

Planning Board Meeting December 16, 2019 Minutes

Members Present: Chairman Swaim, Victoria Curtis, Jonathan Olson, Jimmena Huffman-Hall, Michael Firstbrook, Levin Jones, Brett Hennington and Ryan Zakany (arrived at 7:05 PM).

Members Absent: None

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

Guests Present:

1. Meeting Called to Order

Chairman Swaim called the meeting to order at 7:00 pm and recognized that a quorum (minimum of 5 members) was present.

2. Adjustment and Approval of Agenda

Chairman Swaim asked for approval of the Agenda. Jonathan Olson made a motion to approve the agenda. Brett Hennington seconded the motion and it 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. Victoria Curtis made the motion, Ryan Zakany seconded the motion and minutes were approved unanimously.

4. Administrative Reports

Chairman Swaim asked if there were any Administrative Reports.

David replied there was an Introduction to a NC Conditional District for properties located at 0 E. Fourth Street.

Bryan Coates, Assistant Planning Director presented the following report to the Board shown in *italics* below

4a ***CD19-5 – Introduction to an R-4 Conditional District for property located at 1425 Eagle Rock Road.***

Specific Action Requested:

- *That the Planning Board receive information on a proposed NC conditional district request and provide feedback to the applicant.*
 - ***No action beyond initial feedback is requested by the Planning Board.*** *This item will return to the Planning Board at their January meeting, seeking a recommendation. This will permit the applicant to make corrections identified by the TRC, as well as any necessary adjustments based on Planning Board comments.*

Applicant:

Josh Lambert- Strong Rock Development Co.

Petition:

The applicant has requested to create an NC (Neighborhood Center) conditional district for 15.79 acres of property within the parcel identified by PIN #1783-17-8750. The proposed conditional district consists of residential townhome dwelling units.

Item Summary:

The applicant's proposed NC conditional district will feature 75 townhomes. This project is located on Wendell Falls Parkway adjacent to the Wendell Country Club golf course. The NC Conditional District is being proposed due to its proximity to Wendell Falls Parkway and the golf course.

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

Brian went over the purpose of a Conditional District.

Location and History:

This property is currently located in the Town of Wendell city limits and is zoned Residential-3 (R3).

Project Profile:

PROPERTY LOCATION: 941 Wendell Falls Parkway
WAKE COUNTY PINS: 1783178750
CURRENT ZONING DISTRICT: RA
CROSS REFERENCES: N/A
PROPERTY OWNERS: Stephen Ellis
c/o Josh Lambert
205 S Fuquay Ave
Fuquay-Varina, NC 27526
APPLICANT: Josh Lambert, Strong Rock Development Co.
205 S Fuquay Ave
Fuquay-Varina, NC 27526
PROPERTY SIZE: 1.06 acres
CURRENT LAND USE: Vacant
PROPOSED LAND USE: Residential

Brian referred to the Current Zoning Map to show the Project Setting surrounding districts & land uses which are all currently zoned R3 and M&I.

Proposed Conditional District Conditions:

The applicant is proposing 7 conditions for the proposed CD, as follows:

1. *Townhouse Buildings per UDO Section 5.10*
 - a. *[Staff Note – reword “to permit Townhomes as part of the conditional district, not requiring a separate Special Use Permit”]*
2. *Tree Protection and Landscaping per UDO Section 8*
 - a. *[Staff Note – applicant needs to clarify what standards they are asking for an exception to]*
3. *Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.*
4. *Garage doors must have windows, decorative details or carriage-style adornments on them.*
5. *A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three-color families for siding and shall include varied trim, shutter and accent colors complementing the siding color, for the whole development.*
6. *The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.*
7. *The units fronting 4th Street shall provide a 20’ landscape buffer between the units and 4th Street right-of-way.*

Applicant's Justification:

Rezoning this site is reasonable and justified due to the following reasons:

- 1. Rezoning is consistent with the Town of Wendell Comprehensive Land Use Plan. This area is currently identified as Neighborhood Center. The requested rezoning to NC-CD will be consistent with this land use plan.*
- 2. The proposed Townhouses will be an attractive use of this currently vacant property and will provide the residents a convenient location to the downtown Wendell location, within walking distance.*

Public Utilities:

Development of this site will require connection to city water and sewer which is available nearby.

