



CZ-24-002 Gateway 540

Public Hearing

September 3, 2024

At a Glance

Applicant: Beth Blackman of Timmons Group

Owner: Forsyth Development & Investment Company LLC; Forsyth Investments Company LLC; Benson Road Land Company LLC

Request: Tier 1 conditional district rezoning request to rezone 97.15 +/- acres from Highway District (HD) and Residential-30 (R-30) (Wake County) to Light Industrial (LI C311) Conditional. The site is located at 3530, 3540, 3544, and 3550 Parrish Farm Road; 3933 and 4009 Benson Road; 7001 and 7013 Cleveland School Road; and 5600 Painters Road.



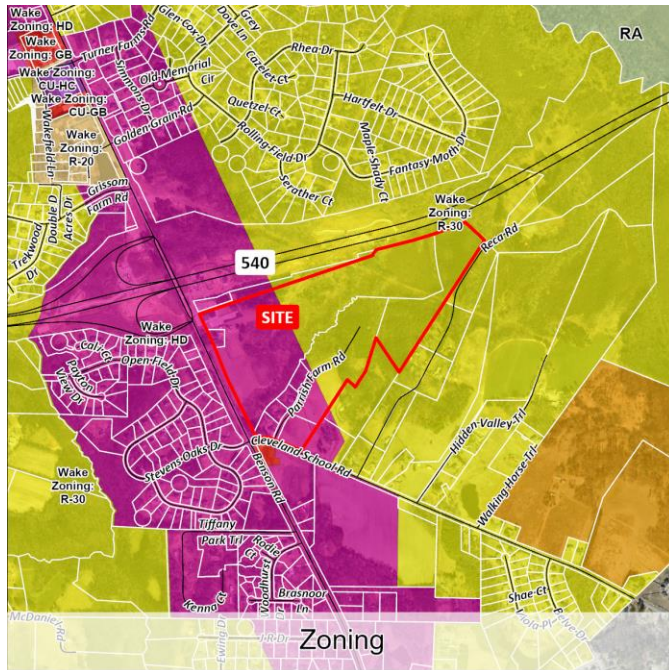
Zoning and Context

Zoning: Wake County Highway District (HD) and Residential-30 (R-30)

