

BETHEL GREEN REZONING

SITE DATA:	
PNZ	PORTION OF 1629203886
TOTAL AREA	138.52 +/- AC
EXISTING ZONING	R2 - LOWER SWIFT CREEK OVERLAY DISTRICT
PROPOSED ZONING	R8 - CONDITIONAL
SINGLE-FAMILY PROPOSED	328 UNITS (2.37 DU/AC)
45' X 120'	206 UNITS
52' X 120'	122 UNITS
OPEN SPACE REQUIRED (10%)	13.9 +/- AC
OPEN SPACE PROVIDED	OVER 13.9 +/- AC
CONNECTIVITY RATIO	1.44

NOTES:
 1. Development on this site will comply with the Town's Unified Development Ordinance and other applicable standards and plans adopted by the Town of Gower.
 2. Such improvements and other requirements of the Town's Transportation Plan shall be required at the site or subdivision.
 3. Utilities, title, and other items shall be shown on the plan at the subdivision plan time.
 4. Where a conflict between graphic representation and text information on this plan is present, the text shall prevail.
 5. All work to be completed and reported before the first Certificate of Occupancy (CO) is issued.
 6. Finalized Fee-in-lieu payment proposed for the single family home.

LEGEND:
 PROPERTY BOUNDARY
 50' NEIGHBORHOOD BUFFER
 50' COMMERCIAL BUFFER
 100 YEA FLOOD 1%
 WETLANDS
 TREE PRESERVATION (25 +/- AC)

November 4, 2024
 Council Meeting

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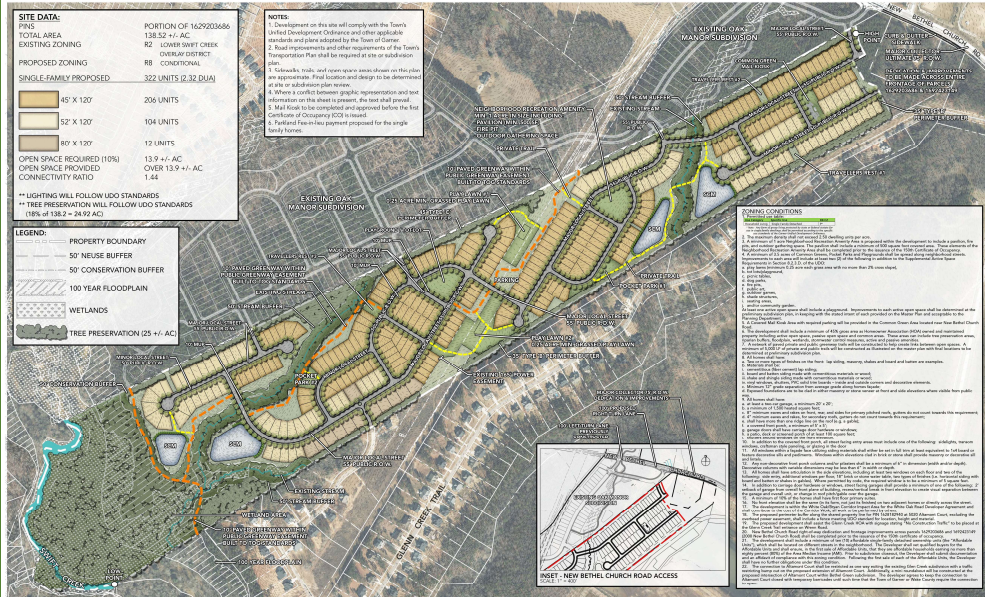
PROJECT SITE

Changes since public hearing:

- Increase in lot size for lots adjacent to existing homes along Altamont
- Revise Altamont access
- Workforce Housing

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MASTER PLAN – CHANGES SINCE PUBLIC HEARING