Streets:

The applicant will be responsible for making the required improvements which include sidewalk, landscape area and curb and gutter.

Phasing:

The applicant has not indicated that there will be phasing on this project.

Comprehensive Plan:

The Wendell Comprehensive Plan defines the subject property as being within the S-6 Infill/Redevelopment Sector, Village/Town Center and Neighborhood Center.

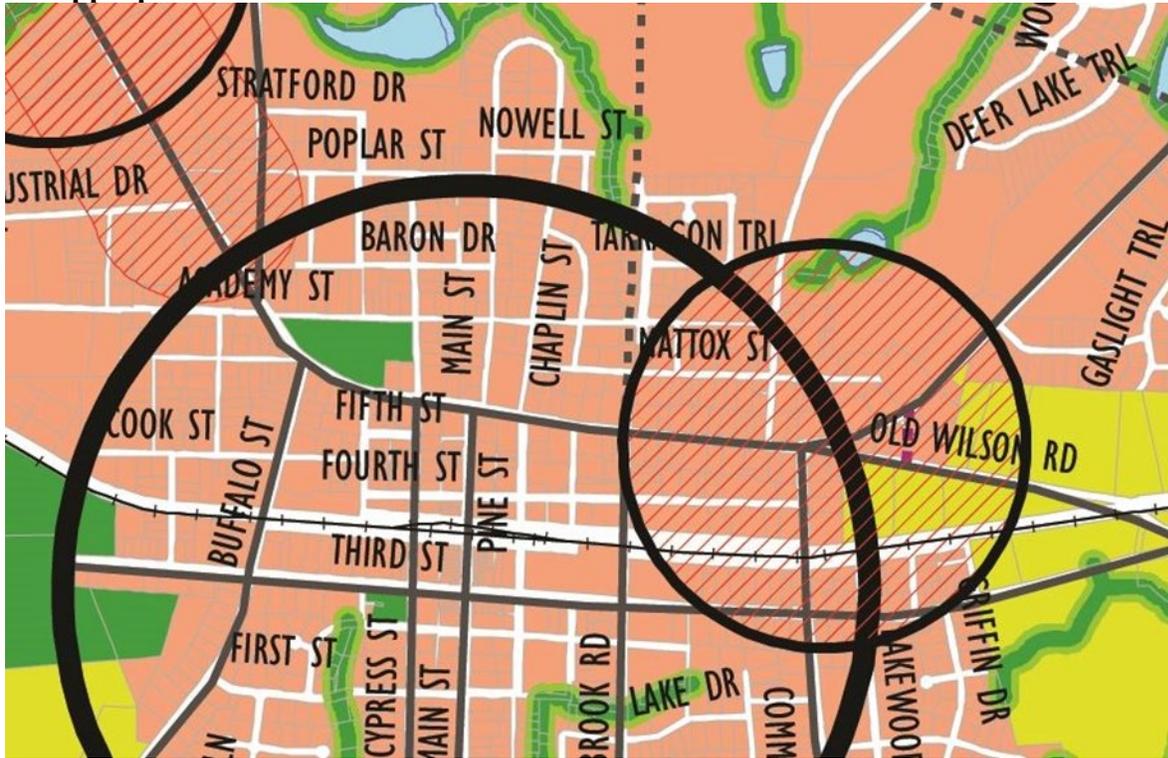
The Comprehensive Plan describes the S-6 Sector as existing urban/suburban development with a fairly dense street grid which includes areas around the historic downtown core. These areas are already urbanized and well served with infrastructure (roads, utilities, etc.) and access to services and amenities. Because these areas are already well provided for in terms of urban services, they are the most efficient and most attractive areas for redevelopment of underutilized sites or infill of vacant parcels.

