




CZ-MP-23-07 Bethel Green

Public Hearing
September 17, 2024



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At a Glance





Applicant: Foxfield Land Partners

Owner: Thomas Cocks, Jennifer Cocks

Request: Tier 2 conditional rezoning request submitted by Foxfield Land Partners to rezone 138.52 +/- acres from Residential 2 (R2) to Residential 8 (R8 C313) Conditional for the development of up to 328 single-family detached units. The site is generally located on the south side of New Bethel Church Road, between the existing Glen Creek and Oak Manor subdivisions and may be further identified as Wake County PIN 1629203686 (portion of). Zoning conditions restricting range of permitted uses and adding commitments above and beyond the requirements of the UDO included.



Site Map

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Zoning and Context



Zoning: Residential 2 (R2)

- low-density single-family homes
- encourages high-quality development and open space protection
- Current Uses: Single-Family Detached and Vacant



Lower Swift Creek Conservation (LSC) overlay district

- limits single-family residential development to no more than 30% impervious surface area.

Context

- A mix of R2, R4-C, and RA surrounds the site.
- The area is undergoing increased development, with several residential projects under construction or in review with town staff.
- Water and sewer are available and will connect from the adjacent Oak Manor development.

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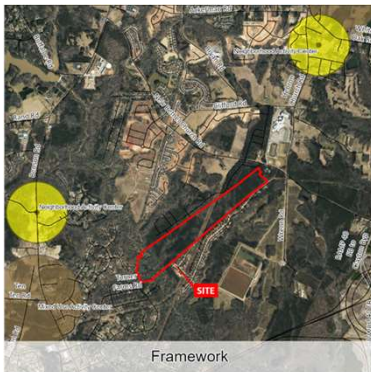
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Framework



Activity Centers: • Neighborhood Activity Center to the northeast

- Neighborhood Activity Center to the west
- This area of the community consists of a mixture of vacant tracts, single-family neighborhoods, and a few remaining agricultural tracts.
- Since 2015 this area has been transitioning from low-density rural agriculture to suburban developments and densities.



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Proposal



Rezoning: Residential 8 (R8- C313) Conditional



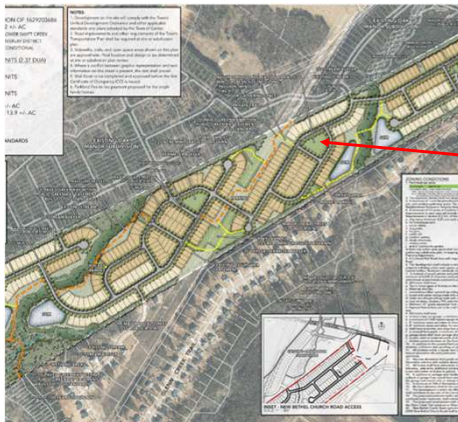
- Narrowed to 1 out of 18 possible uses
 - Single-family detached use only
- Collectively, up to a maximum of 328 Dwelling Units
 - 206 – 45'x120' lots (down from 236)
 - 122 – 52'x120' lots (up from 97)
 - (total of 328 units ~2.37 du/acre)

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Other Conditions:



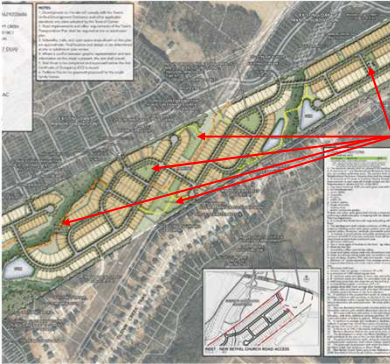
2. The maximum density shall not exceed 2.50 dwelling units per acre.
3. A minimum of 1 acre Neighborhood Recreation Amenity Area is proposed within the development to include a pavilion, fire pits, and outdoor gathering space. The pavilion shall include a minimum of 500 square foot covered area. These elements of the Neighborhood Recreation Amenity Area shall be completed prior to the issuance of the 150th Certificate of Occupancy.

