

Planning Board Meeting
May 18, 2020
Minutes

Members Present: Chairman Swaim, Victoria Curtis, Levin Jones, Jimmena Huffman-Hall, Jonathan Olson, Michael Firstbrook, Brett Hennington, Ryan Zakany, & Deans Eatman.

Members Absent: None

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

Virtual Guests: On Item 5a Penny Sekaldo, Nancy Gardner & Ashley Anderson.

For Item 5b: Please refer to the attachment listing names of applicants and 23 citizens that requested to speak via teleconference during the meeting.

1. Meeting Called to Order

Chairman Swaim called the meeting to order at 7:03 pm and recognized that a quorum (minimum of 5 members) was present.

2. Adjustment and Approval of Agenda

Chairman Swaim asked for a motion to add the Pledge of Allegiance to the Agenda & approve it. Ryan Zakany made the motion and Jonathan Olson seconded the motion the updated Agenda was approved unanimously.

Pledge of Allegiance was recited.

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, Brett Hennington seconded the motion and minutes were approved unanimously.

4. Administrative Reports

Chairman Swaim asked if there were any Administrative Reports.

There were none.

5. New Business

- 5a. Discussion and action on a Zoning Map Amendment request to rezone 10.272 acres (PIN #1774-55-1916) located at 0 Eagle Rock Road from Wake County R-30 to Town of Wendell R4.

POTENTIAL ACTION: Recommendation to the Town Board.

5b. Discussion and Action on an R4 Conditional District request for properties located at 4501 Rolesville Rd, 0 Davistown Road, 1401 Davistown Road and 6021 Yancey Drive.

POTENTIAL ACTION: Recommendation to the Town Board.

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

5a ZM20-01– Zoning Map Amendment request to rezone 10.272 acres (PIN #1774-55-1916) located at 0 Eagle Rock Road (off Old Tarboro Rd.) from Wake County R-30 to Town of Wendell R4.

Specific Action Requested:

- *That the Planning Board consider the proposed rezoning request and make a recommendation to the Board of Commissioners, to include a statement of comprehensive plan consistency.*

Applicant:

Phoenix Land Venture

Petition:

The applicant has requested a change in zoning classification for property located at 0 Eagle Rock Road (PIN #1774-55-1916) from Wake County R-30 to Town of Wendell R4. The applicant has submitted a request to annex 10.272 acres of the parcel.

Item Summary:

This property is located within Wake County’s jurisdiction and is currently zoned R-30. The rezoning request is a traditional map amendment (i.e. there is no accompanying development plan, which would be attached to a conditional district). This property abuts the Anderson Farm Subdivision that is currently under construction.

Justification:

The applicant’s Justification Statement is in your attachments.

Project Profile:

<i>PROPERTY LOCATION:</i>	<i>0 Eagle Rock Road</i>
<i>WAKE COUNTY PIN:</i>	<i>1774 55 1916</i>
<i>ZONING DISTRICT:</i>	<i>Proposed R4/ Current Wake County R-30</i>
<i>CROSS REFERENCES:</i>	<i>N/A</i>
<i>PROPERTY OWNER:</i>	<i>520 State Street, LLC 2912 Highwoods Blvd Raleigh, NC 27604</i>

*APPLICANT: Phoenix Land Venture
 PO Box 90427
 Raleigh, NC 27604.*
PROPERTY SIZE: 10.272 acres
CURRENT LAND USE: Agricultural
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/Vacant</i>	<i>R4CU</i>
<i>South</i>	<i>Agricultural</i>	<i>R-30</i>
<i>East</i>	<i>Residential/Vacant</i>	<i>R4CU</i>
<i>West</i>	<i>Residential/Agricultural</i>	<i>R-30</i>

Zoning District:

This property is located within Wake County’s jurisdiction and is zoned R-30. The surrounding properties are currently zoned R4CU and Wake County R-30. The R4 district allows a minimum lot size of 6,000 sq. ft. North and east of this property is the Anderson Subdivision which is zoned R4CU with a minimum lot size of 6,000 sq. ft.

The following community types and uses are appropriate in the S-4 sector: traditional neighborhood developments, neighborhood centers, single-family and multifamily residential, neighborhood-serving commercial uses (retail and office), civic uses and industrial uses.

Bryan referred to the Current Zoning Map with the (Requested Property outlined in red):

Comprehensive Plan:

The Wendell Comprehensive Plan defines this section as S-4 “Controlled Growth Sector” and partly in a Neighborhood Center.

The Comprehensive Plan states the S-4 sector typically consists of “lands that 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.”

Bryan referred to the Framework Map

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 zoning map amendment is consistent with the recommended uses outlined in the Wendell Comprehensive Land Use Plan for the S-4 Sector and is reasonable to balance consistency with adjoining zoning districts.*

Staff Recommendation:

Staff recommends approval of this rezoning request.

Comments/Questions following this presentation:

- Chairman Swaim asked if the applicant or a representative was here.
- Bryan replied that Penney Sekaldo is attending virtually.
- Chairman Swaim asked if anyone had questions for her.
- Penny said she thinks this will be a nice addition to the town.
- Jonathan asked what type of development they were planning to build?
- Applicant answered 4 units per acre and match plans for future roadways and infrastructure.
- Bryan talked about plans for upgrades to Old Tarboro Road & Old Battle Bridge.
- Ryan asked when will this area be developed?
- Bryan replied that Anderson Farm will have to be developed first.
- Ryan asked if it was necessary for Anderson Farm to come first.
- Penny replied that it was not necessary, but it would be helpful.
- Victoria Curtis asked could this development stand alone. Bryan replied that yes it could stand alone since it has access to Old Tarboro Rd.
- Deans Eatman asked if the rezoning was approved, they would have to make improvements on Old Tarboro Rd. Bryan replied that would be a call by NCDOT.
- Jonathan asked if Old Battle Bridge would be realigned to come to Eagle Rock as was shown on the Anderson Farm plan that was approved in 2008. Bryan replied that yes it would bisect this 10.2-acre parcel. Jonathan asked if this current proposal by Phoenix will reserve the necessary land to extend the road. Bryan said yes and Penny said that it can be reserved and constructed. Jonathan asked if Anderson Farm has submitted construction drawings. Bryan said, no they got approval in early to mid-April. Jonathan asked if it still stands at 200 single family and 106 town homes. Bryan said he's pretty sure that's correct. Jonathan asked if it is the intent that Old Battle Bridge will eventually come up to Eagle Rock and do left turn, right turn. Bryan replied yes. Jonathan said that maybe one day there will be a bridge again on Old Battle Bridge Rd. and that these people are building homes on a long cul-de-sac.
- Jimmena asked if the road will be splitting right through the middle of this 10-acre piece of land. Bryan said yes with curb and gutter, sidewalks, trees and other roads off of it but they still have to submit plans and go through TRC and get approval for any development.

