



# ZP-890-16

## Proposed Zoning Map Amendment: 0 Benson Road



# Request

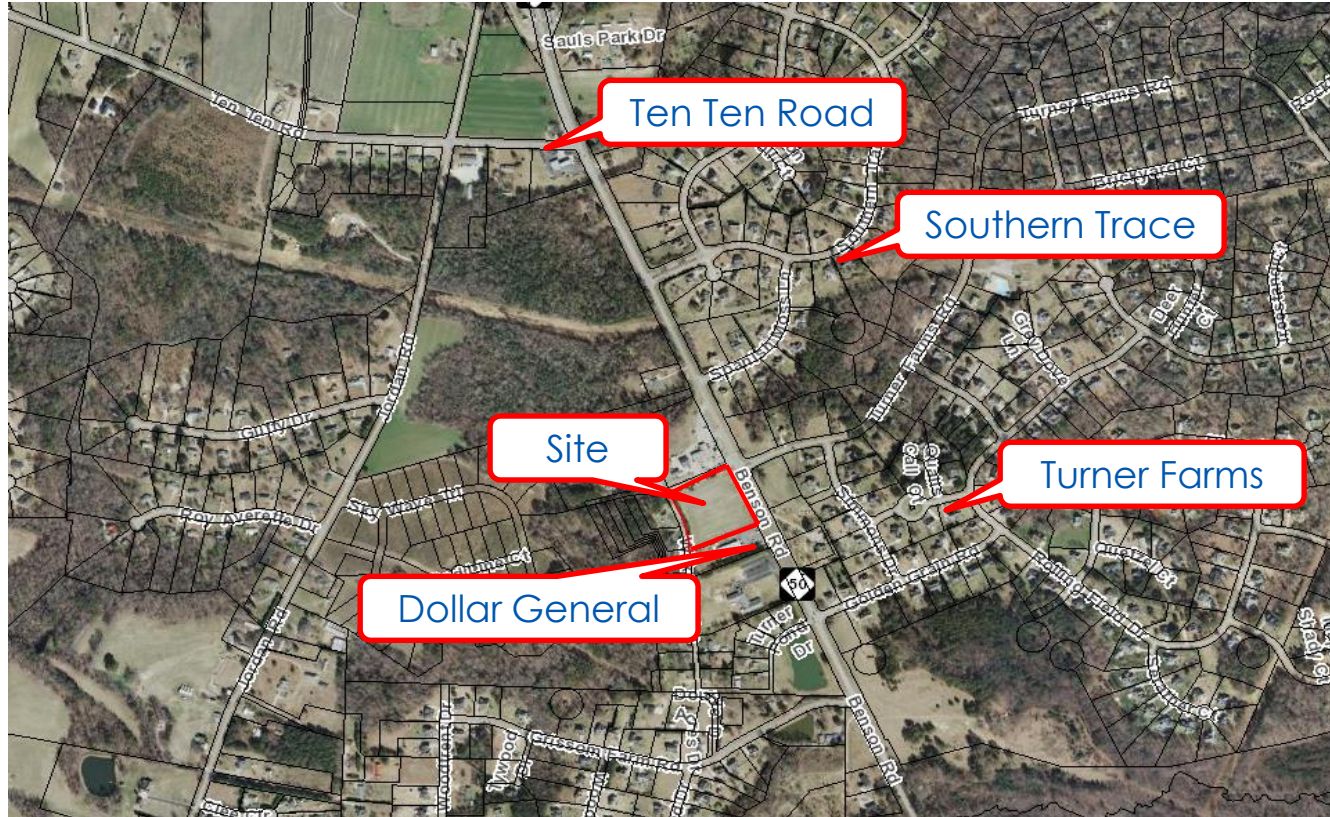
To rezone a 3.65-acre parcel located at the corner of Benson Road (NC 50) and Wakefield Lane from CU-GB to CU-HC\*

\* Conditional use rezoning - petitioner has voluntarily offered a condition, or conditions, to mitigate possible adverse impacts (eliminated all but two possible uses, masonry facade)