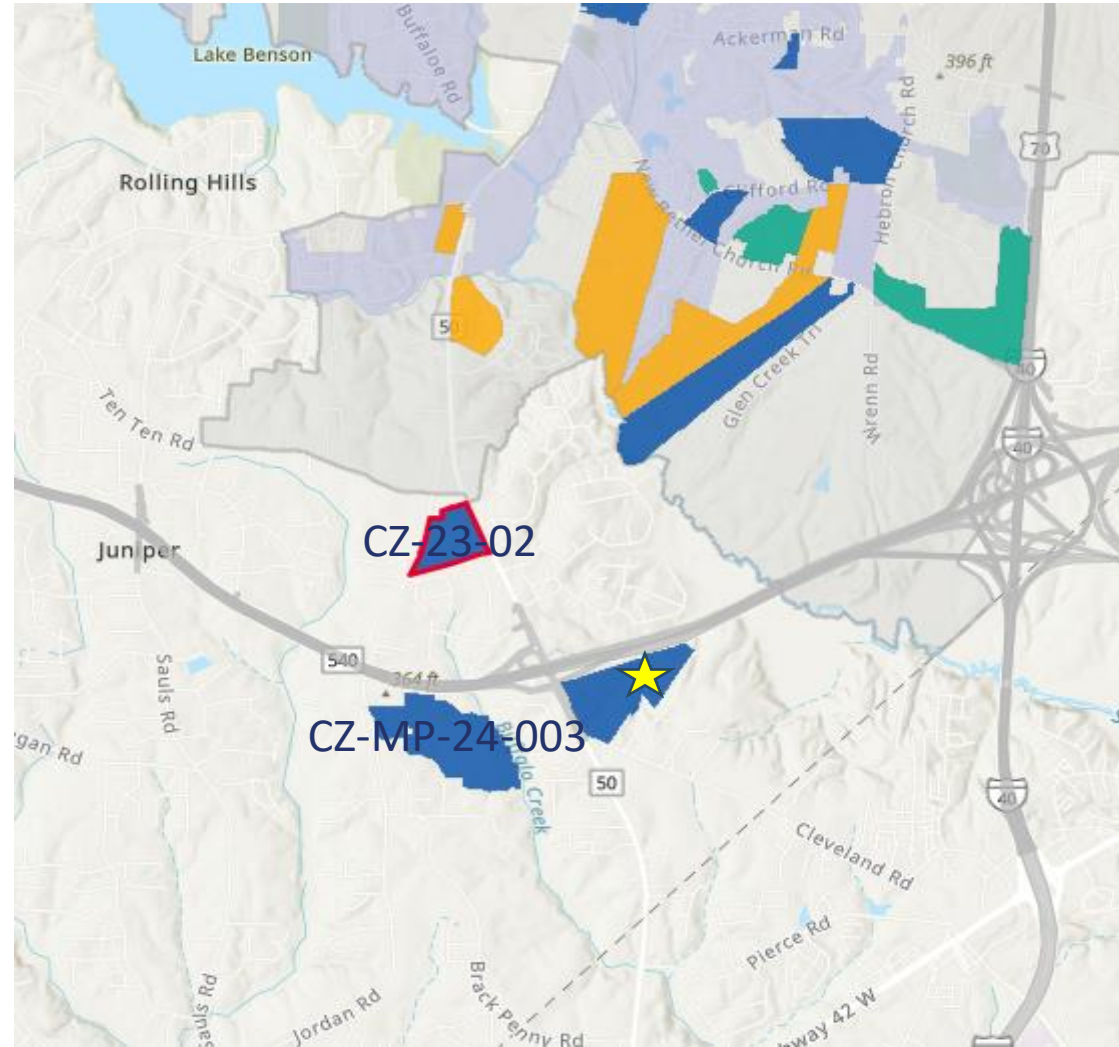
- Low Density Residential
- HD district includes low density residential AND a wide range of nonresidential uses (mostly by special use permit)
- Current Use – Vacant

Context

- R-30 zoning surrounds the site on 3 sides. Highway District (HD) is found to the north, west, and south of the site.
- 540 adjacent to north side.
- There are currently two mixed-use development rezoning cases under review within a one-mile radius of the site.



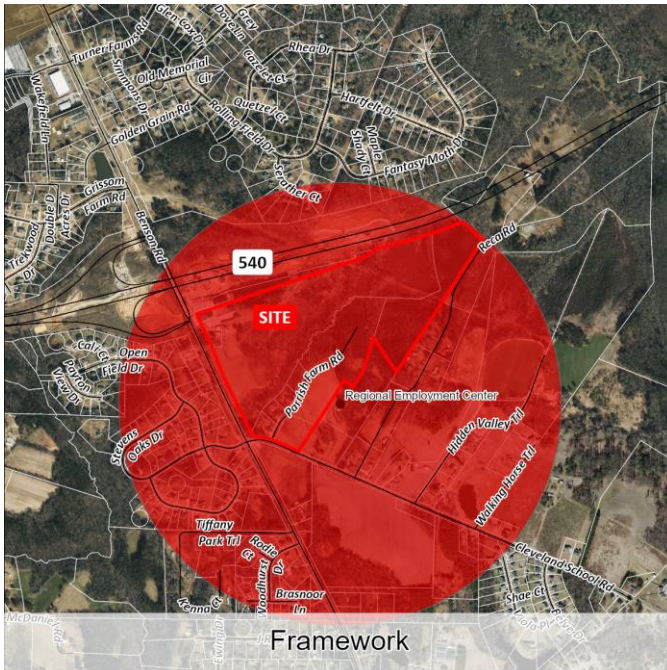
Development Activity



Framework

Activity Centers:

