the 1-, 10-, and 25-year storm events. This development master plan proposes one stormwater control measure (SCM). This SCM shall satisfy all water quality and water quantity requirements at this site for nitrogen and will be required to detain the 1-, 10-, and 25-year storm events.

Water/Sewer – 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.



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.

VI. PLAN CONSISTENCY

Statutory Directive: 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. Specifically, a comprehensive plan is only advisory in nature and has no independent regulatory effect; nor does it expand, diminish or alter the scope of the Town of Garner UDO. A determination of inconsistency with the Plan does not preclude a rezoning request from being found to be reasonable. In those cases where the request is deemed inconsistent yet reasonable, an amendment to the Comprehensive Plan is automatically made upon approval of the request.

Staff offers that the Planning Commission shall review consistency with the following plans:

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

Planning Commission Meeting Summary: The Planning Commission conducted a consistency review of the case at their meeting on Monday, November 13, 2023. Please refer to the *Planning Commission Meeting for 11/13/2023* video (<https://www.youtube.com/watch?v=UeT385NVCiY>) at the Town of Garner's YouTube page (<https://www.youtube.com/@TownofGarner/streams>). The staff presentation begins at the 14:15 mark of the video, and discussion with the applicant and interested citizens begins at the 24:37 mark.

Questions and comments from the Planning Commission were brief and only regarding clarifications of property lines, clarifying a typo on the neighborhood meeting summary, and removing commercial greenhouse operations since they are prohibited by the CHO.

Relevant Land Use Plan Analysis:

2018 Garner Forward Plan – *CONSISTENT:*

The site of the request is designated as a **Light Industrial Center (LIC)**. Light Industrial Centers support small to medium scale, on-site manufacturing and production uses including warehousing, light manufacturing, distribution, medical research /laboratory, and assembly operations. These areas are almost exclusively found near major transportation corridors to support delivery to individual customers or other transport, distribution, or

manufacturing/ assembly centers. Noise attenuation is seldom required, and buffering is typically vegetated landscaping to shield loading and outdoor storage areas from nearby property owners.



2010/18 Garner Transportation Plan - CONSISTENT:

The project will have two points of access on High Hope Lane, a private access easement that provides ingress and egress from East Garner Road. Curb, gutter and a multi-use path will be required along the East Garner Road frontage. With these improvements, this project may be considered consistent with the Transportation Plan.

Parks, Recreation, Greenways and Cultural Resources Master Plan – CONSISTENT:

The site does not fall within a designated park land search area. However, Garner Road is identified as a greenway corridor, so with the sidewalk requirement along East Garner Road being upgraded to a 10' asphalt side path, this proposal may be considered consistent with the PRGCR Master Plan.

Consistency Statement: On a unanimous vote of 5-0, the Planning Commission voted to accept the following consistency statement drafted by staff and recommended approval of CZ-MP-23-01 to the Town Council:

“We, the Planning Commission, accept the staff’s consistency analysis and find this request 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 – as illustrated in the applicant’s proffered use conditions and master plan – is consistent with the Town of Garner’s adopted plans, including the Future Land Use Map’s designation of **Light Industrial Center.**”

VII. REASONABLENESS

Statutory Directive: 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. The Town Council may find that a rezoning request furthers the efforts to achieve specific goals and objectives stated within these plans and policies; and thereby render said request a reasonable one. The converse may also apply.

VIII. RECOMMENDATION

Staff Recommendation: In addition to findings of plan consistency, staff would also note the following in support of a motion to approve CZ-MP-23-01 as presented:

1. The proposed industrial uses are a continuation and expansion of current on-site operations that involves a minimal expansion of the existing Light Industrial zone.

Recommended Motion: See following worksheet. Staff has highlighted the most likely motion for both approving (in green – staff recommendation) and denying (in red) the applicant’s request.

CZ-MP-23-01, Dougher Light Industrial

Zoning Amendment Motion Worksheet

Choose one of the following motions (*staff recommendation highlighted in green*):

1. CONSISTENT AND REASONABLE	<p>“I move that the Town Council accept the Planning Commission’s written statement regarding consistency of the zoning amendment request with adopted land use plans, detailed in Section VI of the staff report, as our own; and I further move that the Town Council adopt Ordinance No. (2022) _____ approving rezoning CZ-MP-23-01, as the request is reasonable and in the public interest because it will likely (<u>_____ <i>select all applicable reasonableness options on next page and/or provide your own reasoning</i> _____</u>).”</p>
2. CONSISTENT BUT NOT REASONABLE	<p>“I move that the Town Council accept the Planning Commission’s written statement regarding consistency of the zoning amendment request with adopted land use plans, detailed in Section VI of the staff report, as our own; however, I also move that the Town Council deny rezoning CZ-MP-23-01, as the request is not reasonable nor in the public interest because it will likely not (<u>_____ <i>select all applicable reasonableness options on next page and/or provide your own reasoning</i> _____</u>).”</p>
3. INCONSISTENT YET REASONABLE	<p>“I move that the Town Council accept the Planning Commission’s written statement regarding consistency of the zoning amendment request with adopted land use plans, detailed in Section VI of the staff report, and find the request inconsistent due to (<u>_____ <i>cite and insert land use plan evidence</i> _____</u>); yet, I also move that the Town Council adopt Ordinance No. (2022) _____ approving rezoning CZ-MP-23-01, as the request is still reasonable and in the public interest because it will likely (<u>_____ <i>select all applicable reasonableness options on next page and/or provide your own reasoning</i> _____</u>).”</p>
4. INCONSISTENT NOR REASONABLE	<p>“I move that the Town Council accept the Planning Commission’s written statement regarding consistency of the zoning amendment request with adopted land use plans, detailed in Section VI of the staff report, and find the request inconsistent due to (<u>_____ <i>cite and insert land use plan evidence</i> _____</u>); and I further move that the Town Council deny rezoning CZ-MP-23-01, as the request is not reasonable nor in the public interest because it will likely not (<u>_____ <i>select all applicable reasonableness options next page and/or provide your own reasoning</i> _____</u>).”</p>

See next page for staff-identified possible reasonableness options...

Select all applicable reasonableness options to be included in a motion:	
	Promote multi-family housing in select areas.
	Be of an overall design that keeps within the Town's character and improves property values.
✓	Encourage redevelopment and reuse of existing sites and building that are complimentary to the surrounding area.
	Invest significantly in outdoor spaces and/or promote natural features such as major trees, streams, hills and woodlands.
	Provide attractive and pedestrian-friendly streetscapes that communicate small-town feel and a human-scaled environment.
	Create attractive and unique gateways to Garner; thereby attracting new visitors and encouraging people to return.
	Attract both younger and older populations.
	Be located and designed to create good multi-family places with quality exterior materials, open spaces and facades.
	Refocus development on our centers – including Downtown and North Garner.
✓	Allow/encourage shared-use and mixed-use developments.
	Support more 55+ housing opportunities.
	Emphasize new housing styles in walkable, mixed-use locations identified for growth.
	Mix housing types in infill areas in harmony with adjoining, older neighborhoods.
	Create better neighborhood appearance by rear-loading driveways and using alleys, promoting walking in front of homes and allowing trash removal to be kept out of sight.
	Cluster townhomes, ancillary units, single-family attached and detached homes with similar design characteristics where they can live compatibly.
	Align the development code with the Town's desired ends.
	Support work-in-place trends.
	Require all or a high percentage of parking to be at the side or rear of buildings and allow for the creation of enclosed pedestrian spaces.
	Allow a mix of smaller, leaner and cleaner manufacturing and industry with office and/or ground-floor retail; even housing.
	Connect the community internally with open spaces.
	Enhance the surrounding transportation network by providing interconnectivity, constructing proposed greenway trails, improving intersections and/or filling sidewalk gaps.
	Improve Garner's position as a community that is a successful candidate for more fixed route transit services.
	Reflect a significant change in conditions or support a public policy established by the Town since the adoption of applicable land use plans.
	Achieve substantial improvement in the quality of life for Town residents.
	Increase the ability to achieve other goals of the Comprehensive Plan or improve Town operations.
	Other: _____
	Other: _____

Green = supporting elements, Yellow = perhaps/partial, Red = nothing overtly supporting identified, Gray = likely n/a

High Hope Lane Rezoning Neighborhood Meeting Summary

On Thursday, March 23, 2023, a neighborhood meeting was held to inform neighbors of the proposed rezoning of 613 E Garner Rd, 101 High Hope Ln, and 0 High Hope Ln and to gain their feedback for consideration in development of the zoning conditions. The notification sent to the neighbors is attached along with the list of neighbors notified. The neighbors that attended the meeting are shown on the attached sign-in sheet. The attendees that represented the development team included Jon Frazier, FLM Engineering, and Alex Hale, Windsor Commercial. Below is a summarized list of the questions raised at the meeting along with answers provided by the development team.

Q1: Why is the property being rezoned?

A: To facilitate development of the site, the developer is acquiring 0.25 acre of 613 E Garner Road, which is currently zoned R2. The 0.25 acre will be required to be rezoned to LI to match the rest of the site. The other parcels included in the site plan are already zoned LI or LI Conditional. For consistency, all parcels included in the site plan are being rezoned to LI Conditional.

Q2: Will the parking lot be paved?

A: Yes.

Q3: Will there be any dust prevention?

A: Because the site will be paved, we do not anticipate dust generation.

Q4: Will there be increased traffic?

A: The existing business located in the existing building will relocate to the new, proposed building. Therefore, we do not anticipate increased traffic.

Q5: What is the timing of this development?

A: We anticipate approximately 12 months to get through rezoning and site plan approval before site construction can begin.

Q6: What is the timing of this development?

A: We would anticipate that the earliest we would have permits in hand would likely be about a year from now (early 2024). Site and building construction would likely take about another year. Given that, we'd expect about two years before the building would be occupied.

Q7: Will there be an effect on Jones Sausage Road from this project?

A: No, we do not anticipate any effects on Jones Sausage Road.

Q8: Will there only be one tenant in the new building?

A: As of now, there is only plans for one tenant in the building.

Q: Will 611 E Garner Road be forced to rezone?

A: No.

March 10, 2023

Dear Property Owner,

On behalf of the owners of 613 E Garner Rd, 101 High Hope Ln, and 0 High Hope Ln, I would like to invite you to attend a neighborhood information meeting concerning the development of said property. Specifically, Windsor Commercial has requested a rezoning of said property from Residential 2 (R2) and Light Industrial (LI) Conditional to LI Conditional to allow for the development of an additional building on 0 High Hope Ln as shown on the attached site plan on the other side of this page. The meeting details are as follows:

Thursday, March 23, 2023
5:30PM
Garner Senior Center
205 E Garner Rd
Garner, NC 27529

Per Town of Garner ordinance requirements, we are notifying you of this meeting because your property is located within the written notification area for public hearings. While this meeting is not a public hearing, it is an opportunity for you to meet with the owners and/or applicants to hear about their intention to rezone and/or develop the land. You are encouraged to ask questions and express concerns so that we may help you to more fully understand the proposed project.

Town Planning staff will not be in attendance at this meeting, but if you have additional questions about the project, you may contact the Town's case manager, David Bamford at 919.773.4443 or dbamford@garnernc.gov. Property owners within the notification area will receive a separate notice from Town Planning staff when a public hearing is scheduled before the Garner Town Council.

If you have any questions about this neighborhood information meeting, or if you are unable to attend and would like to speak with someone regarding the proposal, please feel free to contact me at jfrazier@flmengineering.com. We look forward to seeing you at the meeting.

Sincerely,



Jon Frazier, PE, LEED AP
Principal
FLM Engineering, Inc.