# Stated Purpose of the Rezoning

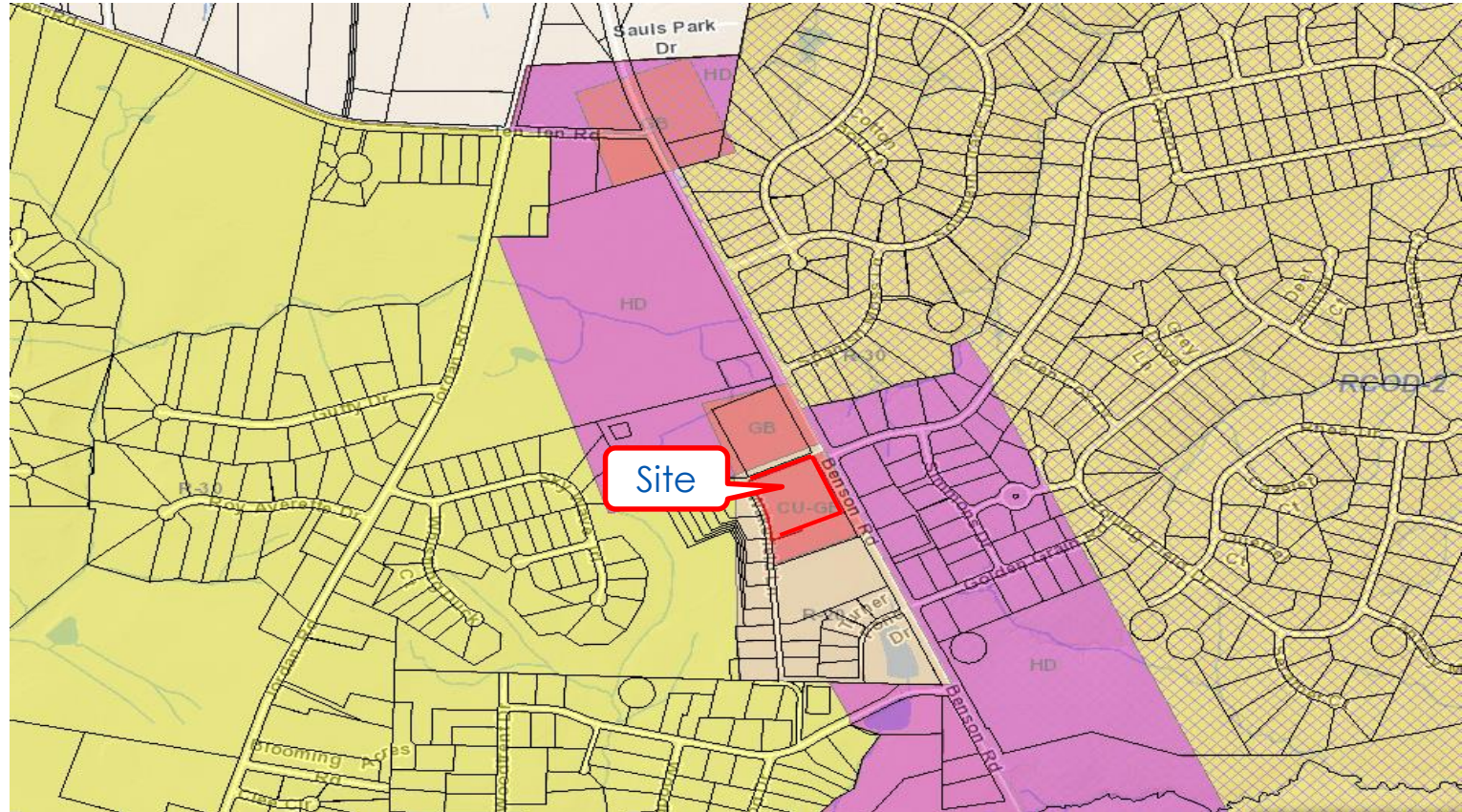
- Stated intent of the rezoning is to allow for the construction of a self-service storage facility with moving truck rental.
- Rezoning decision must be based upon all possible uses (Self Storage and Vehicle Sales, Leasing or Rental). If approved the applicant could do either or both of these uses on the property.