- Chairman asked if there is a potential for 70 houses, plus a road going right through the middle.
- Brian replied that it will be 4 homes per acre at the max, which is around 40 homes.
- Jon asked how complimentary this will be to Anderson Farms.
- Bryan said it will be very similar and the density is the same and single-family homes would abut up to single family homes.
- Chairman asked the applicant why they want to rezone it R4.
- Penny replied it is a zoning that matches what's in Anderson Farms and it's a zoning that she tends to recommend as an engineer, when there are utilities available and it is going from a rural setting to a suburban setting because of the access to utilities.
- Jon asked are there any plans for development on any of the other adjacent tracts, like the one immediately to the West. Bryan said that he is not aware of any.
- Chairman asked if it is zoned industrial. Bryan replied that it is Wake County R-30 which is residential. Penny added that is a zoning for well and septic and water and sewer is not available and that an R4 zoning will support the infrastructure.
- Chairman asked if there was any construction going on at Anderson Farm. Bryan said no.
- Chairman asked if this is the same area that we have had other projects. Bryan said that 1425 Eagle Rock was just approved, there was another rezoning that wasn't approved last year, and SPC Mechanical is just on the other side. He said that there is residential and non-residential development along those corridors.
- Ryan asked how many acres Anderson Farms is. Jonathan replied 128.59 acres.
- Chairman said that it appears that a lot of this is contingent on Anderson Farms.
- Bryan said that when there is a general rezoning, our job is to determine if it is appropriate to have that density in that area. Chairman replied that they are looking at whether or not R4 is appropriate on this 10-acre tract on a dirt road on the other side of a broken bridge.
- Ryan asked if Anderson Farm is never built and Old Tarboro Road becomes the only access, will NCDOT upgrade it to asphalt. Bryan said that he is not aware of NCDOT paving that.
- Nancy Gardner said she and her siblings own property adjacent to this proposed rezoning, and she is concerned about the flood plain plus the applicant is asking for less restriction and this sets a bad precedent. She believes it will have an adverse effect her surrounding property. She and her family are against this request.
- Jon asked Bryan if there are lesser restrictions. Bryan said that he is not aware of any lesser restrictions.
- Jon said if this is rezoning then the development plan would come after. He also asked if we can request sidewalks, curb and gutter etc. Bryan replied that the internal roads will be subject to our road requirements but on Old Tarboro Rd, the developer would only be responsible for their half the road improvements per our transportation plan or could pay a fee in lieu. He also said that they would still have to get approval through the TRC.
- Jon said that they, in theory, could create a subdivision that dumps out onto an unimproved dirt road.
- Chairman asked if the Town would be required to pave the road if the property were annexed. Bryan said no since the road would not be a town road.
- Jon also asked where Ms. Gardner's family property is. Ms. Gardner said that is it on both sides of Old Tarboro.

- Ryan asked Ms. Gardner if there were any plans to develop their property. She said that her family's property is on the market but there are no plans for development.
- Chairman Swaim asked if there was a plan. Bryan said no, that this is a rezoning only.
- Ryan asked about the zoning conditions at Anderson Farms. Bryan said that there are various conditions like no vinyl, and that are conditions related to townhomes, single family, roads and sidewalks.
- Chairman Swaim asked what the adverse effects on the surrounding properties would be. Bryan said that depending on the density of the proposed project, there will be buffers and that just like any other development, they would have to keep stormwater on site.
- Chairman asked Ms. Gardner how many acres her family's farm is. Ms. Gardner replied that it is 50 acres.
- Ashley Anderson of 813 Eagle Rock Road said she and her family own the property that adjoins this property to the west and the south and her family farm is about a 75-acres. She is a lifelong resident of Wendell. She explained that as of today, the landowner has received notice that the bridge project (Old Battle Bridge Rd) has been pulled from DOT workload. Also, she said that the proposed Anderson Farms Subdivision, even though they have already submitted construction drawings and have received approvals, that it doesn't matter what agreement they have with the Town, as of a month ago, they are no longer under contract on the property with the landowner. Ashley believes that it is unwise to make any zoning decision based on something that may or may not happen and that this property has been on and off contract for about 15 years. Another point she raised was that she believes that this is a dramatic increase in density since the current zoning of R-30 allows a maximum of 14 lots to be developed, and that R4 allows the maximum density allowed in any Wendell zoning district. She said that they could put up to 74 units on a 10-acre tract. She asked Bryan if there is no requirement for a buffer. Bryan said that depending on the use proposed, there may be buffers. Ashley asked if they would be required to have a buffer if they built 74 homes. Bryan said that he would have to look that up but that 74 homes would not be feasible due to the infrastructure, setbacks and other requirements. Bryan also said that R7 is Wendell's densest zoning district not R4. Ashley went on to explain that transportation, traffic, and other issues will be affected with this rezoning. She said that things are already bad with the traffic and without a development plan, they could do anything. She urged the Planning Board to deny this request until they have submitted a plan.
- Victoria asked Ashley if her property has a connection to the Anderson Farm property. Ashley explained that the Anderson Farm property is owned by her cousins and has nothing to do with her. She also explained that she checked at 5 pm today to make sure that her information was accurate.
- Ryan asked if this property abuts Ashley's property. Bryan replied yes.
- Chairman and Victoria asked Ashley to confirm that she is not in favor of the R4. She said that is correct and she felt that it wouldn't fit into the surrounding properties. Victoria asked if the Planning Board were to consider it, then she is saying that there should be a plan with conditions. Ashley said that she thinks that it's too dense and should be rezoned to an RR or R2 but if R4 is considered, then she believes that there should be conditions regarding the roads and how traffic is going to be managed and that there should be a requirement for a buffer.

- Ryan asked where the ingress and egress for Anderson Farms development is. Jonathan described the road patterns proposed by developer. Bryan showed a visual of new road if it is constructed.
- Chairman read email from Kenneth Medlin. (attached)
- Brett asked about other land owned on the north side of Old Tarboro and if there were plans for it. Bryan said that he doesn't know of any and that the flood plain is a challenge on that property.

Chairman asked for a motion. Jonathan made a motion to deny this rezoning request at 0 Eagle Rock Road. Victoria seconded the motion.

Discussion:

Jonathan Olson said that he believes the area is going to be developed and that the R4 may not be a bad zoning. He said that the challenge they have, not just with this agenda item but with any agenda item, is understanding how a given action fits into a big picture and in the absence of any development plan or any specifics, he feels that they are unable to make a good decision that this the right thing at this time. He recommended that the rezoning come back as part of a package with a development plan so that they can evaluate everything in its entirety at once.

Victoria Curtis agreed with Jonathan's comments and added that since DOT pulled the bridge from the project, then that puts a big damper on the project. She said that she has a hard time approving this without having the specs of what will happen with the development.

Ryan Zakany said to let the market dictate. He said that if people don't want to live off a gravel road, they won't buy and they won't build. He explained that he drove down the gravel road and that it is well maintained, but even though he wouldn't want to buy a house on it he said that everybody is different. He does understand Mr. Olsen's point about seeing a plan. He believes that both of these developments rely on each other and they both have a vested interest in seeing Old Tarboro Road paved. He leans more toward let the market dictate.

