

**Planning Board Meeting
February 17, 2020
Minutes**

Members Present: Chairman Swaim, Jonathan Olson, Jimmena Huffman-Hall, Michael Firstbrook, Levin Jones, Brett Hennington and Ryan Zakany

Members Absent: Victoria Curtis

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

Guests Present: Ed Loeffler of Ellis Properties

1. Meeting Called to Order

Chairman Swaim called the meeting to order at 7:05 pm and recognized that a quorum (minimum of 5 members) was present.

Pledge of Allegiance was recited.

2. Adjustment and Approval of Agenda

Chairman Swaim asked for a motion to approve the Agenda
Jonathan Olson made said motion and Levin Jones seconded the motion the Agenda was approved 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. Ryan Zakany made the motion, Levin Jones seconded the motion and minutes were approved unanimously.

4. Administrative Reports

Chairman Swaim asked if there were any Administrative Reports.
There were none.

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

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5a *CD19-06 – Discussion and action on an NC Conditional District for properties located at 0 E Fourth Street.*

Specific Action Requested:

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

Applicant:

Josh Lambert – Strong Rock Development Co.

Petition:

The applicant has requested to create an NC (Neighborhood Center) conditional district for 1.06 acres of property within the parcels identified by PIN #1784-80-2530 and PIN #1784-80-3458. The proposed conditional district consists of residential townhome dwelling units.

Item Summary:

The applicant’s proposed NC conditional district will feature 9 townhomes. This project is located on East Fourth Street, between N. Hollybrook Rd and N Selma Rd. The NC Conditional District is being proposed to be consistent with the Town Framework Plan and to allow for diversity in housing types.

Bryan 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:	0 E Fourth Street
WAKE COUNTY PINS:	1784802530, 1784803458
CURRENT ZONING DISTRICT:	R3
CROSS REFERENCES:	N/A
PROPERTY OWNERS:	Connie Murray 3213 Leonard Rd Knightdale
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

Project Setting – Surrounding Districts and Land uses:

DIRECTION	LANDUSE	ZONING
North	Residential	R3
South	Vacant	M&I
East	Residential	R3
West	Residential/Vacant	R3

Brian referenced the current Zoning Map

Proposed Conditional District Conditions:

The applicant is proposing 10 conditions for the proposed CD, as follows:

- 1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.*
- 2. Garage doors must have windows, decorative details or carriage-style adornments on them.*
- 3. 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.*
- 4. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.*
- 5. There shall be a variable width landscaped buffer to the north with a minimum dimension of 15 ft.*
- 6. A 15 ft. landscape perimeter buffer shall be provided along the northwest corner properties per feedback from the NC State Historic Preservation Office (SHPO).*
- 7. All units shall be solely rear loaded.*
- 8. The development will include a dedicated, walk-up mail kiosk for the residents.*
- 9. Pedestrian wayfinding (signage) shall be included for the pocket park and open space access.*
- 10. Landscape buffer along western property line is not required.*

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.”

Bryan showed a Comprehensive Plan Map of the Area

Statement of Plan Consistency and Reasonableness:

- *Any recommended change to the zoning map should be accompanied by a statement explaining how the change is consistent with the comprehensive plan and is reasonable in nature.*
 - *In Staff’s opinion, the requested conditional district is generally consistent with the recommended uses and development types outlined in the Wendell Comprehensive Land Use Plan for the S-6 sector and reasonable due to its proximity to the Downtown Core.*

TRC Review Update:

The Technical Review Committee (TRC) recommended the current design layout versus the first submittal which had a local dead-end street proposed. The applicant added guest parking and a fire hydrant towards the rear of the property based on TRC feedback. The site layout would take advantage of existing utilities within Fourth Street. The garages would be in the rear of the townhomes and not visible from the street.

Staff Comments:

- *Staff supports the proposed use (Townhomes) and density beyond that of traditional single-family dwellings at this location.*

Comments/Questions following this presentation:

- Chairman Swaim asked if the applicant or a representative was present.
- Brian introduced Mr. Ed Loeffler.
- Jonathan asked about street parking on 4th street.
- David said the town’s standard rules permitted on-street parking.
- Ryan asked about the buffers.
- Bryan said the plan showed a 10 ft buffer on one side, but the storm water drain on the west side would prevent them having a buffer there.
- David said the applicant is asking to have the small buffer requirement waived because of the revised design. He said that in staff’s opinion, Townhomes were the appropriate use, so he did not see why they should have to be buffered from adjoining residential uses.

