

**Poole Drive Fuel & Retail Center**

900 & 910 Poole Drive  
Garner, North Carolina 27529


Rezoning Request  
CZ-MP-23-06





## 900 & 910 Poole Dr. Existing Conditions

- 900 Poole Dr. is currently home to an E Z WAY, a convenience store & gas station. The existing building was constructed in 1975
- Both properties previously zoned Neighborhood Commercial (NC) and then rezoned to the Neighborhood Mixed Use District (NMX) following the adoption of the new Unified Development Ordinance (July 5<sup>th</sup>, 2022); establishing the NMX District
- 900 Poole Drive is a 0.54 acre parcel that contains a ±2,400 square foot convenience store with (4) fuel pumps out front
- 910 Poole Drive is a 1.34 acre parcel, currently considered vacant by the Town of Garner



# Proposed Subdivision & Rezoning

This project proposes to move the existing lot line via Garner's recombination process. The new lot highlighted below will be rezoned to the CMX District to revamp and extend the existing convenience store, as well as, add new fuel pumps. The lot to the left will remain in NMX District and include a new parking lot extension with a new 5,000 square foot retail building (as shown on next slide).



## Existing Zoning: NMX

Neighborhood Mixed Use District

The Town of Garner's Ordinance does not permit convenience stores with fuel sales within the NMX District. We are proposing new fueling stations, therefore the Town requires us to rezone.



## Proposed Zoning: CMX

Commercial Mixed Use

The CMX District is established to accommodate general commercial, retail, and service activities that serve the community. Convenience stores with fuel sales are permitted within this District.

# Fuel & Retail Center

### Proposed Site Data:

Property Address:	900 & 910 Poole Drive
PIN:	1710-38-7331 & 1710-38-5227
Gross Site Area:	1.88
Current Use:	Fuel Sales
Proposed Use:	Convenience Store w/ Fuel Sales, Retail
Current Zoning:	NMX
Proposed Zoning:	CMX, NMX



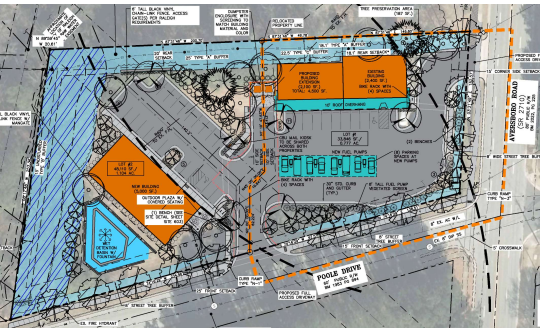
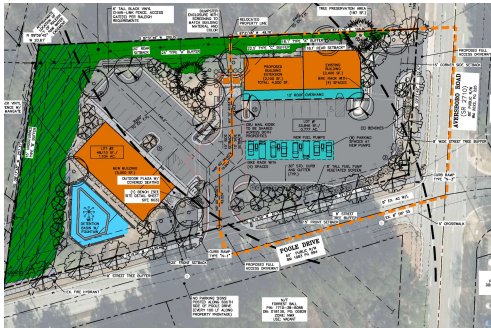




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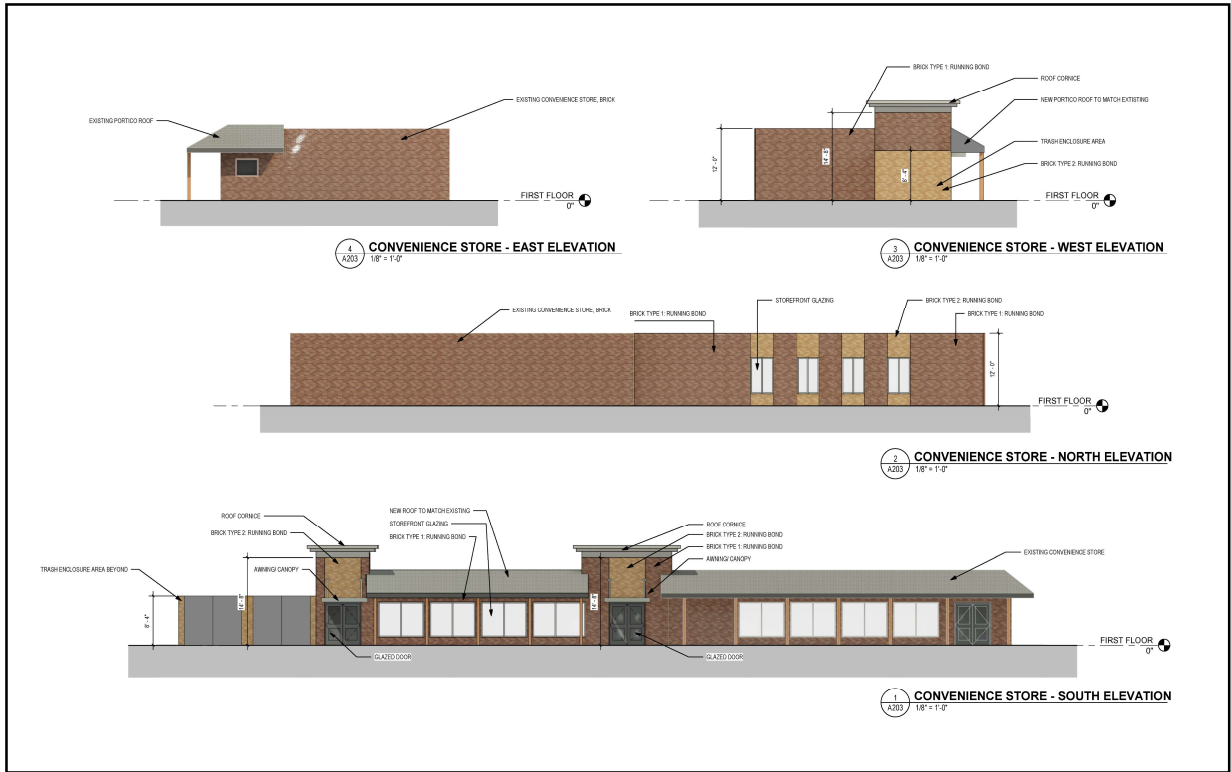
## Required Buffer & Tree Coverage

