



Site Map

CZ-24-005 Garner Industrial 6

Public Hearing

October 22, 2024

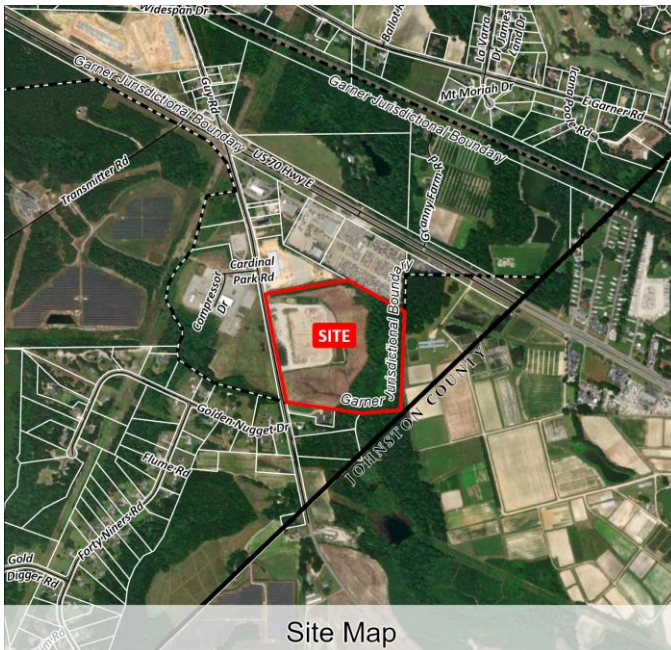
At a Glance

Applicant: Taylor Hollingshead; Bolton & Menk, Inc.

Owner: Archer, Christopher Trustee the Christopher Archer 2017 Revocable Trust

Request: Tier 1 conditional district rezoning request to rezone 33.62 +/- acres from Rural Agricultural (RA) to Light Industrial (LI C314) Conditional.

The site is located at 4520 Guy Rd. and may be further identified as Wake County PIN 1649392442. Zoning conditions are proposed that restrict the range of LI permissible uses to a list of 4 out of a possible 41, as well as conditions that address architectural and site design.



Site Map

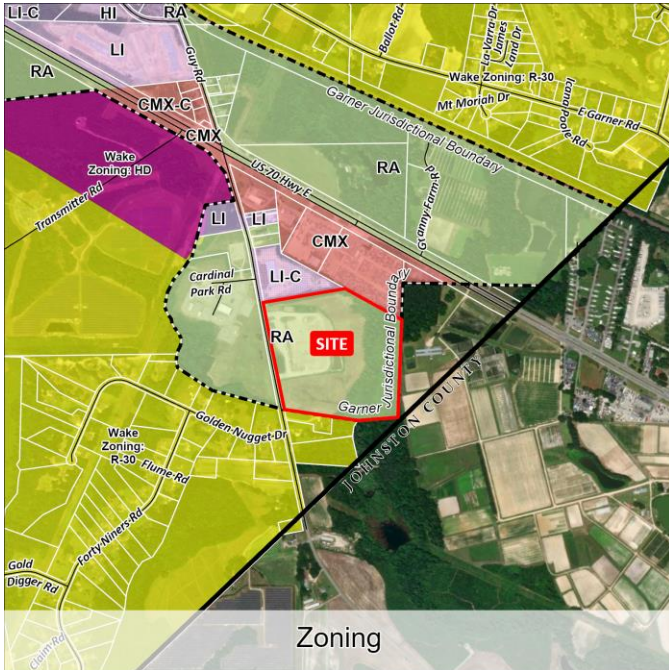
Zoning and Context

Zoning: Rural Agricultural (RA) – accommodates rural residential, agriculture, silviculture

Typically found in areas outside the Town’s corporate limits where public water and sewer services are not readily available