Michael Firstbrook said he agreed with Jonathan about having no plan. He referred to Ms. Gardner who said that her property is on the market and believes that whoever buys her property will want to develop that also. He said that if there is a larger area, then the Town or Planning Board would be able to decide what fits in that area better than trying to fit various smaller projects together like pieces of a puzzle that don't quite fit. He would like to see the infrastructure improved before more homes are built. He wonders if the Town will look good when all of the farmland is sold and developed. He believes that they have a unique opportunity right now to have an impact and make it look good.

Jimmema Huffman-Hall agreed with what everyone had said especially that the access is questionable. She said that it is difficult to approve this with no plan. She said that the poor access and lack of plan is concerning.

Brett Hennington said that it is in a controlled growth area and that even though there are some dependencies on the Anderson Farm project, he agrees with letting the market dictate if someone wants to live on a gravel road, which may not be a gravel road if NCDOT paves it. He explained that this area is right around the corner from SPC Mechanical, Sheets, a large car dealership, ABC store and the bank. He believes that it is an area that will see growth either now or in the future.

Levin Jones said that the access issue is a sticking point and that this is a chicken or the egg problem. He said that he doubts that DOT will sink money into improving a road or putting in a new bridge with nothing for it to connect to. He said that we have a log-jam, in that someone will need to take a step forward for others to take a step forward. He said that it appears that tonight the Board is not in favor of making that step and he understands the reasoning behind it but he believes this will come up again in the future since this area is ripe for residential development.

Deans Eatman has no additional comments.

Motion to Deny as presented: 7 in favor of motion Chairman Swaim, Victoria Curtis, Levin Jones, Jimmena Huffman-Hall, Jonathan Olson, Michael Firstbrook & Deans Eatman.

2 opposed – Brett Hennington & Ryan Zakany

Motion to deny is carried.

Chairman Swaim declared a recess at 8:05 pm.

Meeting resumed at 8:13 pm.

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

Item 5b

Item Title:

CD19-03 – Discussion and action on an R-4 Conditional District request for properties located at 4501 Rolesville Rd, 0 Davistown Road, 1401 Davistown Road and 6021 Yancey Drive.

Specific Action Requested:

That the Planning Board considers the proposed R4 conditional district request and make a recommendation to the Town Board to include a statement of comprehensive plan consistency and reasonableness.

Applicant:

Chris Rurkowski of TMTLA Associates

Petition:

Due to the determination that a condition of a conditional district cannot allow a use that is not permitted in the base zoning district in some fashion, and since the R4 district does not allow townhomes, the applicant decided to revise the project to remove all townhomes and add single family homes in their place (rather than reclassify their conditional district request to R7).

The applicant has requested to create a R4 conditional district for approximately 129.59 acres of property within the parcels identified by PIN #1765852510, PIN #1765962276, PIN #1765856251 and PIN #1775042139. The proposed conditional district consists of 324 single family homes with associated open space, amenities, and infrastructure.

Item Summary:

The applicant's proposed conditional district has single-family homes, with an overall density of 2.50 dwellings units per acre. The 2.50 DUA figure only includes 10 acres of the 32-acre Yancey property within the Conditional District. The 2.50 DUA figure does not account for an additional 22 acres of open space within the Yancey property, which is now offered to the Town in its entirety as public open space. The remainder of the Yancey Property would be rezoned to Residential Agricultural (RA) at a subsequent meeting if the Conditional District is approved.

This project is located just northwest of East Wake High School, along Rolesville Road.

Following the August Planning Board meeting, the applicant amended their R4 conditional district request to include a 10-acre portion of the Yancey property in order to meet the 3-mile rule established by general statute for satellite annexations. They also made the following amendments in response to comments received from the Planning Board, Town Board and broader community:

- 1. Total unit count was reduced initially to 324 (originally 427 and later 374) and the overall density decreased from 2.88 to 2.50 DUA.*
- 2. Developer changed from Starlight Homes to Ashton Woods.*
- 3. Townhomes were removed from the proposal; single family homes are only permitted use.*
- 4. The developer is dedicating approximately 32 acres to the Town for a future Town park.*
- 5. The developer increased the number of conditions from 11 to 24, with only 1 condition considered a concession.*
 - a. These conditions include several architectural design standards, schedules for installation of amenities, and increased landscaping.*

Amenities include a clubhouse, a 6-lane Jr. Olympic pool, picnic and grill area, dog park, a small playground, a 9-hole disc golf course, and 32 acres within the Yancey Property offered to the Town as dedicated parkland.

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

Based on comments received at the Planning Board Introduction meeting, the applicant voluntarily conducted a Neighborhood Meeting with adjacent property owners.

Bryan went over the purpose of a Conditional District.

Location and History:

This property is currently located outside in Wake County’s jurisdiction and is zoned Residential-40 (R-40). Annexation must be approved by the Wendell Board of Commissioners for the conditional district to take effect.

Project Profile:

<i>PROPERTY LOCATIONS:</i>	<i>4501 Rolesville Rd, 0 Davistown Rd, 1401 Davistown Rd and 6021 Yancey Drive (portion)</i>
<i>WAKE COUNTY PINS:</i>	<i>1765852510, 1765962276, 1765856251, & 1775042139 (portion)</i>
<i>CURRENT ZONING DISTRICT:</i>	<i>Wake County R-40</i>
<i>CROSS REFERENCES:</i>	<i>N/A</i>
<i>PROPERTY OWNERS:</i>	<i>Amy Weathers Nuttall & John J Nuttall III 4501 Rolesville Rd Wendell, NC 27591 Eva Weathers Herring 1800 Eastwood Rd, Apt 219 Wilmington, NC 28403 George Yancey 3632 Willow Bluff Drive Raleigh, NC 27604</i>
<i>APPLICANT:</i>	<i>Chris Rurkowski 5011 Southpark Dr, Ste 200 Durham, NC 27713</i>
<i>PROPERTY SIZE:</i>	<i>129.59 acres</i>
<i>CURRENT LAND USE:</i>	<i>Vacant</i>
<i>PROPOSED LAND USE:</i>	<i>Residential</i>

Project Setting – Surrounding Districts and Land uses:

<i>DIRECTION</i>	<i>LANDUSE</i>	<i>ZONING</i>
<i>North</i>	<i>Residential/Agricultural</i>	<i>R-40</i>
<i>South</i>	<i>Residential/Agricultural</i>	<i>R-30/R-40</i>
<i>East</i>	<i>Residential/Agricultural</i>	<i>R-40</i>
<i>West</i>	<i>Residential/Agricultural</i>	<i>R-30</i>

The area along Rolesville Road is within the Town of Wendell's urban services area. It was designated Long Range Urban Services by Wake County in 2000. Long Range Urban Services Areas are expected to be urbanized beyond 10 years. Municipal utilities are nearby at East Wake High School.