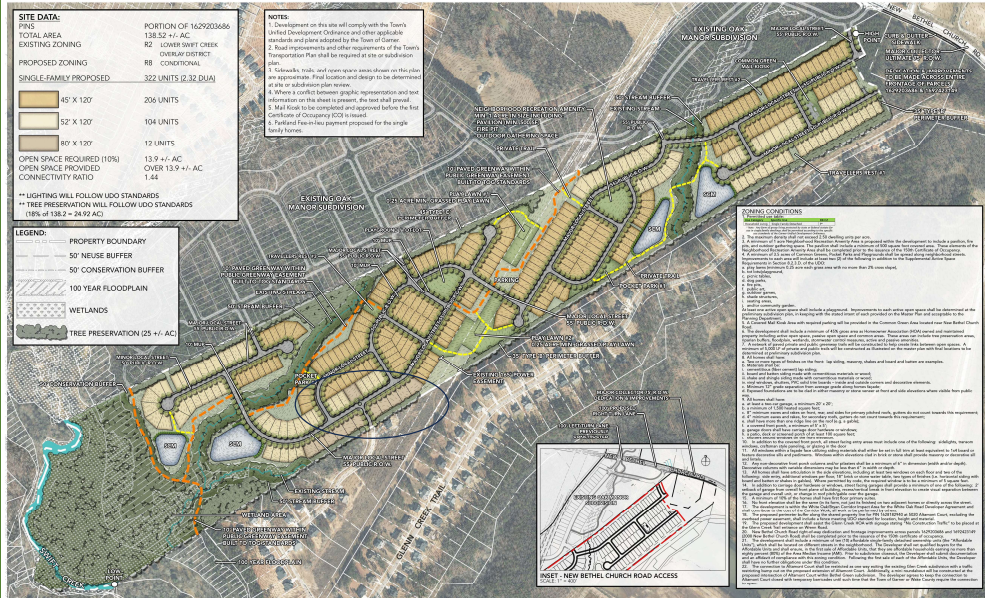


BETHEL GREEN - GARNER, NC
Conceptual Development Plan - October 1, 2024

CZ-MP-23-07
TIMMONS GROUP
ENGINEERING | DESIGN | TECHNOLOGY

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MASTER PLAN



BETHEL GREEN - GARNER, NC
Conceptual Development Plan - October 1, 2024

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MASTER PLAN ALTAMONT COURT CONNECTION



BETHEL GREEN - GARNER, NC

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AFFORDABLE HOUSING

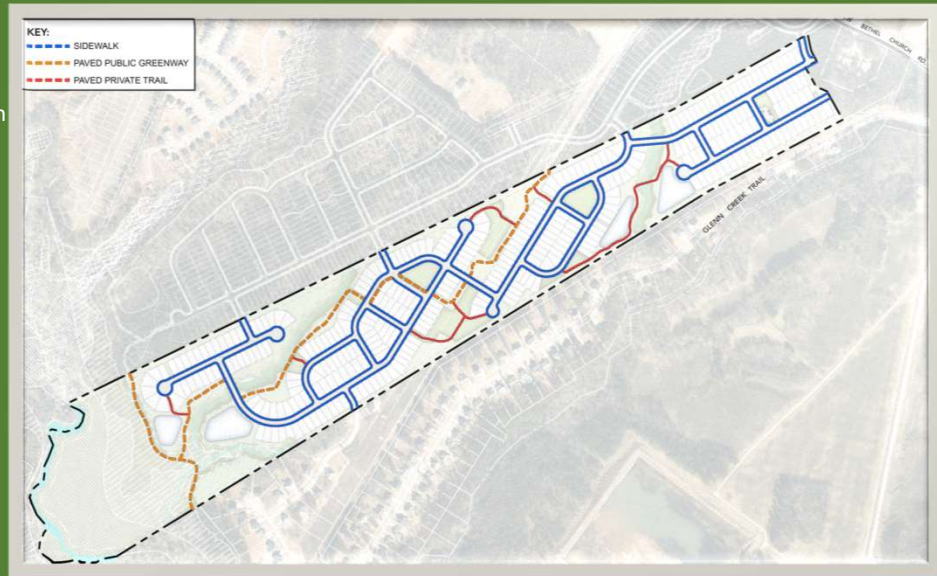
21. The development shall include a minimum of ten (10) affordable single-family detached ownership units (the "Affordable Units"), which shall be located on different streets in the neighborhood. The Developer shall vet qualified buyers for the Affordable Units and shall ensure, in the first sale of Affordable Units, that they are affordable households earning no more than eighty percent (80%) of the Area Median Income (AMI). Prior to subdivision closeout, the Developer shall submit documentation and an affidavit of compliance with this zoning condition. Following the first sale of each of the Affordable Units, the Developer shall have no further obligations under this condition.

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PED CONNECTIONS

Purpose:
Enhance connectivity between various open spaces

Promote outdoor activity and community interaction



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ZONING CONDITIONS

1. Permitted use table:

Use Category	Specific Use	R8 CZ
Household Living	Single Family Detached	P*

* Note: Any form of group living protected by state or federal statute for use in single-family dwellings shall be permitted according to the specific use standards of the Garner Unified Development Ordinance.

2. The maximum density shall not exceed 2.50 dwelling units per acre.
3. A minimum of 1 acre Neighborhood Recreation Amenity Area is proposed within the development to include a pavilion, fire pits, and outdoor gathering space. The pavilion shall include a minimum of 500 square foot covered area. These elements of the Neighborhood Recreation Amenity Area shall be completed prior to the issuance of the 150th Certificate of Occupancy.
4. A minimum of 3.5 acres of Common Greens, Pocket Parks and Playgrounds shall be spread along neighborhood streets. Improvements to each area will include at least two (2) of the following in addition to the Supplemental Active Space Requirements in Section 8.2.3.D. of the UDO:
 - a. play lawns (minimum 0.25 acre each grass area with no more than 2% cross slope),
 - b. tot lots/playground,
 - c. picnic tables,
 - d. dog parks,
 - e. fire pits,
 - f. public art,
 - g. outdoor games,
 - h. shade structures,
 - i. seating areas,
 - j. and/or community garden.

