




CZ-22-07 Thompson Business Park II

Public Hearing
November 4, 2024

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At a Glance




Applicant: Ronnie Thompson

Owner: 1529 Properties LLC and 1706 Properties LLC

Request: Tier 1 conditional zoning map amendment (rezoning) request submitted to rezone approximately 82.29 +/- acres from Light Industrial (LI C218) Conditional, Neighborhood Mixed Use (NMX), Residential 2 (R2), and Residential 4 (R4-C239) Conditional to LI (LI C315) Conditional. .

The site encompasses 6 parcels along W. Garner Rd. Zoning conditions are proposed that restrict the range of LI permissible uses to a list of 35 out of a possible 41, as well as conditions that address site design.



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Zoning and Context



Zoning: The existing zoning of the site is split between Light Industrial (LI C218) Conditional, Neighborhood Mixed Use (NMX), Residential 2 (R2), and Residential 4 (R4-C239) Conditional, along with the application of the Commercial Highway Overlay (CHO)



Current Use – Vacant, Commercial

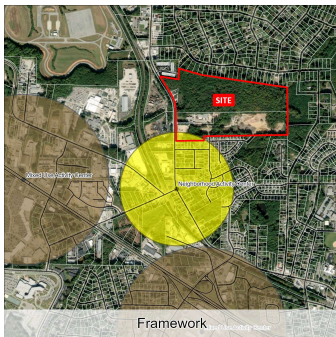
Context: W. Garner Rd. is a diverse corridor with a mix of land uses, including industrial, commercial and residential land uses.

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Framework



- Activity Centers:**
- Garner Road is a significant thoroughfare that runs through parts of Raleigh and Garner, providing a key route for local traffic.
 - NCDOT reports the last traffic count for this portion of W. Garner Rd. (just south of Tryon Rd.) at 13,531 AADT (annual average daily trips) in 2023.



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Proposal



Rezoning: Light Industrial (CMX C315) Conditional

Condition #4 - Tree Cover

A minimum of 15% of the site shall be preserved tree cover area. This condition shall apply to the property as a whole, and not to individual site plans.

Condition #5 - Open Space

There shall be a minimum of 5 acres of open space and/or preserved tree cover area on the northern project boundary adjacent to Parcel Nos. 1711286837, 1711287836, 1711288835, 1711289824, 1711380823, 1711381822, 1711382840, 1711383778, 1711384766, 1711385755, 1711386723, 1711387702, 1711387780, 1711388678, 1711389677 and 1711480760. This area shall count toward the tree cover area in the preceding condition



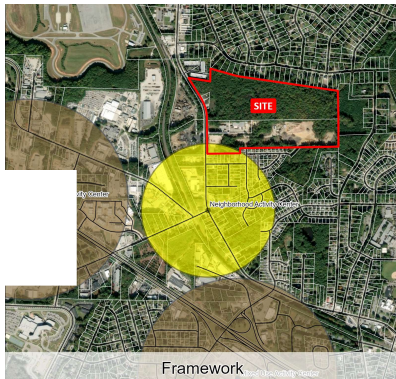
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Proposal



Transportation Notes:

- Currently, a Traffic Impact Analysis was not required due to the expected number of trips generated being less than the minimum requirements of a TIA.



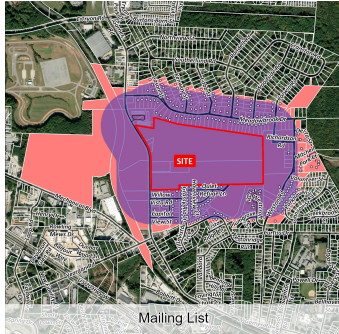
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Review

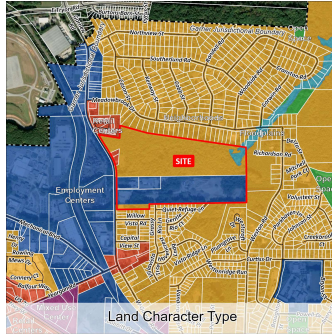


Neighborhood Meeting:

- Neighborhood Meeting – December 12, 2023
 - 420 letters mailed; 14 attendees
 - Full meeting information attached to staff report



Mailing List



Land Character Type



Development Intensity

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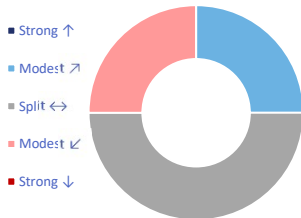
Review - Framework Consistency



4 Growth Framework criteria evaluated

- 1 modestly consistent
- 1 modestly inconsistent
- 2 split

GROWTH FRAMEWORK CONSISTENCY



The site encompasses the neighborhood and retail character typology which does not support the Light Industrial zoning district, however significant acreage of the site is supportive of light industrial zoning and is aligned with existing industrial uses nearby.

Note: the transportation choice is a pre-existing condition and therefore did not result in the lowest rating being given by staff

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Review - Land Use and Community Character Consistency

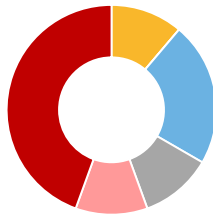


8 criteria determined applicable or possible to meaningfully address

- 1 extra credit – the site is near the core of Garner where development will minimize expensive infrastructure expansion investments and avoid the loss of rural areas for future development beyond municipal limits.
- 2 modestly consistent
- 1 split
- 1 modestly inconsistent
- 4 strongly inconsistent – no written condition indicating any commitment at this point to green stormwater infrastructure, architectural cohesion of buildings or place making features.

LAND USE AND COMMUNITY CHARACTER CONSISTENCY

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



Review - Overall



- Consistency has not yet been realized, but with additional commitments that could address architectural standards / architectural cohesion of buildings/place making features / green infrastructure / etc., and sensitivity to surrounding residential areas, staff may be able to support an overall finding of consistency.
- Full detail of consistency review attached to staff report

GROWTH FRAMEWORK CONSISTENCY

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



LAND USE AND COMMUNITY CHARACTER CONSISTENCY

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





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

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