- Levin asked is this rezoning was from R3 to R7.
- Bryan said the request was from R3 to NC conditional district.
- Brett asked about street lighting.
- David said the construction drawing would show that later.
- Chairman Swaim asked if anyone was there to speak against this. No one spoke up.
- Chairman Swaim asked for a motion.

Jonathan made a motion to recommend approval and Jimmena seconded the motion.

Chairman Swaim asked if there was any further discussion?

Jonathan said this new plan was better than the original one and he is glad they listened and made changes.

The item was passed unanimously.

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

5b. *CD19-07 – Discussion and action on an NC Conditional District for property located at 941 Wendell Falls Parkway.*

Specific Action Requested:

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

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

Project Profile:

PROPERTY LOCATION: 941 Wendell Falls Parkway
WAKE COUNTY PINS: 1783178750
CURRENT ZONING DISTRICT: RA
CROSS REFERENCES: N/A
PROPERTY OWNER: Jackie F Smith Revocable Living Trust
June May Heirs Fowler
8821 Cypress Lakes Dr, Villa 403
Raleigh, NC 27615-2133

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

Project Setting – Surrounding Districts and Land uses:

<i>DIRECTION</i>	<i>LANDUSE</i>	<i>ZONING</i>
<i>North</i>	<i>Residential</i>	<i>R3</i>
<i>South</i>	<i>Recreational</i>	<i>RA</i>
<i>East</i>	<i>Residential/Agricultural</i>	<i>RA</i>
<i>West</i>	<i>Vacant</i>	<i>RA</i>

Brian referenced the current Zoning Map

Proposed Conditional District Conditions:

The applicant is proposing 6 conditions for the proposed CD, as follows:

- 1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.*
- 2. Garage doors must have windows, decorative details or carriage-style adornments on them.*
- 3. 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.*

4. *The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.*
5. *All units will be solely front-loaded.*
6. *Landscape buffer along southern property line at golf course is not required*

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:

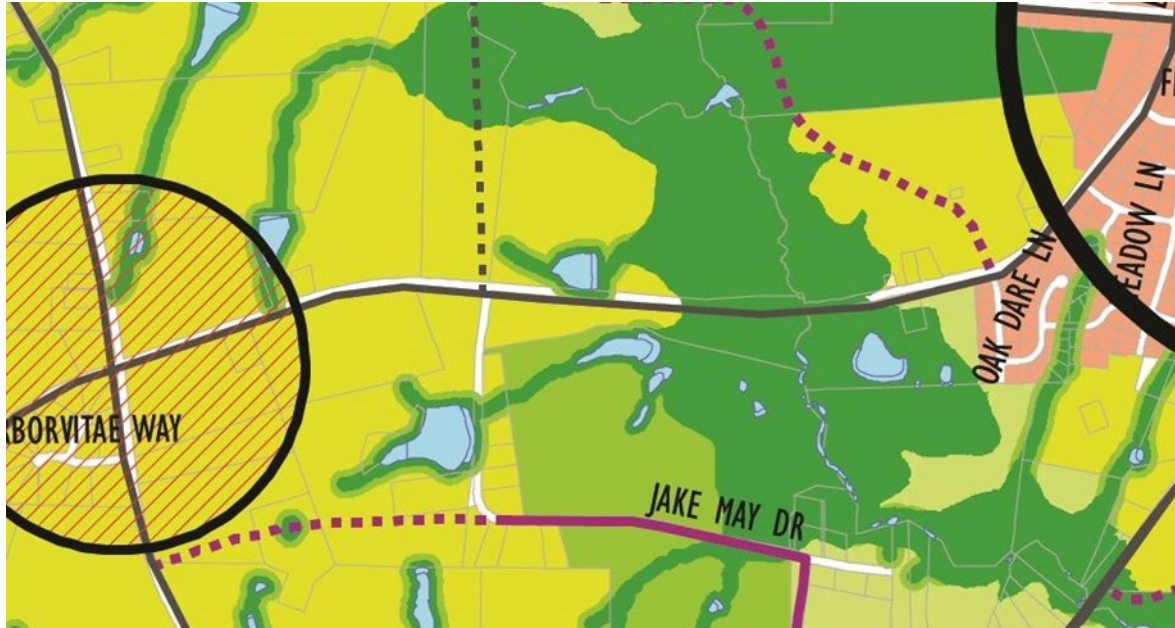
The Wendell Comprehensive Plan defines the subject property as being within the S-4 Controlled Growth Sector.