OWNER	ADDR1	ADDR2	ADDR3
EAST COAST FINANCIAL SOLUTIONS LLC	112 PREATONWOOD DR	APEX NC 27539-9367	
LISANE, PALMER LEE LISANE, LAEULIA	5835 JONES SAUSAGE RD	GARNER NC 27529-9439	
KLOTZ, EMILY DOMISH, GARRET WALTER	122 KIMEO WAY	GARNER NC 27529-3360	
CHA, ANNE C	156 ASHLYN RIDGE DR	GARNER NC 27529-3362	
BADGER, LAURA HEIRS	GERTRUDE WATSON		GARNER NC 27529-4014
PHUNG, CU G LU, JULIE B	144 ASHLYN RIDGE DR	GARNER NC 27529-3362	
RALEIGH CITY OF	PO BOX 590	RALEIGH NC 27602-0590	
DOUGHER PROPERTIES LLC	PO BOX 99567	RALEIGH NC 27624-9567	
DOUGHER PROPERTIES LLC	PO BOX 99567	RALEIGH NC 27624-9567	
JOHNSON, SANDRA A	164 ASHLYN RIDGE DR	GARNER NC 27529-3362	
BARBOUR, JAMES L BARBOUR, PHYLLIS	5708 JONES SAUSAGE RD	GARNER NC 27529-8782	
EAST GARNER LLC	PO BOX 799	GARNER NC 27529-0799	
AMH NC PROPERTIES, LP	30601 AGOURA RD STE 200	AGOURA HILLS CA 91301-2148	
JOHNSON, CHARLENE A	105 KIMEO WAY	GARNER NC 27529-3361	
MCHUGH, SONJA MCHUGH, MATTHEW P	135 KIMEO WAY	GARNER NC 27529-3361	
PITTMAN, GEORGE T PITTMAN, LIZZIE G	560 WKBO RADIO STATION RD	GARNER NC 27529-8548	
ASHLYN HOMEOWNERS ASSN INC	C/O HRW		CARY NC 27513-5257
THOMAS, WADE	520 WKBO RADIO STATION RD	GARNER NC 27529-8548	
MERRITT, ROBERT COLUMBUS SR	5826 JONES SAUSAGE RD	GARNER NC 27529-9430	
DAVIS, JEFFREY WILLIAM DAVIS, JENNIFER A M	151 ASHLYN RIDGE DR	GARNER NC 27529-3363	
DURAN, RYAN P DURAN, DANIELLE M	136 ASHLYN RIDGE DR	GARNER NC 27529-3362	
TURNER, PHYLLIS	9509 OLD CASCADE DR	GARNER NC 27529-8881	
AVERY, CRAVEN	460 WKBO RADIO STATION RD	GARNER NC 27529-8539	
DUNN, JACKIE DUNN, ROXANNA F	147 ASHLYN RIDGE DR	GARNER NC 27529-3363	
ASHLYN HOMEOWNERS ASSN INC	C/O HRW		CARY NC 27513-5257
THOMPSON, SHERRY	105 ASHLYN RIDGE DR	GARNER NC 27529-3363	
WILLOUGHBY, WARREN B	104 KIMEO WAY	GARNER NC 27529-3360	
WINN, BRIDGET D	155 ASHLYN RIDGE DR	GARNER NC 27529-3363	
DUFAULT, HEATHER NICOLE	5644 JONES SAUSAGE RD	GARNER NC 27529-8780	
SANDERS, ROBERT E SANDERS, ELLA MAE	5760 JONES SAUSAGE RD	GARNER NC 27529-8782	
HUGHES, JACOB D HUGHES, PATRICIA C	5652 JONES SAUSAGE RD	GARNER NC 27529-8780	
CLOYD, JOHN F CLOYD, CHANEL A	5711 JONES SAUSAGE RD	GARNER NC 27529-8783	
GREENE, KESHIA	140 ASHLYN RIDGE DR	GARNER NC 27529-3362	
GRIFFIS, DOROTHY G	454 WKBO RADIO STATION RD	GARNER NC 27529-8539	
MONTALVO, DAVID SALAZAR	468 WKBO RADIO STATION RD	GARNER NC 27529-8539	
PHAN, MAN VAN NGUYEN, THAO PHUONG	152 ASHLYN RIDGE DR	GARNER NC 27529-3362	
WAKE CNTY BOARD OF EDUCATION	RE SERVICES DIRECTOR		RALEIGH NC 27610-4145
TURNER, HARRY TURNER, SHIRLEY ANN JR	5630 JONES SAUSAGE RD	GARNER NC 27529-8780	
MIRDAMADI, YASAMAN	108 DENISON WAY	GARNER NC 27529-8689	
ASHLYN HOMEOWNERS ASSN INC	C/O HRW		CARY NC 27513-5257
AVERRE, PHILLIP B	165 ASHLYN RIDGE DR	GARNER NC 27529-3363	
HILLIARD, ELOISE	PO BOX 1053	CLAYTON NC 27528-1053	
TIME WARNER CABLE SOUTHEAST LLC	REAL ESTATE DEPT		CHARLOTTE NC 28217-5500
MARTIN MARIETTA MATERIALS REAL ESTATE INVESTME	4123 PARKLAKE AVE	RALEIGH NC 27612-2309	
MARTIN MARIETTA MATERIALS INC	BADEN TAX MGMT	PO BOX 8040	FORT WAYNE IN 46898-8040
BRYANT, ROYASTINE BRYANT, ROY ALEXANDER HEIRS	2 ANNIE V DR	CLAYTON NC 27520-8029	
MCH SFR NC OWNER 2 LP	14355 COMMERCE WAY	MIAMI LAKES FL 33016-1502	
PAGAYA SMARTRESI F1 FUND PROPERTY OWNER IV LL	90 PARK AVE FL 31	NEW YORK NY 10016-1317	
MARTIN MARIETTA MATERIALS INC	BADEN TAX MGMT	PO BOX 8040	FORT WAYNE IN 46898-8040
MACON, JOSHUA	116 ASHLYN RIDGE DR	GARNER NC 27529-3362	
LAWRENCE, DANNY LEE LAWRENCE, VICKI	104 DENISON WAY	GARNER NC 27529-8689	
COX, SANDRA	108 KIMEO WAY	GARNER NC 27529-3360	
SMITH, KERRY SMITH, KIMBERLY R	117 ASHLYN RIDGE DR	GARNER NC 27529-3363	
CRANDALL, DEBORAH MYATT CRANDALL, JACOB	31 WILDWOOD FOREST LN	MILLS RIVER NC 28759-4644	
OPENDOOR PROPERTY TRUST I	410 N SCOTTSDALE RD STE 1600	TEMPE AZ 85288-0976	
MCKEITHAN, RALPH MCKEITHAN, JACQUELINE	127 KIMEO WAY	GARNER NC 27529-3361	
YARBOROUGH, MARY S	5660 JONES SAUSAGE RD	GARNER NC 27529-8780	
ASHLYN HOMEOWNERS ASSN INC	C/O HRW		CARY NC 27513-5257
BULLOCK, RAMON BULLOCK, AUDREY	123 KIMEO WAY	GARNER NC 27529-3361	
POWERS, MICHAEL L	138 KIMEO WAY	GARNER NC 27529-3360	
GREEN, REGINALD	124 ASHLYN RIDGE DR	GARNER NC 27529-3362	
HILLIARD, ELOISE	PO BOX 1053	CLAYTON NC 27528-1053	
MONTES-DE LA CRUZ, CARLOS	5745 JONES SAUSAGE RD	GARNER NC 27529-8783	
CRANDELL, VEDA PRICE CRANDELL, WAYNE	126 KIMEO WAY	GARNER NC 27529-3360	
CAMBELL, BABASHOLA CAMBELL, LINDA M	100 KIMEO WAY	GARNER NC 27529-3360	
AMH NC PROPERTIES LP LIMITED PARTNERSHIP	PROPERTY TAX DEPT	30601 AGOURA RD STE 200PT	AGOURA HILLS CA 91301-2150
NORTH SEA ALLIANCE LLC	PO BOX 799	GARNER NC 27529-0799	
DIAMOND-BROOKS, JUDY MARY	5780 JONES SAUSAGE RD	GARNER NC 27529-8782	
PRICE KORNEGAY LLC	13401 US HIGHWAY 70 W	CLAYTON NC 27520-2139	
BROWN, CHRISTOPHER LEE	135 ASHLYN RIDGE DR	GARNER NC 27529-3363	
AVERY, CRAVEN	460 WKBO RADIO STATION RD	GARNER NC 27529-8539	
SMITH, MARK DANIEL	148 ASHLYN RIDGE DR	GARNER NC 27529-3362	
GRAY, CHARITY ARCHARD, LEANUS	101 KIMEO WAY	GARNER NC 27529-3361	
SFR INVESTMENTS V BORROWER 1 LLC	PO BOX 4090	SCOTTSDALE AZ 85261-4090	
ASHLYN HOMEOWNERS ASSN INC	C/O HRW		CARY NC 27513-5257
PALMA, JESUS AVILA ANORVE, ANDREA M	160 ASHLYN RIDGE DR	GARNER NC 27529-3362	
ASHLYN HOMEOWNERS ASSN INC	C/O HRW		CARY NC 27513-5257
AMH 2015-1 BORROWER LLC	30601 AGOURA RD STE 200	AGOURA HILLS CA 91301-2148	
HINTON, SHARON HINTON, MARY	131 KIMEO WAY	GARNER NC 27529-3361	
HARRIS, WALTER LEE HILL, PERNESSA FAYE	7009 FIELD HILL RD	RALEIGH NC 27603-7465	
AMH 2014-3 BORROWER LLC	AMERICAN HOMES 4 RENT	30601 AGOURA RD STE 200	AGOURA HILLS CA 91301-2148
ST WOOTEN CORP	PO BOX 2408	WILSON NC 27894-2408	
KEITH, JAMIE MCKOY-KEITH, CANDICE	159 ASHLYN RIDGE DR	GARNER NC 27529-3363	
JORDAN, EDWIN P	5781 JONES SAUSAGE RD	GARNER NC 27529-8783	
S T WOOTEN CORPORATION	VENDOR 58320	PO BOX 2408	WILSON NC 27894-2408
BRAXTON, VERA E	163 ASHLYN RIDGE DR	GARNER NC 27529-3363	
WAKE COUNTY BOARD OF EDUCATION	RE SERVICES DIRECTOR		RALEIGH NC 27610-4145
KELLY, ELISA	132 ASHLYN RIDGE DR	GARNER NC 27529-3362	
KARSA, JAMES M KARSA, SHILO D	118 KIMEO WAY	GARNER NC 27529-3360	
THAXTON, CHRISTY W THAXTON, BRYSON J	137 KIMEO WAY	GARNER NC 27529-3361	
BARNES, JOHNNIE MICHAEL BARNES, SHIRLEY CHAPMA	143 ASHLYN RIDGE DR	GARNER NC 27529-3363	
ASHLYN HOMEOWNERS ASSN INC	C/O HRW		CARY NC 27513-5257
MARTIN MARIETTA MATERIALS INC	BADEN TAX MANAGEMENT LLC	PO BOX 8040	FORT WAYNE IN 46898-8040
DOUGHER PROPERTIES 2 LLC	PO BOX 99567	RALEIGH NC 27624-9567	
WAKE COUNTY BOARD OF EDUCATION	RE SERVICES DIRECTOR		RALEIGH NC 27610-4145
NORTH SEA ALLIANCE LLC	100 PARTLO ST STE 100	GARNER NC 27529-3368	
ST WOOTEN CORP	PO BOX 2408	WILSON NC 27894-2408	
FETTEROLF, KYLE FETTEROLF, VICTORIA	613 E GARNER RD	GARNER NC 27529-8787	
ST WOOTEN CORP	PO BOX 2408	WILSON NC 27894-2408	
NC RAILROAD COMPANY	2809 HIGHWOODS BLVD STE 100	RALEIGH NC 27604-1000	
WAKE CNTY BOARD OF EDUCATION	RE SERVICES DIRECTOR		RALEIGH NC 27610-4145

Current Tenant	ADDRESS	COMPLETE_A	COMPLETE_S	SUBADDR_TY	SUBADDR_NU	USPS_CITY	ZIPCODE	STATE	ADDRNUM_PR	ADDRNUM
Current Tenant	5630 Jones Sausage Rd	5630	Jones Sausage Rd			Garner	27529	NC		5630
Current Tenant	104 Kimeo Way	104	Kimeo Way			Garner	27529	NC		104
Current Tenant	132 Ashlyn Ridge Dr	132	Ashlyn Ridge Dr			Garner	27529	NC		132
Current Tenant	135 Kimeo Way	135	Kimeo Way			Garner	27529	NC		135
Current Tenant	152 Ashlyn Ridge Dr	152	Ashlyn Ridge Dr			Garner	27529	NC		152
Current Tenant	613 E Garner Rd	613	E Garner Rd			Garner	27529	NC		613
Current Tenant	101 High Hope Ln	101	High Hope Ln			Garner	27529	NC		101
Current Tenant	751 E Garner Rd TOWER	751	E Garner Rd	TOWER		Garner	27529	NC		751
Current Tenant	126 Kimeo Way	126	Kimeo Way			Garner	27529	NC		126
Current Tenant	401 Wkqb Radio Station Rd	401	Wkqb Radio Station Rd			Garner	27529	NC		401
Current Tenant	109 Ashlyn Ridge Dr	109	Ashlyn Ridge Dr			Garner	27529	NC		109
Current Tenant	165 Ashlyn Ridge Dr	165	Ashlyn Ridge Dr			Garner	27529	NC		165
Current Tenant	117 Ashlyn Ridge Dr	117	Ashlyn Ridge Dr			Garner	27529	NC		117
Current Tenant	611 E Garner Rd	611	E Garner Rd			Garner	27529	NC		611
Current Tenant	112 Denison Way	112	Denison Way			Garner	27529	NC		112
Current Tenant	468 Wkqb Radio Station Rd	468	Wkqb Radio Station Rd			Garner	27529	NC		468
Current Tenant	113 Ashlyn Ridge Dr	113	Ashlyn Ridge Dr			Garner	27529	NC		113
Current Tenant	5076 Jones Sausage Rd	5076	Jones Sausage Rd			Garner	27529	NC		5076
Current Tenant	159 Ashlyn Ridge Dr	159	Ashlyn Ridge Dr			Garner	27529	NC		159
Current Tenant	134 Kimeo Way	134	Kimeo Way			Garner	27529	NC		134
Current Tenant	130 Kimeo Way	130	Kimeo Way			Garner	27529	NC		130
Current Tenant	5708 Jones Sausage Rd	5708	Jones Sausage Rd			Garner	27529	NC		5708
Current Tenant	148 Ashlyn Ridge Dr	148	Ashlyn Ridge Dr			Garner	27529	NC		148
Current Tenant	454 Wkqb Radio Station Rd	454	Wkqb Radio Station Rd			Garner	27529	NC		454
Current Tenant	138 Kimeo Way	138	Kimeo Way			Garner	27529	NC		138
Current Tenant	144 Ashlyn Ridge Dr	144	Ashlyn Ridge Dr			Garner	27529	NC		144
Current Tenant	147 Ashlyn Ridge Dr	147	Ashlyn Ridge Dr			Garner	27529	NC		147
Current Tenant	143 Ashlyn Ridge Dr	143	Ashlyn Ridge Dr			Garner	27529	NC		143
Current Tenant	5781 Jones Sausage Rd	5781	Jones Sausage Rd			Garner	27529	NC		5781
Current Tenant	118 Kimeo Way	118	Kimeo Way			Garner	27529	NC		118
Current Tenant	460 Wkqb Radio Station Rd	460	Wkqb Radio Station Rd			Garner	27529	NC		460
Current Tenant	5828 Jones Sausage Rd	5828	Jones Sausage Rd			Garner	27529	NC		5828
Current Tenant	151 Ashlyn Ridge Dr	151	Ashlyn Ridge Dr			Garner	27529	NC		151
Current Tenant	6399 Jones Sausage Rd RREQP	6399	Jones Sausage Rd	RREQP		Garner	27529	NC		6399
Current Tenant	135 Ashlyn Ridge Dr	135	Ashlyn Ridge Dr			Garner	27529	NC		135
Current Tenant	5826 Jones Sausage Rd	5826	Jones Sausage Rd			Garner	27529	NC		5826
Current Tenant	5878 Jones Sausage Rd	5878	Jones Sausage Rd			Garner	27529	NC		5878
Current Tenant	100 Kimeo Way	100	Kimeo Way			Garner	27529	NC		100
Current Tenant	101 Kimeo Way	101	Kimeo Way			Garner	27529	NC		101
Current Tenant	900 E Garner Rd	900	E Garner Rd			Garner	27529	NC		900
Current Tenant	113 Denison Way	113	Denison Way			Garner	27529	NC		113
Current Tenant	125 Ashlyn Ridge Dr	125	Ashlyn Ridge Dr			Garner	27529	NC		125
Current Tenant	107 Kimeo Way	107	Kimeo Way			Garner	27529	NC		107
Current Tenant	5760 Jones Sausage Rd	5760	Jones Sausage Rd			Garner	27529	NC		5760
Current Tenant	105 Ashlyn Ridge Dr	105	Ashlyn Ridge Dr			Garner	27529	NC		105
Current Tenant	5745 Jones Sausage Rd	5745	Jones Sausage Rd			Garner	27529	NC		5745
Current Tenant	104 Denison Way	104	Denison Way			Garner	27529	NC		104
Current Tenant	116 Ashlyn Ridge Dr	116	Ashlyn Ridge Dr			Garner	27529	NC		116
Current Tenant	105 Kimeo Way	105	Kimeo Way			Garner	27529	NC		105
Current Tenant	163 Ashlyn Ridge Dr	163	Ashlyn Ridge Dr			Garner	27529	NC		163
Current Tenant	5545 Jones Sausage Rd	5545	Jones Sausage Rd			Garner	27529	NC		5545
Current Tenant	109 Kimeo Way	109	Kimeo Way			Garner	27529	NC		109
Current Tenant	164 Ashlyn Ridge Dr	164	Ashlyn Ridge Dr			Garner	27529	NC		164
Current Tenant	131 Kimeo Way	131	Kimeo Way			Garner	27529	NC		131
Current Tenant	156 Ashlyn Ridge Dr	156	Ashlyn Ridge Dr			Garner	27529	NC		156
Current Tenant	104 High Hope Ln	104	High Hope Ln			Garner	27529	NC		104
Current Tenant	5732 Jones Sausage Rd	5732	Jones Sausage Rd			Garner	27529	NC		5732
Current Tenant	108 Kimeo Way	108	Kimeo Way			Garner	27529	NC		108
Current Tenant	465 Wkqb Radio Station Rd	465	Wkqb Radio Station Rd			Garner	27529	NC		465
Current Tenant	560 Wkqb Radio Station Rd	560	Wkqb Radio Station Rd			Garner	27529	NC		560
Current Tenant	5652 Jones Sausage Rd	5652	Jones Sausage Rd			Garner	27529	NC		5652
Current Tenant	5601 Jones Sausage Rd	5601	Jones Sausage Rd			Garner	27529	NC		5601
Current Tenant	155 Ashlyn Ridge Dr	155	Ashlyn Ridge Dr			Garner	27529	NC		155
Current Tenant	119 Kimeo Way	119	Kimeo Way			Garner	27529	NC		119
Current Tenant	127 Kimeo Way	127	Kimeo Way			Garner	27529	NC		127
Current Tenant	137 Kimeo Way	137	Kimeo Way			Garner	27529	NC		137
Current Tenant	5835 Jones Sausage Rd	5835	Jones Sausage Rd			Garner	27529	NC		5835
Current Tenant	120 Ashlyn Ridge Dr	120	Ashlyn Ridge Dr			Garner	27529	NC		120
Current Tenant	5880 Jones Sausage Rd	5880	Jones Sausage Rd			Garner	27529	NC		5880
Current Tenant	5644 Jones Sausage Rd	5644	Jones Sausage Rd			Garner	27529	NC		5644
Current Tenant	5660 Jones Sausage Rd	5660	Jones Sausage Rd			Garner	27529	NC		5660
Current Tenant	6399 Jones Sausage Rd	6399	Jones Sausage Rd			Garner	27529	NC		6399
Current Tenant	136 Ashlyn Ridge Dr	136	Ashlyn Ridge Dr			Garner	27529	NC		136
Current Tenant	108 Denison Way	108	Denison Way			Garner	27529	NC		108
Current Tenant	123 Kimeo Way	123	Kimeo Way			Garner	27529	NC		123
Current Tenant	840 E Garner Rd	840	E Garner Rd			Garner	27529	NC		840
Current Tenant	134 Partio St	134	Partio St			Garner	27529	NC		134
Current Tenant	140 Ashlyn Ridge Dr	140	Ashlyn Ridge Dr			Garner	27529	NC		140
Current Tenant	616 E Garner Rd	616	E Garner Rd			Garner	27529	NC		616
Current Tenant	122 Kimeo Way	122	Kimeo Way			Garner	27529	NC		122
Current Tenant	105 Denison Way	105	Denison Way			Garner	27529	NC		105
Current Tenant	5780 Jones Sausage Rd	5780	Jones Sausage Rd			Garner	27529	NC		5780
Current Tenant	5872 Jones Sausage Rd	5872	Jones Sausage Rd			Garner	27529	NC		5872
Current Tenant	751 E Garner Rd	751	E Garner Rd			Garner	27529	NC		751
Current Tenant	775 E Garner Rd	775	E Garner Rd			Garner	27529	NC		775
Current Tenant	925 E Garner Rd	925	E Garner Rd			Garner	27529	NC		925
Current Tenant	860 E Garner Rd	860	E Garner Rd			Garner	27529	NC		860
Current Tenant	160 Ashlyn Ridge Dr	160	Ashlyn Ridge Dr			Garner	27529	NC		160
Current Tenant	124 Partio St	124	Partio St			Garner	27529	NC		124
Current Tenant	128 Partio St	128	Partio St			Garner	27529	NC		128
Current Tenant	130 Partio St	130	Partio St			Garner	27529	NC		130
Current Tenant	122 Partio St	122	Partio St			Garner	27529	NC		122
Current Tenant	121 Ashlyn Ridge Dr	121	Ashlyn Ridge Dr			Garner	27529	NC		121
Current Tenant	132 Partio St	132	Partio St			Garner	27529	NC		132
Current Tenant	120 Partio St	120	Partio St			Garner	27529	NC		120
Current Tenant	6301 Jones Sausage Rd	6301	Jones Sausage Rd			Garner	27529	NC		6301
Current Tenant	458 Wkqb Radio Station Rd	458	Wkqb Radio Station Rd			Garner	27529	NC		458
Current Tenant	100 Partio St	100	Partio St			Garner	27529	NC		100
Current Tenant	5705 Jones Sausage Rd	5705	Jones Sausage Rd			Garner	27529	NC		5705
Current Tenant	104 Ashlyn Ridge Dr	104	Ashlyn Ridge Dr			Garner	27529	NC		104
Current Tenant	520 Wkqb Radio Station Rd	520	Wkqb Radio Station Rd			Garner	27529	NC		520
Current Tenant	124 Ashlyn Ridge Dr	124	Ashlyn Ridge Dr			Garner	27529	NC		124
Current Tenant	100 Denison Way	100	Denison Way			Garner	27529	NC		100
Current Tenant	480 Wkqb Radio Station Rd	480	Wkqb Radio Station Rd			Garner	27529	NC		480
Current Tenant	128 Ashlyn Ridge Dr	128	Ashlyn Ridge Dr			Garner	27529	NC		128
Current Tenant	101 Ashlyn Ridge Dr	101	Ashlyn Ridge Dr			Garner	27529	NC		101
Current Tenant	781 E Garner Rd	781	E Garner Rd			Garner	27529	NC		781
Current Tenant	940 E Garner Rd	940	E Garner Rd			Garner	27529	NC		940
Current Tenant	5711 Jones Sausage Rd	5711	Jones Sausage Rd			Garner	27529	NC		5711
Current Tenant	126 Partio St	126	Partio St			Garner	27529	NC		126
Current Tenant	1111 E Garner Rd	1111	E Garner Rd			Garner	27529	NC		1111