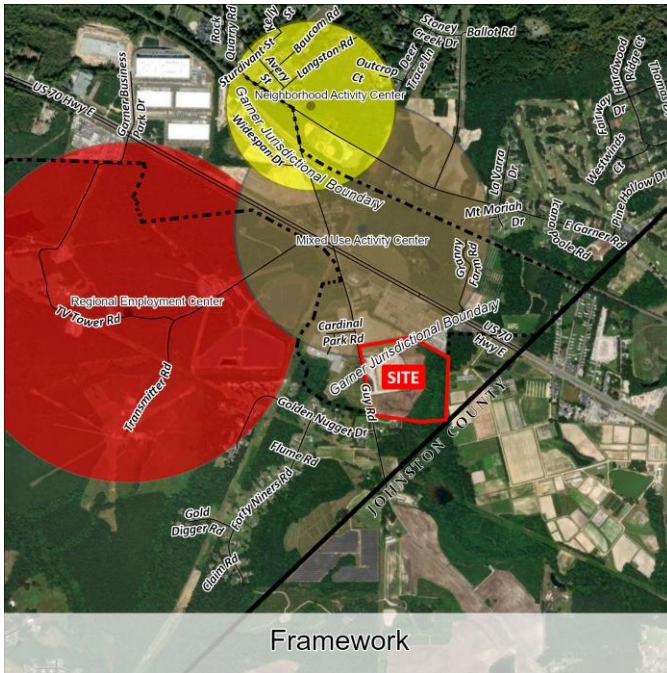
Current Use – Vacant

Context: Much of the area is comprised of rural land, with some single family residential, commercial and industrial/utility uses nearby. Just north of the site is a newly constructed industrial site as well as an existing auto sales lot, salvage yard, and other commercial operations fronting on US 70 Hwy E.



Framework

- Activity Centers:
- Guy Road is a state maintained two lane major collector road that serves as a connector within the local area
 - NCDOT reports the last traffic count for this portion of Guy Rd. (just south of the US 70 Hwy East) at 8,767 AADT (annual average daily trips) in 2023.

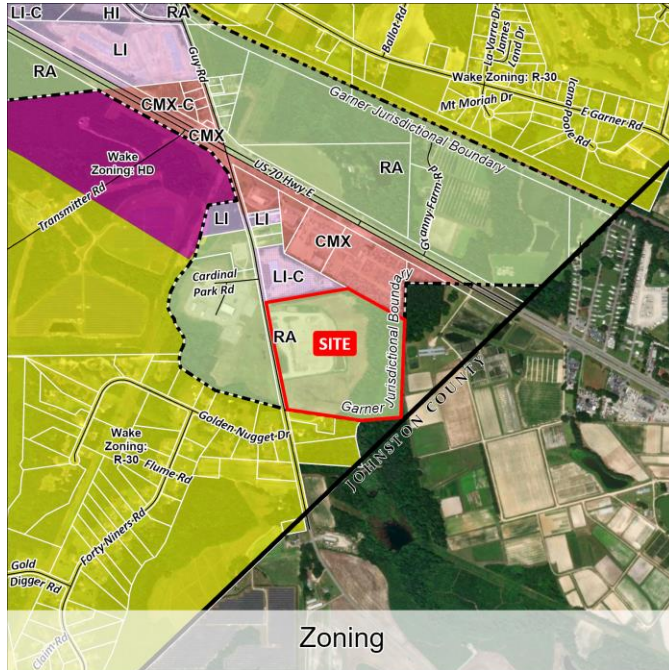


Framework

Proposal

Rezoning: Light Industrial (CMX C314) Conditional

- Narrowed to 4 out of 41 possible uses
- The applicant has also proffered conditions that may address site design and architectural commitments.

