




GZ-24-001

2311 Parkway Drive

Town Council
November 4, 2024



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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.




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Review- Framework Consistency



Staff can support a finding of overall consistency.

Reminder: 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 these criteria was not included.

GROWTH FRAMEWORK CONSISTENCY

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



Planning Commission Meeting



Questions and comments from the Planning Commission consisted of:

- Question of impact on nearby property owners



PC Adopted Consistency Statement

We, the Planning Commission, find that in the absence of any strong non-supporting comprehensive plan criteria, other than the zoning district choice, and an otherwise strong level of consistency with the Plan's growth framework, this request to rezone 0.28 +/- acres from Residential-40 Watershed (R-40W, Wake County) to Rural Agricultural (RA, Town of Garner) is consistent with the Town's adopted land use plans.

PC Motion to Recommend Approval

I move that due to the unique use of this parcel and in the absence of any strong non-supporting comprehensive plan criteria other than the district zoning choice, and an otherwise strong level of consistency with the plan's growth framework that we approve Case # GZ-24-001.

- Motion—Carson
- Second—Voiland
- 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.

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Draft Motions



See page 126 of the agenda packet for draft motions:

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

Deny	① Consistent and Reasonable	② Inconsistent but Reasonable
	③ Consistent but Not Reasonable	④ Inconsistent and Not Reasonable

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