The following development types and uses are appropriate for the S-6 sector: neighborhoods, downtowns, single-family and multi-family residential, commercial uses (retail and office), civic uses and light industrial uses.

Village and Town Centers are "mixed-use activity centers with employment and commercial uses that attract people from beyond the immediate neighborhoods and from surrounding communities. These centers are appropriate for the area's highest density housing.

Neighborhood centers are “intended to be mixed-use activity centers serving surrounding neighborhoods with retail, services, civic uses, and higher density housing.”

Brian referred to a framework map showing that the proposed development on the site meets the appropriate uses.



Staff Comments:

- *While staff supports the proposed use (Townhomes) and density beyond that of traditional single-family dwellings at this location, staff needs additional clarity on the applicant’s proposed conditions and site layout.*

Comments/Questions following this presentation:

- Mr. Curry referenced the traffic in Fuquay and spoke about feedback received from the TRC. He said they might change the development layout fronting 4th Street. He also said they might change the density and will possibly add guest parking.
- Victoria asked what he means by switching the layout and what would be the size the units.
- Mr. Curry replied the townhome lots might be 20 ft in width, with 10 units instead of 12.
- Victoria asked what the sq. footage would be.
- Mr. Curry said he did not know.
- Jonathan asked if they would be rear entry units.
- Mr. Curry said yes with the new design.
- Brett asked if the HOA would maintain any part of the units.

- Mr. Curry said yes, the roof and exterior.
- Jonathan asked if there is any consideration for more units in the area at a later date.
- Mr. Curry replied not at this time.
- Chairman Swaim said that Jon Henderson owns the adjacent lot.

Bryan Coates, Assistant Planning Director presented the following report to the Board shown in italics below.

4b. CD19-07 – Introduction to an NC Conditional District for property located at 941 Wendell Falls Parkway.

Specific Action Requested:

- *That the Planning Board receive information on a proposed NC conditional district request and provide feedback to the applicant.*
- *No action beyond initial feedback is requested by the Planning Board. This item will return to the Planning Board at their January meeting, seeking a recommendation. This will permit the applicant to make corrections identified by the TRC, as well as any necessary adjustments based on Planning Board comments.*

Applicant:

Josh Lambert- Strong Rock Development Co.

Petition:

The applicant has requested to create an NC (Neighborhood Center) conditional district for 15.79 acres of property within the parcel identified by PIN #1783-17-8750. The proposed conditional district consists of residential townhome dwelling units.

Item Summary:

The applicant’s proposed NC conditional district will feature 75 townhomes. This project is located on Wendell Falls Parkway adjacent to the Wendell Country Club golf course. The NC Conditional District is being proposed due to its proximity to Wendell Falls Parkway and the golf course.

Brian went over the purpose of a Conditional District

Location and History:

This property is currently located in the Town of Wendell's extraterritorial jurisdiction and is zoned Rural Agricultural (RA).

Project Profile:

*PROPERTY LOCATION: 941 Wendell Falls Parkway
WAKE COUNTY PINS: 1783178750
CURRENT ZONING DISTRICT: RA
CROSS REFERENCES: N/A
PROPERTY OWNERS: Stephen Ellis
c/o Josh Lambert
205 S Fuquay Ave
Fuquay-Varina, NC 27526
APPLICANT: Josh Lambert, Strong Rock Development Co.
205 S Fuquay Ave
Fuquay-Varina, NC 27526
PROPERTY SIZE: 15.79 acres
CURRENT LAND USE: Vacant
PROPOSED LAND USE: Residential*

Brian referred to the Current Zoning Map to show the Project Setting surrounding districts & land uses which are all currently zoned R3 and RA.