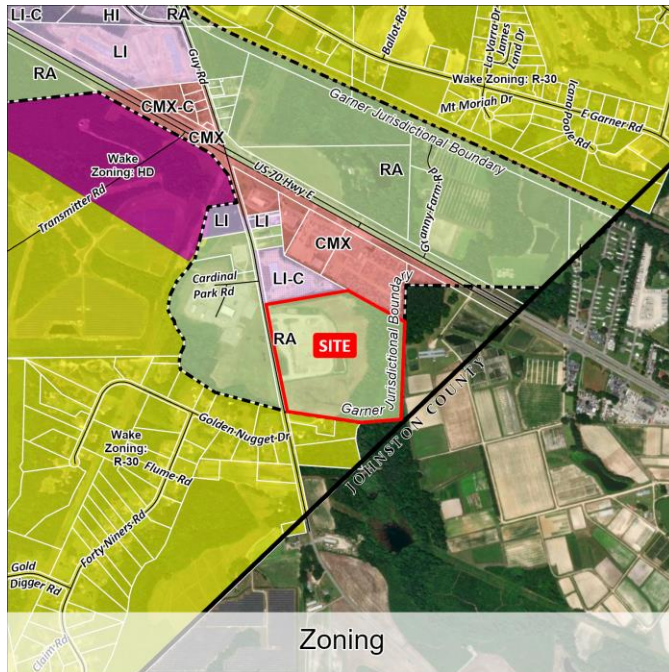


PERMITTED USE TABLE		
USE CATEGORY	SPECIFIC USE	
		P = Permitted Use
LIGHT INDUSTRIAL (LI)	Flex Space, Other Light Industrial, Manufacturing, Warehousing	P
	Research and Development	P
	Wholesale Sales	P
	Industrial, Manufacturing, or Production	P

Article 6: Use Regulations
Section 6.1: Use Tables

Proposal

Rezoning: Light Industrial (CMX C314) Conditional



A. Site Plan

1. A minimum of 15% of the site will be Preserved Tree Cover Area.
2. A minimum of 75% of landscaping shall be native and adaptive species.
3. Primary pedestrian sidewalks will be provided along Guy Road street frontage and interior sidewalks will provide connection to the building and link to public pedestrian sidewalks. Connection sidewalks to provide access to the front handicap accessible entrances.

B. Building Elements

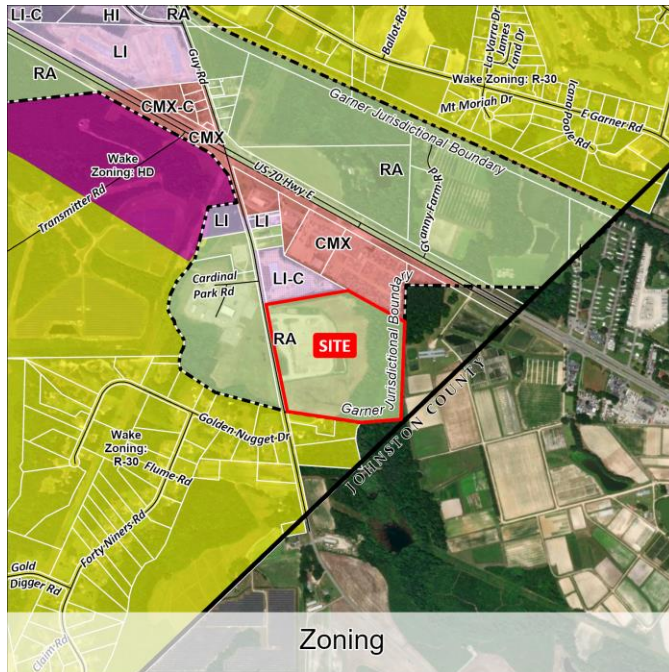
Building Envelope

1. External building envelope will reach a maximum of 50 feet, accommodating the internal building clear height requirements and allow for external roof mounted HVAC systems and roof insulation.

