



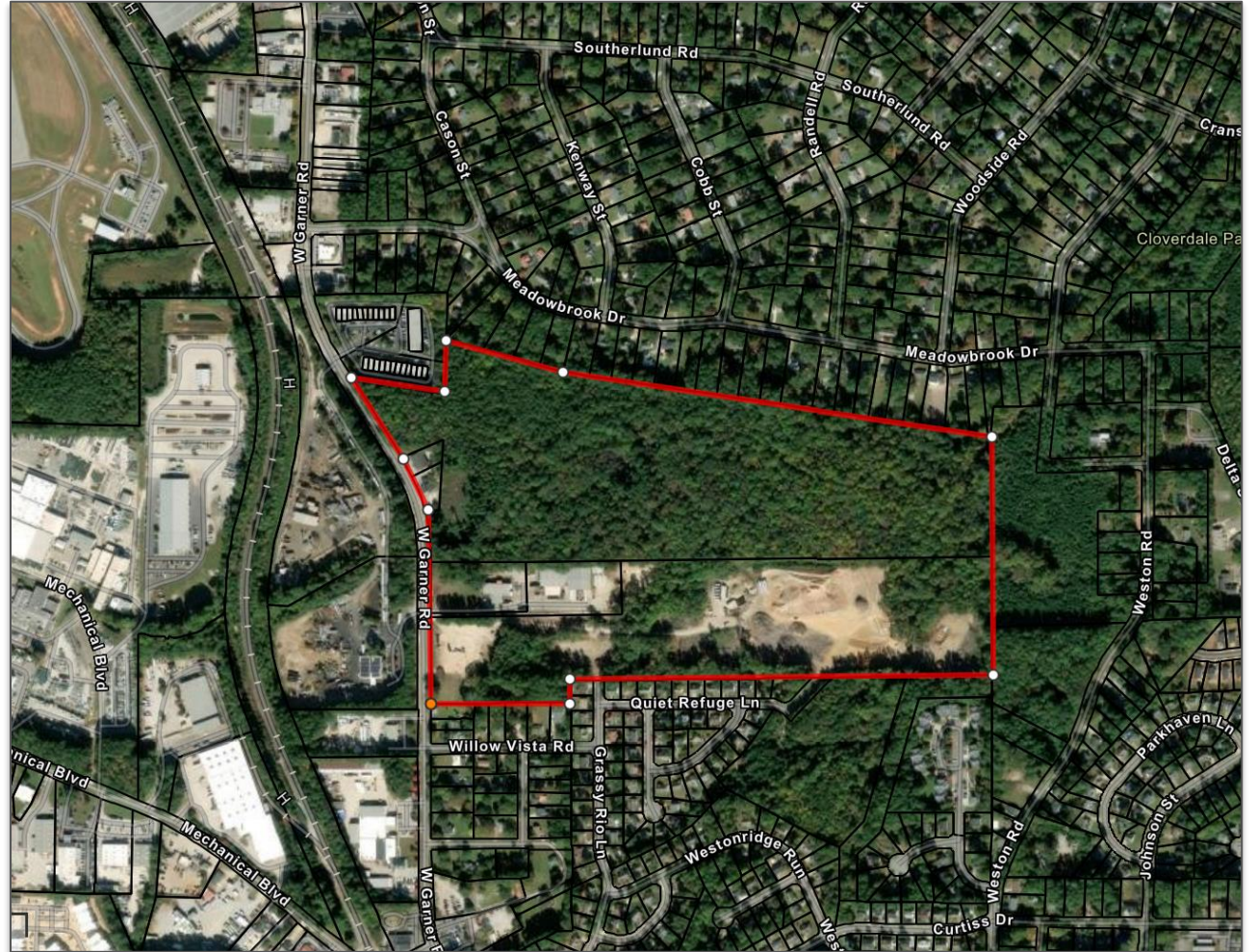
THOMPSON BUSINESS PARK

CZ-22-07 (formerly CZ-MP-22-10)

