

**Planning Board Meeting  
September 16, 2019  
Minutes**

**Members Present:**, Terry “Allen” Swaim, Victoria Curtis, Joe DeLoach, Jonathan Olson, Michael Firstbrook, Levin Jones, Jimmena Huffman-Hall, and Brett Hennington

**Members Absent:** Ryan Zakany

**Staff Present:** Planning Director David Bergmark, Jeannine Ngwira, Linda Barbour & Bryan Coates

**Guests Present:** Patrick Barbeau, PE and Marc Christopher on behalf of SPC Headquarters proposal. Lucius Jones.

**1. Meeting Called to Order**

Chairman Swaim called the meeting to order at 7:02 pm and recognized that a quorum (minimum of 5 members) was present.

**2. Adjustment and Approval of Agenda**

Jonathan Olson made a motion to approve the agenda, Victoria Curtis seconded the motion and motion passed unanimously.

**3. Approval of the Minutes**

Chairman Swaim referred to the members of the Planning Board as to the minutes that the staff had prepared and asked if there were any revisions needed. There were none.

Chairman Swaim asked for a motion to approve the minutes. Michael Firstbrook made the motion, Jonathan Olson seconded the motion and they were approved unanimously.

**4. Chairman Swaim introduced Lucius Jones who asked if the issue of revising the Special Use Permit process was on the agenda for this evening?**

David Bergmark answered no and said it would be on next month’s agenda.

**5. Old Business**

**5a** Discussion and Action on a CMX Conditional District for property located at 1500 Wendell Blvd.

**POTENTIAL ACTION:** Recommendation of the Town Board.

David Bergmark, Planning Director presented the following report to the Board shown in *italics* below.

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**Item Title:**

*CD19-04 – Discussion and Action on a CMX Conditional District for property located at 1500 Wendell Blvd.*

**Specific Action Requested:**

*That the Planning Board consider the proposed CMX conditional district request and make a recommendation to the Town Board to include a statement of comprehensive plan consistency and reasonableness.*

**Applicant:**

*SPC Mechanical Headquarters, LLC*

**Petition:**

*The applicant has requested to create a CMX conditional district for approximately 20 acres of property within the parcel identified by PIN #1774-66-5953. The proposed conditional district consists of an office complex with professional, personal and/or financial services with associated infrastructure.*

*David said that the Engineer & Developer were in attendance tonight to talk about this project and answer any questions.*

**Item Summary:**

*The applicant’s proposed conditional district has an office complex featuring a 27,000 square foot Office Headquarters, as well as 6 additional buildings totaling 40,000 square feet. This project is located at the southwest corner of the intersection of Old Battle Bridge Road and Wendell Blvd.*

*The CMX Conditional District is being proposed to initiate the office headquarters building. Additional buildings would be constructed in later phases of the project and would help fund the headquarters project if sold to other users. All uses within this conditional district would be limited to those permitted in the Town’s use table for the CMX zoning district.*

*The Overall Site Plan is included as Attachment A (with a link to the full Master Plan for download).*

**David explained the Purpose of a Conditional District.**

**Location and History:**

*This property is currently located in the extraterritorial jurisdiction and is zoned Corridor Mixed-Use (CMX) and will need to be annexed into the Town of Wendell.*

**Project Profile:**

**PROPERTY LOCATION:** 1500 Wendell Blvd.  
**WAKE COUNTY PIN:** 1774665953  
**CURRENT ZONING DISTRICT:** CMX  
**CROSS REFERENCES:** N/A  
**PROPERTY OWNERS:** BW & G Group LLC  
PO Box 980  
Wendell, NC 27591  
**APPLICANT:** SPC Mechanical Headquarters, LLC  
PO Box 3006  
Wilson, NC 27895  
**PROPERTY SIZE:** 20.03 acres  
**CURRENT LAND USE:** Vacant  
**PROPOSED LAND USE:** Office/Service

**David referenced a site map of project showing the Surrounding Districts and Land Uses**

**Proposed Conditional District Conditions:**

*The applicant is proposing 3 conditions for the proposed CD.*

- 1. Excess parking & required pervious paving:**
  - *Per Wendell UDO Section 10.4.K excess parking over 150% of the required minimum requires the use of pervious paving.*

<b>Excess Parking Provided</b>	<b>Required Pervious Paving</b>
>150-200% of minimum required parking	20% of excess spaces up to 200%
>200% of minimum required parking	All spaces in excess of 200% of minimum (in addition to the 20% required above)

- i. We are requesting that the pervious paving requirement be waived for any excess parking provided above the minimum requirement. We are providing two wet ponds that will be designed to treat all storm water quantity and quality requirement for both the county and state requirements*

**2. Parking located in front of buildings:**

- *Per Section 2.17.D.4.b of the Wendell UDO (Gateway Overlay District), Up to 40 percent of required parking or 20 spaces, whichever is greater, may be in the front yard on Gateway streets.*
  - i. *We are requesting a conditional district variance on this section of code. The buildings have been designed in a campus layout and present a visual barrier to the internal parking layout from both Wendell Boulevard and Old Battle Bridge Road; which we believe is the intent of the code.*
  - ii. **STAFF NOTE** – *this condition should be modified to also exempt them from the parking location requirements for the CMX zoning district, contained in Section 10.3 of the UDO.*