Proposal



Rezoning: Light Industrial (CMX C314) Conditional

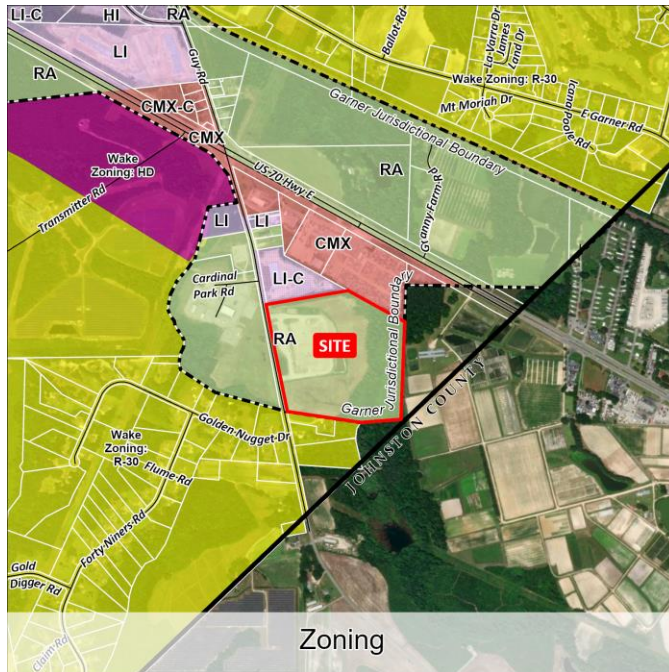


Building Design

1. Building materials shall consist of concrete wall panels, masonry style imprint design and glass.
2. Exterior walls will be precast and/or site-cast poured-in-place concrete wall panels.
3. Concrete panels will feature decorative horizontal reveals
4. Front building panel design will include architectural features to break up the plane, ensuring no section exceeds 50 feet in width.
5. Masonry formliner will extend 25 feet on each side of the building entrance, with windows achieving 15% transparency for the ground floor plane within this masonry formliner section.
6. Masonry formliner at entrance locations will have distinctive color, complementary to the color scheme provided on the concrete panels.
7. The main building entrance shall be accentuated with a canopy or similar feature covering the front door/doors.
8. Windows and doors will achieve a minimum of 20% transparency threshold on the ground plane and street frontage façade at office areas entrance location.

Proposal

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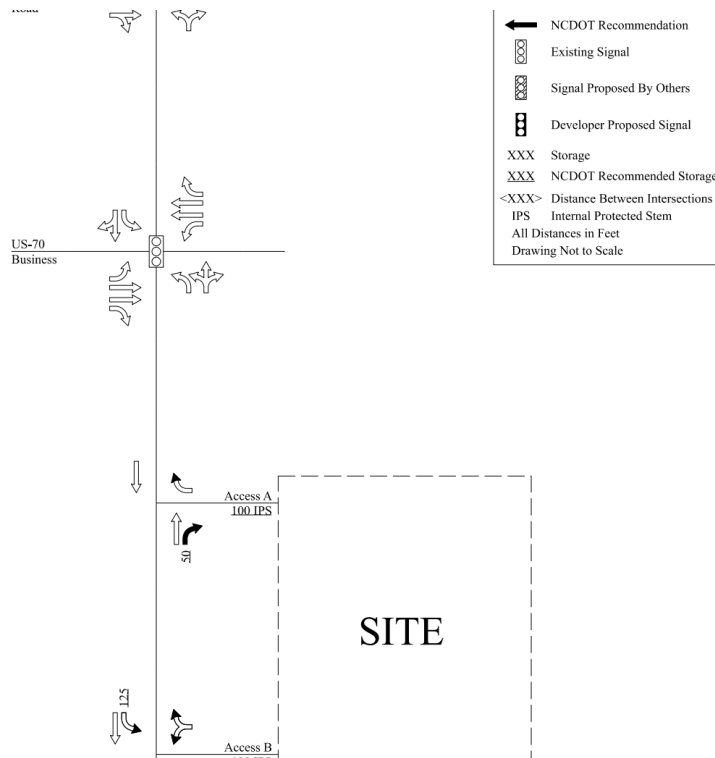
Building Design

9. Glazing will incorporate storefront systems, utilizing insulated, thermally improved tinted, non-mirrored glazing in a clear anodized aluminum or painted finish.
10. Architectural composite metal panels (ACM) to be incorporated into the glazing system to enhance the design and articulation of the openings. ACM to also be used as an accent material.
11. Paint Finish and Colors will be a textured finish with at least three light/earth tone colors (grays and beiges).
12. Horizontal gradated paint color bands will be used to break up vertical height.
13. Accent Bands: Accent colors, if used, will be limited to accent bands and must harmonize with the overall building design.