High Hope Lane Rezoning Neighborhood Meeting Summary

On Thursday, August 31, 2023, a second neighborhood meeting was held to inform neighbors of the proposed rezoning of 613 E Garner Rd, 101 High Hope Ln, and 0 High Hope Ln and to gain their feedback for consideration in development of the zoning conditions. The notification sent to the neighbors is attached along with the list of neighbors notified. The neighbors that attended the meeting are shown on the attached sign-in sheet. The attendees that represented the development team included Jon Frazier, FLM Engineering, and Alex Hale, Windsor Commercial. Below is a summarized list of the questions raised at the meeting along with answers provided by the development team.

Q1: Why are you rezoning my property?

A: We are not requesting to rezone any properties other than those listed on the notification and shown on the plan provided.

August 9, 2023

Dear Property Owner,

On behalf of the owners of 613 E Garner Rd, 101 High Hope Ln, and 0 High Hope Ln, I would like to invite you to attend a neighborhood information meeting concerning the development of said property. Specifically, Windsor Commercial has requested a rezoning of said property from Residential 2 (R2) and Light Industrial (LI) Conditional to LI Conditional to allow for the development of an additional building on 0 High Hope Ln as shown on the attached site plan on the other side of this page. The meeting details are as follows:

Thursday, August 31, 2023
6:00PM
Garner Senior Center
205 E Garner Rd
Garner, NC 27529

Per Town of Garner ordinance requirements, we are notifying you of this meeting because your property is located within the written notification area for public hearings. While this meeting is not a public hearing, it is an opportunity for you to meet with the owners and/or applicants to hear about their intention to rezone and/or develop the land. You are encouraged to ask questions and express concerns so that we may help you to more fully understand the proposed project.

Town Planning staff will not be in attendance at this meeting, but if you have additional questions about the project, you may contact the Town's case manager, David Bamford at 919.773.4443 or dbamford@garnernc.gov. Property owners within the notification area will receive a separate notice from Town Planning staff when a public hearing is scheduled before the Garner Town Council.

If you have any questions about this neighborhood information meeting, or if you are unable to attend and would like to speak with someone regarding the proposal, please feel free to contact me at jfrazier@flmengineering.com. We look forward to seeing you at the meeting.

Sincerely,



Jon Frazier, PE, LEED AP
Principal
FLM Engineering, Inc.



PERMITTED USES	
CIVIC AND INSTITUTIONAL USES	
ASSEMBLY, CIVIL SERVICE FRATERNAL CLUBS, LODGES AND SIMILAR USES	P
HIGHER EDUCATION	P
EMERGENCY SERVICES	P
AMBULATORY HEALTH & EMERGENCY CARE FACILITY	S
RELIGIOUS INSTITUTION	P
RECREATIONAL AND ENTERTAINMENT CATEGORY USES	
INDOOR ATHLETIC OR ENTERTAINMENT FACILITY (NOT THEATER)	P
OUTDOOR ATHLETIC OR ENTERTAINMENT FACILITY	S
COMMERCIAL, OFFICE, RETAIL, SERVICE USE CATEGORY	
OTHER OFFICE USES NOT LISTED	P
MEDICAL OFFICE	P
CONVENIENCE STORE, WITH FUEL SALES	P
PERSONAL OR PROFESSIONAL SERVICES (UP TO 5,000 SQFT GROUND FLOOR FOOTPRINT)	P
PERSONAL OR PROFESSIONAL SERVICES (>5,000 SQFT GROUND FLOOR FOOTPRINT)	P
SALES / RETAIL (NO OUTDOOR OPERATIONS)	P
SALES / RETAIL (WITH OUTDOOR OPERATIONS UP TO 25 PERCENT OF TOTAL SALES AREA)	P
SALES ORIENTED USE (WITH OUTDOOR OPERATIONS >25 PERCENT 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, RENTAL, SERVICE, REPAIR	P
INDUSTRIAL, MANUFACTURING, WAREHOUSING, WASTE SERVICES, AND TRANSPORTATION USE CATEGORY	
FLEX SPACE, OTHER LIGHT INDUSTRIAL, MANUFACTURING, WAREHOUSING, OR TRANSPORTATION USES NOT LISTED	P
MICROBREWERY / MICRODISTILLERY	P
WHOLESALE SALES	P
INDUSTRIAL, MANUFACTURING, OR PRODUCTION, INDOOR ONLY	P
UTILITIES USE CATEGORY	
MINOR UTILITY	P
AGRICULTURAL AND MISCELLANEOUS USE CATEGORY	
GREENHOUSE, NURSERY (COMMERCIAL), OUTDOOR OPERATIONS	P

GENERAL NOTES

1. DEVELOPMENT ON THIS SITE WILL COMPLY WITH THE TOWN'S UNIFIED DEVELOPMENT ORDINANCE AND OTHER APPLICABLE STANDARDS AND PLANS ADOPTED BY THE TOWN OF GARNER.
2. ROAD IMPROVEMENTS AND OTHER REQUIREMENTS OF THE TOWN'S TRANSPORTATION PLAN SHALL BE REQUIRED AT SITE OR SUBDIVISION PLAN.
3. SIDEWALK, TRAINS, AND OPEN SPACE AREAS SHOWN ON THIS PLAN ARE APPROXIMATE. FINAL LOCATION AND DESIGN TO BE DETERMINED AT SITE OR SUBDIVISION PLAN REVIEW.
4. UTILITIES SHOWN ON THIS PLAN ARE CONCEPTUAL. FINAL LOCATION AND DESIGN TO BE DETERMINED AT SITE OR SUBDIVISION PLAN REVIEW.
5. WHERE A CONFLICT BETWEEN GRAPHIC REPRESENTATION AND TEXT INFORMATION ON THIS SHEET IS PRESENT, THE TEXT SHALL PREVAIL.

SITE NOTES

1. PROPOSED ADA STALLS AND AISLES SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%) IN ALL DIRECTIONS.
2. PROPOSED ACCESSIBLE ROUTES SHALL HAVE RUNNING SLOPES NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
3. ACCESSIBLE PARKING SPACES ARE THOSE DENOTED BY "HC" AND ACCESSIBLE AISLES ARE REPRESENTED BY CROSS HATCHING.
4. DIMENSIONS SHOWN ARE TO FACE OF CURB.
5. RADII ARE 5' UNLESS OTHERWISE NOTED.

PROPOSED ZONING CONDITIONS

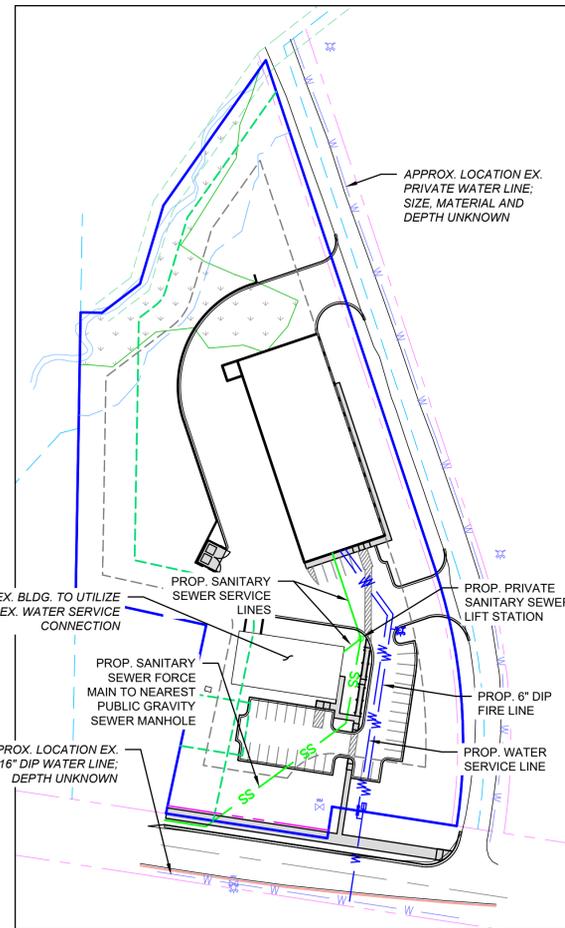
1. PERMITTED USES SHALL BE AS SHOWN IN THE TABLE ON THIS SHEET.
2. 100% OF PLANT MATERIAL SHALL BE NATIVE SPECIES.
3. EFIS SHALL BE LIMITED TO 25% OF THE BUILDING.
4. SCM FENCE SHALL BE BLACK ALUMINUM PICKET TYPE.

SUMMARY INFORMATION

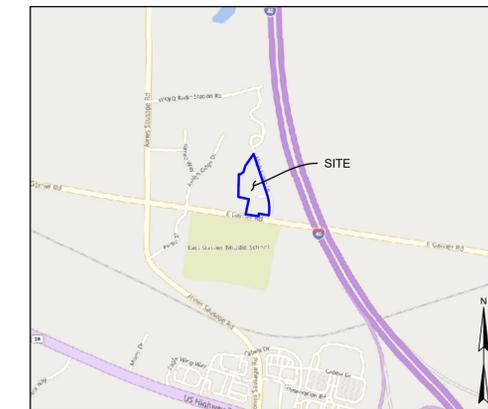
DEVELOPMENT NAME: CAROLINA SWEEPER
STREET ADDRESS: 101 HIGH HOPE LN, GARNER, NC
PIN NUMBER(S): 1721-31-3154, 1721-31-3405, 1721-31-1388 AND 1721-31-1177
SITE AREA: 3.75 AC
JURISDICTION: TOWN OF GARNER
CURRENT ZONING DISTRICT: R2, LI AND LI CONDITIONAL
PROPOSED ZONING DISTRICT: LI CONDITIONAL
ZONING OVERLAY DISTRICT: COMMERCIAL HIGHWAY OVERLAY
SETBACKS:
FRONT: 50'
CORNER SIDE: 35'
SIDE: 25'
REAR: 50'
EXISTING USE: LIGHT INDUSTRIAL
PROPOSED USE: LIGHT INDUSTRIAL
EXISTING BUILDING AREA: 5,000 SF
PROPOSED BUILDING AREA: 16,000 SF
TOTAL PROPOSED BUILDING AREA: 21,000 SF
MAXIMUM BUILDING HEIGHT: 50'
PROPOSED BUILDING HEIGHT: 22'
REQUIRED PARKING: 1 SPACE PER 1,000 SF = 21 SPACES
PROPOSED PARKING: 39 (2 ADA, 2 VAN ACCESSIBLE)
REQUIRED TREE CANOPY AREA: 0.45 AC (12%)
PROVIDED TREE CANOPY: 0.46 AC (12.3%)
DEVELOPER:
 WINDSOR COMMERCIAL
 5603 NEW GARDEN VILLAGE DR.
 GREENSBORO, NC 27410
 336.282.3550
ENGINEER:
 FLM ENGINEERING, INC.
 PO BOX 91727
 RALEIGH, NC 27675
 919.610.1051

LEGEND

	EX. PROPERTY LINE
	EX. SUBDIVISION LINE
	EX. RIGHT-OF-WAY
	EX. ADJACENT OWNERS
	EX. CHANNEL/STREAM BUFFER
	PROP. SETBACK LINE
	PROP. EASEMENT/BUFFER
	PROP. WATER LINE
	PROP. SANITARY SEWER
	BUILDING
	CONCRETE
	ASPHALT
	LANDSCAPING
	SCM
	TREE PRESERVATION AREA



UTILITY INSET
SCALE: 1" = 80'



VICINITY MAP
1" = 1,000'



POST OFFICE BOX 91727
 RALEIGH, NORTH CAROLINA 27675
 PHONE: 919.610.1051
 FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	TOG COMMENTS	8/3/23	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLAN
DO NOT USE FOR CONSTRUCTION

40 20 0 40
SCALE: 1 INCH = 40 FEET

SCALE ADJUSTMENT
THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING
IF IT IS NOT 1 INCH ON THIS SHEET, ADJUST YOUR SCALE ACCORDINGLY

CONDITIONAL REZONING PLAN
CZ-MP-23-01

DOUGHER PROPERTIES
SHELL BUILDING
101 HIGH HOPE LN
GARNER, NC



DATE:	12-19-2022
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	22034

CONDITIONAL REZONING PLAN

RZ-1
SHEET 1 OF 1

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

PROJECT LOCATION:
GARNER, NC

AADVANTAGE LAUNDRY
GARNER, NORTH CAROLINA

OWNER:
CAROLINA SNEEPEER

This drawing is the property of Peadon Finein Architecture PLLC and is not to be reproduced in whole or in part. It is to be used only for the project and site identified herein. This drawing shall be returned upon request.