At least one active open space shall include a playground. Improvements to each active open space shall be determined at the preliminary subdivision plan, in keeping with the stated intent of each provided on the Master Plan and acceptable to the Planning Department.

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ZONING CONDITIONS

5. A Covered Mail Kiosk Area with required parking will be provided in the Common Green Area located near New Bethel Church Road.
6. The development shall include a minimum of 45% gross area as Homeowner Association (HOA) owned and maintained property including active open space, passive open space and common areas. These areas can include tree preservation areas, riparian buffers, floodplain, wetlands, stormwater control measures, active and passive amenities.
7. A network of paved private and public greenway trails will be constructed to help create links between open spaces. A minimum of 5,000 LF of private and public trails will be constructed as illustrated on the master plan with final locations to be determined at preliminary subdivision plan.
8. All homes shall have:
 - a. Two or more types of finishes on the front: lap siding, masonry, shakes and board and batten are examples.
 - b. Materials shall be:
 - i. cementitious (fiber cement) lap siding;
 - ii. board and batten siding made with cementitious materials or wood;
 - iii. shake and shingle siding made with cementitious materials or wood;
 - iv. vinyl windows, shutters, PVC solid trim boards – inside and outside corners and decorative elements.
 - c. Minimum 12" grade separation from average grade along homes façade;
 - d. Exposed foundations are to be clad in either masonry or stone veneer at front and side elevations where visible from public way.

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ZONING CONDITIONS

9. All homes shall have:
 - a. at least a two-car garage, a minimum 20' x 20';
 - b. a minimum of 1,500 heated square feet;
 - c. 8" minimum eaves and rakes on front, rear, and sides for primary pitched roofs, gutters do not count towards this requirement;
 - d. 4" minimum eaves and rakes, for secondary roofs, gutters do not count towards this requirement;
 - e. shall have more than one ridge line on the roof (e.g. a gable);
 - f. a covered front porch, a minimum of 5' x 5';
 - g. garage doors shall have carriage door hardware or windows;
 - h. a patio, deck or screened porch of at least 100 square feet;
 - i. shutters around windows on the front elevation.
10. In addition to the covered front porch, all street facing entry areas must include one of the following: sidelights, transom windows, craftsman style paneling, or glazing in the door.
11. All windows within a façade face utilizing siding materials shall either be set in full trim at least equivalent to 1x4 board or feature decorative sills and pediments. Windows within elevations clad in brick or stone shall provide masonry or decorative sill and lintels.
12. Any non-decorative front porch columns and/or pilasters shall be a minimum of 6" in dimension (width and/or depth). Decorative columns with variable dimensions may be less than 6" in width or depth.
13. All homes shall have articulation in the side elevations, including at least two windows on each floor and two of the following: side entry, additional windows per floor, 18" brick or stone water table, two types of finishes (i.e. horizontal siding with board and batten or shakes in gables). Where permitted by code, the required window is to be a minimum of 5 square feet.

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ZONING CONDITIONS

14. In addition to carriage door hardware or windows, street facing garages shall provide a minimum of one of the following: 2' setback of garage from overall front plane of building, recess/vertical break in front elevation to create visual separation between the garage and overall unit, or change in roof pitch/gable over the garage.
15. A minimum of 10% of the homes shall have first floor primary suites.
16. No front elevation shall be the same (in its form, not just its finishes) on two adjacent homes or directly across the street.
17. The development is within the White Oak/Bryan Corridor Impact Area for the White Oak Road Developer Agreement and shall contribute to the cost of the Corridor Work; all work to be performed by others.
18. The proposed perimeter buffer along the shared property line for PIN 1628182940 at 5020 Altamont Court, excluding the overhead power easement, shall include a fence meeting UDO standard for location, height and material.
19. The proposed development shall assist the Glenn Creek HOA with signage stating "No Construction Traffic" to be placed at the Glenn Creek Trail entrance on Wrenn Road.
20. New Bethel Church Road right-of-way dedication and frontage improvements across parcels 1629203686 and 1692423149 (2000 New Bethel Church Road) shall be completed prior to the issuance of the 150th certificate of occupancy.

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ZONING CONDITIONS (ADDED SINCE COUNCIL PUBLIC HEARING)

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.
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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THANK YOU

► QUESTIONS?