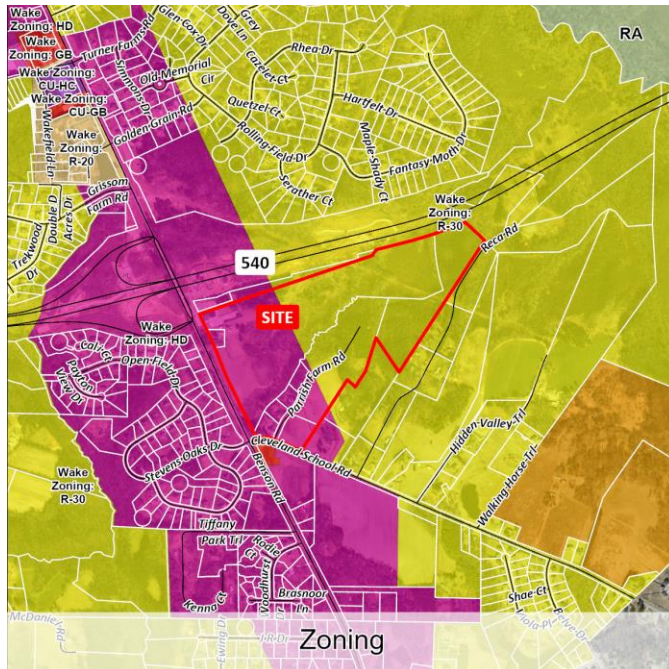
- This stretch of Benson Road (NC 50) is primarily two lanes, although some improvements are being constructed as part of the NC 540 extension project.
- Benson Rd. (NC 50) is an arterial roadway connecting the Garner town core on its north end, south through rural lands to Ten-Ten Road (Community Activity Center) and further on to the future 540 (Regional Employment Center) and eventually to NC 42.
- NCDOT reports the last traffic count for this portion of Benson Rd. as 17,544 AADT (annual average daily trips) in 2023 and Cleveland School Road as 9,549 AADT.



Proposal

Rezoning: Light Industrial (CMX C311) Conditional

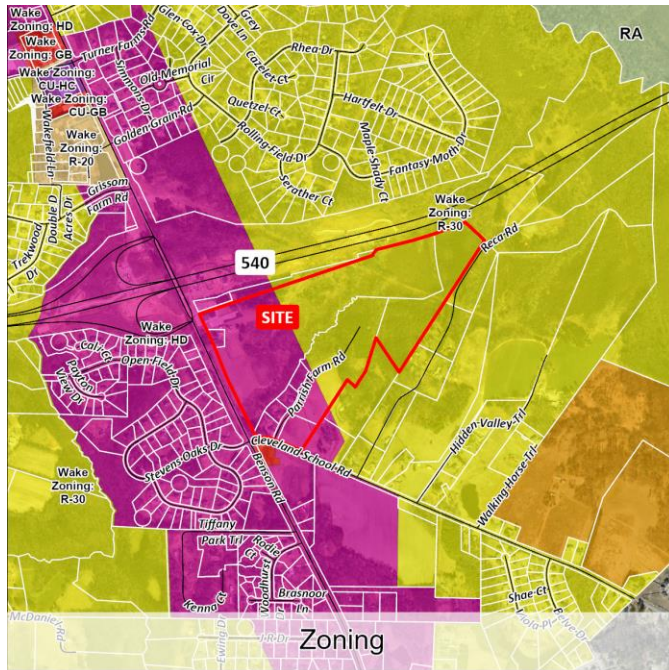
- Narrowed to 36 out of 41 possible uses
- 7 proffered conditions outside of the permitted uses
 1. Declaring permit choice to include those uses and special use permit applicability pending the outcome of in-progress or future text amendments.
 2. A minimum of 15% of the site will be Preserved Tree Cover Area.
 3. A distinct and identifiable community gathering space of at least 7,000 square feet area shall be provided. Within this space, a minimum of seven benches, one public art installation, and a minimum 500 square foot flower bed containing a minimum of 50% pollinator-friendly plants shall be provided.
 4. A minimum of 75% of landscaping shall be native and adaptive species.