Project Number: 2226

Issue Date: 08/2/2023

SET Revisions

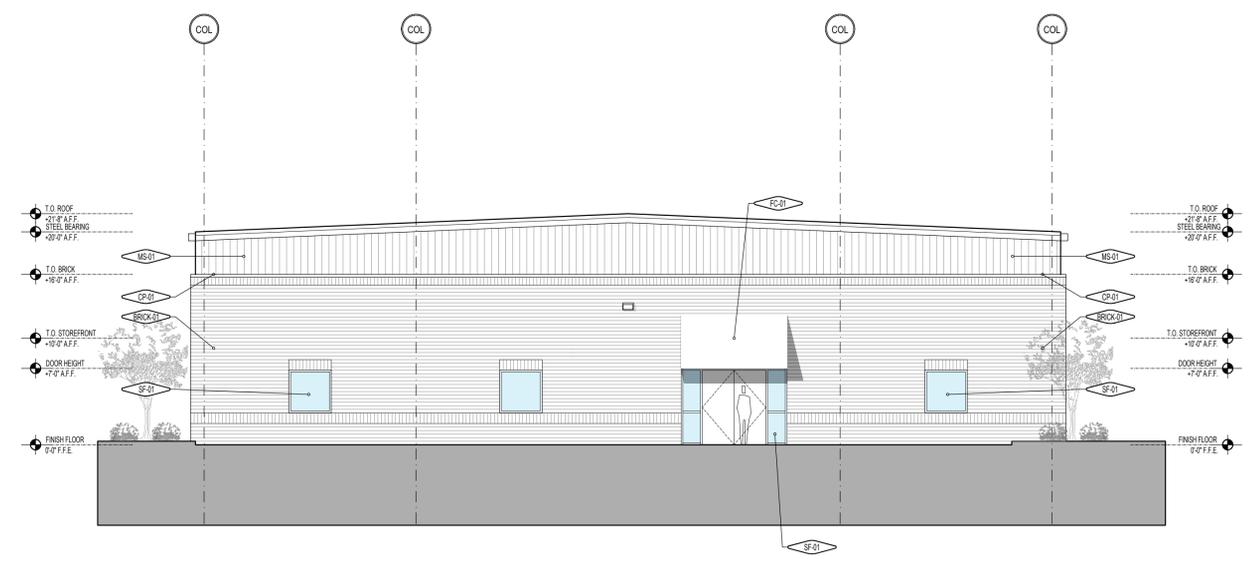
Sheet Name

ELEVATIONS

Sheet Number

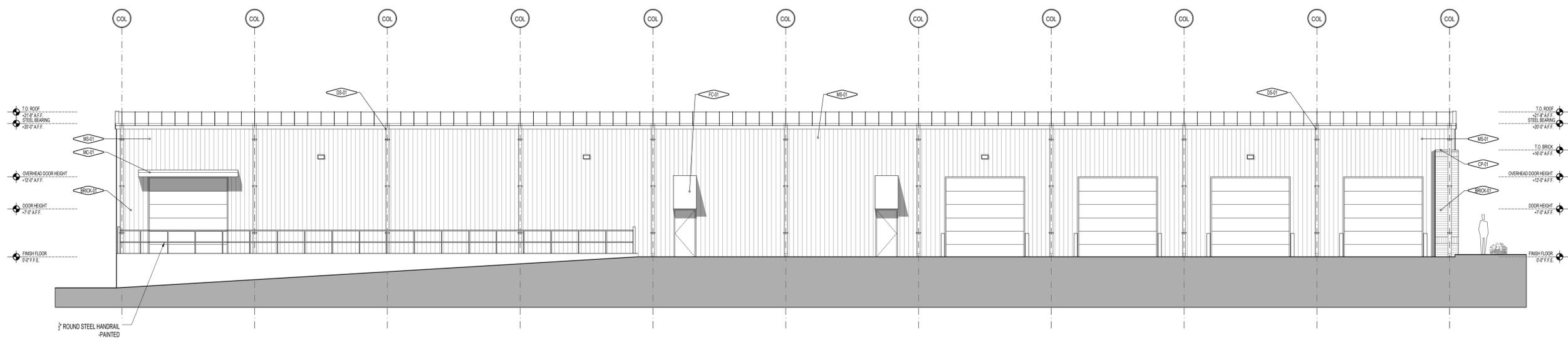
A-4.0

MATERIAL LEGEND	
CP-01	PRE-FINISHED METAL PARAPET COPING: PAC-CLAD "ANCHOR-TITE" COPING SYSTEM (OR EQUAL) MILL FINISH ALUMINUM - KYNAR FINISH. - COLOR: TO MATCH RAL#7021 MATTE, MT0028 "FLAT BLACK"
MC-01	METAL CANOPY SYSTEM: MAPES ARCHITECTURAL CANOPY SYSTEM- PREFINISHED 'FLAT SOFFIT' PROFILE CONSTRUCTION. - COLOR: TO MATCH RAL#7021 MATTE, MT0028 "FLAT BLACK"
FC-01	FABRIC CANOPY SYSTEM: SUNBRELLA FABRIC (5YR WARRANTY) OVER 1" ALUMINUM TUBE FRAME CONSTRUCTION- SEE SECTIONS FOR PROFILE INFORMATION. - FRAME TO BE CLEAR ANODIZED - FABRIC COLOR TO BE SELECTED BY TENANT. - ALL FABRIC TO MEET CLASS 'A' ASTM 84 PER NFPA 701 FIRE RESISTANCE
SF-01	STOREFRONT SYSTEM: ALUMINUM STOREFRONT SYSTEM, KAWNEER OR EQUAL. ANODIZED. COLOR: DARK BRONZE - 4" EXTERIOR SYSTEM, WITH 1" LOW-E, INSULATED, GLASS FILLED WITH ARGON (U-VALUE OF 0.45 MAX.)
DS-01	DOWNSPOUT: ALUMINUM DOWNSPOUT & COLLECTOR BOX. COLOR: TO MATCH RAL#7021 MATTE, MT0028 "FLAT BLACK"
BRICK-01	BRICK: UTILITY BRICK & MORTAR - GC TO PROVIDE SAMPLES FROM TWO MANUFACTURERS FOR SELECTION BY ARCHITECT
MS-01	METAL BUILDING SIDING: METL. SPAN SYSTEM (OR EQUAL) ALUMINUM SIDING WITH KYNAR FINISH - PROFILE & COLOR TO MATCH EXISTING & APPROVED BY ARCHITECT



MATERIAL LEGEND SCALE: NTS 03

NORTH ELEVATION SCALE: 1/8" = 1'-0" 02



MATERIAL LEGEND SCALE: NTS 03

WEST ELEVATION SCALE: 1/8" = 1'-0" 01

OWNER	ADDR1	ADDR2	ADDR3
EAST COAST FINANCIAL SOLUTIONS LLC	112 PREATONWOOD DR	APEX NC 27539-9367	
LISANE, PALMER LEE LISANE, LAEULIA	5835 JONES SAUSAGE RD	GARNER NC 27529-9439	
KLOTZ, EMILY DOMISH, GARRET WALTER	122 KIMEO WAY	GARNER NC 27529-3360	
CHA, ANNE C	156 ASHLYN RIDGE DR	GARNER NC 27529-3362	
BADGER, LAURA HEIRS	GERTRUDE WATSON		GARNER NC 27529-4014
PHUNG, CU G LU, JULIE B	144 ASHLYN RIDGE DR	GARNER NC 27529-3362	
RALEIGH CITY OF	PO BOX 590	RALEIGH NC 27602-0590	
DOUGHER PROPERTIES LLC	PO BOX 99567	RALEIGH NC 27624-9567	
DOUGHER PROPERTIES LLC	PO BOX 99567	RALEIGH NC 27624-9567	
JOHNSON, SANDRA A	164 ASHLYN RIDGE DR	GARNER NC 27529-3362	
BARBOUR, JAMES L BARBOUR, PHYLLIS	5708 JONES SAUSAGE RD	GARNER NC 27529-8782	
EAST GARNER LLC	PO BOX 799	GARNER NC 27529-0799	
AMH NC PROPERTIES, LP	30601 AGOURA RD STE 200	AGOURA HILLS CA 91301-2148	
JOHNSON, CHARLENE A	105 KIMEO WAY	GARNER NC 27529-3361	
MCHUGH, SONJA MCHUGH, MATTHEW P	135 KIMEO WAY	GARNER NC 27529-3361	
PITTMAN, GEORGE T PITTMAN, LIZZIE G	560 WKBO RADIO STATION RD	GARNER NC 27529-8548	
ASHLYN HOMEOWNERS ASSN INC	C/O HRW		CARY NC 27513-5257
THOMAS, WADE	520 WKBO RADIO STATION RD	GARNER NC 27529-8548	
MERRITT, ROBERT COLUMBUS SR	5826 JONES SAUSAGE RD	GARNER NC 27529-9430	
DAVIS, JEFFREY WILLIAM DAVIS, JENNIFER A M	151 ASHLYN RIDGE DR	GARNER NC 27529-3363	
DURAN, RYAN P DURAN, DANIELLE M	136 ASHLYN RIDGE DR	GARNER NC 27529-3362	
TURNER, PHYLLIS	9509 OLD CASCADE DR	GARNER NC 27529-8881	
AVERY, CRAVEN	460 WKBO RADIO STATION RD	GARNER NC 27529-8539	
DUNN, JACKIE DUNN, ROXANNA F	147 ASHLYN RIDGE DR	GARNER NC 27529-3363	
ASHLYN HOMEOWNERS ASSN INC	C/O HRW		CARY NC 27513-5257
THOMPSON, SHERRY	105 ASHLYN RIDGE DR	GARNER NC 27529-3363	
WILLOUGHBY, WARREN B	104 KIMEO WAY	GARNER NC 27529-3360	
WINN, BRIDGET D	155 ASHLYN RIDGE DR	GARNER NC 27529-3363	
DUFAULT, HEATHER NICOLE	5644 JONES SAUSAGE RD	GARNER NC 27529-8780	
SANDERS, ROBERT E SANDERS, ELLA MAE	5760 JONES SAUSAGE RD	GARNER NC 27529-8782	
HUGHES, JACOB D HUGHES, PATRICIA C	5652 JONES SAUSAGE RD	GARNER NC 27529-8780	
CLOYD, JOHN F CLOYD, CHANEL A	5711 JONES SAUSAGE RD	GARNER NC 27529-8783	
GREENE, KESHIA	140 ASHLYN RIDGE DR	GARNER NC 27529-3362	
GRIFFIS, DOROTHY G	454 WKBO RADIO STATION RD	GARNER NC 27529-8539	
MONTALVO, DAVID SALAZAR	468 WKBO RADIO STATION RD	GARNER NC 27529-8539	
PHAN, MAN VAN NGUYEN, THAO PHUONG	152 ASHLYN RIDGE DR	GARNER NC 27529-3362	
WAKE CNTY BOARD OF EDUCATION	RE SERVICES DIRECTOR		RALEIGH NC 27610-4145
TURNER, HARRY TURNER, SHIRLEY ANN JR	5630 JONES SAUSAGE RD	GARNER NC 27529-8780	
MIRDAMADI, YASAMAN	108 DENISON WAY	GARNER NC 27529-8689	
ASHLYN HOMEOWNERS ASSN INC	C/O HRW		CARY NC 27513-5257
AVERRE, PHILLIP B	165 ASHLYN RIDGE DR	GARNER NC 27529-3363	
HILLIARD, ELOISE	PO BOX 1053	CLAYTON NC 27528-1053	
TIME WARNER CABLE SOUTHEAST LLC	REAL ESTATE DEPT		CHARLOTTE NC 28217-5500
MARTIN MARIETTA MATERIALS REAL ESTATE INVESTME	4123 PARKLAKE AVE	RALEIGH NC 27612-2309	
MARTIN MARIETTA MATERIALS INC	BADEN TAX MGMT	PO BOX 8040	FORT WAYNE IN 46898-8040
BRYANT, ROYASTINE BRYANT, ROY ALEXANDER HEIRS	2 ANNIE V DR	CLAYTON NC 27520-8029	
MCH SFR NC OWNER 2 LP	14355 COMMERCE WAY	MIAMI LAKES FL 33016-1502	
PAGAYA SMARTRESI F1 FUND PROPERTY OWNER IV LL	90 PARK AVE FL 31	NEW YORK NY 10016-1317	
MARTIN MARIETTA MATERIALS INC	BADEN TAX MGMT	PO BOX 8040	FORT WAYNE IN 46898-8040
MACON, JOSHUA	116 ASHLYN RIDGE DR	GARNER NC 27529-3362	
LAWRENCE, DANNY LEE LAWRENCE, VICKI	104 DENISON WAY	GARNER NC 27529-8689	
COX, SANDRA	108 KIMEO WAY	GARNER NC 27529-3360	
SMITH, KERRY SMITH, KIMBERLY R	117 ASHLYN RIDGE DR	GARNER NC 27529-3363	
CRANDALL, DEBORAH MYATT CRANDALL, JACOB	31 WILDWOOD FOREST LN	MILLS RIVER NC 28759-4644	
OPENDOOR PROPERTY TRUST I	410 N SCOTTSDALE RD STE 1600	TEMPE AZ 85288-0976	
MCKEITHAN, RALPH MCKEITHAN, JACQUELINE	127 KIMEO WAY	GARNER NC 27529-3361	
YARBOROUGH, MARY S	5660 JONES SAUSAGE RD	GARNER NC 27529-8780	
ASHLYN HOMEOWNERS ASSN INC	C/O HRW		CARY NC 27513-5257
BULLOCK, RAMON BULLOCK, AUDREY	123 KIMEO WAY	GARNER NC 27529-3361	
POWERS, MICHAEL L	138 KIMEO WAY	GARNER NC 27529-3360	
GREEN, REGINALD	124 ASHLYN RIDGE DR	GARNER NC 27529-3362	
HILLIARD, ELOISE	PO BOX 1053	CLAYTON NC 27528-1053	
MONTES-DE LA CRUZ, CARLOS	5745 JONES SAUSAGE RD	GARNER NC 27529-8783	
CRANDELL, VEDA PRICE CRANDELL, WAYNE	126 KIMEO WAY	GARNER NC 27529-3360	
CAMBELL, BABASHOLA CAMBELL, LINDA M	100 KIMEO WAY	GARNER NC 27529-3360	
AMH NC PROPERTIES LP LIMITED PARTNERSHIP	PROPERTY TAX DEPT		AGOURA HILLS CA 91301-2150
NORTH SEA ALLIANCE LLC	PO BOX 799	GARNER NC 27529-0799	
DIAMOND-BROOKS, JUDY MARY	5780 JONES SAUSAGE RD	GARNER NC 27529-8782	
PRICE KORNEGAY LLC	13401 US HIGHWAY 70 W	CLAYTON NC 27520-2139	
BROWN, CHRISTOPHER LEE	135 ASHLYN RIDGE DR	GARNER NC 27529-3363	
AVERY, CRAVEN	460 WKBO RADIO STATION RD	GARNER NC 27529-8539	
SMITH, MARK DANIEL	148 ASHLYN RIDGE DR	GARNER NC 27529-3362	
GRAY, CHARITY ARCHARD, LEANUS	101 KIMEO WAY	GARNER NC 27529-3361	
SFR INVESTMENTS V BORROWER 1 LLC	PO BOX 4090	SCOTTSDALE AZ 85261-4090	
ASHLYN HOMEOWNERS ASSN INC	C/O HRW		CARY NC 27513-5257
PALMA, JESUS AVILA ANORVE, ANDREA M	160 ASHLYN RIDGE DR	GARNER NC 27529-3362	
ASHLYN HOMEOWNERS ASSN INC	C/O HRW		CARY NC 27513-5257
AMH 2015-1 BORROWER LLC	30601 AGOURA RD STE 200	AGOURA HILLS CA 91301-2148	
HINTON, SHARON HINTON, MARY	131 KIMEO WAY	GARNER NC 27529-3361	
HARRIS, WALTER LEE HILL, PERNESSA FAYE	7009 FIELD HILL RD	RALEIGH NC 27603-7465	
AMH 2014-3 BORROWER LLC	AMERICAN HOMES 4 RENT		AGOURA HILLS CA 91301-2148
ST WOOTEN CORP	PO BOX 2408	WILSON NC 27894-2408	
KEITH, JAMIE MCKOY-KEITH, CANDICE	159 ASHLYN RIDGE DR	GARNER NC 27529-3363	
JORDAN, EDWIN P	5781 JONES SAUSAGE RD	GARNER NC 27529-8783	
S T WOOTEN CORPORATION	VENDOR 58320	PO BOX 2408	WILSON NC 27894-2408
BRAXTON, VERA E	163 ASHLYN RIDGE DR	GARNER NC 27529-3363	
WAKE COUNTY BOARD OF EDUCATION	RE SERVICES DIRECTOR		RALEIGH NC 27610-4145
KELLY, ELISA	132 ASHLYN RIDGE DR	GARNER NC 27529-3362	
KARSA, JAMES M KARSA, SHILO D	118 KIMEO WAY	GARNER NC 27529-3360	
THAXTON, CHRISTY W THAXTON, BRYSON J	137 KIMEO WAY	GARNER NC 27529-3361	
BARNES, JOHNNIE MICHAEL BARNES, SHIRLEY CHAPMA	143 ASHLYN RIDGE DR	GARNER NC 27529-3363	
ASHLYN HOMEOWNERS ASSN INC	C/O HRW		CARY NC 27513-5257
MARTIN MARIETTA MATERIALS INC	BADEN TAX MANAGEMENT LLC	PO BOX 8040	FORT WAYNE IN 46898-8040
DOUGHER PROPERTIES 2 LLC	PO BOX 99567	RALEIGH NC 27624-9567	
WAKE COUNTY BOARD OF EDUCATION	RE SERVICES DIRECTOR		RALEIGH NC 27610-4145
NORTH SEA ALLIANCE LLC	100 PARTLO ST STE 100		
ST WOOTEN CORP	PO BOX 2408	WILSON NC 27894-2408	
FETTEROLF, KYLE FETTEROLF, VICTORIA	613 E GARNER RD	GARNER NC 27529-8787	
ST WOOTEN CORP	PO BOX 2408	WILSON NC 27894-2408	
NC RAILROAD COMPANY	2809 HIGHWOODS BLVD STE 100	RALEIGH NC 27604-1000	
WAKE CNTY BOARD OF EDUCATION	RE SERVICES DIRECTOR		RALEIGH NC 27610-4145