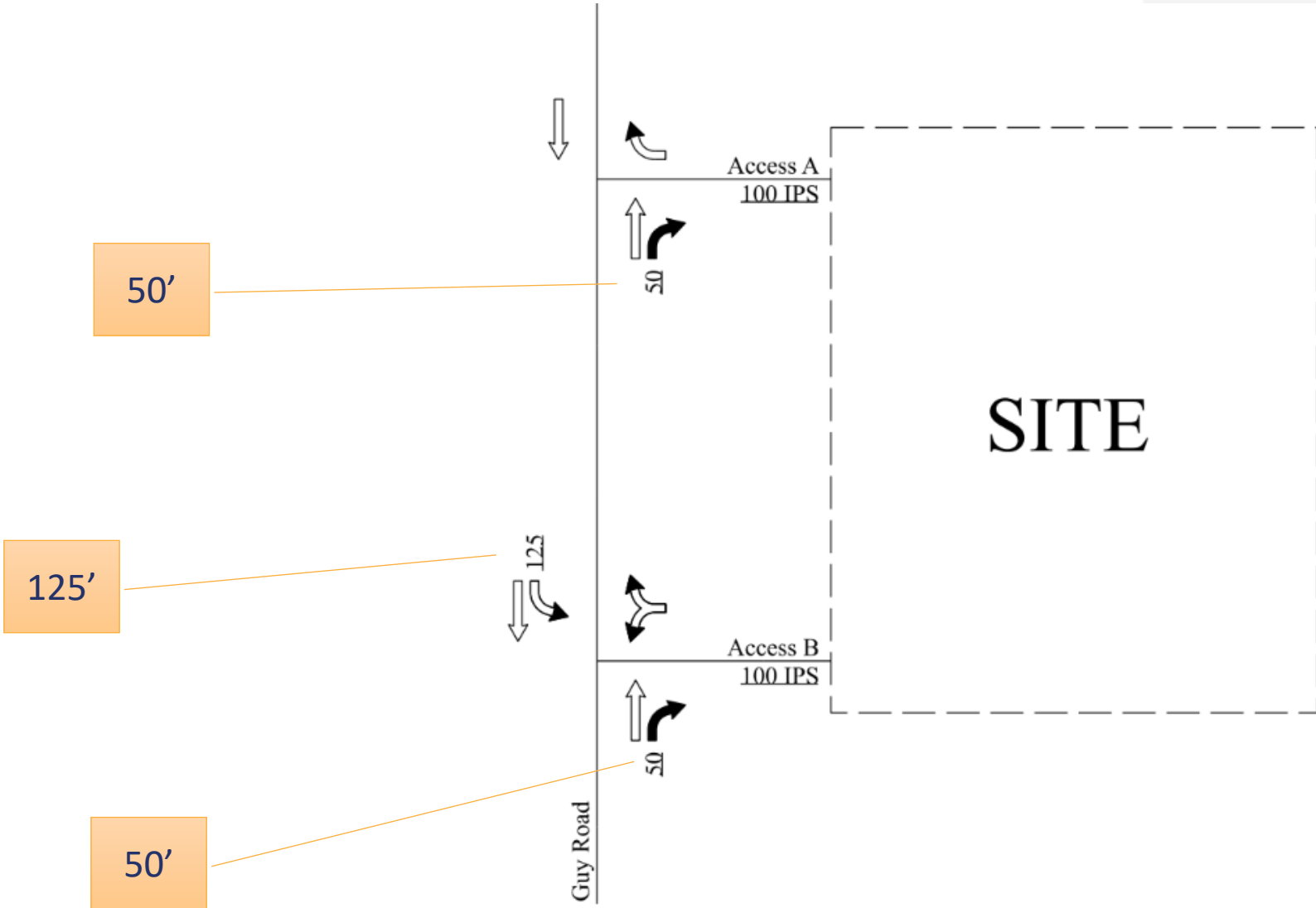
Proposal

Transportation Notes:

- 940 new one-way average daily trips.
- AM peak hour: 145 trips in, 20 trips out
- PM peak hour: 10 trips in, 65 trips out
- TIA completed in July 2024
- Two access scenarios proposed from Guy Rd.
 - Scenario with 3 entrances denied by NCDOT
 - Scenario with 2 entrances deemed approvable with recommended improvements