Proposed Conditional District Conditions:

The applicant is proposing 7 conditions for the proposed CD, as follows:

1. *Townhouse Buildings per UDO Section 5.10*
 - a. *[Staff Note – To permit Townhomes without a separate Special Use Permit request]*
2. *Tree Protection and Landscaping per UDO Section 8*
 - a. *[Staff Note – it is unclear what this condition means exactly]*
3. *Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.*
4. *Garage doors must have windows, decorative details or carriage-style adornments on them.*
5. *A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three-color families for siding and shall include varied trim, shutter and accent colors complementing the siding color, for the whole development.*
6. *The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.*

7. *All units will be solely front-loaded.*

Applicant's Justification:

Rezoning this site is reasonable and justified due to the following reasons:

1. *Rezoning is consistent with the Town of Wendell Comprehensive Land Use Plan. This area is currently identified as Controlled Growth Area. The requested rezoning to NC-CD will be consistent with this land use plan.*
2. *The proposed Townhouses will be an attractive use of this currently vacant property, being adjacent to the Wendell Country Club and Golf Course. This development will provide the residents a convenient location not far from downtown Wendell.*

Public Utilities:

Development of this site will require connection to city water and sewer which is available nearby and will need to be annexed.

Streets:

The applicant will be responsible for making the required road improvements which include sidewalk, bike lanes, landscape area and curb and gutter.

Phasing:

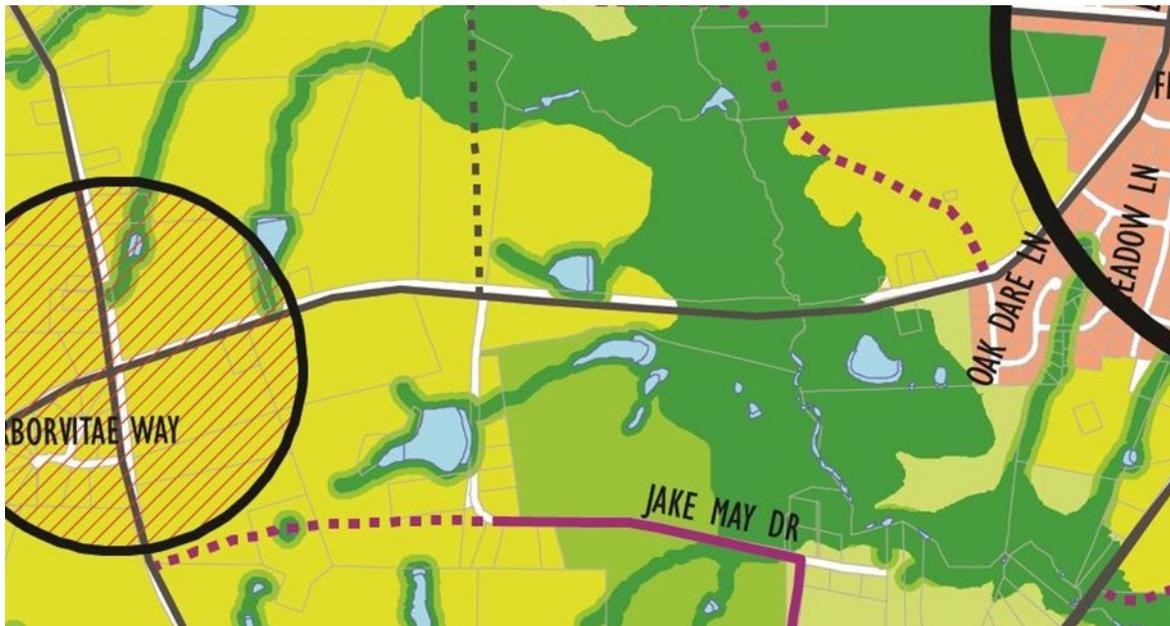
The applicant has not indicated that there will be phasing on this project.

Comprehensive Plan:

The Wendell Comprehensive Plan defines the subject property as being within the S-4 Controlled Growth Sector.