Current Tenant	ADDRESS	COMPLETE_A	COMPLETE_S	SUBADDR_TY	SUBADDR_NU	USPS_CITY	ZIPCODE	STATE	ADDRNUM_PR	ADDRNUM
Current Tenant	5630 Jones Sausage Rd	5630	Jones Sausage Rd			Garner	27529	NC		5630
Current Tenant	104 Kimeo Way	104	Kimeo Way			Garner	27529	NC		104
Current Tenant	132 Ashlyn Ridge Dr	132	Ashlyn Ridge Dr			Garner	27529	NC		132
Current Tenant	135 Kimeo Way	135	Kimeo Way			Garner	27529	NC		135
Current Tenant	152 Ashlyn Ridge Dr	152	Ashlyn Ridge Dr			Garner	27529	NC		152
Current Tenant	613 E Garner Rd	613	E Garner Rd			Garner	27529	NC		613
Current Tenant	101 High Hope Ln	101	High Hope Ln			Garner	27529	NC		101
Current Tenant	751 E Garner Rd TOWER	751	E Garner Rd	TOWER		Garner	27529	NC		751
Current Tenant	126 Kimeo Way	126	Kimeo Way			Garner	27529	NC		126
Current Tenant	401 Wkqb Radio Station Rd	401	Wkqb Radio Station Rd			Garner	27529	NC		401
Current Tenant	109 Ashlyn Ridge Dr	109	Ashlyn Ridge Dr			Garner	27529	NC		109
Current Tenant	165 Ashlyn Ridge Dr	165	Ashlyn Ridge Dr			Garner	27529	NC		165
Current Tenant	117 Ashlyn Ridge Dr	117	Ashlyn Ridge Dr			Garner	27529	NC		117
Current Tenant	611 E Garner Rd	611	E Garner Rd			Garner	27529	NC		611
Current Tenant	112 Denison Way	112	Denison Way			Garner	27529	NC		112
Current Tenant	468 Wkqb Radio Station Rd	468	Wkqb Radio Station Rd			Garner	27529	NC		468
Current Tenant	113 Ashlyn Ridge Dr	113	Ashlyn Ridge Dr			Garner	27529	NC		113
Current Tenant	5076 Jones Sausage Rd	5076	Jones Sausage Rd			Garner	27529	NC		5076
Current Tenant	159 Ashlyn Ridge Dr	159	Ashlyn Ridge Dr			Garner	27529	NC		159
Current Tenant	134 Kimeo Way	134	Kimeo Way			Garner	27529	NC		134
Current Tenant	130 Kimeo Way	130	Kimeo Way			Garner	27529	NC		130
Current Tenant	5708 Jones Sausage Rd	5708	Jones Sausage Rd			Garner	27529	NC		5708
Current Tenant	148 Ashlyn Ridge Dr	148	Ashlyn Ridge Dr			Garner	27529	NC		148
Current Tenant	454 Wkqb Radio Station Rd	454	Wkqb Radio Station Rd			Garner	27529	NC		454
Current Tenant	138 Kimeo Way	138	Kimeo Way			Garner	27529	NC		138
Current Tenant	144 Ashlyn Ridge Dr	144	Ashlyn Ridge Dr			Garner	27529	NC		144
Current Tenant	147 Ashlyn Ridge Dr	147	Ashlyn Ridge Dr			Garner	27529	NC		147
Current Tenant	143 Ashlyn Ridge Dr	143	Ashlyn Ridge Dr			Garner	27529	NC		143
Current Tenant	5781 Jones Sausage Rd	5781	Jones Sausage Rd			Garner	27529	NC		5781
Current Tenant	118 Kimeo Way	118	Kimeo Way			Garner	27529	NC		118
Current Tenant	460 Wkqb Radio Station Rd	460	Wkqb Radio Station Rd			Garner	27529	NC		460
Current Tenant	5828 Jones Sausage Rd	5828	Jones Sausage Rd			Garner	27529	NC		5828
Current Tenant	151 Ashlyn Ridge Dr	151	Ashlyn Ridge Dr			Garner	27529	NC		151
Current Tenant	6399 Jones Sausage Rd RREQP	6399	Jones Sausage Rd	RREQP		Garner	27529	NC		6399
Current Tenant	135 Ashlyn Ridge Dr	135	Ashlyn Ridge Dr			Garner	27529	NC		135
Current Tenant	5826 Jones Sausage Rd	5826	Jones Sausage Rd			Garner	27529	NC		5826
Current Tenant	5878 Jones Sausage Rd	5878	Jones Sausage Rd			Garner	27529	NC		5878
Current Tenant	100 Kimeo Way	100	Kimeo Way			Garner	27529	NC		100
Current Tenant	101 Kimeo Way	101	Kimeo Way			Garner	27529	NC		101
Current Tenant	900 E Garner Rd	900	E Garner Rd			Garner	27529	NC		900
Current Tenant	113 Denison Way	113	Denison Way			Garner	27529	NC		113
Current Tenant	125 Ashlyn Ridge Dr	125	Ashlyn Ridge Dr			Garner	27529	NC		125
Current Tenant	107 Kimeo Way	107	Kimeo Way			Garner	27529	NC		107
Current Tenant	5760 Jones Sausage Rd	5760	Jones Sausage Rd			Garner	27529	NC		5760
Current Tenant	105 Ashlyn Ridge Dr	105	Ashlyn Ridge Dr			Garner	27529	NC		105
Current Tenant	5745 Jones Sausage Rd	5745	Jones Sausage Rd			Garner	27529	NC		5745
Current Tenant	104 Denison Way	104	Denison Way			Garner	27529	NC		104
Current Tenant	116 Ashlyn Ridge Dr	116	Ashlyn Ridge Dr			Garner	27529	NC		116
Current Tenant	105 Kimeo Way	105	Kimeo Way			Garner	27529	NC		105
Current Tenant	163 Ashlyn Ridge Dr	163	Ashlyn Ridge Dr			Garner	27529	NC		163
Current Tenant	5545 Jones Sausage Rd	5545	Jones Sausage Rd			Garner	27529	NC		5545
Current Tenant	109 Kimeo Way	109	Kimeo Way			Garner	27529	NC		109
Current Tenant	164 Ashlyn Ridge Dr	164	Ashlyn Ridge Dr			Garner	27529	NC		164
Current Tenant	131 Kimeo Way	131	Kimeo Way			Garner	27529	NC		131
Current Tenant	156 Ashlyn Ridge Dr	156	Ashlyn Ridge Dr			Garner	27529	NC		156
Current Tenant	104 High Hope Ln	104	High Hope Ln			Garner	27529	NC		104
Current Tenant	5732 Jones Sausage Rd	5732	Jones Sausage Rd			Garner	27529	NC		5732
Current Tenant	108 Kimeo Way	108	Kimeo Way			Garner	27529	NC		108
Current Tenant	465 Wkqb Radio Station Rd	465	Wkqb Radio Station Rd			Garner	27529	NC		465
Current Tenant	560 Wkqb Radio Station Rd	560	Wkqb Radio Station Rd			Garner	27529	NC		560
Current Tenant	5652 Jones Sausage Rd	5652	Jones Sausage Rd			Garner	27529	NC		5652
Current Tenant	5601 Jones Sausage Rd	5601	Jones Sausage Rd			Garner	27529	NC		5601
Current Tenant	155 Ashlyn Ridge Dr	155	Ashlyn Ridge Dr			Garner	27529	NC		155
Current Tenant	119 Kimeo Way	119	Kimeo Way			Garner	27529	NC		119
Current Tenant	127 Kimeo Way	127	Kimeo Way			Garner	27529	NC		127
Current Tenant	137 Kimeo Way	137	Kimeo Way			Garner	27529	NC		137
Current Tenant	5835 Jones Sausage Rd	5835	Jones Sausage Rd			Garner	27529	NC		5835
Current Tenant	120 Ashlyn Ridge Dr	120	Ashlyn Ridge Dr			Garner	27529	NC		120
Current Tenant	5880 Jones Sausage Rd	5880	Jones Sausage Rd			Garner	27529	NC		5880
Current Tenant	5644 Jones Sausage Rd	5644	Jones Sausage Rd			Garner	27529	NC		5644
Current Tenant	5660 Jones Sausage Rd	5660	Jones Sausage Rd			Garner	27529	NC		5660
Current Tenant	6399 Jones Sausage Rd	6399	Jones Sausage Rd			Garner	27529	NC		6399
Current Tenant	136 Ashlyn Ridge Dr	136	Ashlyn Ridge Dr			Garner	27529	NC		136
Current Tenant	108 Denison Way	108	Denison Way			Garner	27529	NC		108
Current Tenant	123 Kimeo Way	123	Kimeo Way			Garner	27529	NC		123
Current Tenant	840 E Garner Rd	840	E Garner Rd			Garner	27529	NC		840
Current Tenant	134 Partio St	134	Partio St			Garner	27529	NC		134
Current Tenant	140 Ashlyn Ridge Dr	140	Ashlyn Ridge Dr			Garner	27529	NC		140
Current Tenant	616 E Garner Rd	616	E Garner Rd			Garner	27529	NC		616
Current Tenant	122 Kimeo Way	122	Kimeo Way			Garner	27529	NC		122
Current Tenant	105 Denison Way	105	Denison Way			Garner	27529	NC		105
Current Tenant	5780 Jones Sausage Rd	5780	Jones Sausage Rd			Garner	27529	NC		5780
Current Tenant	5872 Jones Sausage Rd	5872	Jones Sausage Rd			Garner	27529	NC		5872
Current Tenant	751 E Garner Rd	751	E Garner Rd			Garner	27529	NC		751
Current Tenant	775 E Garner Rd	775	E Garner Rd			Garner	27529	NC		775
Current Tenant	925 E Garner Rd	925	E Garner Rd			Garner	27529	NC		925
Current Tenant	860 E Garner Rd	860	E Garner Rd			Garner	27529	NC		860
Current Tenant	160 Ashlyn Ridge Dr	160	Ashlyn Ridge Dr			Garner	27529	NC		160
Current Tenant	124 Partio St	124	Partio St			Garner	27529	NC		124
Current Tenant	128 Partio St	128	Partio St			Garner	27529	NC		128
Current Tenant	130 Partio St	130	Partio St			Garner	27529	NC		130
Current Tenant	122 Partio St	122	Partio St			Garner	27529	NC		122
Current Tenant	121 Ashlyn Ridge Dr	121	Ashlyn Ridge Dr			Garner	27529	NC		121
Current Tenant	132 Partio St	132	Partio St			Garner	27529	NC		132
Current Tenant	120 Partio St	120	Partio St			Garner	27529	NC		120
Current Tenant	6301 Jones Sausage Rd	6301	Jones Sausage Rd			Garner	27529	NC		6301
Current Tenant	458 Wkqb Radio Station Rd	458	Wkqb Radio Station Rd			Garner	27529	NC		458
Current Tenant	100 Partio St	100	Partio St			Garner	27529	NC		100
Current Tenant	5705 Jones Sausage Rd	5705	Jones Sausage Rd			Garner	27529	NC		5705
Current Tenant	104 Ashlyn Ridge Dr	104	Ashlyn Ridge Dr			Garner	27529	NC		104
Current Tenant	520 Wkqb Radio Station Rd	520	Wkqb Radio Station Rd			Garner	27529	NC		520
Current Tenant	124 Ashlyn Ridge Dr	124	Ashlyn Ridge Dr			Garner	27529	NC		124
Current Tenant	100 Denison Way	100	Denison Way			Garner	27529	NC		100
Current Tenant	480 Wkqb Radio Station Rd	480	Wkqb Radio Station Rd			Garner	27529	NC		480
Current Tenant	128 Ashlyn Ridge Dr	128	Ashlyn Ridge Dr			Garner	27529	NC		128
Current Tenant	101 Ashlyn Ridge Dr	101	Ashlyn Ridge Dr			Garner	27529	NC		101
Current Tenant	781 E Garner Rd	781	E Garner Rd			Garner	27529	NC		781
Current Tenant	940 E Garner Rd	940	E Garner Rd			Garner	27529	NC		940
Current Tenant	5711 Jones Sausage Rd	5711	Jones Sausage Rd			Garner	27529	NC		5711
Current Tenant	126 Partio St	126	Partio St			Garner	27529	NC		126
Current Tenant	1111 E Garner Rd	1111	E Garner Rd			Garner	27529	NC		1111

Return to:
Stella Gibson
900 7th Avenue
Garner, NC 27529

ORDINANCE NO. (2023) 5228

AN ORDINANCE AMENDING THE TEXT OF THE GARNER UNIFIED DEVELOPMENT ORDINANCE TO CREATE A NEW CONDITIONAL ZONING DISTRICT AND TO AMEND THE OFFICIAL ZONING MAP TO APPLY THE NEW ZONING CLASSIFICATION

WHEREAS, the Town Council has received a petition requesting that a new conditional zoning district be established and that this new district classification be applied to the applicant's property; and

WHEREAS, the Town Council finds this request 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 s is consistent with the Town of Garner's adopted plans, including the Future Land Use Map's designation of Light Industrial Center (LIC) in regard to land use; and

WHEREAS, the Town Council also finds this request to also be consistent with Garner's *Transportation Plan and Parks, Recreation, Greenways and Cultural Resources Master Plan*; and

WHEREAS, the Town Council further finds the request is reasonable and in the public interest because it will encourage redevelopment and reuse of existing sites and building that are complimentary to the surrounding area;

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF GARNER HEREBY ORDAINS:

Section 1. That the Official Zoning Map of the Town of Garner and Extraterritorial Jurisdiction be amended by changing the zoning classification of the property described below from its present zoning to that requested by Tucker Ennis of the Lennar Corporation in Zoning Map Amendment Application No. CZ-PD-22-01 (Residential 2 (R2) to Residential 4 (R4 C270) Conditional).

Section 2. That there is hereby created a new conditional zoning district based on the Light Industrial district, to be known going forward as Light Industrial (LI C271) Conditional; all the regulations that apply to property within the LI C271 district shall be applicable subject to the following conditions:

1 . Permitted Use table:

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
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
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

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.

Section 3. The official Zoning Map of the Town of Garner is amended by changing the zoning classification of the property identified below and as shown on a map in application file:

Owner(s)	Tract No.	Existing Zoning	New Zoning
Dougher Properties 2 LLC	1721313405, 1721313154, 1721311388 and part of 1721311177	Residential 2 (R2), Light Industrial (LI), Light Industrial (LI C14) Conditional, and Light Industrial (LI C73) Conditional	Light Industrial (LI C271) Conditional

Section 4. The Planning Department shall change the Official Zoning Map displayed for the public to reflect this change immediately following adoption of this ordinance. In addition, a copy of this ordinance shall be filed in the Planning Department.

Section 5. All provisions of any town ordinance in conflict with this ordinance are repealed.

Section 6. That the Town Clerk shall cause a duly certified copy of this ordinance to be recorded in the office of the Wake County Register of Deeds.

Section 7. This ordinance shall become effective upon adoption.

Duly adopted this 5th day of December 2023.

Buddy Gupton, Mayor

ATTEST: _____
 Stella L. Gibson, Town Clerk

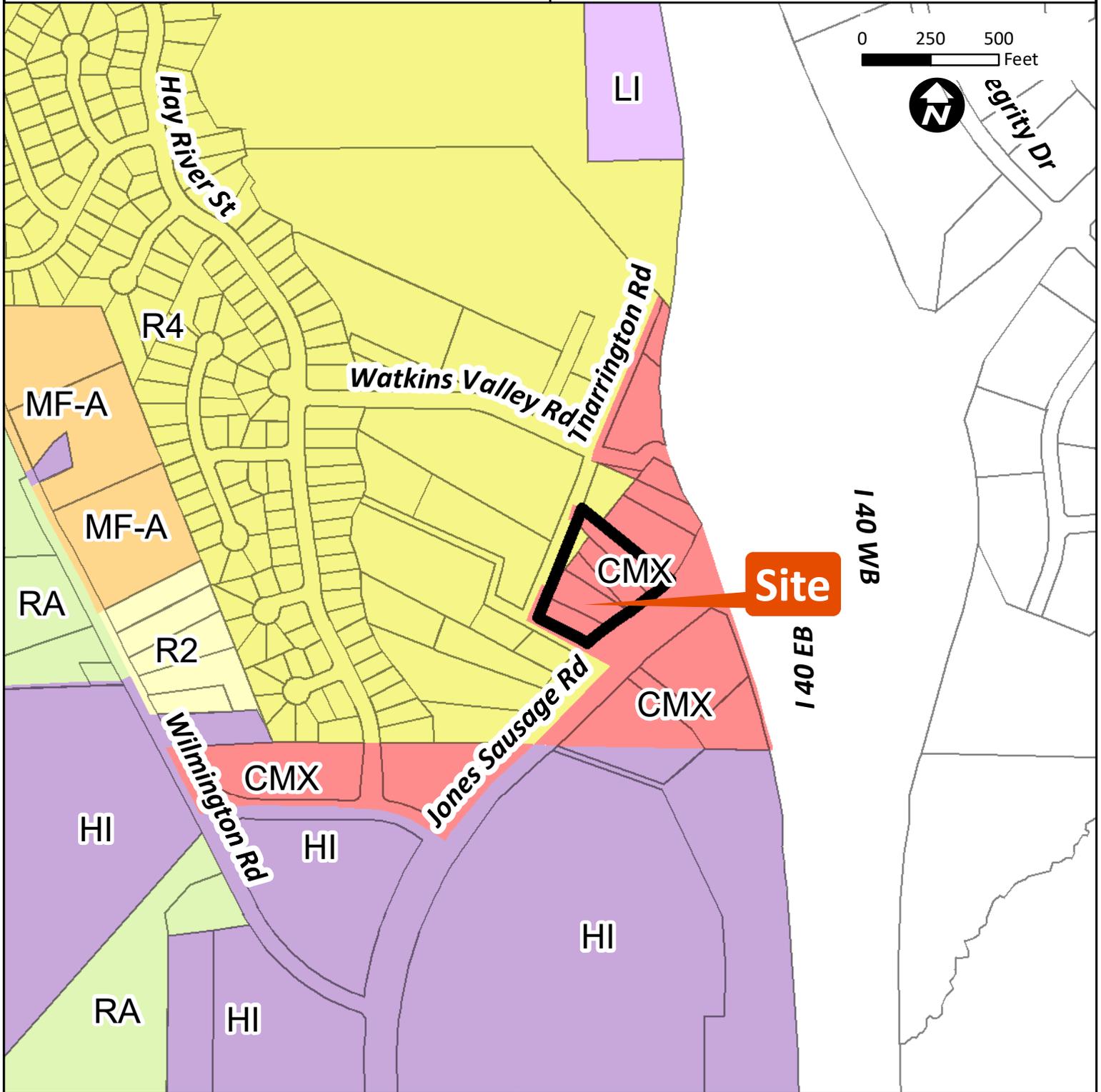
Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: December 5, 2023		
Subject: Tier 1 Conditional Rezoning Request # CZ-23-01, Jones Sausage Assemblage		
Location on Agenda: Old/New Business		
Department: Planning		
Contact: Reginald Buie, CZO, Zoning Administrator; and Ashley Harris, Planner I		
Presenter: Ashley Harris, Planner I		
Brief Summary: Conditional district rezoning request (CZ-23-01) submitted by Garner (Jones Sausage 2) PBX LLC to rezone approximately 0.17 +/- acres from Residential 4 (R4) and 2.59 +/- acres from Commercial Mixed Use (CMX) to Commercial Mixed Use (CMX C270) Conditional. The site is located along the frontages of Jones Sausage, Martin Branch and Tharrington roads, and may be further identified as Wake County PIN(s) 1721274716, 1721274887, 1721275737, 1721276727, 1721276893, 1721275626 and 1721274632.		
Recommended Motion and/or Requested Action: Consider approval of CZ-23-01 by adopting Ordinance (2023) 5229		
Detailed Notes: This is a Tier 1 conditional district rezoning request which means there is no site plan or specific development proposal at this time. Use conditions are proposed. The reason for this request is to allow for commercial development and include an adjacent total of 0.17 +/- residentially-zoned acres with the already commercially zoned balance of the project site. The case is returned to the Town Council with a unanimous recommendation for approval from the Planning Commission (5-0).		
Funding Source:		
Cost: n/a	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JST	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		