Town of Garner

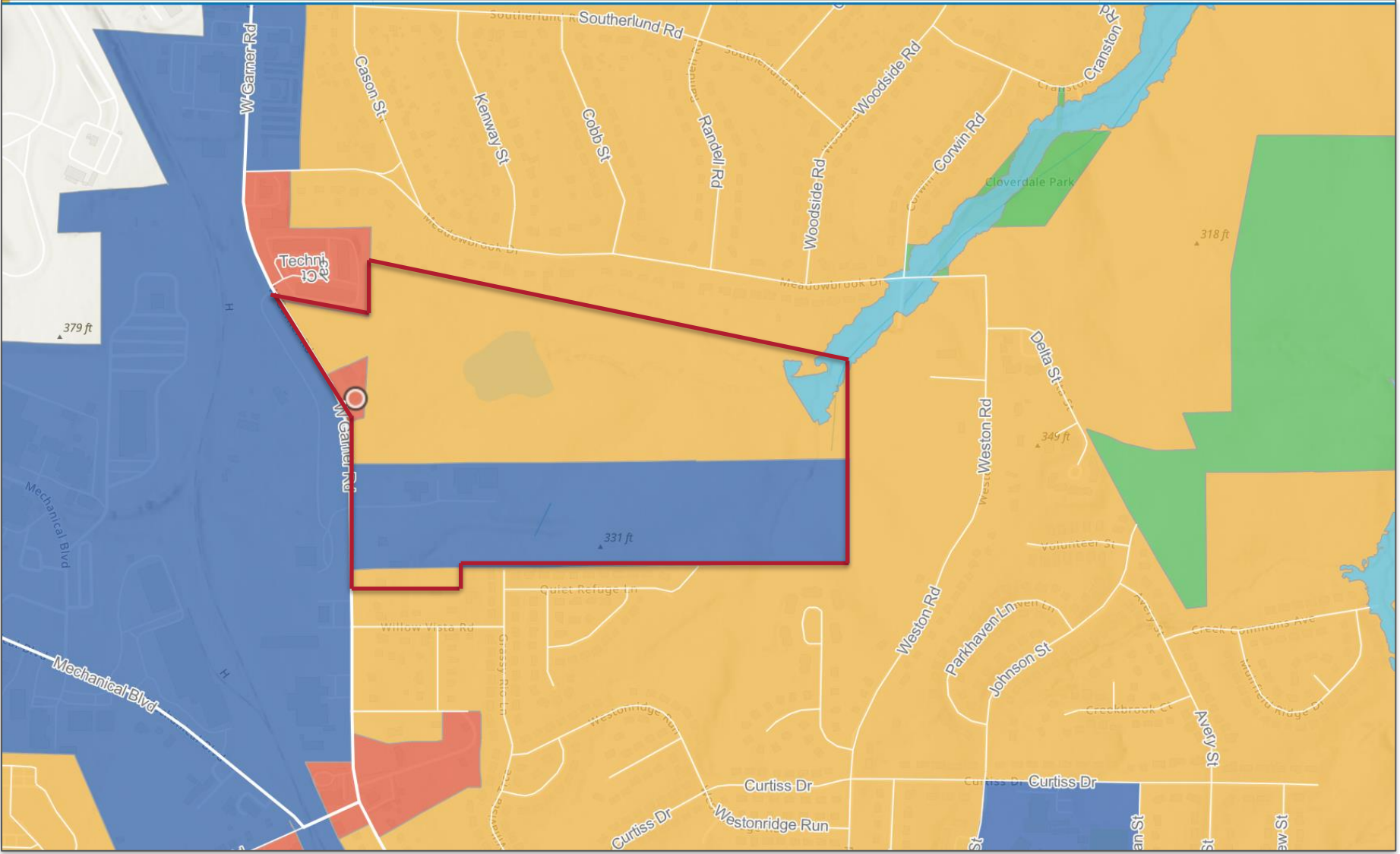
W. GARNER RD

- 82.29 acres
- Current Zoning:
 - R2
 - NMX
 - LI-CZ
 - R4-CZ



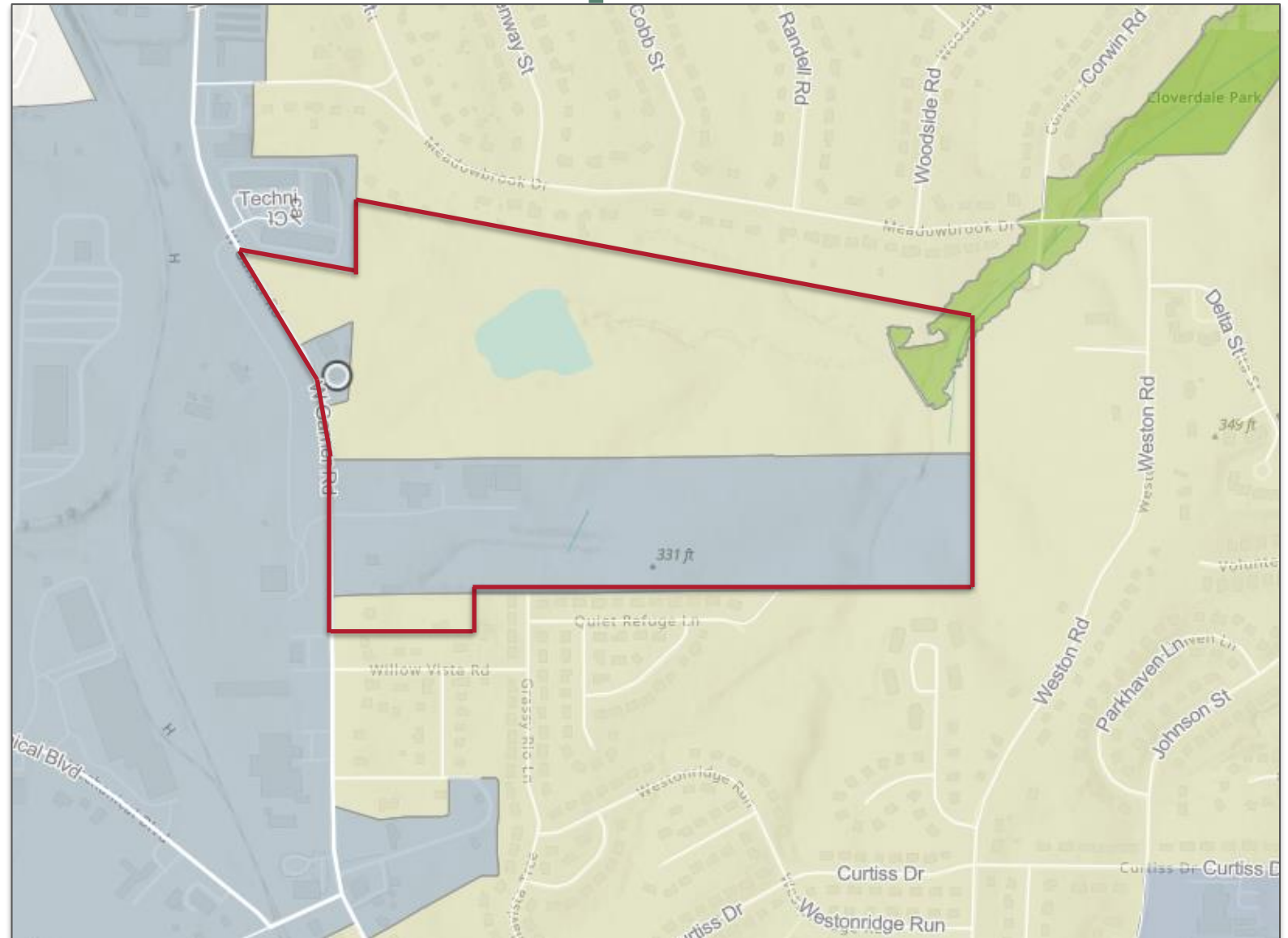
Garner Forward: Character Typology

- Employment Centers
- Floodplains
- Mixed Use Center
- Neighborhoods
- Open Space
- Retail Centers
- Rural Living