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.



Statement of Plan Consistency and Reasonableness:

- *Any recommended change to the zoning map should be accompanied by a statement explaining how the change is consistent with the comprehensive plan and is reasonable in nature.*
 - *In Staff’s opinion, the requested conditional district is generally consistent with the recommended uses and development types outlined in the Wendell Comprehensive Land Use Plan for the S-4 sector and reasonable due to its proximity to Wendell Falls Parkway and the floodplain.*

TRC Review Update:

The Technical Review Committee (TRC) expressed a desire for a side path along Wendell Falls Parkway to connect Wendell Falls and Downtown Wendell in the future. TRC also wanted to address the need for guest parking on site as well. The site will require road improvements along the full length of the property.

Staff Comments:

- *Staff supports a Townhomes use at this location.*

Comments/Questions following this presentation

- Bryan said that this was a challenging property to develop because of the floodplain.
- Chairman asked Ed Loeffler to stand up and asked if the board had any questions or comments for him.
- Ryan said that there is an improvement on the parking since last time, but he is concerned that people will park at the entrance to Foxboro and try to cross the road. He asked if there was any other additional parking within the area, he thinks parking is too light for the amount of units.
- Ed showed where 36 additional parking spots were added to the plan.
- Bryan said this should be enough for guests as everyone will also have a driveway to park in.
- Ed said DOT would have to approve any additional parking.
- Chairman Swaim asked for a motion.
- Michael Firstbrook asked are we going to put townhomes everywhere?
- Bryan said anyone can ask for them, but only certain areas are allowed to have them. He said he could give him a percent of how many Townhomes we have in Town, and it is a small percentage.
- David said we would not have more Townhomes than we should per the Town's policy; right now 15% is the target. He also said that the market is requesting them all the time.
- Bryan said young families & older couples like homes with less maintenance and he could bring back the numbers to him at the next meeting.
- Jonathan asked about the size of these Townhomes and if they are the same size as the ones on 4th street about 1900 sq. ft? He said he agrees that lots of Townhomes are popping up.
- Chairman Swaim said we are "the red-headed stepchild of Wake County" - we are not Raleigh or Cary." He said Townhomes are not homes.
- Jonathan said that was the Chairman's opinion. He said they are homes.

- Michael said we are here to represent the people of Wendell, why should we just accept what is offered.
- Chairman Swaim said we are still Wendell - a small town. He said he does like the inclusion of the cart path.
- Levin asked if the special limitation on the side path limits it to 10 ft.
- Bryan said we are not sure yet.

Ryan made a motion to approve the conditional district request as presented. He said its location makes sense to him.

Levin seconded the motion.

Chairman asked for any discussion or modifications on this item.

He then asked for a vote.

The vote was 5 in favor, 1 opposed and Chairman Swaim abstained

Jonathan Olson, Ryan Zakany, Jimmena Huffman-Hall, Levin Jones & Brett Hennington voted in favor.

Michael Firstbrook voted against and Chairman Swaim Abstained.

- Chairman Swaim asked if there was any unfinished business.
- Ryan Zakany asked the planning board about wheelchair ramps and ADA standards wanting to know if we are required to have them.
- David said those types of items would be included in the construction drawings.
- Ryan said there are none in his neighborhood.
- Bryan said he will send a link to the Planning Board members regarding the Wake County Transit plan, so they could provide feedback if they wished to.

**Jonathan Olson made a motion to adjourn,
Levin Jones seconded the motion. It was approved unanimously.
The meeting ended at 7:50 pm.**