Brian referenced the current Zoning Map:

Proposed Conditional District Conditions:

The applicant is proposing 24 conditions for the proposed CD, as detailed below. Only 1 of the 24 conditions represent concessions. The remaining 23 conditions are clarifications or represent improvements beyond what the UDO requires. Conditions added following the last Planning Board action meeting are underlined:

1. 1. [Clarification] R4-CD Zoning Conditions: The maximum number of units allowed shall be 339 units
 - Staff Note: This is to allow for flexibility during the construction document phase to allow for a maximum of 339 (The master plan shows 324).
2. [Improvement] The developer shall preserve a minimum of 35 acres as open space. The development shall exceed all open space requirements as prescribed in Chapter 7 of the Unified Development Ordinance (UDO).
3. [Improvement] The developer shall dedicate approximately 32 contiguous acres of land (PIN 1775042139) to the Town for a future Town park prior to the recording of the plat for Phase 1. This dedication brings the total open space and dedicated land to approximately 65 acres. This dedication will include a minimum of 2 access points to public streets.
4. [Improvement] The use of vinyl siding shall be prohibited. Trim Elements such as windows, eaves, fascia, columns, and soffits may be vinyl or aluminum.
5. [Improvement] All units shall be designed to provide for a combination of at least two of the following materials on the front/primary façade facing the public street or open space: cultured stone, brick, lap siding, shakes, or board and batten, unless the front elevation is entirely brick or cultured stone.
6. [Improvement] Roof eaves shall have a minimum 10" overhang.
7. [Improvement] Front-loaded garage doors shall either contain windows or carriage style adornments.
8. [Improvement] All residential lots shall have Bermuda sod on the front, sides, and up to 25' beyond the rear line of the primary structure.
9. [Clarification] The neighborhood shall be governed by a Homeowner's Association (HOA) that shall maintain all open space that has been dedicated to the HOA.
10. [Clarification] The HOA shall be guided by a Declaration of Covenants, Conditions, and Restrictions.
11. [Clarification] Architectural Guidelines shall be included in the HOA documents that restrict and monitor landscaping, additions, outbuildings, fences, parking, and maintenance.

12. **[Improvement]** *The developer shall complete the amenity area to include a 6 lane Jr. Olympic pool, poolhouse, bathrooms, covered seating area, and grilling area prior to the issuance of the 75th CO of Phase 1.*
13. **[Improvement]** *The developer shall construct a playground to include a central play structure and benches prior to the issuance of the 75th CO of Phase 1.*
14. **[Improvement]** *The developer shall complete the dog park to include a fenced mulch area, benches, and water station prior to the issuance of the 25th CO of Phase 2.*
15. **[Improvement]** *The developer shall complete a gravel walking trail connecting the dog park area and Phase 2 to the amenity center and Phase 1 prior to the 25th CO of Phase 2.*
16. **[Improvement]** *The developer shall construct an approximately 200 yard by 30 yard common green area to include a seating area, gazebo, walkway, and plantings in the median area of Avenue 'I' prior to the issuance of the 25th CO of Phase 3.*
17. **[Improvement]** *The developer shall construct a 9-hole disc golf course in the northeast open space area prior to the issuance of the 25th CO of Phase 3.*
18. **[Improvement]** *The developer shall construct a 35' wide Type 'B' perimeter buffer along the southern project boundary between Rolesville Rd and Shady View Dr.*
19. **[Improvement]** *The developer shall construct a 40' wide Type 'B' perimeter buffer along the project boundary bordering the N/F K&J Construction (PIN 1765-74-8520), N/F Oliver Winslow (PIN 1765-84-0581), and N/F Efren Castro (PIN 1765-84-0246) properties.*
20. **[Improvement]** *The developer shall construct a 6' privacy fence along the back of the project lots bordering with properties N/F Oliver Winslow (Wake County PIN 1765-84-0581) and N/F Efren Castro (Wake County PIN 1765-84-0246).*
21. **[Clarification]** *The developer shall provide a 10' landscape easement along the rear property line of lots along Davistown Road and shall be planted as a Type 'B' buffer as describe in the UDO (4 trees and 16 shrubs per 100 LF).*
22. **[Clarification]** *The developer shall pay a fee in lieu for ½ of improvements to Weathers Road for the rural road cross section as described on MP-4 of the Master Plan.*
23. **[Concession]** *There shall be one (1) cul de sac at a length greater than 300' but not longer than 425'.*
 - **Staff note – Environmental site conditions warrant this deviation.**
24. **[Clarification]** *The developer shall complete Rolesville Road improvements for ½ of the ultimate 110' cross section of Rolesville Rd prior to the 1st CO for the project.*
 - **Staff note – a bond would also be required by staff in order to approve the final plat. This note is for clarification. This is an existing requirement and does not have to be included within their condition language.**

Applicant's Justification:

Applicants Justification Statement added as Attachment B.

Parking:

Off-street parking shall be required for any active open space areas. The applicant is showing a total of 71 off-street parking spaces to serve their Pool/Amenity Center, Dog Park, and Disc Golf course.

Open Space:

The applicant is required to provide 9.76 acres of passive open space and 3.25 acres of park space (with 1.08 acres of the park space being fully active). The applicant is providing well above the total amount of open space required (50.59 acres of open space is being provided within the conditional district boundary and ~20 more acres within the remainder of the Yancey Property offered to the Town), as well as much more improved open space than what is required. The applicant is providing 2.54 acres of fully active open space (1.08 acres required), comprised of a junior Olympic pool and clubhouse, playground, and 9-hole disc golf course. Additionally, the applicant is providing 4 acres of Park Space (2.5 acres required).

Public Utilities:

Development of this site will require extension of utilities along Rolesville Road from the High School site.

Streets:

The Town's Arterial and Collector Street Plan calls for widening and improvements to Rolesville Rd (4-lane divided), and Davistown Road (2-lane undivided). The applicant is showing additional ROW dedication for Weathers road per Capital Area Metropolitan Planning Organization (CAMPO)'s transportation plans but plans on requesting the Town Board to pay a fee in lieu of building their portion of a rural road cross-section, which is what is required by the Town.

The applicant's typical street sections are included on page 6 of their Master Plan. These sections include an 'Urban Street' with a center median, as well as a one-way street section. Both of these sections are not typical sections included within the Town's cross-sections and would be specific to this development.

Traffic Impact Assessment (TIA)

The number of proposed dwelling units required the developer to prepare a Traffic Impact Assessment (TIA) report. This report is reviewed by NC-DOT, as well as the Town contracted engineer. Since all impacted roads are DOT maintained, they would determine what if any improvements are required, based on the additional traffic being generated by this site. These improvements typically involve the addition of turn lanes, striping improvements, or signal improvements (when applicable).