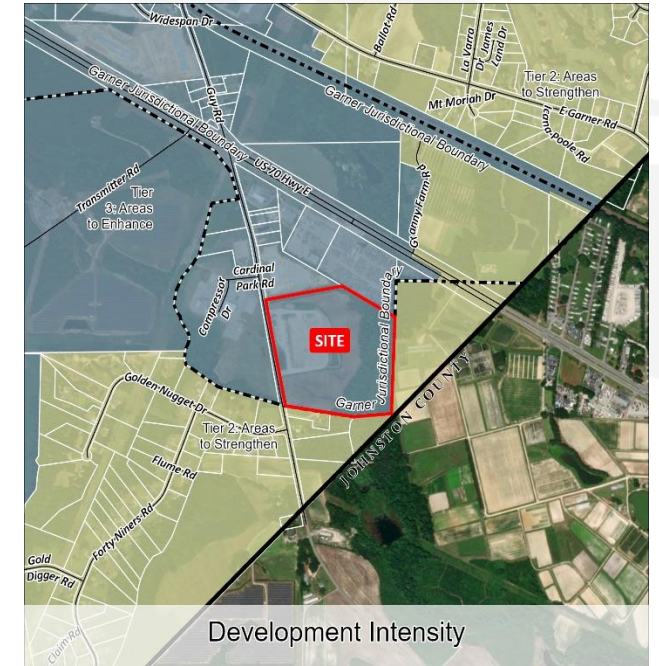
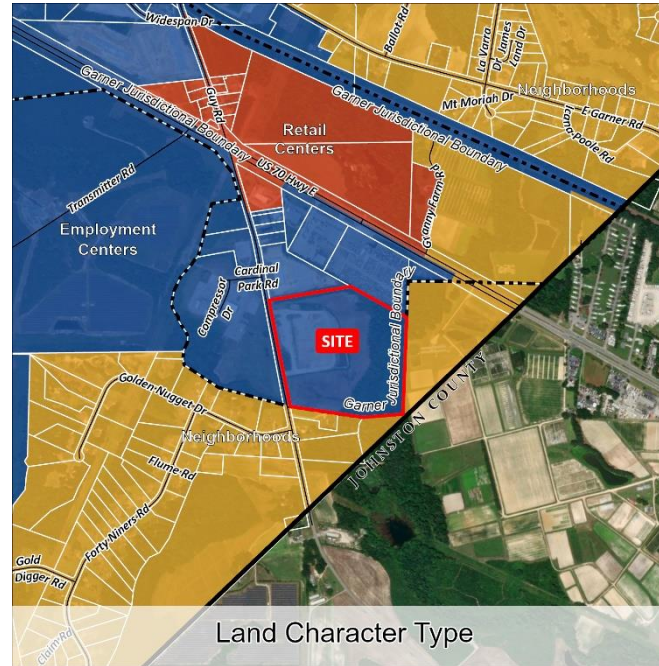
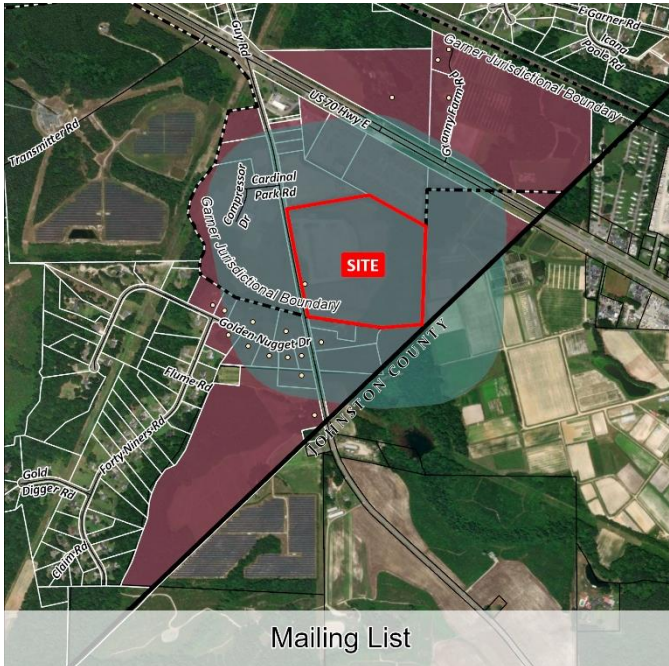
Future Build Out Lane Configuration