- Town of Garner’s Ordinance require perimeter site buffering, **highlighted blue**, to preserve natural features, like streams & significant trees
- To the West, a riparian buffer protects an existing stream that runs through the property
- A reduced buffer to the North allows the existing structure to remain in place
- Existing tree areas, **highlighted green**, are to remain, protecting mature trees and preserving the site’s natural vegetation
- New trees and shrubs will be planted on within the site to provide additional screening and promote further vegetation

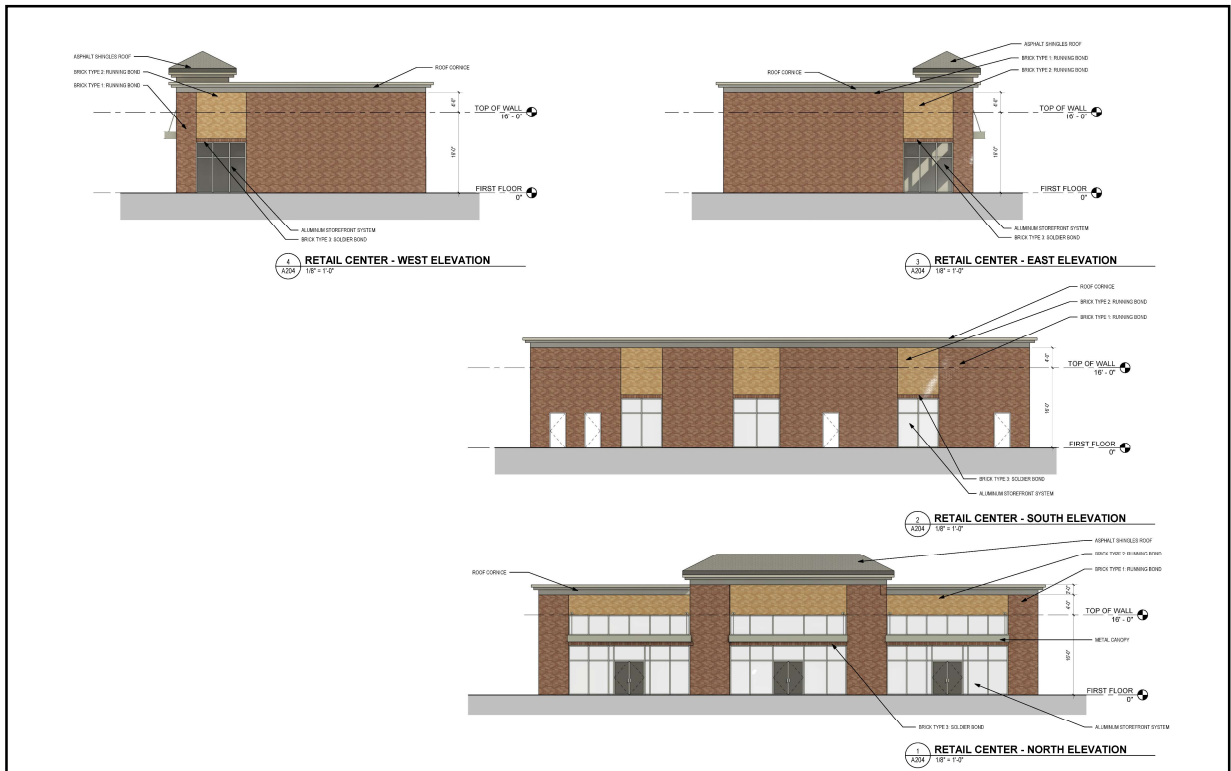



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