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- Other Conditions:
4. A minimum of 3.5 acres of Common Greens, Pocket Parks and Playgrounds shall be spread along neighborhood streets. Improvements to each area will include at least two (2) of the following in addition to the Supplemental Active Space Requirements in Section 8.2.3.D. of the UDO:
 - a. play lawns (minimum 0.25 acre each grass area with no more than 2% cross slope),
 - b. tot lots/playground,
 - c. picnic tables,
 - d. dog parks,
 - e. fire pits,
 - f. public art,
 - g. outdoor games,
 - h. shade structures,
 - i. seating areas,
 - j. and/or community garden.

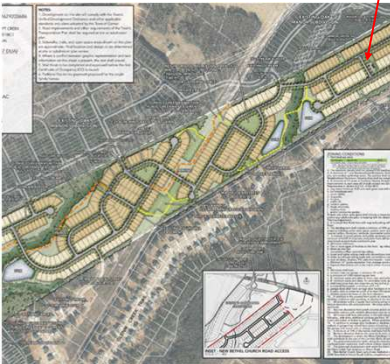


At least one active open space shall include a playground. Improvements to each active open space shall be determined at the preliminary subdivision plan, in keeping with the stated intent of each provided on the Master Plan and acceptable to the Planning Department.

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- Other Conditions:
5. A Covered Mail Kiosk Area with required parking will be provided in the Common Green Area located near New Bethel Church Road.
 6. The development shall include a minimum of 45% gross area as Homeowner Association (HOA) owned and maintained property including active open space, passive open space and common areas. These areas can include tree preservation areas, riparian buffers, floodplain, wetlands, stormwater control measures, active and passive amenities.
 7. A network of paved private and public greenway trails will be constructed to help create links between open spaces. A minimum of 5,000 LF of private and public trails will be constructed as illustrated on the master plan (yellow and orange) with final locations to be determined at preliminary subdivision plan.



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- Other Conditions: 8. All homes shall have:
- a. Two or more types of finishes on the front: lap siding, masonry, shakes and board and batten are examples.
 - b. Materials shall be:
 - cementitious (fiber cement) lap siding;
 - board and batten siding made with cementitious materials or wood;
 - shake and shingle siding made with cementitious materials or wood;
 - vinyl windows, shutters, PVC solid trim boards – inside and outside corners and decorative elements.
 - c. Minimum 12" grade separation from average grade along homes façade;
 - d. Exposed foundations are to be clad in either masonry or stone veneer at front and side elevations where visible from public way.

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- Other Conditions: 9. All homes shall have:
- a. at least a two-car garage, a minimum 20' x 20';
 - b. a minimum of 1,500 heated square feet;
 - c. 8" minimum eaves and rakes on front, rear, and sides for primary pitched roofs, gutters do not count towards this requirement;
 - d. 4" minimum eaves and rakes, for secondary roofs, gutters do not count towards this requirement;
 - e. shall have more than one ridge line on the roof (e.g. a gable);
 - f. a covered front porch, a minimum of 5' x 5';
 - g. garage doors shall have carriage door hardware or windows;
 - h. a patio, deck or screened porch of at least 100 square feet; and
 - i. shutters around windows on the front elevation.

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- Other Conditions:
10. In addition to the covered front porch, all street facing entry areas must include one of the following: sidelights, transom windows, craftsman style paneling, or glazing in the door.
 11. All windows within a façade face utilizing siding materials shall either be set in full trim at least equivalent to 1x4 board or feature decorative sills and pediments. Windows within elevations clad in brick or stone shall provide masonry or decorative sill and lintels.
 12. Any non-decorative front porch columns and/or pilasters shall be a minimum of 6" in dimension (width and/or depth). Decorative columns with variable dimensions may be less than 6" in width or depth.
 13. All homes shall have articulation in the side elevations, including at least two windows on each floor and two of the following: side entry, additional windows per floor, 18" brick or stone water table, two types of finishes (i.e. horizontal siding with board and batten or shakes in gables). Where permitted by code, the required window is to be a minimum of 5 square feet.

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- Other Conditions:
14. In addition to carriage door hardware or windows, street facing garages shall provide a minimum of one of the following: 2' setback of garage from overall front plane of building, recess/vertical break in front elevation to create visual separation between the garage and overall unit, or change in roof pitch/gable over the garage.
 15. A minimum of 10% of the homes shall have first floor primary suites.
 16. No front elevation shall be the same (in its form, not just its finishes) on two adjacent homes or directly across the street.
 17. The development is within the White Oak/Bryan Corridor Impact Area for the White Oak Road Developer Agreement and shall contribute to the cost of the Corridor Work; all work to be performed by others.