**Town of Garner
Planning Department**

**Conditional District Zoning Application
CZ-23-01**



Project: Jones Sausage Rd Commercial
Applicant: Garner (Jones Sausage 2) PBX LLC
Owner: Garner (Jones Sausage 2) PBX LLC
Location: Jones Sausage Rd / Tharrington Rd
Pin #: 699758451, 699659341, 699752306, 699755508, 699656341

Proposed Use: Commercial / retail
Current Zoning: Residential R4 and CMX
Proposed Zoning: CMX Conditional (CMX C269)
Acreage: 2.77306
Overlay: Commercial Highway Overlay (CHO)



Planning Department Staff Report

TO: Honorable Mayor Gupton and Town Council Members

FROM: Reginald Buie, CZO; Zoning Administrator
Ashley Harris, Planner I

SUBJECT: *Tier 1 Conditional Rezoning # CZ-23-01, Jones Sausage Road Assemblage*

DATE: December 5, 2023

I. PROJECT AT A GLANCE

Project Number(s): CZ-23-01, Tier 1 Conditional Rezoning

Applicant: Garner (Jones Sausage 2) PBX LLC

Owners: Garner (Jones Sausage 2) PBX LLC

General Description -

Project Area & Location: 2.76 +/- acres

Wake Count PIN(s): 1721274716, 1721274887, 1721275737, 1721276727, 1721276893, 1721275626 and 1721274632

Current Zoning: Residential 4 (R4) and Commercial Mixed Use (CMX)

Requested Zoning: Commercial Mixed Use (CMX C270) Conditional

Overlay: Limited Access Highway Overlay (LHO)

Key Meeting Dates:

Public Hearing: July 18, 2023 (continued to undetermined date)
November 6, 2023 (public hearing resumed)

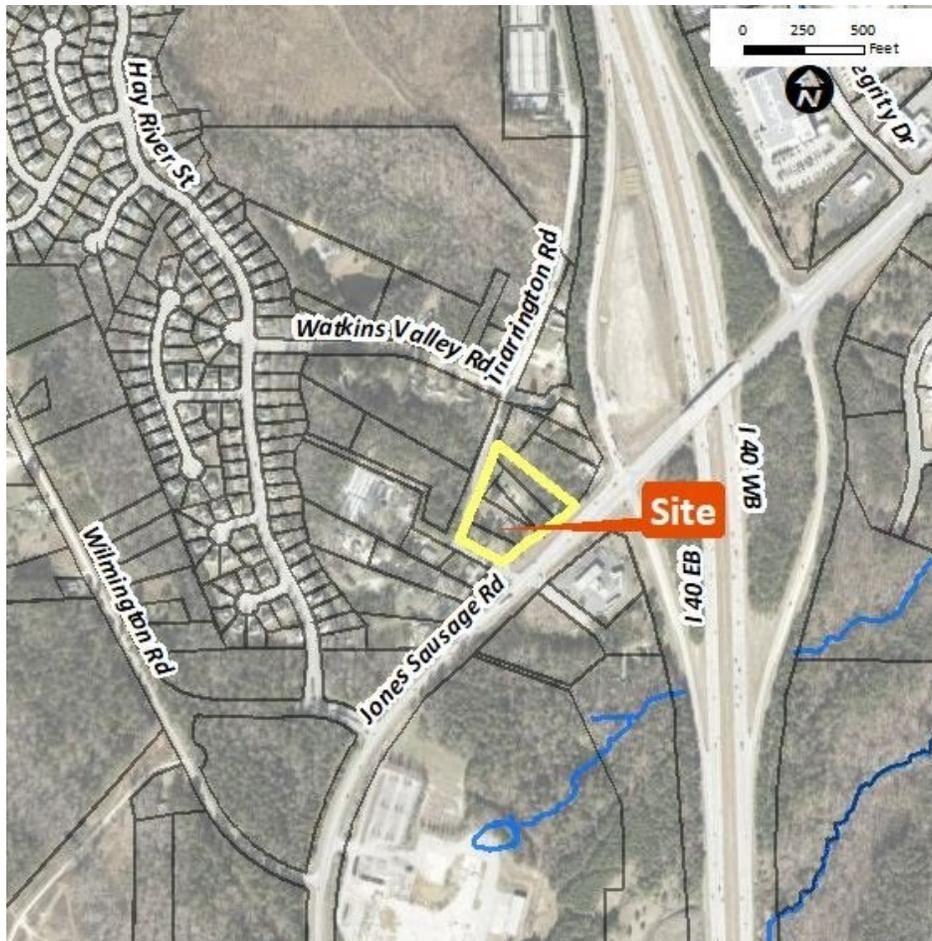
Planning Commission: November 13, 2023

Action: December 5, 2023

II. BACKGROUND / REQUEST SUMMARY

Request: Conditional district rezoning request (CZ-23-01) submitted by Garner (Jones Sausage 2) PBX LLC to rezone approximately 0.17 +/- acres from **Residential 4 (R4)** and 2.59 +/- acres from **Commercial Mixed Use (CMX)** to **Commercial Mixed Use (CMX C270) Conditional**. The site is located along Jones Sausage, Martin Branch and Tharrington roads, and may be further identified as Wake County PIN(s) 1721274716, 1721274887, 1721275737, 1721276727, 1721276893, 1721275626 and 1721274632. Use conditions are proposed.

This is a Tier 1 conditional district rezoning request which means there is no site plan or specific development proposal at this time. The 2.76-acre site is currently split between two zoning districts. The reason for this request is to allow for commercial development and include an adjacent total of 0.17 +/- residentially-zoned acres with the already commercially zoned balance of the project site.



III. ZONING ANALYSIS

Existing: 0.17 +/- acres of the existing zoning of the site is zone **Residential 4 (R4)**, and the tracts are vacant. The R4 district is designed to create and maintain livable residential neighborhoods composed primarily of single-family residences and, in other select locations, such institutional, public, low-intensity nonresidential, house-scale multifamily, and other compatible uses that do not detract from the character of each district as a place for healthful, quiet, and aesthetically pleasing residential living. It is one district that generally provides a transition between areas of the RA District designation and the more intense multifamily and nonresidential or mixed-use areas and are typically found within Garner's corporate limits.

The following is a list of permitted uses in the R4 District:

1. Single-Family Detached
2. Two-Family Dwelling (2 dwelling units per structure, aka Duplex)
3. Manufactured Home – Class A
4. Group Care (with 9 or fewer residents)
5. Assembly, Civil, Service Fraternal Clubs, Lodges and Similar Uses
6. Community Center
7. School, Primary or Secondary
8. Emergency Services
9. Religious Institution
10. Golf Course or Country Club, Private
11. Public Park, Passive Open Space, Nature Park
12. Bed and Breakfast Home, 8 rooms or fewer
13. In Home Family Child Care Home
14. Minor Utility

2.59 +/- acres of the existing zoning of the site is **Commercial Mixed Use (CMX)** and were formerly used for residential purposes. This district is designed to accommodate general commercial, retail, and service activities that serve the whole community. Offices and very light industrial uses may also be appropriate depending on the context. This district serves a wide range of users and may draw customers from outside of the town. It must have good automobile access and access to transit is preferred. Pedestrian connectivity is also important.

The following is a list of permitted uses in the CMX District:

1. Townhouse (> 4 dwelling units per structure)
2. Multifamily (> 4 units per structure or over 2,500 sq ft footprint)
3. Upper-Story Residential
4. Security or Caretaker's Quarters
5. Group Care (with more than 9 residents)
6. Other Civic and Institutional Uses Not Listed
7. Assembly, Civil, Service Fraternal Clubs, Lodges and Similar Uses
8. Library, Museum, Art Gallery
9. Community Center

10. Higher Education
11. School, Primary or Secondary
12. Emergency Services
13. Cemetery
14. Hospice
15. Hospital
16. Ambulatory Health & Emergency Care Facility
17. Religious Institution
18. Other Indoor Recreational and Entertainment Uses Not Listed
19. Bar, Nightclub, Tavern
20. Indoor Athletic or Entertainment Facility (not theater)
21. Electronic Gaming Centers
22. Outdoor Athletic or Entertainment Facility
23. Theater
24. Other Outdoor Parks and Open Space Uses Not Listed
25. Public Park, Passive Open Space, Nature Par
26. Sexually Oriented Business
27. Theater, Drive-In
28. Other Overnight Accommodation Uses Not Listed
29. Bed and Breakfast Home, 8 rooms or fewer
30. Bed and breakfast Inn, 9-30 rooms
31. Hotel / Motel
32. Other Office Uses Not Listed
33. Medical Office
34. Other Restaurant and Food Service Uses Not Listed
35. Restaurant, Sit-down Establishment
36. Restaurant, with Drive-In or Outdoor Curb Service
37. Convenience Store, without Fuel Sales
38. Convenience Store, with Fuel Sales
39. Day Care Center
40. Gym, Spa, or Pool
41. Funeral Home
42. Personal or Professional Services (up to 5,000 sqft ground floor footprint)
43. Personal or Professional Services (> 5,000 sqft ground floor footprint)
44. Banks or Financial Institution
45. Banks or Financial Institution, with Drive-thru or Vehicular ATM
46. Sales / Retail (no outdoor operations)
47. Sales / Retail (with outdoor operations up to 25 percent of total sales area)
48. Sales Oriented Use (with outdoor operations > 25 percent of total sales area)
49. Parking Lot or Deck, Commercial
50. Self-Storage, Mini Storage

51. Veterinarian / Kennel, Indoor
52. Veterinarian / Kennel, with Outdoor Operations
53. Vehicle Sales, Rental, Service, Repair
54. Microbrewery / Microdistillery
55. Passenger Terminals
56. Minor Utility
57. Telecommunication Facility
58. Concealed Telecommunication Facility
59. Greenhouse, Nursery (commercial), indoor operations
60. Greenhouse, Nursery (commercial), outdoor operations

Proposed: The proposed zoning for the entire 2.76 +/- acre site is **Commercial Mixed Use (CMX C270) Conditional**. Again, the CMX zoning district is intended to accommodate general commercial, retail, and service activities that serve the whole community. Offices and very light industrial uses may also be appropriate depending on the context. This district serves a wide range of users and may draw customers from outside of the town. It must have good automobile access and access to transit is preferred. Pedestrian connectivity is also important.

The applicant has proposed the following permissible uses for the Commercial Mixed Use (CMX C270) Conditional district:

1. Permitted Use Table (15 selected from the generally permitted list of 60):

Use Category	Specific Use	CMX
Overnight Accommodation	Hotel/Motel	P
Commercial, Office, Retail, Service	Medical Office	P
	Other Office Uses Not Listed	P
	Restaurant, Sit-down Establishment	P
	Restaurant, with Drive-In or Outdoor Curb Service	P
	Convenience Store, without Fuel Sales	P
	Convenience Store, with Fuel Sales	P
	Personal or Professional Services (up to 5,000 sqft ground floor footprint)	P
	Personal or Professional Services (> 5,000 sqft ground floor footprint)	P
	Banks or Financial Institution	P
	Banks or Financial Institution, with Drive-thru or Vehicular ATM	P
	Sales / Retail (no outdoor operations)	P
Industrial, Manufacturing, Warehousing, Waste Services and Transportation	Microbrewery / Microdistillery	P
	Minor Utility	P
	Concealed Telecommunication Facility	P

2. At the discretion of the Town of Garner Engineering Department, prior to issuance of a building permit and/or recordation of a subdivision plat (whichever is earlier), the property owner shall dedicate a sign easement adjacent to the Jones Sausage Road right of way of sufficient size for a 60-square-foot community service sign. The location of the easement to be granted to the Town under this condition shall be determined by the property owner. The easement granted to the Town pursuant to this condition may prohibit the Town from constructing a sign within the easement area that (a) is taller than other permitted freestanding signs on the property, or (b) would limit the property Owner's ability to place a freestanding sign along the property's Jones Sausage Road frontage.
3. Tractor units and semitrailer trucks shall not be permitted to park between the primary building(s) and Jones Sausage Road except when loading or unloading goods or equipment or refueling on site. To the extent that tractor units or semitrailer trucks are permitted to park elsewhere on the property, the parking area shall be screened from adjoining properties by a combination of evergreen trees and shrubs. Tractor units and semitrailer trucks permitted to park on the property shall be required to shut off their engines while parked.
4. The following uses shall provide two (2) electric vehicle charging stations: Hotel/Motel, Office Uses (including Medical Office), regardless of building size.
5. Exterior building materials for principal buildings shall be limited to brick, simulated brick, stone, simulated stone, concrete masonry, cementitious siding, wood, metal, and/or glass. Corrugated metal panels and vinyl siding shall not be installed on any building exterior.
6. Each principal structure shall have a stone or simulated stone wainscoting along the base of the building at least (36") in height.
7. Metal poles or supports for canopy structures and freestanding signs shall be boxed or otherwise screened.
8. The front façade of any primary building shall include at least one tower or similar feature that extends vertically at least 18 inches above the roofline. For the purposes of this condition, the roofline shall mean the top of the parapet or at the eave.

Overlay District: This site is also located within the Town's **Limited Access Highway Overlay (LHO) District**. The Limited Access Highway Overlay applies to either side of I-40 within the Garner zoning jurisdiction, as well as to all future interstate development including the future I-540 and is measured from the outside right-of-way line of the roadway at its farthest point (including access ramps and interchanges and rights-of-way for those same areas) a distance of 1,250 feet, as shown on the Official Zoning Map. The rezoning site is subject to the additional standards of this overlay district.