Proposal

Rezoning: Light Industrial (CMX C311) Conditional

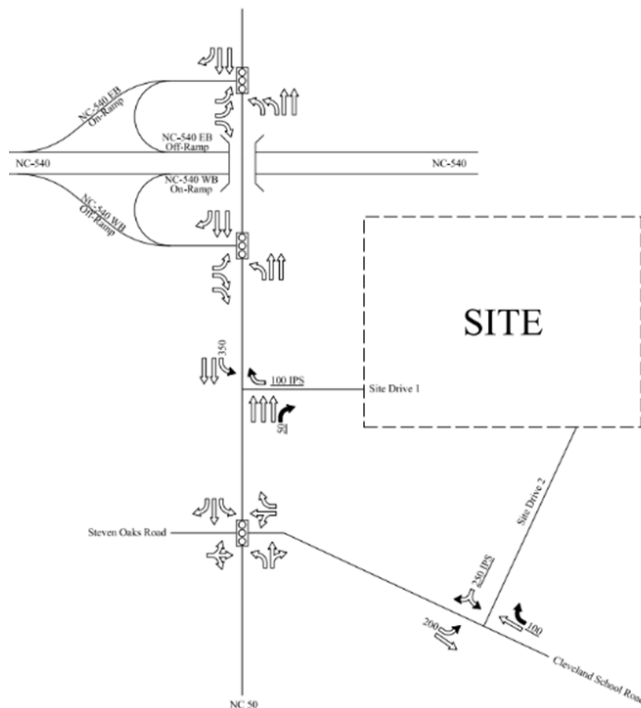
- 7 proffered conditions outside of the permitted uses (cont.)
 5. At least 55% of the primary building materials shall be brick, stone, or decorative/scored concrete masonry units.
 6. All building and suite entrances shall be covered by awnings, colonnades, or canopies with a minimum of 5' x 5' area or entrances shall be under covered walkways adjacent to the primary façade.
 7. All buildings and building clusters shall provide outdoor gathering spaces or patios. These outdoor spaces shall be a minimum size of 10% of the building's first-floor footprint(s) of the building(s) they serve and shall be adjacent to or within 150 feet. Patios shall be constructed of masonry pavers, decorative colored or stamped concrete, artificial turf, rubber surfacing and/or similar materials as approved by the Planning Director. Additionally, these outdoor gathering spaces shall include atmospheric/architectural lighting, a minimum 250 square feet of shade structure(s) and a minimum of 20 linear feet of permanent seating for each 1,000 square feet of patio or gathering space area.