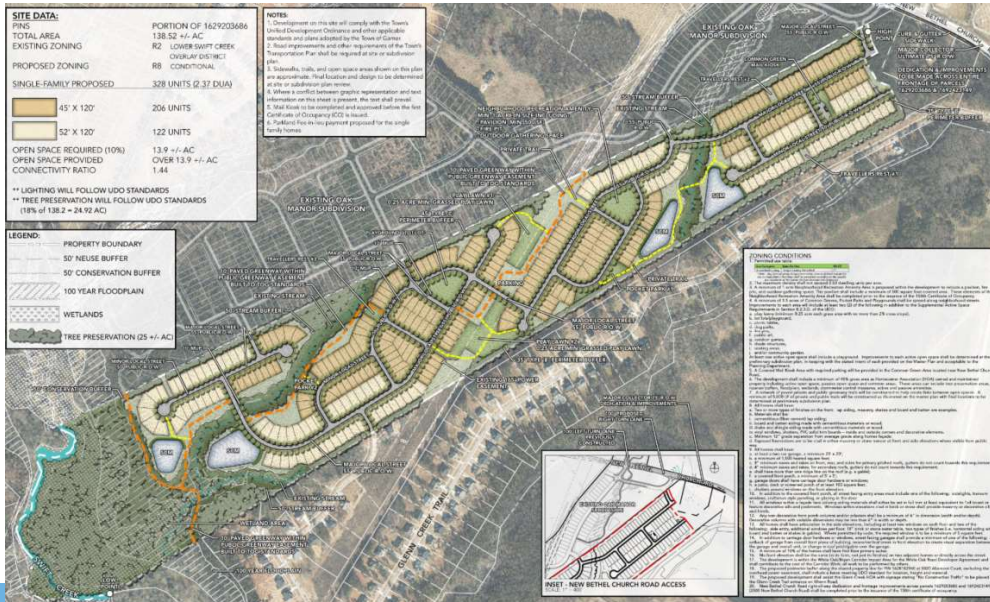
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- Other Conditions:
- 18. The proposed perimeter buffer along the shared property line for PIN 1628182940 at 5020 Altamont Court, excluding the overhead power easement, shall include a fence meeting UDO standard for location, height and material.
 - 19. The proposed development shall assist the Glenn Creek HOA with signage stating “No Construction Traffic” to be placed at the Glenn Creek Trail entrance on Wrenn Road.
 - 20. New Bethel Church Road right-of-way dedication and frontage improvements across parcels 1629203686 and 1692423149 (2000 New Bethel Church Road) shall be completed prior to the issuance of the 150th certificate of occupancy.

Proposal: Master Plan



Proposal



Master Plan Data: 138.52+/- Acres of R8

- 206 – 45'x120' lots (*down from 236*)
- 122 – 52'x120' lots (*up from 97*)
- (total of 328 units ~2.37 du/acre)



13.9 +/- acres of open space required

- 25% must be active space
- Combination of conservation and recreation space
- Conservation
 - Riparian buffer areas and conservation buffer areas
- Recreation
 - Qualifying open areas, amenities, and pedestrian trails with connections to a new segment of public greenway.)

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Stormwater and Utility Notes:

- Not in watershed protection area
- Subject to water quality (nitrogen) and quantity requirements
- 4 SCM's
- Connection to existing waterline in Oak Manor
- Sewer lines will be extended to adjacent and upstream properties per the Raleigh Water policy



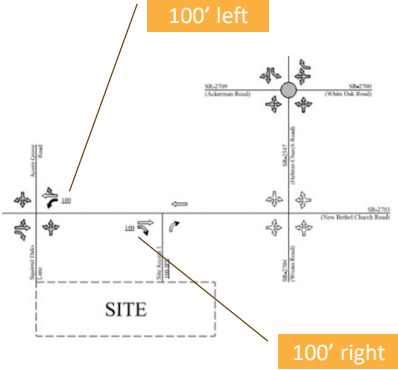
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Transportation Notes:


- Based on an early assumption of a maximum of 333 dwelling units - Expected 3,052 trips on the average weekday
 - AM peak hour: 56 trips in, 167 trips out
 - PM peak hour: 194 trips in, 114 trips out
 - TIA completed in November 2023
- Figure to the left shows the 2027 future build out lane configuration and NCDOT recommended a left turn lane at New Bethel Church Rd and Squirrel Oaks Lane and right turn lanes at site access 1