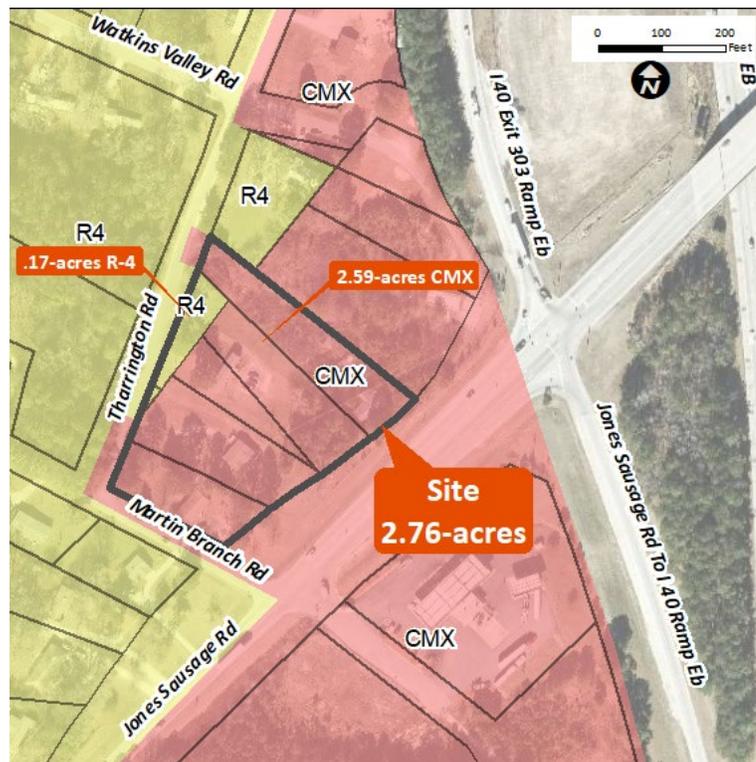
In cases where any portion of a building or parking area falls within the boundaries of the overlay district, the LHO's provisions (Section 5.14.3) shall apply to any and all other buildings and parking areas within the site.

Zoning History: The Planning Department’s rezoning database contains a history of zoning considerations and actions in the vicinity of this property. More recent cases are listed below.

Case	Applicant	Location	Zoning Change
CUD-Z-97-06	Charles Elam & Associates	Hay River Street	Heavy Industrial (I-2) to Multi Residential (MR-1)
CUD-Z-98-01	BD partnership	Jones Sausage Road	Heavy Industrial (I-2) to Service Business (SB C76) Conditional
CUD-Z-03-01	Jones & Crossen Engineering, PPLC	Ashlyn Ridge Drive	Single-Family Residential (R-20) to Single-Family Residential (R-9 C118) Conditional
CUD-Z-05-05	CLH Design, P.A.	Jones Sausage Road	Residential Cluster District 3 (RCD-3 C107) Conditional to Residential 20 (R-20 C134) Conditional
CZ-MP-21-08	Pram Lane Studios, LLC	Wilmington Road	Heavy Industrial (I-2) to Multifamily 1 (MF-1 C250) Conditional

Adjacent Zoning and Land Use:

- North:** CMX
Residential
- South:** R4
Vacant and Residential
- East:** CMX
Commercial (Fuel Station)
- West:** R4
Residential



IV. COMMUNITY INFORMATION

Overall Neighborhood Character: This site is located at the intersection of Martin Branch, Tharrington and Jones Sausage roads, across from Speedway, LLC. Jones Sausage Road is transforming into a four-lane collector roadway and handles high volumes of traffic during the morning and afternoon peak hours. Jones Sausage Road connects I-40 to neighborhoods, schools, and commercial/industrial development further along the Jones Sausage Road corridor and ultimately to other minor collectors such as E. Garner, New Rand, and Creech roads.

Traffic: For general context only, the NCDOT annual average daily traffic (AADT) count history in this area is as follows. These average counts are conducted every two years by NCDOT across the entire state and differ from TIAs which focus on peak hour only counts conducted primarily by privately contracted traffic engineers:

Jones Sausage Road

- Year 2011 – 13,000
- Year 2013 – 11,000
- Year 2015 – 15,000
- Year 2017 – 17,000
- Year 2019 – 18,000
- Year 2021 – 22,000

Martin Branch Road & Tharrington Road – N/A

Neighborhood Meeting: Staff identified 54 properties within the notification radius as shown below and provided the list below to the applicant for first class mailed notices. The neighborhood meeting was held on March 30, 2023, at the Garner Senior Center at 205 E, Garner Road with 2 persons in attendance. Notices were also sent to 39 occupants in the surrounding area.

Neighborhood Meeting Summary: There were questions regarding the fact that some of the property was zoned residential.

See full neighborhood meeting information attached at the end of this report for further detail.



Public Hearing Summary: The Town Council conducted a public hearing at their meeting on July 18, 2023.

A full recording of the public hearing may be viewed on the Town of Garner's YouTube page at <https://www.youtube.com/watch?v=u1PE41yloil&t=3742s>. The staff presentation begins at the 1:02:15 mark of the video, and discussion begins at the 1:09:55 time stamp.

There were questions about the future land use plan and plan consistency, the status of the local area plan with the GEDC, GEDC's opinion on the plan, the effect of the rezoning on neighboring properties, and issues pertaining to the road network, planned road improvements, and potential signalization at this intersection. There were comments from the public regarding potential road widening along Tharrington Road and comments from the chairman of the GEDC regarding the plan for the greater area, noting the area is called out as a "back door" to Garner in the CLUE plan.

The council voted 5-0 to continue the hearing to an uncertain future date.

Public Hearing Summary (resumed): The Town Council resumed the public hearing at their meeting on November 6, 2023.

A full recording of the public hearing may be viewed on the Town of Garner's YouTube page at <https://www.youtube.com/watch?v=fB6h0KDa9vQ>. The staff presentation begins at the 53:00 mark of the video, and discussion begins at the 1:02:30 time stamp.

There were questions about future road improvements and the potential of signalization.

The council voted 5-0 to refer the project to the Planning Commission for determination of plan consistency.

Garner Economic Development Corporation: At the July 18, 2023, Town Council public hearing, the Garner Economic Development Corporation (GEDC) expressed concern about the rezoning of the Jones Sausage Assemblage due to a lack of information about the rezoning and the fact that the GEDC was planning a land use and transportation study of a larger area, including the Assemblage. Since that time the GEDC has advanced its study and is close to issuing a "proceed order" to a consultant team. Further, the GEDC has a better understanding of the rezoning request and a comfort level about working with the property owner during GEDC's study. The owner of the Jones Sausage Assemblage will be invited to be a member of the study's Property Owner/Stakeholder Committee. The GEDC understands the need for proceeding with the rezoning (CZ-23-01) public hearing and has no objection.

V. PLAN CONSISTENCY

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. Specifically, a comprehensive plan is only advisory in nature and has no independent regulatory effect; nor does it expand, diminish, or alter the scope of the Town of Garner UDO. A determination of inconsistency with the Plan does not preclude a rezoning request from being found to be

reasonable. In those cases where the request is deemed inconsistent yet reasonable, an amendment to the Comprehensive Plan is automatically made upon approval of the request. Staff offers that the Planning Commission shall review consistency with the following plans:

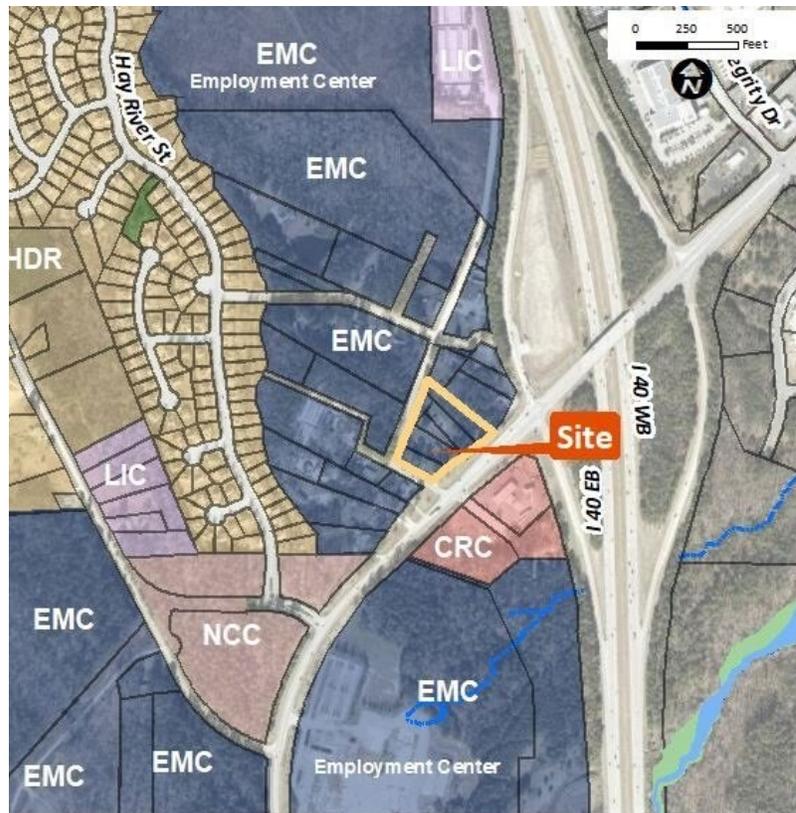
- 2018 Garner Forward Comprehensive Plan

Relevant Land Use Plan Analysis:

2018 Garner Forward Plan – *INCONSISTENT:*

The site of the request is designated as an **Employment Campus (EMC)**. The Employment Campus land use category is a master-planned employment center sharing parking areas, common access points, and managed oversight of tenants. The EMC tract may include support functions common to the businesses such as transportation/loading, meeting /office spaces, and warehousing facilities. Uses would be similar to the diversity of those found in the LIC category: light manufacturing, assembly, distribution, warehousing, offices, and so forth. While many of the proposed uses in the applicant’s proffered conditions would be consistent with this land use designation, staff would note that those highlighted in red are likely not:

Use Category	Specific Use	CMX
Overnight Accommodation	Hotel/Motel	P
Commercial, Office, Retail, Service	Medical Office	P
	Other Office Uses Not Listed	P
	Restaurant, Sit-down Establishment	P
	Restaurant, with Drive-In or Outdoor Curb Service	P
	Convenience Store, without Fuel Sales	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. ground floor footprint)	P
	Banks or Financial Institution	P
	Banks or Financial Institution, with Drive-thru or Vehicular ATM	P
	Sales / Retail (no outdoor operations)	P
Industrial, Manufacturing, Warehousing, Waste Services and Transportation	Microbrewery / Microdistillery	P
	Minor Utility	P
	Concealed Telecommunication Facility	P



Planning Commission Summary: The Planning Commission conducted a consistency review of the case at their meeting on Monday, November 13, 2023. Please refer to the Planning Commission Meeting video for 11/13/2023 (<https://www.youtube.com/watch?v=UeT385NVCiY>) at the Town of Garner’s YouTube page (<https://www.youtube.com/@TownofGarner/streams>). The staff presentation begins at the 31:10 mark of the video, the applicant’s presentation begins at the 41:35 mark of the video, and discussion with the applicant and interested citizens begins at the 51:00 mark.

Questions and comments from the Planning Commission revolved around:

- clarifying the current land use status of the properties,
- clarifying the rezoning status of an adjacent parcel at the southeast corner of Tharrington Road and Watkins Valley Road,
- verifying that there are no buildings currently on the 0.17-acre tract zoned R4 that is part of this request,
- clarifying the relationship of the timeline of this rezoning request and the GEDC’s small area plan,
- obtaining the applicant’s perspective on the GEDC’s small area planning process to date,
- obtaining the applicant’s and staff’s thoughts on the conditions of this rezoning related to future requests in the area – including the adjacent CMX zoned property right at the interchange,
- inquiring of the applicant about the possible removal of “convenience store with fuel sales” as a permitted use due to Council discussions of that particular issue,

- clarifying with staff that all uses are permitted by right versus needing additional review beyond TRC,
- commenting that this case might inadvertently move contrary to comprehensive plan intents,
- clarifying that the 0.17-acre tract zoned R4 is critical to being part of the whole development site for various reasons (access, setbacks, etc.),
- clarifying that Tharrington Road will need to be improved with any future development,
- commenting that this case will likely set some precedent for the other R4 tract east of Tharrington Road but also noting that it is significantly larger than the 0.17-acre R4 tract that is part of this request, and
- clarifying current ownership of the subject and surrounding parcels.

Consistency Statement: On a unanimous vote of 5-0, the Planning Commission voted to accept the following consistency statement drafted by staff and recommended approval of CZ-23-01 to the Town Council:

“We, the Planning Commission, accept the staff’s consistency analysis and find this request to rezone approximately 0.17 +/- acres from **Residential 4 (R4)** and 2.59 +/- acres from **Commercial Mixed Use (CMX)** to **Commercial Mixed Use (CMX C270) Conditional** is inconsistent with the Future Land Use Map’s designation of **Employment Campus** due to the presence of retail/commercial uses proposed in the zoning conditions, recommend approval of CZ-23-01 to the Town Council because the zoning change would apply to a very small portion of the site and it appears that the GEDC’s visual plans for a gateway appears likely to be positively negotiated.”

VI. REASONABLENESS

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. The Town Council may find that a rezoning request furthers the efforts to achieve specific goals and objectives stated within these plans and policies; and thereby render said request a reasonable one. The converse may also apply.

Staff Commentary: While the request is inconsistent with the land use recommendations of the *Garner Forward Comprehensive Plan*, staff would offer that a reasonable case might be made for supporting the overall request. Reasons the Council may wish to discuss (in addition to their own) as part of their deliberations:

1. The majority of the site is already zoned as Commercial Mixed Use (CMX) which would allow all of the proposed uses, and the area effectively being changed would be an extremely minor extension of that existing zoning.

2. The proffered conditions providing for additional screening, a welcome sign easement, and elevated architectural standards aim to support the GEDC's small area plan as a "back door" to Garner.

VII. RECOMMENDATION

Staff supports CZ-23-01, recommends Town Council approval of the staff finding on consistency as stated in Section V of this report, but further recommends approval of the zoning map amendment request as a reasonable one – refer to the following motion worksheet.

CZ-22-06, 5907 Fayetteville Road
Zoning Amendment Motion Worksheet

Choose one of the following motions (*staff recommendation highlighted in green*):

<p>1. CONSISTENT AND REASONABLE</p>	<p>“I move that the Town Council accept the Planning Commission’s written statement regarding consistency of the zoning amendment request with adopted land use plans, detailed in Section V of the staff report, as our own; and I further move that the Town Council adopt Ordinance No. (2023) 5229 approving rezoning CZ-23-01, as the request is reasonable and in the public interest because it will likely (<u>select all applicable reasonableness options on next page and/or provide your own reasoning</u>).”</p>
<p>2. CONSISTENT BUT NOT REASONABLE</p>	<p>“I move that the Town Council accept the Planning Commission’s written statement regarding consistency of the zoning amendment request with adopted land use plans, detailed in Section V of the staff report, as our own; however, I also move that the Town Council deny rezoning CZ-23-01, as the request is not reasonable nor in the public interest because it will likely not (<u>select all applicable reasonableness options on next page and/or provide your own reasoning</u>).”</p>
<p>3. INCONSISTENT YET REASONABLE</p>	<p>“I move that the Town Council accept the Planning Commission’s written statement regarding consistency of the zoning amendment request with adopted land use plans, detailed in Section V of the staff report, and find the request inconsistent due to (<u>cite and insert land use plan evidence</u>); yet, I also move that the Town Council adopt Ordinance No. (2023) 5229 approving rezoning CZ-23-01, as the request is still reasonable and in the public interest because it will likely (<u>select all applicable reasonableness options on next page and/or provide your own reasoning</u>).”</p>
<p>4. INCONSISTENT NOR REASONABLE</p>	<p>“I move that the Town Council accept the Planning Commission’s written statement regarding consistency of the zoning amendment request with adopted land use plans, detailed in Section V of the staff report, and find the request inconsistent due to (<u>cite and insert land use plan evidence</u>); and I further move that the Town Council deny rezoning CZ-23-01, as the request is not reasonable nor in the public interest because it will likely not (<u>select all applicable reasonableness options next page and/or provide your own reasoning</u>).”</p>

See next page for staff-identified possible reasonableness options...

Select all applicable reasonableness options to be included in a motion:	
	Promote multi-family housing in select areas.
	Be of an overall design that keeps within the Town’s character and improves property values.
	Encourage redevelopment and reuse of existing sites and building that are complimentary to the surrounding area.
	Invest significantly in outdoor spaces and/or promote natural features such as major trees, streams, hills and woodlands.
	Provide attractive and pedestrian-friendly streetscapes that communicate small-town feel and a human-scaled environment.
	Create attractive and unique gateways to Garner; thereby attracting new visitors and encouraging people to return.
	Attract both younger and older populations.
	Be located and designed to create good multi-family places with quality exterior materials, open spaces and facades.
	Refocus development on our centers – including Downtown and North Garner.
	Allow/encourage shared-use and mixed-use developments.
	Support more 55+ housing opportunities.
	Emphasize new housing styles in walkable, mixed-use locations identified for growth.
	Mix housing types in infill areas in harmony with adjoining, older neighborhoods.
	Create better neighborhood appearance by rear-loading driveways and using alleys, promoting walking in front of homes and allowing trash removal to be kept out of sight.
	Cluster townhomes, ancillary units, single-family attached and detached homes with similar design characteristics where they can live compatibly.
	Align the development code with the Town’s desired ends.
	Support work-in-place trends.
	Require all or a high percentage of parking to be at the side or rear of buildings and allow for the creation of enclosed pedestrian spaces.
✓	Allow a mix of smaller, leaner and cleaner manufacturing and industry with office and/or ground-floor retail; even housing.
	Connect the community internally with open spaces.
	Enhance the surrounding transportation network by providing interconnectivity, constructing proposed greenway trails, improving intersections and/or filling sidewalk gaps.
	Improve Garner’s position as a community that is a successful candidate for more fixed route transit services.
	Reflect a significant change in conditions or support a public policy established by the Town since the adoption of applicable land use plans.
	Achieve substantial improvement in the quality of life for Town residents.
	Increase the ability to achieve other goals of the Comprehensive Plan or improve Town operations.
✓	Other: Be compatible with present zoning of adjacent property and with the character of the corridor.
	Other: _____

Neighborhood Meeting Summary Notes
Neighborhood Meeting Regarding Proposed Rezoning of 0 Watkins Valley Road; 0 Tharrington Road;
0, 4510, 4548, and 4568 Jones Sausage Road
March 30, 2023
Garner Senior Center9

*This in-person meeting was held at the Garner Senior Center, 205 E. Garner Rd., Garner, NC 2752.
Approximately 2 neighbors attended the meeting.*

- Neighbors commented they were surprised that the 0 Watkins Valley Road lots were zoned residential and stated that they supported the rezoning so the entire assemblage would be zoned CMX.