Recommended improvements for this project include:

- *A dedicated Right-Turn lane on Rolesville Rd into the new site's entrance.*
- *A dedicated Right-Turn lane on Rolesville Rd to turn onto Davistown Rd*
- *Striping Improvements at the intersection of Keiths Rd and Business 64.*

The applicant's plans also show a dedicated left turn lane on Rolesville Rd into the new site's entrance.

Landscaping:

All landscaping shall meet the requirements as set forth in the UDO at the time of the Final Development Plan, unless otherwise specified through the approved Master Plan. The applicant has included 4 conditions (#18-21) improving the site's landscaping beyond what is required.

Phasing:

The applicant has identified 3 phases of development. The clubhouse and pool are included in Phase 1. The applicant's conditions detail when each amenity would be completed.

Comprehensive Plan:

The Wendell Comprehensive Plan defines the subject properties as being completely within the S-3 "Restricted Growth Sector".

The Comprehensive Plan states that "although not a formal open space sector, S-3 is intended for very limited development under tightly controlled conditions." This sector is generally classified as lands that are not proximate to thoroughfares and that are not projected to be high growth areas due to limited access to the transportation network and utilities. Generally, the S-3 areas are outside of the short range urban service area for water and sewer service and are close to S-1 and S-2 areas."

The Comprehensive Plan lists the following uses as appropriate land uses/development types within this sector: low density cluster developments or hamlets (a clustering of buildings around a rural crossroad), single family residential development, very limited convenience retail uses, civic uses (parks, schools, religious and government uses), and some industrial uses.

The proposed development on the site consists of single-family detached home and townhomes, with an overall density of 2.88 DUA. The S-2 sector to the east is buffered from the proposed development with the inclusion of the disc golf course. The densest portion of the development (Townhomes) are clustered close to Rolesville Road, which is to be widened to a 4-lane road.

Bryan referenced Framework Plan Map.

TRC Review:

- *The Technical Review Committee has reviewed the applicant's revised Master Plan and has not identified any major issues. Items identified are typical corrections/details to be included in the construction drawings. Further review would occur upon submittal of construction drawings (final development plan for conditional districts).*

Staff Comments:

- *Staff recommends approval of the proposed Weathers Property Master Plan, with inclusion of the 1 technical correction referenced.*

- *The applicant has included numerous conditions improving buffers, open space, public park land, and architectural standards. In exchange, they are seeking 1 concession related to cul-de-sac length.*
- *Proposed lot size is notably smaller than surrounding properties (which are served by well and septic), but overall project density is 2.50 dwelling units per acre, which is less than what would normally be allowed in the R4 zoning district.*
- *This site is located less than a mile from an Interstate, on a future 4-lane thoroughfare, near an existing high school, with access to municipal water and sewer. All of these factors support a growth pattern other than ‘rural’.*
- *Concerns were expressed by neighbors that the proposed development would negatively impact property values. Staff analyzed all single-family homes within ¾ mile of the site (which captures Ridge Haven and Candlewick subdivisions to the north), and the average building value was \$122,305, with an average land value for half acre lots at \$32,000 (for a total value of \$154,305).*

Comments/Questions following this presentation:

- Chairman Swaim asked about condition #18 being 30 as said or 35 as written? Bryan replied 35 as written.

The board proceeded to calculate the “true density” for their purposes.

Jamie Schwedler gave a presentation

- Jonathan asked Jamie what we can anticipate with the change in builder from Startlight to Ashton Woods. Jamie replied that the builder can answer any specific questions but in general they have been very receptive to comments throughout the process. She said that they understand that this is an area where the Town and the community want to see high quality, well-maintained products and that Ashton Woods will be able to offer that sort of development.
- Jimmena asked Jamie if she had mentioned the square footage range for the houses. Jamie said that she gave the square footage of the lots and not of the houses. She said that the required minimum is 6,000 sq. ft. lot size and theirs is an average 8,000 sq. ft. lot size.
- Ryan asked if they have a target square footage range for the homes. Jamie said she would check on that and get back to him.
- Chairman Swaim asked how people are going to get access to the town park. Bryan pulled up a slide and showed 2 access points to the park. Chairman asked if he were to take his children to the park, would he have to go through the development. Bryan said that there is another street that is a public street that can also access the park. Victoria asked if one would have to go through the neighborhood to get to it. Brian said no. Chairman asked if the cul-de-sac is another neighborhood. Bryan said that it is a small subdivision but doesn’t know if there is an official name.

Victoria said that there is no main road that accesses the park, it's always through a housing development of some size. Bryan said yes, there are three connections.

- Jamie said that she had the information regarding the range of square footage of the houses and that the range will be from 2,000 - 3,800 square feet on an average lot size of 8,000 square feet.
- Levin asked why the disc golf is only a 9-hole course and not a full 18-hole course. Jamie said that they have to balance the active and passive open space.
- Chairman read the emails that were submitted from citizens (attached).
- Ryan commented that he wanted to clarify that one of the emails refers to nature preserves that are county-owned not owned by the Town of Wendell.

Chairman Swaim Opened Comments from Citizens

- Daniel Gardner said that he lives at 4508 Rolesville Road, which is across from the proposed development. He said that he is in opposition to an urban development in this area and that this is too far outside the Town of Wendell to be included in their corporate limits and would be better suited for a rural development and not such a high-density development.
- Brandon Strickland said that since the developer submitted their first plan on April 4th, 2019, it has been changed 8 times and most recently on February 5th, 2020. He explained that the Planning Board voted no on this plan and the Town Board reported to vote no when the developer asked for an extension on their decision at a last Town Board meeting. He asked that since this issue has been going on for over a year, that the Planning Board consider if this is a good idea. He said that if something feels forced, we should really think twice about it. He believes that the developer found an inexpensive piece of farmland outside of the Town ETJ and outside the Town's annexation limits and that they stand to make a huge profit off this piece of land by packing in homes densely to one another. He thinks that they could have bought land that is already in the Town Comp plan zoned for higher density that has the proper infrastructure, roadways, etc. in place, but that they're not doing that. He said that they are bringing city-style development out to the country. He explained that the Town website says the purpose of the Town zoning is to guide development and ensure that adjacent zones are not a nuisance to one another. He said, "You don't want to have folks hunting, target practicing, having horses and farming right next to a true density of 5 or 6 homes per acre once you exclude the swampland that they're counting in their calculation." He said that the zoning documents are planned years in advance, so that certain wrong decisions are not made and that they usually require input from citizens. He said "Throwing those out the window because they are a little bit aged, is not an appropriate way to make a decision. Those documents are supposed to be used to guide the votes of the Planning Board and the Town Board." He believes that most of the residents are not against a development that matches the character of the surrounding lot sizes. He said that the developer had kept the lot size around 6,000 square feet despite over a year of feedback from residents saying that's too dense. He said that they know growth is coming but that we must be responsible with the precious land we have left and that once is approved it can't be undone. He said that in a Town Board