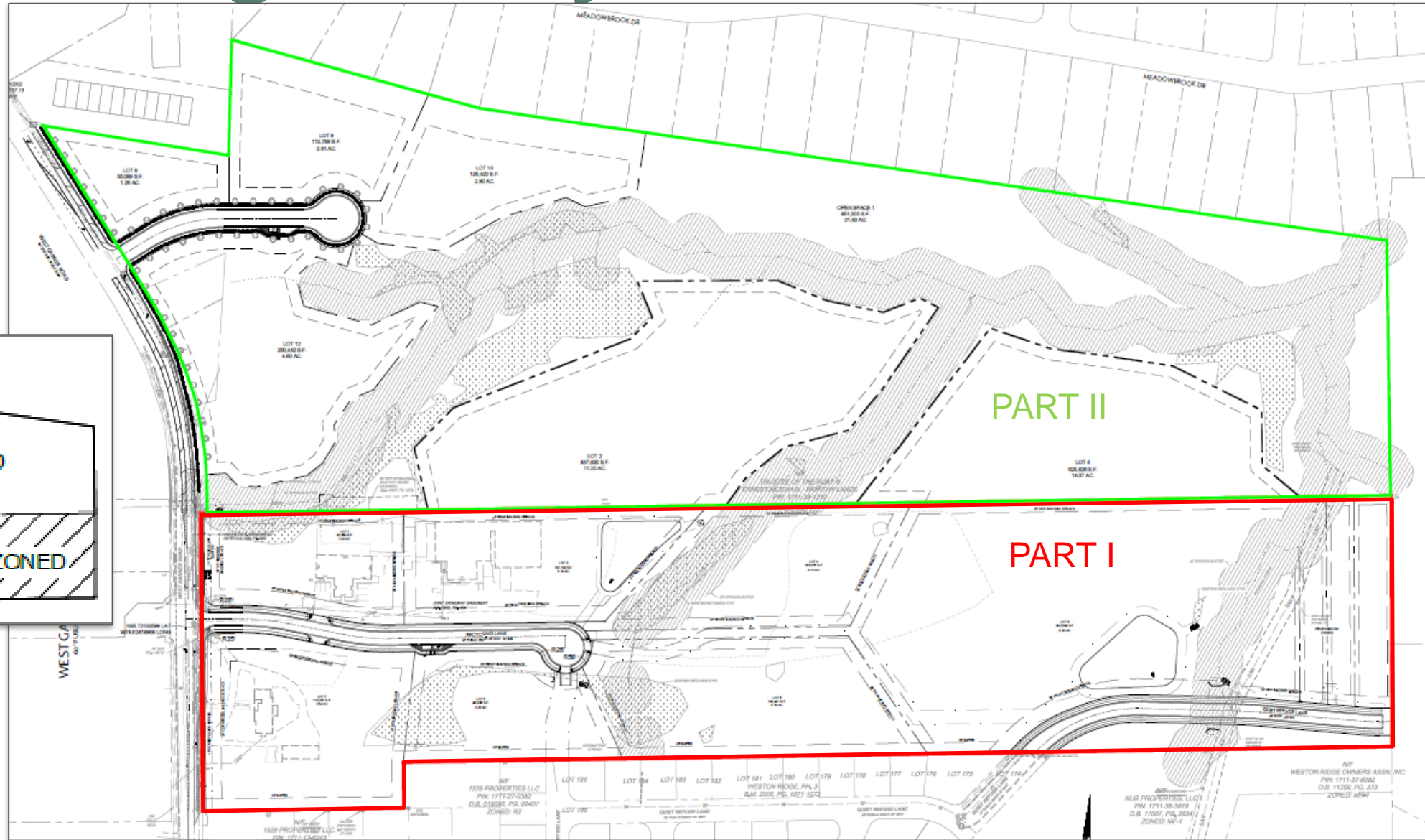
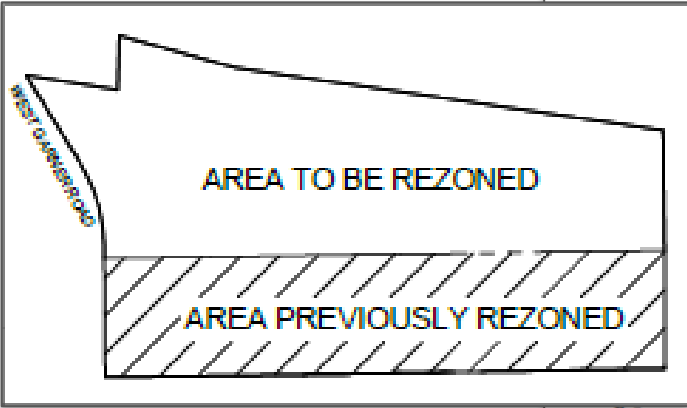