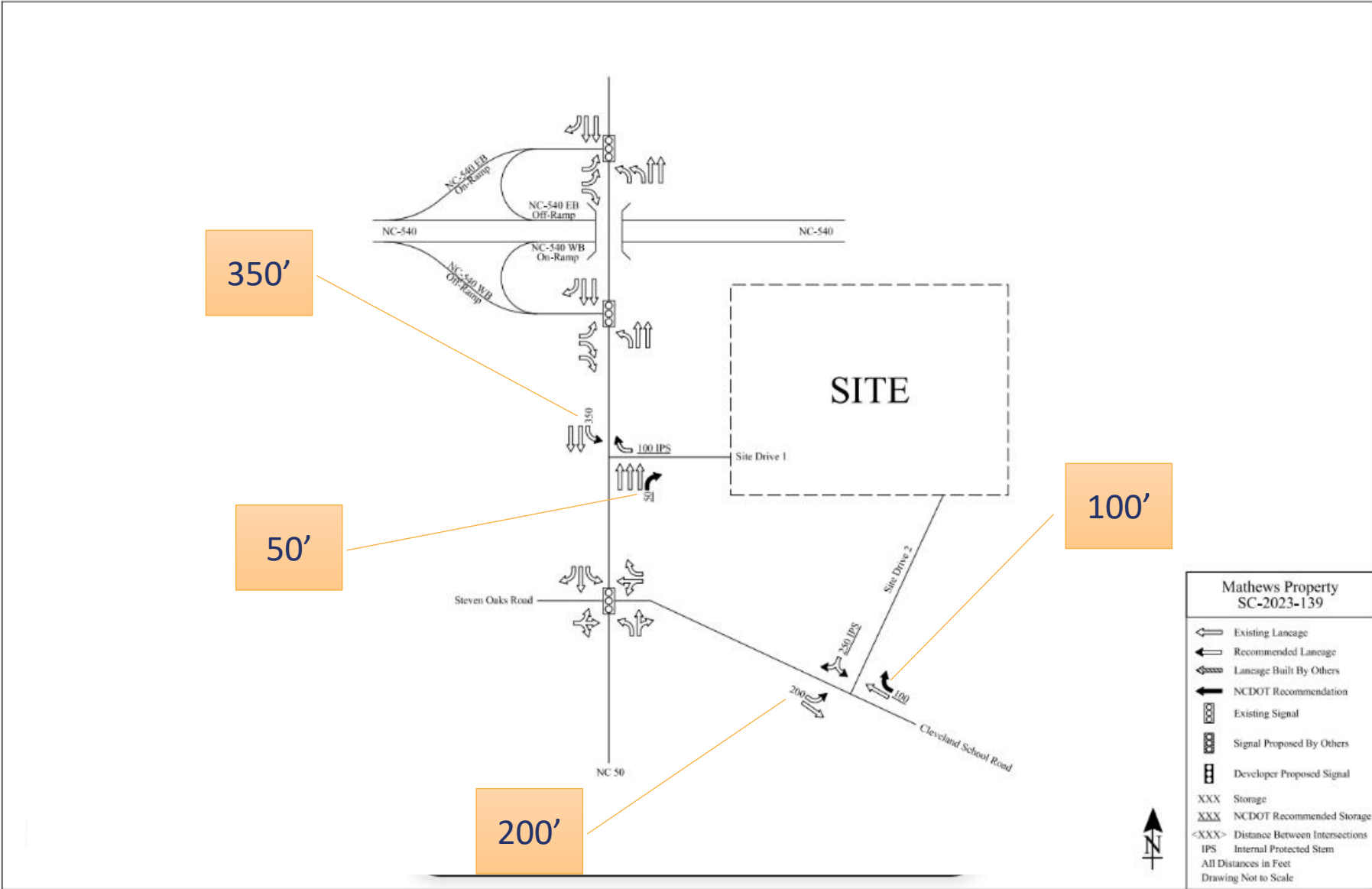
Proposal

Transportation Notes:

- 2,493 new one-way average daily trips (50% increase to allow for flexibility in final uses).
- AM peak hour: 275 trips in, 90 trips out
- PM peak hour: 144 trips in, 252 trips out
- TIA completed in May 2023
- Two access scenarios were studied, but one was ruled out by the Turnpike Authority.



Future Build Out Lane Configuration:



Review

Observations:

- Site is completely located within Garner Forward’s Focus Area #5 – NC 540 at NC 50
 - Subarea 1 is noted as “a mix of employment uses organized around a life science center campus will be drawn to this strong logistics location”
 - Subarea 2 sketches commercial development that is “locally serving” as well as serving “the traveling public passing through this area, a key entry into Johnston County in the near future”.
- The choice of zoning district and permitted uses are particularly supportive of the specific recommendations regarding Subarea 1.



Review

Observations:



- Prior to the development of the Garner Forward Comprehensive Plan and Focus Areas, this site was identified as a high priority site in the Garner Industrial Growth Study commissioned in 2022 by the Garner Economic Development Corporation (GEDC), the Town's economic development advisory partner.
- The site was also identified as the top Garner site, and one of the top sites in the county, in the 2023 Wake County Economic Development Site Identification Study.