meeting in May, Town Manager Marc Collins presented the next fiscal year budget for the Town of Wendell. Mr. Strickland said that the Town budget is a 159% increase over the previous year part of that due to a new town hall. He explained that the Town Manager said that the Town has tremendous capital infrastructure needs, such as roads, intersections and sidewalk improvements and they are also dealing with continued growth impacts on staffing and the ability to maintain existing staffing. He said that the Manager also said that growth doesn't come without cost. Mr. Strickland believes that the significant growth that Wendell is experiencing requires more utilities and that those costs will be even more with this satellite annexation which is more costly because its further from the town core. He goes on to say that this development is further than Wendell Falls from the town corporate limits and does not provide any commercial development to offset those costs to the Town. He believes that the Town will not get any benefit from people shopping because this development is closer to the shopping in Knightdale. He said that Town debt is going to go from 3.5 million to 10.5 million for the last budget cycle which is indicating a significant increase and especially with COVID's uncertainty, the Planning Board should focus on projects that have a net positive impact to the Town's bottom line. He said that not considering the cost is financially irresponsible. He thanked everyone for their time and asked that they vote no to this development as the density is too radical when you see the current Town's Comp Plan of S3 which is restricted growth and the Wake County zoning of R-40. He asked what the estimated home price with Ashton Woods will be.

- Bryan clarified that the property is in Wendell's Urban Service Area and is eligible for annexation. Also, it is within Wendell's boundary agreements with Knightdale, Rolesville and all the municipalities that have annexation agreements. He said that the reason that the debt that Mr. Strickland referred to is going up by 6 million is due to the Town Hall project.
- Chairman said that these people are in the country and hunt ducks wherever they want to. If this is a city annexation then that means they will be in the ETJ and so they won't be able to hunt ducks wherever they want. Bryan said that this property will be annexed but it will not change our ETJ. Victoria said that the Town is annexing only the subdivision. Chairman asked if they can still hunt ducks and Bryan said yes, on their property they can. Bryan explained that people have to request annexation, we can't do forced annexation and if we were to do ETJ, we have to apply to Wake County and get authorization, which we are not doing either of those.
- Greg Jones who resides at 6141 Robertson Pond Road, said he called in to express his opposition to the proposed rezoning request. He is a lifelong resident of the impacted the community being discussed. He said it bothers him that this request is on the virtual agenda, given all the circumstances our nation and local communities are facing with the ongoing COVID pandemic. He believes that this is not the proper time or setting to discuss such an impactful development considering the large outcry of previously packed Town Hall opposition meetings. He applauds the effort the Planning Board for attempting to serve the community by conducting this meeting, however due to poor audio quality and the inability of the general public to speak and view the presentations, he feels this meeting does

not truly serve the general public. He said this high-density development will not satisfy the adjacent property owners' concerns and this proposal does not fit their rural community and does not benefit the citizens of Wendell. He said that the true benefactor, if approved, will be the out-of-state developer. He asked the board to please consider that this developer has not completed their current home sales as proposed in their Zebulon development. He believes that this proposed development is just the beginning and once the water and sewer are extended other R4 requests will come back before the board and destroy their rural community of low-density lifestyles. He said "As a current candidate for Wake County Commissioner, I participated in a virtual 2021 budget work session and noted the following facts stated by our current county Manager. Over half of Wake County employees are still working from home. New home sales in Wake County are down 12%. New permit requests are down 14%, which shows the trend of declining growth." He said that the County as a whole was projecting a 28.8 million dollar shortfall prior to COVID-19. This is a sign of unforeseen revenue shortfalls to come which will directly impact local municipalities like Wendell. He said that the Town of Wendell cannot continue to afford satellite communities like the one proposed and he urged the board members to vote against the rezoning request and leave this property out of the future plans of Wendell. He said, "Focus your time on developing existing shell ready properties located within the Town's current boundaries." He thanked everyone for their time and consideration.

- Judy Jones said that she also resides at 6141 Robertson Pond Road and due to the inability of those that called-in to clearly hear the statements, questions and comments and their inability to see any visuals that have been shared, she does not feel that a virtual meeting is the best place to make a decision regarding R4 conditional district request for the properties located at Rolesville Road, Davistown Road and Yancey Drive. She said that the Town's website states that this item is considered non-controversial in nature and felt that statement was inaccurate. She said the board members, the developer and the residents are all definitely aware of the fact this has been a high controversial issue as the Town Hall has been packed every time this issue has appeared on the agenda and during the July 2019 meeting, the board members called this a hot-topic item with a vote to move the agenda up to the next meeting. She said that at the next meeting a vote was taken regarding the zoning request with 4 members voting for it and 5 members voting against it. The item moved forward to the Board of Commissioners without Planning Board approval. She said that she wonders if that non-approval vote was due to the fact that Planning Board members feel as if they represent the residents of Wendell. She said, "By nature of your appointment of this board you are expected to be the voice of those you represent, those who you share life with, in this small town that we all love, not the voice of an out-of-state developer." She asked if at the July meeting did the board actually listen to the residents, those who are part of the community, those who share common interests and goals, not the developer whose interest is solely financial. She feels that the proposed development Overlook at Weathers Farm does not fit the landscape of the community and questions the plan to add 324 homes in the S3 restricted growth area which is intended for very limited development under tightly controlled conditions. She said that the proposed number

of homes per acre does not fit the definition of very limited development. She said that she is fully aware that growth is coming to eastern Wake County and specifically to Wendell as the proposed projects consist of 2,414 single family homes on 714 acres of land in Wendell. Land is a precious resource that cannot be replaced. She asked the board to stay true to our motto “small town with big charm.” She said that the future depends on the decisions that are made today, so let’s make wise decisions so that Wendell continues to be viewed as one of the best places to live in North Carolina. She asked the board members to deny the R4 rezoning where R4 by definition is high density, where the population is higher than average. She said that high density is not smart. It is not a good fit for this property and is not what is best for Wendell.