The Comprehensive Plan states that S-4 areas "are typically close to thoroughfares and at key cross-road locations. This sector is where moderate intensity new development is appropriate and where the majority of the community's new growth should occur. The typically envisioned community type for S-4 is a traditional neighborhood development (TND), which includes neighborhood serving commercial and civic uses surrounded by a mix of housing types that decrease in density as they get farther away from the commercial area."

The following development types and uses are appropriate for the S-4 sector: traditional neighborhood developments, neighborhood centers, single-family and multi-family residential, neighborhood-serving commercial uses (retail and office), civic uses and industrial uses. The proposed development on the site meets the appropriate uses.



Staff Comments:

- *Staff supports a Townhomes use at this location but needs clarification on proposed conditions.*

Comments/Questions following this presentation:

- Bryan referenced the site plan which shows the entry points. He said staff thinks that staff desired a sidepath on Wendell Falls Parkway. He said that the sidewalk on the northern side of their internal street could potentially be converted to on-street parking for guests.
- Bryan said single family homes would not likely work in this area, as they will not generate enough revenue to offset the significant length of road improvements.

- Chairman Swaim asked if the sidepath could be widened and used to get carts off the street. He also said that calling a house a “product” was not a good thing to do. He said that the commercial section along the parkway is a closed down store and asked what else is commercial there.
- Brian said in the idea was in the future there would be more commercial uses near the intersection of Wendell Falls Parkway and Eagle Rock Road.
- Chairman asked for Mr. Curry to come to the podium.
- Mr. Curry spoke about this project, saying that the layout would consist of front-loaded townhomes that will have a view of the golf course. There will be several access points. Storm water management on east, on the left side a wide path along Wendell Falls Pkwy and additional road improvements.
- Chairman Swaim asked what is front loaded?
- Victoria explained that it means the garage is in the front of the home. She asked about the size and stories of the homes.
- Mr. Curry replied similar to the others proposal.
- Levin asked where will visitors park? On the street?
- Mr. Curry said there will be some parallel parking near the mail kiosk but that is only short term as the mailman will need to get to the boxes.
- Levin asked about the width of the street.
- Mr. Curry said 27 ft. with extra width for parking.
- Jon asked about parking outside of the garage.
- Chairman Swaim said most young families will have a lot of company and there will be a shortage of parking places for their visitors.
- Victoria thinks there should be guest parking in a project of this size with 75 homes, as it could be a driving hazard.
- Brian said at the TRC meeting they discussed adding guest parking. It is a concern of our staff as well. He said that some issues in the design need to be changed.
- Victoria said if there is no street parking per the HOA this will definitely be an issue.
- Jonathan asked about comparing the 27 ft wide roads in this project to Wendell Falls Townhomes, is this similar?
- David said he did not have that information right at hand, but if there were any differences, they were minor.
- Jonathan said it becomes a problem in Wendell Falls. His concern is that more density will make it hard for fire trucks and ambulances to get through.

5. New Business

5a Discussion and action regarding the Wake County Multi-Jurisdictional Hazard Mitigation Plan.

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

5a. *Discussion and action regarding the Wake County Multi-Jurisdictional Hazard Mitigation Plan.*

Specific Action Requested:

- *The Planning Board is asked to discuss the Wake County Multi-Jurisdictional Hazard Mitigation Plan and make a recommendation of approval to the Board of Commissioners*

Item Summary:

In an effort to reduce the nation's mounting natural disaster losses, the U.S. Congress passed the Disaster Mitigation Act of 2000 (DMA 2000), which requires state and local governments to develop hazard mitigation plans as a condition for federal mitigation grant assistance. These funds are administered by the Federal Emergency Management Agency (FEMA) under the Department of Homeland Security, and include:

- *the Hazard Mitigation Grant Program (HMGP),*
- *the Pre-Disaster Mitigation Program (PDM), and*
- *the Flood Mitigation Assistance Program (FMA).*

DMA 2000 also requires that jurisdictions update their hazard mitigation plans every five years. If the approved hazard mitigation plan expires and a new one is not adopted, that jurisdiction is not able to pursue federal funding for which a current hazard mitigation plan is a prerequisite.