**3. Wet Pond located inside 100 Year Floodplain:**

- *Per Wendell UDO Section 8.5.A.2; all vegetation and soil to remain undisturbed inside the 100-year floodplain.*
  - i. *We are requesting a conditional district variance on this section of code. We are proposing an impact inside the 100-year floodplain with wet pond #1, located at the south east corner of the site. The wet pond will blend well with the natural & visual feel of the floodplain and additional plantings will be added to offset any disturbance to the vegetation inside the floodplain. We have discussed this with Wake County, and this will be allowed pending a flood impact study and riprap stabilization of the pond bank inside the floodplain.*

**Applicant's Justification:**

*The proposed use for the SPC Mechanical Headquarters is office, professional and personal services and financial services. Additional uses would be permitted that fall under the CMX zoning of Table C (Use Matrices) that are either (P) permitted, (PS) permitted subject to Additional Standards in Chapter 3 or (SUP) Special Use Permit Required (See Chapter 3 and Chapter 15).*

*We do not expect any large impacts to government services. There will be minor impacts to the water and sewer capacity for the City of Raleigh public utilities since office use is not a high demand use for these utilities. There will be a minor impact to police protection services since office use generally does not produce additional crime related problems (the proposed bank will present a greater impact to required police protection services). The project proposes road improvements for both Wendell Boulevard and Old Battle Bridge Road which will improve traffic conditions for those roads. The project will also provide a stable long-term tax revenue for the town.*

**Public Utilities:**

*Development of this site will require connection to city water and sewer which will necessitate annexation.*

**Streets:**

*The Town's Arterial and Collector Street Plan calls for widening and improvements to Wendell Blvd. (4-lane divided) and Old Battle Bridge Road (3-lane undivided). This would necessitate some widening and improvements along their frontage.*

**Phasing:**

*The applicant has identified 4 phases of development.*

**Comprehensive Plan:**

*The Wendell Comprehensive Plan defines the subject property as being within the S-5 Intended Growth Area, the Wendell Blvd Gateway Corridor and a neighborhood center.*

*The Comprehensive Plan states that "S-5 lands are typically within 1/2 mile of high-capacity regional thoroughfares, such as Wendell Boulevard and the US 64 Bypass. Appropriate development types are higher density mixed-use centers of employment, commerce, and residential uses. The future Wendell Falls development and the area around the US 64/Wendell Boulevard interchange were classified as S-5 for the purposes of this plan, as well as some areas along Wendell Boulevard.*

*The Comprehensive Plan lists the following uses as appropriate land uses/development types within this sector: traditional neighborhood developments, neighborhood centers, village/town centers, single-family and multifamily residential, neighborhood-serving commercial uses (retail and office), civic uses and industrial uses.*

*The proposed uses at the SPC Mechanical Headquarters office complex are office, professional and personal services and financial services which is in accordance with the S-5 Sector of the Comprehensive Plan.*

**David referenced the Framework Plan from our Comprehensive Plan.**

**TRC Review:**

*The Technical Review Committee (TRC) provided review comments and are scheduled to meet to discuss this development proposal at their 9-12-19 TRC meeting.*

*The full list of TRC comments is included as Attachment B. These comments are considered typical technical corrections to be addressed prior to final plan approval and did not create any new proposed zoning conditions.*

**Staff Recommendation:**

- *Staff recommends approval of the proposed conditional district subject to TRC technical corrections, with 1 modification.*
  - *The applicant's second condition should be modified to exempt them from parking location standards required by the CMX zoning district in Section 10.3 of the UDO as well (rather than just the Gateway Overlay standard).*

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Comments & Questions following the presentation:

- David spoke about the Technical Review Committee meeting, saying that the proposed driveway along Old Battle Bridge Rd will need to align with the neighboring church driveway. He said the location of the dumpster would also have to be moved and utility access may have to be revised.
- Chairman Swaim asked to see where the dumpster is.
- David showed the dumpster enclosure's current location and said he agrees that it should be moved.
- Jonathan asked if the main building was in Phase I?
- David answered yes and that we requested a separate phasing plan.
- Jonathan asked what is included in phase I?
- Chairman Swaim said let's talk to the applicant.
- Patrick Barbeau, the Professional Engineer for this project referred to the Phase Map. He pointed out the large building which would be in Phase I and the other Phases which were outlined by color. Phase I & II will use the retention pond in the right-hand corner of the site plan for storm water. Phase 4 will include the sediment pond that will eventually become a storm water pond as well. He said Raleigh asked that they tie into Sanitary Sewer by the bridge that will be repaired on Old Battle Bridge Road rather than connecting to sewer on Wendell Blvd. He showed on the plan where the dumpster was to be relocated and where the driveway was now aligned with the church's driveway.
- Victoria asked if there were going to be 4 dumpsters on site?

- Patrick replied yes there will be one dumpster included for each Phase.
- Jonathan asked if all of the buildings would be used for offices?
- Patrick said yes except that Phase 4 may be a Bank.
- David said that a pork chop design was recommended to help with traffic at the northern entrance.
- Chairman Swaim said he hopes there won't be too many signs on it as it becomes very confusing, especially to young and inexperienced drivers.
- Victoria asked the applicant for a timeline of the other Phases.
- Patrick said Phase I will be started as soon as possible and Phases II & III would be complete in about 3-4 years.
- Chairman Swaim asked for a motion.
- Joe DeLoach made a motion to approve this CMX Conditional District with the staff's recommended change to Condition # 2.
- Levin Jones seconded the motion.
- Charmain Swaim asked if there is any discussion, there was none, he asked the board for a vote, the motion was approved unanimously.

Joe DeLoach made a motion to adjourn, Chairman Swaim seconded the motion and it was approved unanimously and the meeting adjourned at 7:28 PM.