- William “David” Cozart said he said that it’s difficult to hear the board members speaking- it sounds muffled. Chairman said that he will try to slow down and speak clearly. David said that he lives at 5324 Weathers Road which is adjacent to the Weather’s property on the back side and to the Yancey farm that the developer has contracted for to get the project within the 3-mile annexation requirement. He believes that the reason that the Comprehensive Plan shows that this area as S-3 was to preserve the wetlands and the adjacent area, including Robertson Mill Pond. He said that several things were cited, like the proximity to the High School and the highway as reasons for this to be in alignment with the Town’s Comprehensive Plan. He respectfully disagrees with this because both the high school and the highway were there when the Comprehensive Plan was developed and if the people who developed the Town plan intended it to be high density, they would not have identified it as a low-density area. He also said that the use of a density of 2.5 units per acre is very deceptive, considering all of the undevelopable acreage in the Weathers farm that is wetlands. He said that it doesn’t really fit. He believes that the Town’s plan was to limit development and preserve the wetlands of this area. He also said that this project is not significantly different from prior plans that have been brought to the Planning Board. It does exclude townhomes which he thinks is an improvement but feel it is still more suitable for the Town’s core limits. He said that this virtual meeting process is designed to benefit the developer, since it is obviously highly controversial as shown in the attendance at the prior Planning Board meetings and the comments. He believes that we are living in a period of high uncertainty right now and it is impossible for us to have a clear picture of the magnitude of the weight of this COVID crisis. He said that one thing is certain, there will be damage to the economy and it will change the way we do business. He explained that in April, unemployment was at 14.7% which is the worst since the Great Depression and 20 million people lost their jobs in the US according to the Labor Dept. He said that leadership from big accounting firms in the nation believe that the debt to GDP ratio will exceed post World War II levels by the end of the fourth quarter. He said that they also project that the wake of this economic crisis will be long and the magnitude of the economic affect will be great. Businesses are already making changes to allow employees to work from home more regularly and permanently. All businesses are taking measures to social distance their employees and their customers due to this COVID crisis which results in slowing the business world. Everyone’s cash flow has been impacted. He said

that we know the medical community is working diligently to address a treatment and cure this virus but the timing and the effectiveness of a solution is very uncertain. A resolution will certainly take time. He said that experts are projecting that urbanization will slow due to the rapid spread of the virus in urban areas and the desire of the population in general to maintain social distancing going forward. He asked that given the current uncertainty of the US and local economy, do we really want to recommend approval of this project. What happens if the economy significantly slows and this project stalls after it starts? He said that he and the neighbors don't want the property sitting there creating red mud runoff effecting wells and streams as well as Robertson Mill Pond Preserve. He believes that this project has too many issues and is too controversial to move forward. He said that the only reason that they've been given in supporting this project is that "growth is coming so you need to get used to it." He asked the board to carefully consider the reason for their decision tonight. "Is this what we really want for the town or can we do better?" He requested that the board deny the rezoning request due to the inconsistency with the Town's own Comprehensive Plan and the project's inconsistency with the surrounding area. He believes Wendell can do better. He thanked everyone for allowing people to provide input in this process.

- Victoria Curtis left the meeting and said that she will call in from home.
- Christopher Dennis said he is strongly opposed to such high density in this rural area and recommend that the Planning Board deny the developer's request. He also added that he travels Rolesville Road every day and works with several farmers on their equipment. He said that this high-density development will create a lot of traffic that will further congest the commute on the road during school hours and work travel. He believes that it will also create havoc for the farm equipment that has to travel up and down the road to get to other fields. He is opposed to the development. He thanked the board for hearing him.
- Pat Shillington of 133 Candlewick Drive. He said that he has two topics to talk about. He referenced a handout map that showed ponds and he talked about flood zones. (attached) The first topic he spoke about is Section 6.7 Flood Damage Protection Ordinance in the Wendell ordinances which says that the local government is responsible for improving developments and ensuring that there is not any kind of water damage problem. He referred to figure 1 that shows 3 ponds downstream of the development and how much of the watershed is within the development itself. He said that he believes that the post peak flow rates need to be equal or less than pre, but that someone will need to look at the effect that the development will it have on the 3 ponds. He said that this is something that has to be determined before the board approves this development. He explained that even with erosion control measures in place they only stop the silt. The soils out there are sand and clay type materials so there will be some sedimentation from this development. The ponds will have to be cleaned out. He referred to figure 2, on flood prone soil from Wake County GIS. He said that there are a lot of parcels that are within the flood prone soils and since these are going to be slab on grade buildings, some of those houses may have water issues. He said that this will need be determined before development. His second topic was regarding the Municipal Water Allocation Policy. He highlighted some areas and said that basically for

every tax dollar that Wendell generates from a piece of property, for residential, 54 cents goes to pay for police and fire and all of the other necessary essential services that are provided for an area. He said that this is a small area compared to Wendell Falls and that it may be more costly to Wendell and the only way to be able to pay for this is to raise taxes. He believes that raising taxes doesn't help anyone in Wendell. He thanked the board for listening to him.

- Frank Braswell of 4116 Rolesville Road said thank you Planning Board members for listening to the concerns we have as neighbors of this Weathers Property and the challenges it will pose for the Town of Wendell. He is opposed to this plan currently being requested for approval. He said that decision making should be based on what is the right thing to do. He asked "What is right and fair for the existing property owners in the immediate area of the Weathers Property? What is in Wendell's best interest as it is a fast-growing East Wake County town? Third, what is fair for the developer?" He explained that beginning in the mid 1970's the first subdivision was built on the 2.3 mile stretch of Rolesville Road that now has 8 subdivisions and approximately 400 individual homes through the Wake County Planning Department. He said that the smallest lot on any of these 400 homes is 4/10 of an acre or 2.5 houses per acre and that nowhere in the 2.3-mile area are there 7 homes per acre like this rezoning request. He said that 123 homes or 38% of the homes will be built on the minimum size lots of 6200 square feet and that 7 of those lots will fit into one acre. He believes that in the next 10 years, this entire 2.3 mile stretch of Rolesville Road will be annexed in the core of the Wendell Town limits. He asked how residents and businesses will view these 324 homes packed into so few acres. Will this look like a well-planned subdivision that fits into the surrounding community? He believes that it is fair to ask the developer to build homes on lots that better blend into the existing community. He suggested that since 50 acres of the 129 acres is defined on the plan as Open Space, they could use some of that open space to reduce the "real density." He said that the plans say that the density is 2.5 which is a division of 324 homes divided by 129 acres. This includes 6 storm water ponds, a wetland area, a disc-golf course, walking trails, parking lots, etc. in calculating density. He said that 324 homes will be built on 65 acres which yields a density that is twice the density displayed on the maps. He asked the board to vote no, because the residents deserve a more thoughtful plan and then they can consider these open space options for future development.
- Chris Young of 4417 Rolesville Road said he is opposed to this development as his home is one of 3 that will be directly affected. He said that the development will definitely increase traffic on Rolesville Road which at this time is enough. If you increase the traffic then accidents will increase at the high school and at the intersection of Davistown Road. He said that as Greg Jones said earlier, this is not the form to have this meeting because it has been a contentious situation for about a year or so and that they should be able to have people show up to Town Hall as they have in the past few months and express their concerns. He disagrees with holding the meeting virtually since he doesn't know how many are actually on the phone listening, there may be only 20 but he wants everyone to be involved as a community. He said that he is opposed to this but they do understand that growth

is inevitable at some point and time but if possible, the residents want it to be developed per the Comprehensive Plan for this area.

