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## MEMORANDUM

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**TO:** Stacy Harper, AICP, CZO; Planner II, Wake County  
**FROM:** Jeff Triezenberg, AICP, GISP; Asst. Planning Director  
**RE:** ***County Re-Zoning Application Comments – Benson Road, Across from Turner Farms Road***  
**DATE:** July 8, 2016

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Thank you for the opportunity to provide comments on this proposed re-zoning in the Town of Garner Long-Range Urban Services Area. Our comments are as follows:

1. The Town is **neutral on the issue of conformity with the Town's Comprehensive Growth Plan** due to the following statements taken as a whole:
  - a. The current Comprehensive Growth Plan identifies this property, or a portion thereof, as "1/2 Mile Community – Mixed Use". According to this designation, we would entertain re-zoning requests to our following zoning districts: Neighborhood Commercial, Neighborhood Office, Office & Institutional, Multi-Family 1, Multi-Family 2, or one of the following "planned" districts: Mixed Use Development, Traditional Neighborhood Development or Planned Unit Development. None of the base districts would allow self-service storage units with truck rental as a permitted or special use. It is possible that if it were part of a larger planned development, we might entertain the allowance of the use so long as careful attention was paid to any proposed site plan; however, the current size of the site would not lend itself to any of the planned districts either.
  - b. Although the specific use would generally be determined to be not in conformity with the current Comprehensive Growth Plan based on the preceding statements, another section of the plan described the area as follows: "Neighborhood retail and service supporting the daily needs of the surrounding community...". As the applicant has noted in the application, it could thus be argued that this use fulfills such a need.
  - c. It may also be noted that the Town is currently in the beginning stages of producing a new Comprehensive Plan; however, it is unknown at this time as to how this plan might change the conformity of the request.
2. This area is not included in the Town's upcoming ETJ request; however, it is likely that following the final outcome of the Town's ETJ request, the Town will want to engage with Wake County regarding amendments to designations of Urban Services Area from Long-Range to Short-Range. Given the proximity of this area to the preferred 540 corridor which is expected to be constructed within the next 10 years, staff would expect this area to be discussed. Also, with the construction of an interchange with NC 50; this area will shortly become a major entrance into the Garner community. Consequently, the Town would appreciate stronger County consideration of the site plan and zoning conditions meeting the more important aesthetic regulations found in the Town's UDO. As such, the Town would request that **the following conditions be added** to this re-zoning should the County deem it appropriate to grant the request:

- a. The site plan shall meet the requirements of the Town of Garner's Landscaping and Tree Protection Ordinance (Section 7.1 of the Garner UDO). (This section includes street trees, vehicular accommodation area screening, parking lot shade requirements, buffers and tree canopy among others.)
- b. Any signage on site shall meet the requirements of the Town of Garner's Sign Ordinance (Section 7.5 of the Garner UDO).

These requirements are aimed to "facilitate the creation of an attractive environment to protect property values and to further the urban design and economic development objective of the Town-wide Comprehensive Growth Plan". Furthermore, they enhance "the community's natural, cultural and visual resources" as well as maintaining and enhancing "the pleasing look of Garner and preserve Garner as a community that is attractive to business".

A preliminary look at the required buffer yards would reveal the following:

- A 25' Street Buffer adjacent to NC 50
- A 15' Street Buffer adjacent to Wakefield Lane (adjacent to gas station)
- A 25' Street Buffer adjacent to Wakefield Lane (adjacent to residences)
- A 35' Perimeter Buffer adjacent to Dollar General (possible reduction in width, foot-for-foot, for any buffer provided on Dollar General property).

Signage would be required to meet the type, area, number and height restrictions as found for "Business Districts" in Section 7.5F.

Thank you again for this opportunity to comment. Please let us know if you have any questions or concerns.