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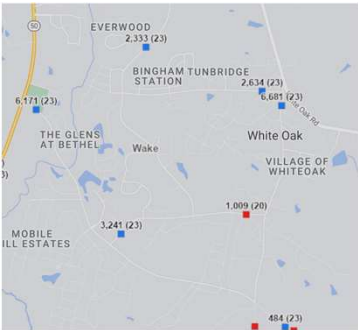
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Proposal



Transportation Notes:

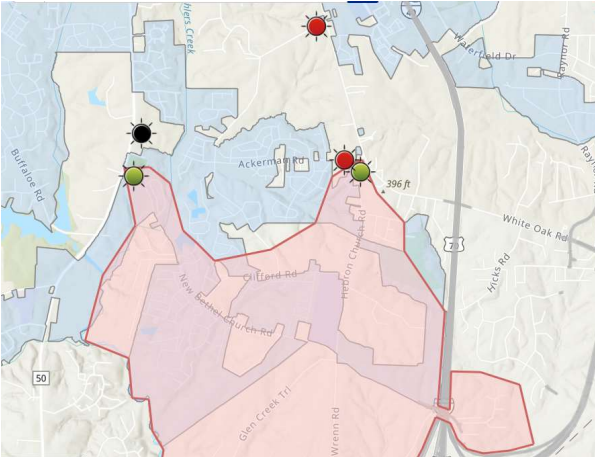
- Adequacy of area future road network
- Analyzed at high level during previous comprehensive plan work – was noted to support medium density residential (2.5-5 du/acre)
- Staff tested ITE trip estimates – found to be consistent with locally available data
- Focused analysis on build-out of dwelling units using either Hebron Church or New Bethel Church roads as primary access; Ackerman and Bryan – not studied at this time
- Capacity for ~ 4,300 more trips beyond this project and others “In Planning” – build-out south of Clifford/Guy roads should have travel way capacity so long as densities do not exceed current average




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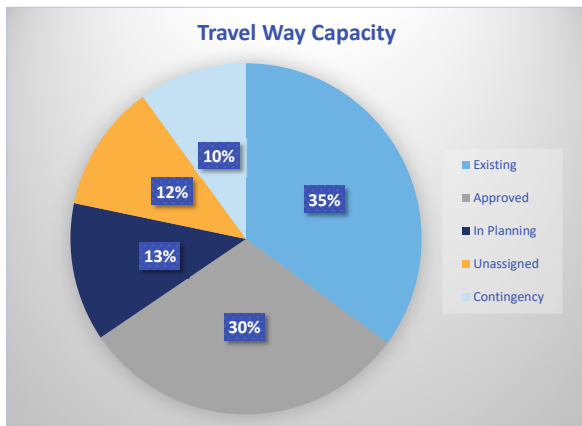
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Travel Way Capacity Analysis



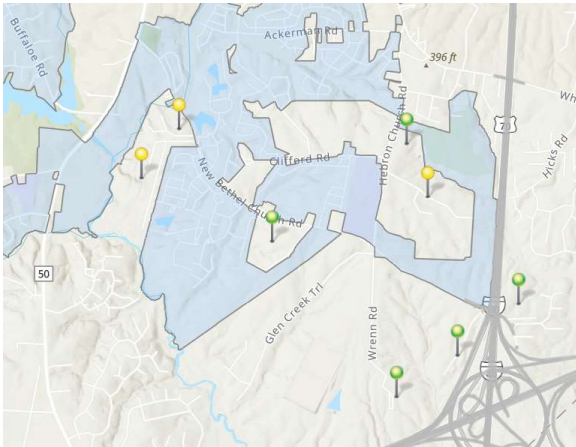
- Area in red outline – roughly nearest point of exit/entry is via New Bethel Church at 50 or Hebron Church at White Oak (green dots).
- Ackerman at White Oak and Bryan at White Oak are other points of entry (red dots) – closer for homes north of Clifford Road.
- Future exit/entry point at Ackerman and 50.