Review

Neighborhood Meeting:

- Neighborhood Meeting – April 29, 2024
 - 33 letters mailed; 2 attendees
 - Full meeting information attached to staff report



Review - Framework Consistency

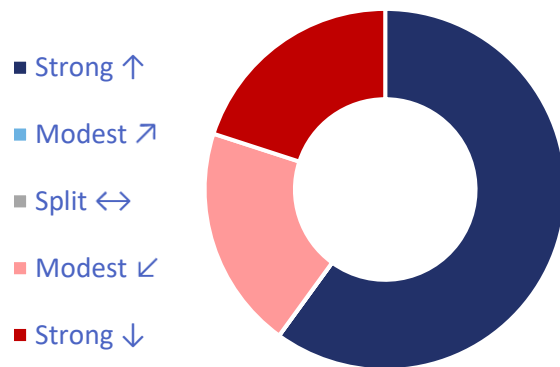
5 Growth Framework criteria evaluated

- 3 strongly consistent
- 1 modestly inconsistent
- 1 strongly inconsistent

The Open Space and Natural Features and Transportation Choices were rated negatively due to the lack of commitment to a specific open space feature.

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

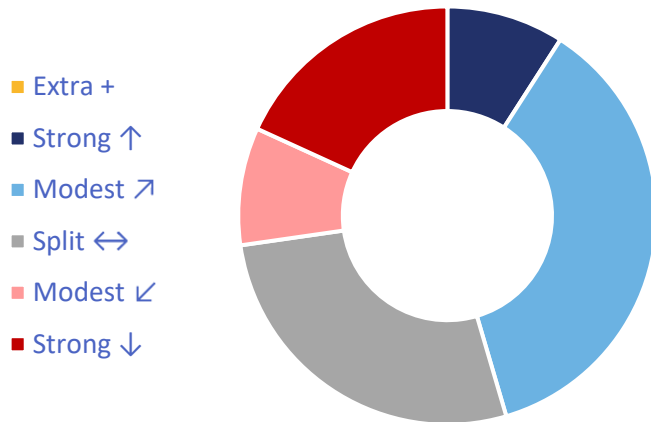


Review - Land Use and Community Character Consistency

11 criteria determined applicable or possible to meaningfully address

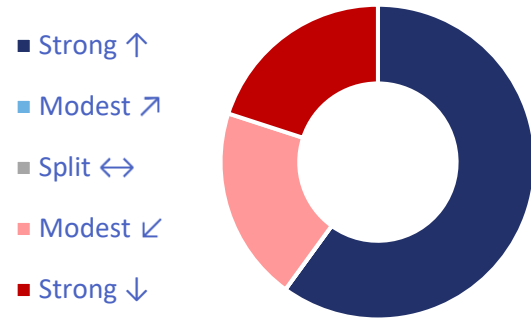
- 1 strongly consistent
- 4 modestly consistent
- 3 split
- 1 modestly inconsistent – Not clear that project promotes increased development density or overall mix of uses.
- 2 strongly inconsistent – no written condition indicating any commitment at this point to green stormwater infrastructure or minimum increase in open space requirements for private property adjacent to the public realm.

LAND USE AND COMMUNITY CHARACTER CONSISTENCY



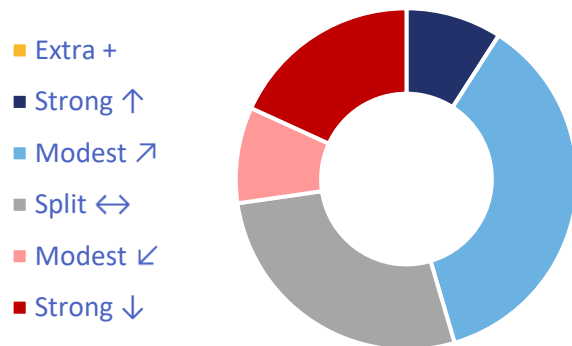
Review - Overall

GROWTH FRAMEWORK
CONSISTENCY



- Character consistency is marginal, but with some continued fine tuning in response to this evaluation tool and additional public input, staff could 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