Garner Forward: Development Intensity

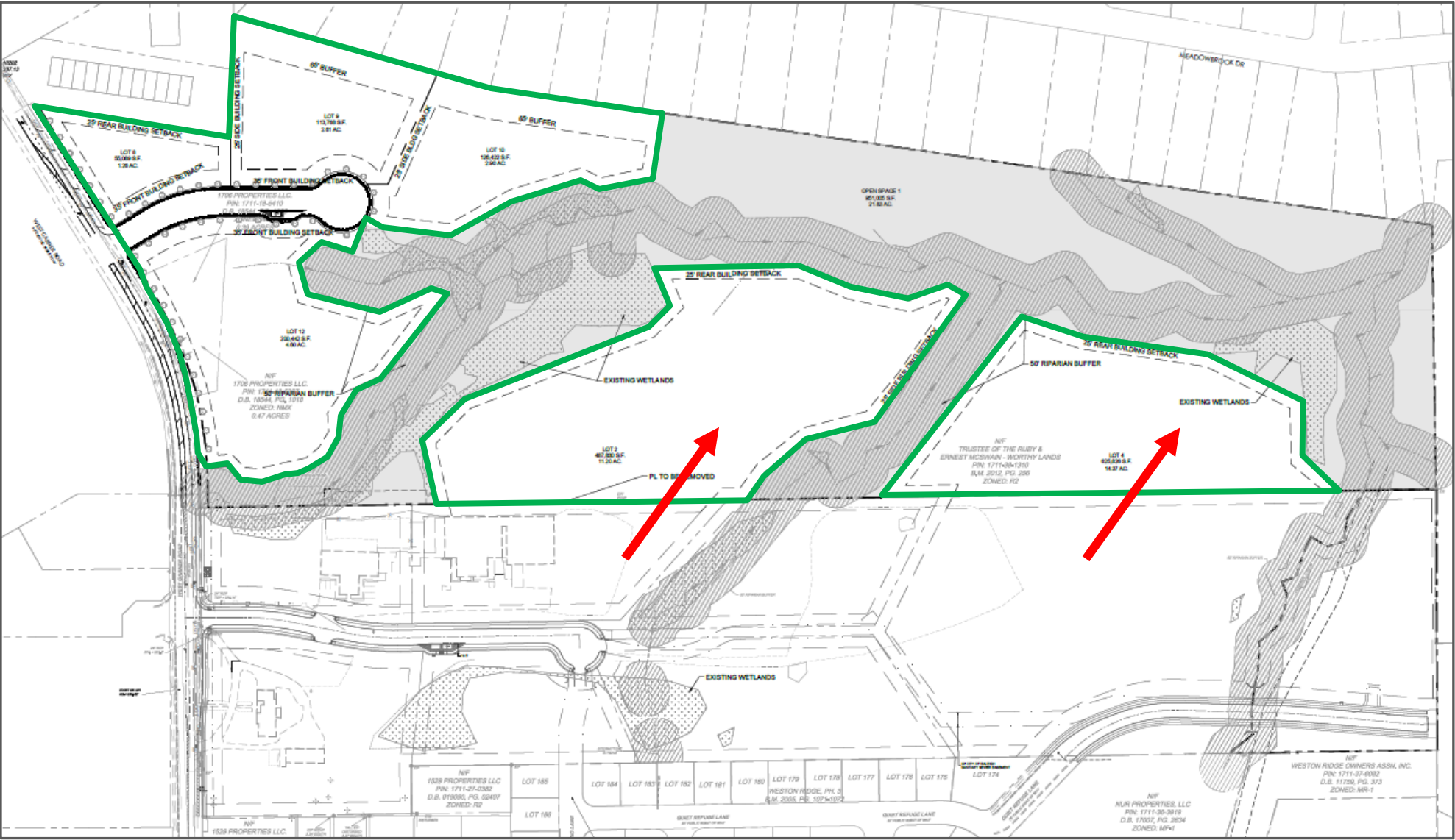
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- Level 1: Areas to Preserve
 - Level 2: Areas to Strengthen
 - Level 3: Areas to Enhance
 - Level 4A: Areas to Transform (Low-Rise)
 - Level 4B: Areas to Transform (Mid-Rise)
 - Level 4C: Areas to Transform (High-Rise)



