




CZ-MP-23-07 Bethel Green

Town Council
November 4, 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 **322** 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.

Proposal



Rezoning: Residential 8 (R8- C313) Conditional

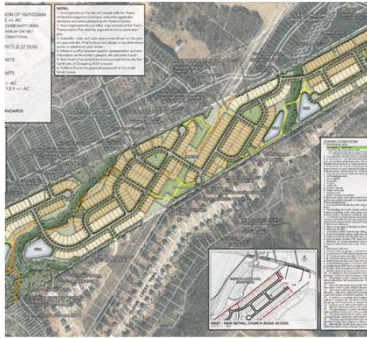


- Narrowed to 1 out of 18 possible uses
 - Single-family detached use only
- Collectively, up to a maximum of 328 Dwelling Units
 - 206 – 45'x120' lots (down from 236)
 - 104 – 52'x120' lots (down from 122)
 - 12 – 80'x120' lots (new)
 - (total of 322 units ~2.32 du/acre) down from 328 and ~2.37 du/acre

Proposal



Other Conditions: 21. A minimum of ten (10) residential restricted median-income affordable housing units (Affordable Housing Units) shall be constructed onsite and sold at an initial sales price (includes unit price and lot price) that is calculated based upon the eighty percent (80%) of the Raleigh, NC Metropolitan Statistical Area (MSA) Area Median Income (AMI) as most recently published by the U.S. Department of Housing and Urban Development (HUD). The Affordable Housing Units shall be occupied by low or median-income households earning no more than eighty percent (80%) of the Raleigh, NC MSA AMI, adjusted for family size as most recently published by HUD. A restrictive covenant (i.e. deed restriction) shall be recorded against each Affordable Housing Unit concurrently at the close of escrow upon the sale of the Affordable Housing Unit to memorialize the affordable housing terms and conditions, which covenant shall expire upon the first resale of such Affordable Housing Unit. Prior to recordation of the plat creating the final lots within the subdivision, the Developer shall submit documentation and an affidavit of compliance with this zoning condition. Final Affordable Housing Unit floor plan selection which includes the unit size and bedroom size will be at the sole discretion of the developer, provided that with respect to location, no more than two (2) Affordable Housing Units shall be permitted on any individual street.



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Proposal



Other Conditions: 22. The connection to Altamont Court shall be restricted as one way exiting the existing Glen Creek subdivision with a traffic restricting bump out on the proposed extension of Altamont Court. Additionally, a mini roundabout will be constructed at the proposed intersection of Altamont Court within Bethel Green subdivision. The developer agrees to keep the connection to Altamont Court closed with temporary barricades until such time that the Town of Garner or Wake County require the connection to open.



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Review - Overall



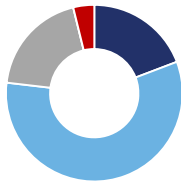
GROWTH FRAMEWORK CONSISTENCY

- Strong ↑
- Modest ↗
- Spl t ↔
- Modest ↘
- Strong ↓



LAND USE AND COMMUNITY CHARACTER CONSISTENCY

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



- Staff is able to support an overall finding of consistency for the request as revised.
- Full detail of consistency review attached to staff report

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Planning Commission Meeting



Questions and comments from the Planning Commission consisted of:

- Question regarding traffic and how improvements can be made,
- Appreciation for the site layout and distribution of open spaces and pocket parks,
- Question about sewer connections to neighboring properties,
- Comment regarding a timeframe for the affordable housing units,
- Question about greenway connections to existing greenways/sidewalks,
- Appreciation for the inclusion of affordable housing units,
- Comment about consideration for future transit connections,
- Comment about first-floor primary bedrooms,
- Question about lot sizes and plan consistency

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PC Adopted Consistency Statement

We, the Planning Commission, find that with a modest level of land use and community character consistency and a fairly strong level of consistency with the Plan's growth framework, this request, to rezone 138.52 +/- acres from Residential 2 (R2) to Residential 8 (R8 C313) Conditional for the development of up to 322 single-family detached units is consistent with the Town's adopted land use plans.

PC Motion to Recommend Approval

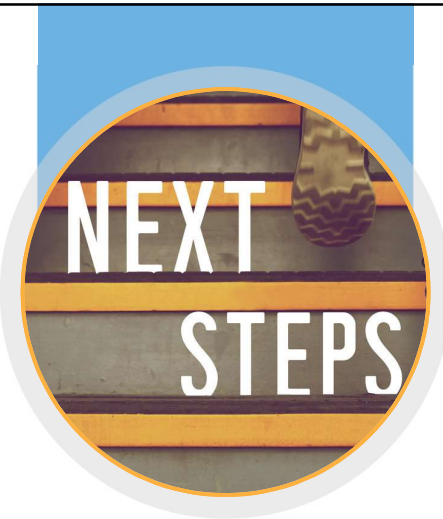
I move that the Planning Commission accept the Consistency Statement drafted herein as our own written recommendation regarding the consistency of the request with the Town's adopted land use plans and recommend approval of Case # CZ-MP-23-07 to the Town Council.

- Motion– Avent
- Second– Carson
- Vote– Unanimous (7-0)

Reasonableness



1. Consistency (or lack thereof) with the Comprehensive Plan and other adopted plans.
2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood.
3. Suitability of the subject property for uses permitted by the current versus the proposed district.
4. Whether the proposed change tends to improve the balance of uses or meets a specific demand in the Town.
5. Availability of sewer, water, transportation infrastructure, stormwater facilities, and other necessary infrastructure generally suitable and adequate for the proposed use.
6. Preservation of key features of the natural environment.



Draft Motions



See page 158 of the agenda packet for draft motions:

- To find consistent and reasonable (approve), or
- To find consistent and unreasonable (deny).

<i>Approve</i>	① Consistent and Reasonable	② Inconsistent but Reasonable
	③ Consistent but Not Reasonable	④ Inconsistent and Not Reasonable
<i>Deny</i>		



Proposal: Master Plan



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