OWNER	ADDR1	ADDR2	ADDR3
PAN, YINJI ZHOU, YAN	3829 CRIMSON CLOVER AVE	WAKE FOREST NC 27587-3886	
GALLION, MOLLY C	4502 WATKINS VALLEY RD	GARNER NC 27529-9418	
THOMPSON, ROSE MARIE HEIRS	JAN THOMPSON	4208 WOODLAWN DR	RALEIGH NC 27616-5116
WOLFE RENTALS LLC	1305 ENGLISH COTTAGE LN	CARY NC 27518-8731	
GARNER (JONES SAUSAGE 2) PBX LLC	361 SUMMIT BLVD STE 110	VESTAVIA AL 35243-3168	
THOMPSON, ROSE MARIE HEIRS	JAN THOMPSON	4208 WOODLAWN DR	RALEIGH NC 27616-5116
ALEXANDER, JERRELL HICKS-ALEXANDER, KEA I	208 HAY RIVER ST	GARNER NC 27529-7254	
GRANT, BERNARD	452 HAY RIVER ST	GARNER NC 27529-7260	
WILKERSON, CAROL A SMITH, DONALD E	1141 SOUTHERN TRACE TRL	GARNER NC 27529-7420	
BYNUM, ELSIE W BYNUM, JOHNNY A JR	1022 MARTIN BRANCH RD	GARNER NC 27529-9411	
ENCK, ANTHONY	412 HAY RIVER ST	GARNER NC 27529-7260	
GARNER (JONES SAUSAGE 2) PBX LLC	361 SUMMIT BLVD STE 110	VESTAVIA AL 35243-3168	
GLYBOVSKY, ALEXANDER GLYBOVSKY, TETIANA	304 HAY RIVER ST	GARNER NC 27529-7258	
QUILLET, RONALD	400 HAY RIVER ST	GARNER NC 27529-7260	
RIVERA, MALISSA A RIVERA, OTONIEL G	6408 CUT GLASS CT	WENDELL NC 27591-7024	
BYNUM, ELSIE W BYNUM, JOHNNY A JR	1022 MARTIN BRANCH RD	GARNER NC 27529-9411	
BYNUM, ELSIE W	1022 MARTIN BRANCH RD	GARNER NC 27529-9411	
ELLIS, MICHAEL T ELLIS, NICOLE A	212 HAY RIVER ST	GARNER NC 27529-7254	
PULKOSKI, PAUL PULKOSKI, LASHAWN	300 HAY RIVER ST	GARNER NC 27529-7258	
PERRY, KANESHA	428 HAY RIVER ST	GARNER NC 27529-7260	
SPEEDWAY LLC	PROPERTY TAX DEPT	539 S MAIN ST	FINDLAY OH 45840-3229
SPEEDWAY LLC	PROPERTY TAX DEPT	539 S MAIN ST	FINDLAY OH 45840-3229
4642 JONES TRUST	PO BOX 311	GARNER NC 27529-0311	
GARNER (JONES SAUSAGE 2) PBX LLC	361 SUMMIT BLVD STE 110	VESTAVIA AL 35243-3168	
GALLION, MOLLY C	4502 WATKINS VALLEY RD	GARNER NC 27529-9418	
BRANTLEY, VERNON WILLIAM	5153 PEARCES RD	ZEBULON NC 27597-6196	
BATTS, RODNEY BATTS, TRACY A	204 HAY RIVER ST	GARNER NC 27529-7254	
MOORE, GEORGE D MOORE, TONYA	308 HAY RIVER ST	GARNER NC 27529-7258	
SMITH, BETTY P	1141 SOUTHERN TRACE TRL	GARNER NC 27529-7420	
GARNER (JONES SAUSAGE 2) PBX LLC	361 SUMMIT BLVD STE 110	VESTAVIA AL 35243-3168	
THOMPSON, ROSE MARIE HEIRS	JAN THOMPSON	4208 WOODLAWN DR	RALEIGH NC 27616-5116
GARNER (JONES SAUSAGE 2) PBX LLC	361 SUMMIT BLVD STE 110	VESTAVIA AL 35243-3168	
GARNER ECONOMIC DEVELOPMENT CORPORATION	PO BOX 1956	GARNER NC 27529-1956	
EMERSON, ADRIAN NICOLE EMERSON, STEPHEN DAVID	100 ADAMS PEAK LN	GARNER NC 27529-7255	
JOHNSON, LISA DAWN	6305 POOLE RD	RALEIGH NC 27610-4511	
CARSON, RALPH	404 HAY RIVER ST	GARNER NC 27529-7260	
JOHNSON, LISA DAWN	6305 POOLE RD	RALEIGH NC 27610-4511	
GALLION, MOLLY C	4502 WATKINS VALLEY RD	GARNER NC 27529-9418	
RUSHER, DURELL JR	436 HAY RIVER ST	GARNER NC 27529-7260	
BLACKMAN, AMANDA	101 ADAMS PEAK LN	GARNER NC 27529-7255	
TATUM, DAVID E	305 HAY RIVER ST	GARNER NC 27529-7259	
RIVERA, MALISSA A RIVERA, OTONIEL G	6408 CUT GLASS CT	WENDELL NC 27591-7024	
WOOTEN, ANNETTER R	312 HAY RIVER ST	GARNER NC 27529-7258	
SPEEDWAY LLC	PROPERTY TAX DEPT	539 S MAIN ST	FINDLAY OH 45840-3229
BADILLO, JUSTO	2018 FORT DR	CLAYTON NC 27520-9491	

Rezoning of Jones Sausage Assemblage
Mailing List for Neighborhood Meeting

OWNER	ADDR1	ADDR2	ADDR3
JACKSON, LISA M JACKSON, DEMETRIUS	200 HAY RIVER ST	GARNER NC 27529-7254	
DOGGETT ASSOCIATES LLC (SEE 9325-1298 FOR CONVE	1904 CHASE CT	RALEIGH NC 27607-3173	
DOGGETT ASSOCIATES LLC (SEE 9325-1298 FOR CONVE	1904 CHASE CT	RALEIGH NC 27607-3173	
4851 JS PROJECT LLC	SCOTT ECKHARDT AMAZON.COM PROF	PO BOX 80416	SEATTLE WA 98108-0416
GALLION, MOLLY C	4502 WATKINS VALLEY RD	GARNER NC 27529-9418	
GARNER (JONESSAUSAGE2) PBX LLC	361 SUMMIT BLVD STE 110	VESTAVIA AL 35243-3168	
GARNER ECONOMIC DEVELOPMENT CORP	PO BOX 1956	GARNER NC 27529-1956	
WHITE, CRAIG A WHITE, CARMEN N	201 HAY RIVER ST	GARNER NC 27529-7257	
GARNER (JONES SAUSAGE 2) PBX LLC	361 SUMMIT BLVD STE 110	VESTAVIA AL 35243-3168	
OCCUPANT	1015 Martin Branch Rd	GARNER NC 27529	
OCCUPANT	1020 Martin Branch Rd	GARNER NC 27529	
OCCUPANT	1020 Martin Branch Rd MOBHM	GARNER NC 27529	
OCCUPANT	1030 Martin Branch Rd	GARNER NC 27529	
OCCUPANT	216 Hay River St	GARNER NC 27529	
OCCUPANT	420 Hay River St	GARNER NC 27529	
OCCUPANT	4400 Tharrington Rd	GARNER NC 27529	
OCCUPANT	4411 Tharrington Rd	GARNER NC 27529	
OCCUPANT	4417 Tharrington Rd	GARNER NC 27529	
OCCUPANT	4419 Tharrington Rd	GARNER NC 27529	
OCCUPANT	4420 Tharrington Rd	GARNER NC 27529	
OCCUPANT	4421 Tharrington Rd	GARNER NC 27529	
OCCUPANT	4423 Tharrington Rd	GARNER NC 27529	
OCCUPANT	4500 Watkins Valley Rd LT 1	GARNER NC 27529	
OCCUPANT	4500 Watkins Valley Rd LT 10	GARNER NC 27529	
OCCUPANT	4500 Watkins Valley Rd LT 2	GARNER NC 27529	
OCCUPANT	4500 Watkins Valley Rd LT 3	GARNER NC 27529	
OCCUPANT	4500 Watkins Valley Rd LT 4	GARNER NC 27529	
OCCUPANT	4500 Watkins Valley Rd LT 5	GARNER NC 27529	
OCCUPANT	4500 Watkins Valley Rd LT 6	GARNER NC 27529	
OCCUPANT	4500 Watkins Valley Rd LT 7	GARNER NC 27529	
OCCUPANT	4500 Watkins Valley Rd LT 8	GARNER NC 27529	
OCCUPANT	4500 Watkins Valley Rd LT 9	GARNER NC 27529	
OCCUPANT	4504 Jones Sausage Rd	GARNER NC 27529	
OCCUPANT	4506 Jones Sausage Rd	GARNER NC 27529	
OCCUPANT	4510 Jones Sausage Rd	GARNER NC 27529	
OCCUPANT	4541 Jones Sausage Rd	GARNER NC 27529	
OCCUPANT	4548 Jones Sausage Rd	GARNER NC 27529	
OCCUPANT	4567 Jones Sausage Rd	GARNER NC 27529	
OCCUPANT	4568 Jones Sausage Rd	GARNER NC 27529	
OCCUPANT	4600 Jones Sausage Rd	GARNER NC 27529	
OCCUPANT	4630 Jones Sausage Rd	GARNER NC 27529	
OCCUPANT	4634 Jones Sausage Rd	GARNER NC 27529	
OCCUPANT	4642 Jones Sausage Rd	GARNER NC 27529	
OCCUPANT	4644 Jones Sausage Rd	GARNER NC 27529	
OCCUPANT	4646 Jones Sausage Rd	GARNER NC 27529	

Rezoning of Jones Sausage Assemblage
Mailing List for Neighborhood Meeting

	OWNER	ADDR1	ADDR2	ADDR3
OCCUPANT		4648 Jones Sausage Rd	GARNER NC 27529	
OCCUPANT		4660 Jones Sausage Rd	GARNER NC 27529	
OCCUPANT		4851 Jones Sausage Rd	GARNER NC 27529	

Return to:
Stella Gibson
900 7th Avenue
Garner, NC 27529

ORDINANCE NO. (2023) 5229

AN ORDINANCE AMENDING THE TEXT OF THE GARNER UNIFIED DEVELOPMENT ORDINANCE TO CREATE A NEW CONDITIONAL ZONING DISTRICT AND TO AMEND THE OFFICIAL ZONING MAP TO APPLY THE NEW ZONING CLASSIFICATION

WHEREAS, the Town Council has received a petition requesting that a new conditional zoning district be established and that this new district classification be applied to the applicant's property; and

WHEREAS, the Town Council finds this request to rezone approximately 0.17 +/- acres from Residential 4 (R4) and 2.59 +/- acres from Commercial Mixed Use (CMX) to Commercial Mixed Use (CMX C270) Conditional to be inconsistent with the Future Land Use Map's designation of Employment Campus due to the presence of retail/commercial uses proposed in the zoning conditions; but

WHEREAS, the Council acknowledges the Planning Commission's recommendation for approval of CZ-23-01 to the Town Council because the zoning change would apply to a very small portion of the site and it appears that the GEDC's visual plans for a gateway appears likely to be positively negotiated; and

WHEREAS, the Town Council further finds the request is reasonable and in the public interest because it will be compatible with present zoning of adjacent property and with the character of the corridor.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF GARNER ORDAINS:

Section 1. That the Official Zoning Map of the Town of Garner and Extraterritorial Jurisdiction be amended by changing the zoning classification of the property described below from its present zoning to that requested by Garner (Jones Sausage 2) PBX LLC in Zoning Map Amendment Application No. CZ-23-01, Jones Sausage Road Assemblage

Section 2. That there is hereby created a new conditional zoning district, to be known as the Commercial Mixed Use (CMX C270); all of the regulations that apply to property within the Commercial Mixed Use (CMX C270); district shall be applicable subject to the following conditions:

1. Permitted Use Table (15 selected from the generally permitted list of 60):

Use Category	Specific Use	CMX
Overnight Accommodation	Hotel/Motel	P
Commercial, Office, Retail, Service	Medical Office	P
	Other Office Uses Not Listed	P
	Restaurant, Sit-down Establishment	P
	Restaurant, with Drive-In or Outdoor Curb Service	P
	Convenience Store, without Fuel Sales	P
	Convenience Store, with Fuel Sales	P
	Personal or Professional Services (up to 5,000 sqft ground floor footprint)	P
	Personal or Professional Services (> 5,000 sqft ground floor footprint)	P
	Banks or Financial Institution	P
	Banks or Financial Institution, with Drive-thru or Vehicular ATM	P
	Sales / Retail (no outdoor operations)	P
Industrial, Manufacturing, Warehousing, Waste Services and Transportation	Microbrewery / Microdistillery	P
	Minor Utility	P
	Concealed Telecommunication Facility	P

2. At the discretion of the Town of Garner Engineering Department, prior to issuance of a building permit and/or recordation of a subdivision plat (whichever is earlier), the property owner shall dedicate a sign easement adjacent to the Jones Sausage Road right of way of sufficient size for a 60-square-foot community service sign. The location of the easement to be granted to the Town under this condition shall be determined by the property owner. The easement granted to the Town pursuant to this condition may prohibit the Town from constructing a sign within the easement area that (a) is taller than other permitted freestanding signs on the property, or (b)

would limit the property Owner’s ability to place a freestanding sign along the property’s Jones Sausage Road frontage.

3. Tractor units and semitrailer trucks shall not be permitted to park between the primary building(s) and Jones Sausage Road except when loading or unloading goods or equipment or refueling on site. To the extent that tractor units or semitrailer trucks are permitted to park elsewhere on the property, the parking area shall be screened from adjoining properties by a combination of evergreen trees and shrubs. Tractor units and semitrailer trucks permitted to park on the property shall be required to shut off their engines while parked.
4. The following uses shall provide two (2) electric vehicle charging stations: Hotel/Motel, Office Uses (including Medical Office), regardless of building size.
5. Exterior building materials for principal buildings shall be limited to brick, simulated brick, stone, simulated stone, concrete masonry, cementitious siding, wood, metal, and/or glass. Corrugated metal panels and vinyl siding shall not be installed on any building exterior.
6. Each principal structure shall have a stone or simulated stone wainscoting along the base of the building at least (36") in height.
7. Metal poles or supports for canopy structures and freestanding signs shall be boxed or otherwise screened.
8. The front façade of any primary building shall include at least one tower or similar feature that extends vertically at least 18 inches above the roofline. For the purposes of this condition, the roofline shall mean the top of the parapet or at the eave.

Section 3. The official Zoning Map of the Town of Garner is amended by changing the zoning classification of the property identified below and as shown on a map in application file:

Owner(s)	Tract No.	Existing Zoning	New Zoning
Garner (Jones Sausage 2) PBX LLC	1721274716, 1721274887, 1721275737, 1721276727, 1721276893, 1721275626 and 1721274632	Residential 4 (R4) and Commercial Mixed Use (CMX)	Commercial Mixed Use (CMX C270) Conditional

Section 4. The Planning Department shall change the Official Zoning Map displayed for the public to reflect this change immediately following adoption of this ordinance. In addition, a copy of this ordinance shall be filed in the Planning Department.

Section 5. All provisions of any town ordinance in conflict with this ordinance are repealed.

Section 6. That the Town Clerk shall cause a duly certified copy of this ordinance to be recorded in the office of the Wake County Register of Deeds.

Section 7. This ordinance shall become effective upon adoption.

Duly adopted this 5th day of December 2023.

Buddy Gupton, Mayor

ATTEST: _____
Stella L. Gibson, Town Clerk