



# ZTA-23-02 Garner Forward Implementation - Part B

Town Council Work Session  
July 30, 2024



# Case Timeline

- June 27, 2023 – Introduced at Council Work Session
- July 25, 2023 – Continued previous month's discussion and revisions at Council Work Session in conjunction with finalizing the Draft Comprehensive Plan
- March 26, 2024 – Second round of discussion and revisions at Council Work Session
  - Comprehensive Plan had been adopted in November 2023
- May 7, 2024 – Public Hearing – identified additional revisions
- June 10, 2024 – Planning Commission – unanimous recommendation for approval
- July 15, 2024 – Portion Approved by Town Council



# Remaining Amendments

## Residential Use Related

- Clarify Townhouse and Multifamily uses and assign to appropriate zoning districts based on Garner Forward recommendations
- Allow specific “supportive” non-residential uses in vertically-mixed residential/non-residential buildings in the MF-B district
- SUP exemption for Upper-Story residential use

Defer to next round for more study and analysis?

- 6-month timeframe / 2 packages per year



# Remaining Amendments

## Non-Residential Use Related

- Add new Research and Development use and related standards (parking, etc.) in the CMX, LI and HI districts
- Add specific uses to the Activity Center (AC) district
  - Hospital, Ambulatory Health & Emergency Care Facility, Banks or Financial Institution with Drive-Thru or Vehicular ATM
- SUP Exemptions (next slide)



# Remaining Amendments

## SUP Exemptions

1. Upper-story residential (previous slide – suggest deferral)
2. Buildings exceeding standard maximum height restriction in the CMX district (objective standard already in place)
3. Specific Uses:
  - a. Research & Development
  - b. Hospital
  - c. Ambulatory Health & Emergency Care Facility
4. Non-residential or mixed-use development threshold changed from 100,000 square feet per development to per building
5. Non-residential or mixed-use development threshold further changed from 100,000 square feet per development to 250,000 per building for:
  - a. Development in the AC district
  - b. Development on tract already in corporate limits at time of application for site-specific plan approval



# SUP's in Neighboring Jurisdictions

SUP's Required?	Single and MF Residential	Manufacturing / Industrial (not Utilities or Salvage)
Apex (BOA)	No	Dry Cleaning / Laundry Plants, Wood / Lumber Processing, Manufacturing and Processing in TF district, Asphalt/Concrete Plant
Cary (BOA)	No	Heavy Manufacturing, General and Light Manufacturing/Industrial in Mixed Overlay districts, Warehousing and Distribution in General Commercial district (Research Labs do not require SUP)
Clayton (BOA)	No	No
Fuquay-Varina (BOA)	Manufactured Housing, Group Home, Boarding/Rooming House	Asphalt/Concrete Plant, Fertilizer Manufacturing, Lumber Production, Mining, Wholesale Petroleum/Gas/Chemical Storage
Holly Springs (TC)	Only Group Home in RMX	No
Knightdale (TC)	No	Only Quarrying
Morrisville (TC)	No	Large Motor Freight Terminal, Tank Farm and Heavy Manufacturing
Raleigh (BOA)	No	No
Wake Forest (TC)	Manufactured Housing	No
Wendell (TC)	Multifamily	In non-industrial zoning districts

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# Discussion