

GZ-24-001

2311 Parkway Drive

Public Hearing
September 17, 2024

GARNER
PLANNING

1

At a Glance

- Applicant: Town of Garner
- Owner: Pulte Home Company, LLC
- Request: General Rezoning request submitted by Town of Garner, to rezone 0.28 +/- acres from Residential-40 Watershed (R-40W, Wake County) to Rural Agricultural (RA, Town of Garner). The property is located at 2311 Parkway Drive and is otherwise identified as Wake County PIN 0790516878.
- Notes:
 - This rezoning is aligned with Annexation Petition # ANX-24-002.
 - This parcel will provide emergency fire access into and out of Planned Residential Development # PD-MP-20-01 and will be gated with a Knox Box lock and not accessible to the public for vehicular use.
 - Having this property zoned and incorporated into the Town of Garner will allow the town to enforce use for emergency access only.



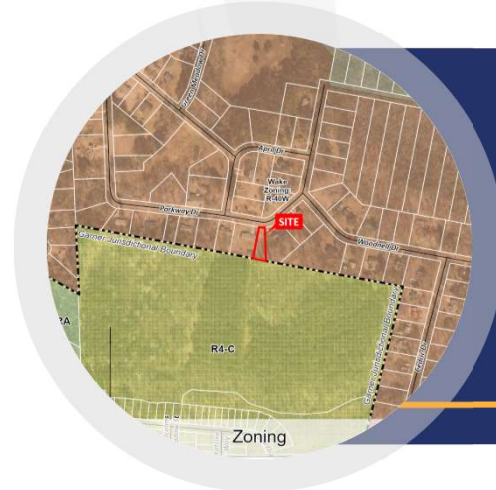
GARNER
PLANNING

2

Current Zoning and Context



- Zoning: Existing zoning is Residential-40 Watershed (R-40W, Wake County)
 - Primarily residential uses along with some commercial/industrial uses
 - Current use: Vacant
- Context: Surrounding Brookwood neighborhood is low-density single-family residential
 - Brookwood contains single-family homes and vacant lots
 - Exchange at 401 to the south is a mix of single-family and multifamily homes. Taryn Apartments are along Abbots Mill Drive and US 401.
- Property is not within any Activity Centers, although there is a Neighborhood Activity Center to the southwest along US 401.



GARNER
PLANNING

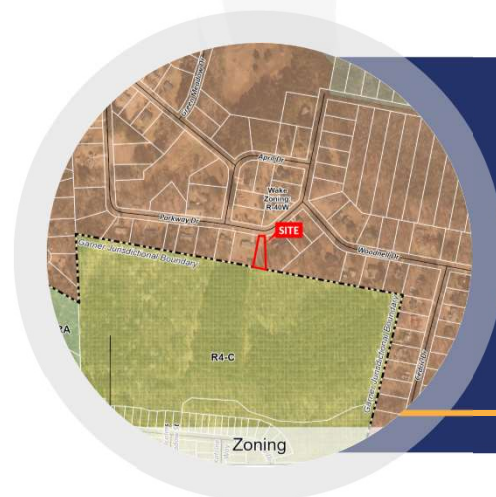
3

3

Proposed Zoning



- The proposed zoning for the site is Rural Agricultural (RA).
- The proposed RA zoning designation is most similar to the existing Wake County R40-W zoning. There is no intent to upzone or downzone the property, only to maintain rough equivalency.
- There is no intent to develop the site beyond providing a gated emergency fire access.
- The RA zoning for the Town of Garner provides for less permitted uses than the R40-W Wake County zoning.



GARNER
PLANNING

4

4

Proposal Review



- Neighborhood Meeting:
 - Staff identified 34 properties and/or occupants within the notification radius and mailed notices via first-class mail.
 - Neighborhood meeting was held on August 22, 2024, at Garner Town Hall from 6-7 PM with **no** persons in attendance.
- Note: Since there is no site-specific master plan included with this general request, only the Comprehensive Plan was reviewed for overall consistency.



Review- Framework Consistency



4 growth framework criteria were evaluated, with a general finding of strong support.

- The Zoning District criteria was rated negatively due to Rural Agricultural zoning not fitting within the Neighborhoods Character Area Crosswalk. Staff believes, however, that the RA zoning best resembles the current Wake County zoning of the parcel.
- Given the existing and surrounding neighborhood, other rated metrics showed strong consistency. These were Prevailing Development Pattern, Typical Street Cross Section, and the Block Sizes and Patterns Crosswalk.

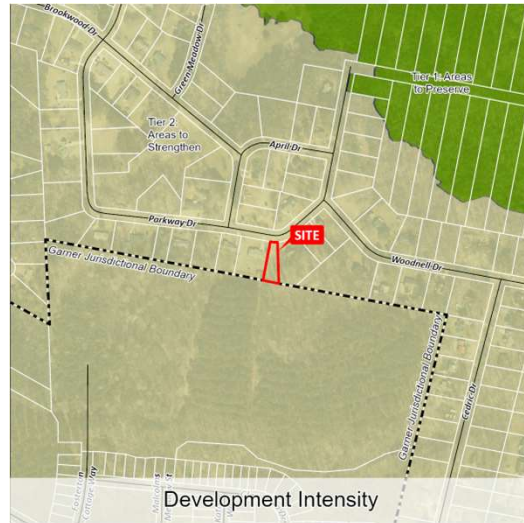
GROWTH FRAMEWORK CONSISTENCY

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



Staff found that Land Use and Community Character Criteria did not apply due to it being used only for emergency access. Because it is undeveloped otherwise, analysis of this criteria was not included.

Review- Garner Forward Maps



GARNER
PLANNING

7

7



Overall Review and Next Steps



- Review: Staff has determined that the results are largely consistent overall with the Garner Forward Comprehensive Plan.
- This is a Town-led rezoning to apply a Garner zoning district to land designated solely for emergency fire access.
- Next Steps:
 - Finish and close Public Hearing
 - Refer to Planning Commission for findings of plan consistency with recommendation to approve or deny
 - Back to Town Council for findings of reasonableness and decision to approve or deny

GARNER
PLANNING

8

8