In 2014, Wake County and most of the municipalities within the County joined together to develop the first Wake County Multi-Jurisdictional Hazard Mitigation Plan. Previously, each jurisdiction had developed its own, individual Hazard Mitigation Plan. The 2014 Multi-Jurisdictional Hazard Mitigation Plan will expire in January 2020. In order to remain compliant with federal regulations, the Wood Company was contracted by the North Carolina Division of Emergency Management to complete the 2020 – 2025 Wake County Multi-Jurisdictional Hazard Mitigation Plan.

The general purpose of the plan is to protect life and property by reducing the potential for future damages and economic losses that result from natural hazards, allow the participating communities to qualify for pre and post-disaster grant funding, facilitate recovery and redevelopment following disaster events, demonstrate a firm local commitment to hazard mitigation principles, and comply with state and federal requirements for disaster recovery and mitigation funding.

The 2020 - 2025 Wake County Multi-Jurisdictional Hazard Mitigation Plan includes an Action Plan for each jurisdiction. The Town of Wendell's Plan is listed in Annex L, which is included in the Wake County Multi-Jurisdictional Hazard Mitigation Plan Complete Review Draft ([link](#))

below) starting on page 455. The Action Plan includes action items that reduce the Town of Wendell's vulnerability to the effects of natural hazards. The Action Plan is the core of the Hazard Mitigation Plan and includes an outline of mitigation actions by each department, priority, and target date of completion. The Plan recommends an annual report outlining progress on Mitigation Action Implementation. The annual report ensures that goals and objectives continue to address current and expected conditions. The link to the Complete Draft of the Wake County Multi-Jurisdictional Hazard Mitigation Plan is below:

http://www.wakecountyhmp.com/assets/pdf/documents/Draft_Documents/WakeCounty%20County%20Complete%20Review%20Draft_Revised.pdf

Wendell's current Hazard Mitigation Plan is set to expire on January 28th, 2020. Adoption of the updated plan will keep Wendell compliant with North Carolina General Statutes, Chapter 166A: North Carolina Emergency Management Act and Section 322: Mitigation Planning, of the Robert T. Stafford Disaster Relief and Emergency Assistance Act.

Staff Recommendation:

Staff recommends approval and adoption of the 2020 - 2025 Wake County Multi-Jurisdictional Hazard Mitigation Plan.

Comments/Questions following this presentation:

- David said that the current 5-year plan that we have needs to be updated at the end of the 5 years and we are almost at that point.
- David referred to the Town's Action Plan, which was incorporated as part of the Multi Jurisdiction Hazard Mitigation plan that was reviewed and approved by FEMA.
 - Chairman Swaim asked about the cost of item #3.
 - David replied that all costs are to the town.
 - Ryan asked about the rewiring cost item.
 - David said the town had plans to perform some electrical rewiring in the downtown because it needs upgrades.
 - Levin asked how many people have been struck by lightning? (referring to Wendell action item PEA-3).
 - David said he did not have that answer.
 - Chairman Swaim asked about opportunities for sheltering people following a natural disaster. He mentioned that private clubs often help with this.
 - Jonathan Olson said Knightdale has the High School and that Zebulon has the Community Center or the back of the Baptist Church.
 - Chairman Swaim said that hot showers and cold ice were most needed during Hurricane Fran in 1996.

- Jonathan said there are more generators available since 1996.
- Chairman said there are lots of resources not being tapped.

- **Jonathan made a motion to approve this item, Victoria seconded the motion, and it was passed unanimously.**

- Chairman asked if there was any Old Business?
- David said no.

- Jimmena made a motion to adjourn and Brett seconded the motion and it was approved unanimously. The meeting adjourned at 7:50 PM