Review - Framework Consistency

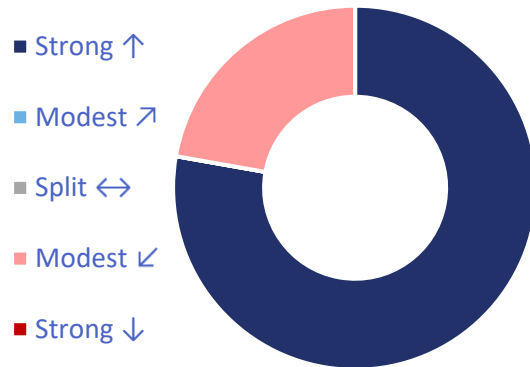
9 Growth Framework criteria evaluated

- 7 strongly consistent
- 2 modestly inconsistent

The Prevailing Building Heights and Transportation Choices were rated negatively due to the lack of commitment of building height minimums and maximums, as well as the absence of separate infrastructure for pedestrians and cyclists

Note: the transportation choice is a pre-existing condition and therefore did not result in the lowest rating being given by staff

GROWTH FRAMEWORK
CONSISTENCY

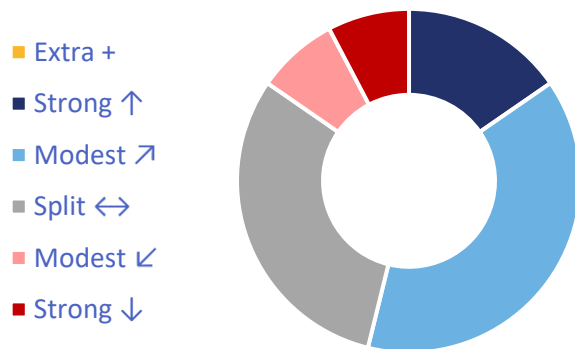


Review - Land Use and Community Character Consistency

13 criteria determined applicable or possible to meaningfully address

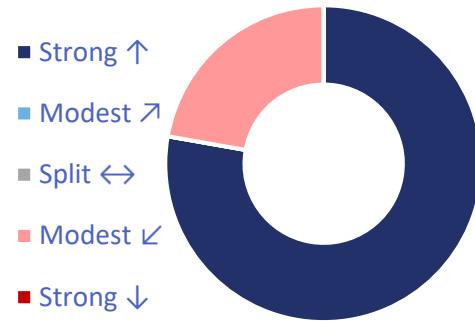
- 2 strongly consistent
- 5 modestly consistent
- 4 split
- 1 modestly inconsistent – no written condition expressly committing to a mix of uses from the use list identified
- 1 strongly inconsistent – no written condition indicating any commitment at this point to green stormwater infrastructure

LAND USE AND COMMUNITY CHARACTER CONSISTENCY



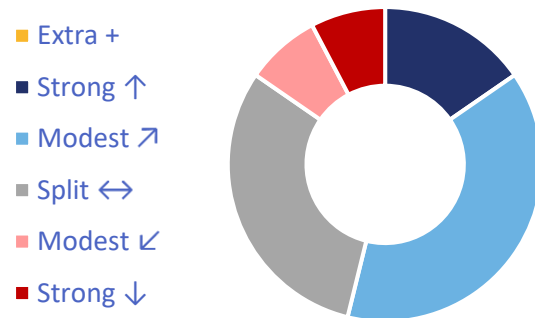
Review - Overall

GROWTH FRAMEWORK
CONSISTENCY



- With some continued fine tuning in response to this evaluation tool and additional public input, staff will likely support an overall finding of consistency.
- Full detail of consistency review attached to staff report

LAND USE AND COMMUNITY
CHARACTER CONSISTENCY





Next Steps

- Finish conducting and close the public hearing
- Planning Commission findings of plan consistency and recommendation to approve or deny
- Town Council findings of reasonableness and decision to approve or deny