# Aerial Map





# Zoning Map



# Land Use History

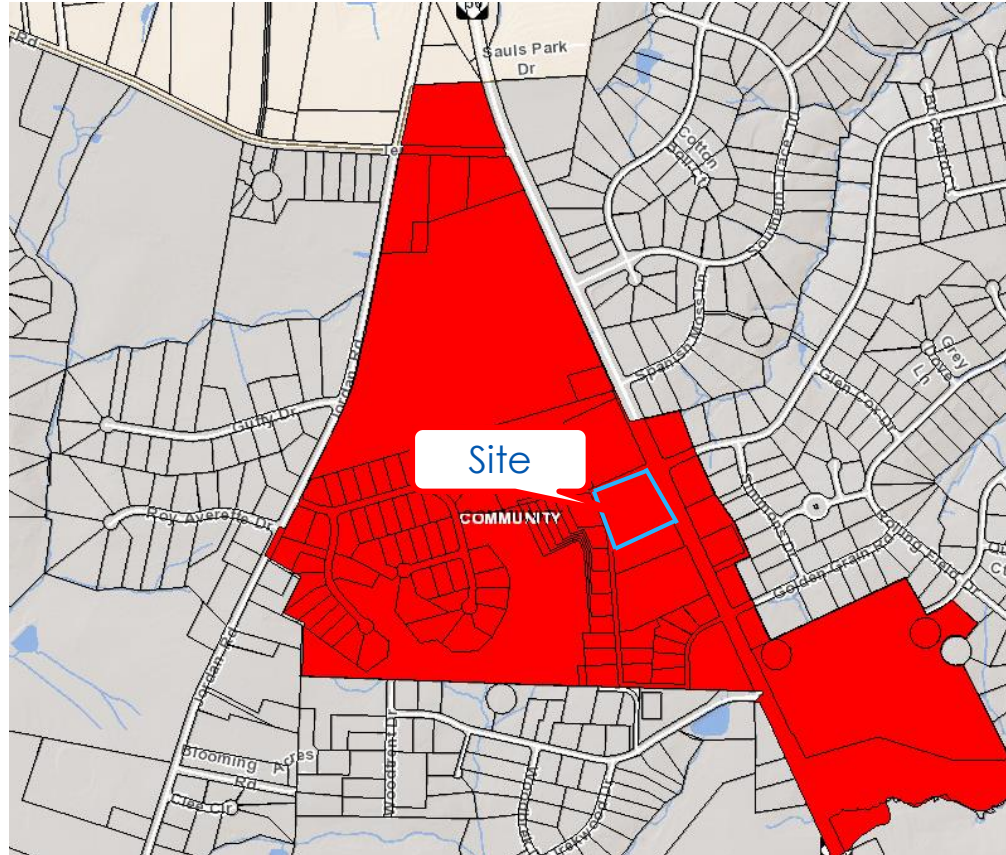
1973: General zoning first applied to this area of county.

1998: Site was part of a larger 8.8 acre tract approved for a mini-storage facility (BA 1752).

2010: The property was rezoned from Residential-20 to Conditional Use-General Business.

2011: The property was subdivided into two parcels –where the Dollar General now sits and the 3.65 acre subject parcel.

# Community Activity Center Map





# Wake County Land Use Plan

- Located within Garner's LRUSA and a 218-acre activity center, which allows for a variety of nonresidential uses
- A community activity center is intended for moderate-scale mixed-use development that allows for a combination of retail, personal services, civic, educational, and social uses that serve the needs of the surrounding neighborhoods
- Requested CU-HC zoning, the stated proposed use, and the permissible uses would be consistent with the LUP's activity center designation and appropriate for the area



# Input from Town of Garner

- The subject property is located within the Town of Garner's LRUSA
- Garner staff is neutral on conformity with the town's Comprehensive Growth Plan.
- Landscaping and signage suggestions by the town will be considered later in the process during site plan review.

# Input from Neighboring Property Owners

- Planning staff sent letters to each property owner within 1,000 feet of the subject property and posted meeting notification signs on Benson Road and Wakefield Lane.
- Wake County planning staff has received two calls and one email.
- The petitioner held two neighborhood informational meetings – July 12 and 26, 2016 to discuss the rezoning request

# Transportation



**Previous  
ROW  
Dedication**

# Transportation



**Current  
Offsetting  
Roads**



# Transportation



Existing  
turn lane

# Next Steps If Rezoning is Approved

- The proposed self-service storage facility (or other permissible use) will require a detailed site plan review process
- A Planned Compliance Permit (PCP) will be required. PCPs are reviewed by the Planning Board for compliance with landscaping, parking, setbacks, etc.

# Staff Findings

1. The proposed rezoning is consistent with the area's designation as a Community Activity Center and is appropriate for the area.
2. The Community Activity Center allows for moderate-scale mixed-use development that allows for a combination of retail, and personal services serving the needs of the surrounding neighborhoods.
3. The proposed rezoning complies with goals of the Land Use Plan and the Fuquay-Garner Area Plan.
4. There are no significant traffic issues for Benson Road.

# Staff Findings

5. A detailed site plan must be approved prior to development of the site.
6. Any roadway improvements and/or driveway permits will be approved by NCDOT during the site plan review process.
7. The Town of Garner's planning staff has indicated that they are neutral on the requested rezoning as it relates to conformance with their Growth Plan.
8. Planning staff has received two calls and an email from the public.



# Public Comments

# Planning Staff Recommendation

That the Board of Commissioners :

- (1) adopts the drafted statement of consistency, reasonableness, and public interest
- (2) approves the requested zoning map amendment, ZP-890-16, as presented

# Planning Board Recommendation

The Planning Board unanimously recommended approval of the requested zoning map amendment, ZP-890-16, as presented, at its Wednesday, August 3, meeting.

# Suggested Motions

That the Board of Commissioners:

1. Adopts the attached consistency statement finding that the requested rezoning to CU-HC and the permissible range of uses are consistent with the Wake County Land Use Plan, reasonable, and in the public interest,  
and by separate motion,
2. Adopts the ordinance approving the requested zoning map amendment, ZP-890-16, as presented