Rezoning History: Part I and II



Rezoning History: Thompson Business Park 2



Proposed Zoning Conditions

Light industrial Conditional (LI-CZ) Tier 1

- **Permitted Uses:** Narrowed previously approved list
- **Lighting** (adjacent to residential):
 - Floodlights prohibited
 - Site lights must be full cut-off fixtures
 - Site lights max height of 25ft
- **Landscape Buffers** – Solid evergreen row to form hedge adjacent to residential
- **Tree cover** – 15% of site
- **Open Space** – 5 acres must be in northeast corner

Permitted uses

Security or Caretaker's Quarters	P
Assembly, Civil, Service Fraternal Clubs, Lodges and Similar Uses	P
Higher Education [Includes Business School / Satellite]	P
Emergency Services	P
Ambulatory Health & Emergency Care Facility	S
Bar, Nightclub, Tavern	P
Indoor Athletic or Entertainment Facility (not theater) [Including Gym, Spa, Indoor Pool, etc.;	P
Outdoor Athletic or Entertainment Facility [Including Water Park, Golf Driving Range, Miniature Golf, Batting Cage, Go-Cart, etc.]	S
Theater, Drive-In	S
Hotel / Motel [Includes Extended Stay Facility]	P
Other Office Uses Not Listed	P
Medical Office [Includes Medical Clinic or Urgent Care Clinic]	P
Restaurant, Sit-down Establishment	P
Convenience Store, without Fuel Sales	P
Convenience Store, with Fuel Sales	P
Funeral Home	P
Crematorium	S
Personal or Professional Services {up to 5,000 sqft ground floor footprint} [Including Hair Salons, art studio, dance studio (excludes commercial greenhouses or any use with outdoor operations)]	P
Personal or Professional Services {> 5,000 sqft ground floor footprint}	P

Sales / Retail (no outdoor operations)	P
Sales / Retail (with outdoor operations up to 25 percent of total sales area)	P
Sales Oriented Use (with outdoor operations > 25 percent of total sales area) [Includes Open Air Market]	P
Parking Lot or Deck, Commercial	P
Self Storage, Mini Storage	P
Veterinarian / Kennel, Indoor	P
Veterinarian / Kennel, with Outdoor Operations	S
Vehicle Sales, Rental, Service, Repair [Includes Vehicle Sales, Rental, Limited, Service]	P
Flex Space, Other Light Industrial, Manufacturing, Warehousing, or Transportation Uses Not Listed [Any uses with outdoor components or noxious emissions, vibrations, or by-products are considered Industrial, Manufacturing, or Production with Outdoor Operation]	P
Microbrewery / Microdistillery	P
Wholesale Sales	P
Industrial, Manufacturing, or Production, Indoor Only	P
Minor Utility	P
Telecommunication Facility	P
Concealed Telecommunication Facility	P
Greenhouse, Nursery (commercial), indoor operations	P

Open Space, Tree Preservation and Buffers