Travel Way Capacity Analysis



- Not intersection/LOS analysis
- Another data point to check where we are
- 10% taken off top of capacity of 36,600 trips
- “Existing” is as of September 2023; nearly 2,000 built dwelling units in the study area
- Historical 7.5% vacancy rate applied
- 8.04 trips per dwelling unit suggests Garner trip generation is a little lower than national ITE rates – the 8.04 includes external high school traffic
- ITE traffic generation rates applied to “Approved” and “In Planning” projects
- “In Planning” includes Bethel Green, Homestead and Clifford Towns.

Travel Way Capacity Analysis



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Remaining Largely Unbuilt:

- End of Wrenn Rd
- Gentle Rain Drive
- End of New Bethel Church east of 40 (likely well and septic)
- Bryan Lands (south side New Bethel)
- Starks Land (east side Hebron Church)

Redevelopment?

- Oregon Trail
- JS Buffalo Estate (near Oregon Trail)
- Win Rd Area

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Environmental and Cultural Resource Notes:



- Swift Creek runs adjacent to the southwestern boundary of the site. There are also associated floodplains and conservation adjacent to Swift Creek. This portion of the site is reserved for tree preservation and greenway trails.
- A public greenway is also proposed within and near the utility easement that bisects the site that will connect the public greenway along Swift Creek to the public greenway stub from Oak Manor providing pedestrian and recreation access to South Garner High School and points beyond.
- The existing home near New Bethel Church Road will be subdivided from the rest of the development; however, the homeowner has agreed to dedicate the required land along New Bethel Church Road so that road improvements may be completed.

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Review



- Observations:
- 156 properties and occupants notified for neighborhood meetings
 - Meeting #1 – October 26, 2023
 - Meeting #2 – May 30, 2024
 - 23 attendees at first meeting; 18 at second meeting
 - Full meeting information attached to staff report

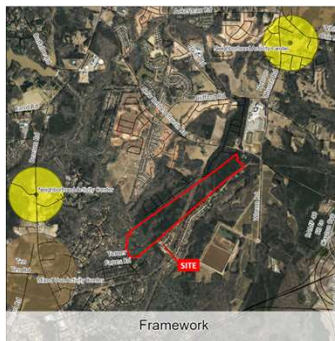


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Review - Framework



Not within an Activity Center
 Neighborhoods Area Character Typology
 Level Two – Area to Strengthen



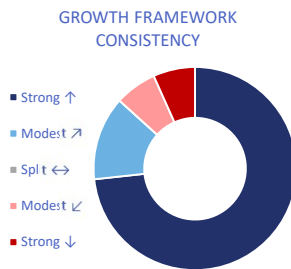
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Review - Framework Consistency



15 Growth Framework criteria evaluated

- 11 strongly consistent
- 2 modestly consistent
- 0 split
- 1 modestly inconsistent
- 1 strongly inconsistent



Inconsistencies

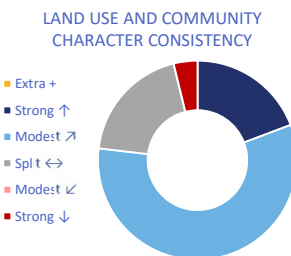
- All related to recommended housing styles, lot sizes, and the relationship between them
- *Note: Chart at left did not get updated in agenda packet – the one here reflects updated scoring*

Review - Land Use and Community Character Consistency




26 criteria determined applicable or possible to meaningfully address:

- The transition to modest support is primarily attributed to an adjusted emphasis on the public realm.
- Exploring the use of open space for creating a stronger central focal point to the neighborhood and a stronger connectivity of the trail network now speaks more directly to specific recommendations of the comprehensive plan.

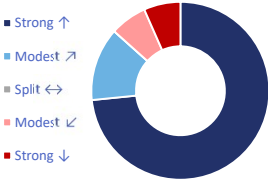


Review - Overall



GROWTH FRAMEWORK CONSISTENCY

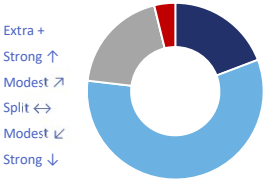
- Strong ↑
- Modest ↗
- Split ↔
- Modest ↘
- Strong ↓




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

LAND USE AND COMMUNITY CHARACTER CONSISTENCY


- Extra +
- Strong ↑
- Modest ↗
- Split ↔
- Modest ↘
- Strong ↓




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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


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Proposal: Master Plan