- Ben Weathers of 1645 Davistown Road said he lives across the road from the proposed development. He does not like the virtual format because they don't know how many of them are on the phone or anything. He explained that this is the 5th time the developer has come back and this time without the townhouses. He said that they couldn't annex this, so they purchased wetlands then gave it to the town. He said that they came back again changing from R7 to R4 and took away townhomes but are going to build more homes. He believes that 98% of the people that were grown here, raised here and live here have rejected this plan. To the Town of Wendell, he asks how many more times are we going to make the developer come back and make changes? He believes it's time to step up and say no. He said that he knows that some of the Planning Board members have children at East Wake High School and some have been out to speak with them but some have not been out to talk with the property owners or the farmers to see where they have raised their families, not on 6,000 square feet but actually 8, 9 or 10 acres. He also said that if you go to East Wake High School and talk to the bus drivers and teachers and students, they are against this development. He said that they know that growth is coming, but to please give them something that they can be proud of, that will fit into their community. He asked the board to vote no to protect the students the families, the farmers and their lifestyle as a rural community.
- Victora Curtis joined the meeting remotely.
- Aubrey Wood of 1809 Davidstown Road said he and his family served our country in uniform for 26 years and then bought a small farm out in the country to get out of town where they could farm and hunt and fish. He said that under this proposal, the town is moving in across the road from his family and bringing 339 new neighbors. He is not opposed to growth but wants to see growth that is controlled and responsible. He asked why the builder can't put in a development that looks like the surrounding community, which is one home on multiple acres of land. He said that they live in the country and want to continue to do so. He said that on the developer's proposal, there is a graphic with the Arterial and Collector Street Plan that shows an extension of Weathers Road going from Davistown Road to Robertson Pond Road or a DOT road. He believes that it is an outdated graphic based on the July 2019 Board of Commissioners meeting. He asks the builders to revise the plan to match the surrounding area. He requested to have controlled, responsible growth and said that 339 homes does not match their rural area.
- Andy Petesch of Petesch Law 127 W Hargett Street in Raleigh, representing Joy Davis who resides at 1729 Davistown Road. He raised a procedural point to begin with. His objection was regarding section 15.19 of the UDO that says once a petition goes to public hearing and that public hearing has been closed, the Town Board has no option but to render a decision on that petition. He said they did table it to the next meeting but it was never picked back up and directed to do anything. His position is that this is improperly before this Planning Board, noting his objection for the record. Chairman asked, "Are we saying that this is improper because there should be no new evidence coming in?" Andy responded that the UDO does not allow any revisions after the public hearing is closed. The only thing

that Town Board can do is vote on the application before it at the time that the public hearing is closed. Bryan Coates said that Mr. Petesch did send an email with that statement at 6:00 pm and Town Attorney Jim Cauley advised Bryan and Town Manager Collins that the meeting should continue as planned with this agenda based on his interpretation. Andy Petesch continued speaking and said to follow up on the number of the speakers that commented on the potential impact of the pandemic, he added that he was practicing in 2008 during the economic downturn and that took over a year for the full economic impact to be felt. He said that many projects that had been approved and got started, were abandoned either entirely or put on hold for many years. The recovery didn't get back to pre-recession levels until 2012-2013. One of the things that he thought was really damaging to stormwater systems both natural and constructed is that a project would get permitted and graded and at that point the developer would find out that the project was no longer economically viable, or their financing fell through. Then that land stood denuded for a long period of time and no matter how much erosion control was in place, it caused extensive damage to natural streams, ponds and stormwater systems. He said that there has been quite a bit of litigation over those things, and that this real-world consequence is especially impactful to people that have farms in agricultural areas in that vicinity that rely on the flow of water and the quality of water.

- Jim Parker thanked the board for their service to the community. He said this development with no infrastructure in this Town with financial insecurity is a bad idea. He said that in the past months life has changed for the worse with job loss and business loss. He said that 40% of businesses will not come back and 30% will reduce staff and folks will have to use up their savings to keep their heads above water. He asked who can afford to buy a new house even at 0 dollars down? He said that when this project has to pump the brakes, the Town is still going to have to pay and public safety is not free. He also asked if this project stops abruptly, where will the storm water runoff go? Right down the creek into their irrigation ponds that they use to grow crops. He asked who is going to pay when the agriculture inspector checks their water system, which they do twice a month, and shuts down their irrigation? He asked the board to deny the project.
- Audrey Crawford said she going to let her daughter speak first.
- Laura Ashley Crawford of 1621 Davistown Road said that she is a 5th generation Weathers and lives on a Weathers farm. She is a world champion for barrel racing and has her 3 champion barrel horses 35 ft. away from someone's proposed backyard. She told a story of how her first horse was fed 3 apples by a family that came up and the horse died from stomach issues. She is concerned about her 3 world champion barrel horses being messed with. Her grandma's driveway is only 35 ft from the new development. Her grandma has been battling cancer. She would hate to see her coming from chemotherapy and having to see many cars near her driveway turning into this neighborhood. She said that having 324 houses with an average of 2 cars per house and an average of 1 car leaving per house every day her Grandma with cancer will have to have lights shining up her driveway constantly because of this development. She said that someone with cancer should not be disturbed by these cars. The way the farm is now, she said that it is so peaceful it

can calm anyone, with the sound of the birds and dogs barking, it is beautiful. She said that the city should stay in the city and not disturb country life. She asked the board to vote no for this development.

- Audrey Crawford from 1621 Davistown Road said that she is the 4th generation on her farm. She has no intention of selling or developing it. She hunts and shoots guns, has bonfires, rides ATVs and horses. She said that the Weathers Road proposal (Arterial & Collector Street Plan) would actually go through her home which is 120 years old and is a historical site. Also, she noted that on page 5 of Jamie Schwedler's PowerPoint that Jamie had stated that the first plan had 427 homes and that the 2nd plan had 339 and they reduced it by 90 units. Ms. Crawford said that is not true, that they only reduced it by 35 and that the plan shows 374. She asked the board to please think about how many homes per acre. She said that when you go buy a house, you want to know how much land you have. She asked, "Is it 1 house per acre, 2 houses per acre or is it the true number of 7? That's what they have given us." She said that COVID-19 has changed us all, it's a pandemic that we have never seen and we don't know what to expect but we don't need a development for Wendell to take on. She asked the board to please vote no.
- Ashley Cantin of 3005 Puryear Road said she is also 4th generation and she was born and raised on her farm. She enjoyed growing up there and raising her family there. She said that when Puryear Road was a dirt road it was nice, but now it is a racetrack. Her concern is that traffic is already crazy and with the new development it will be absurd. She feels like the developers keep changing the plans and they will just do whatever they want once this gets approved because they don't care about Wendell or anything else. She is hoping that the Board will vote no and then everyone can move on.
- Jim Griffin of 6325 Weathers Road said he is opposed to this development for all the previously stated reasons but is especially concerned about the storm water run-off effecting the pond on his farm which is used for agriculture, watering crops, fishing pond and livestock. He is also concerned about the traffic on Rolesville Road.
- Zan Bunn from Cary said is a regular visitor to Wendell and East Wake County and she has some thoughts about the Weathers Farm Project. She said that this tract is far from downtown. Many of her friends live near this proposed project and its apparent how out of compliance this development would be. She said that this project contradicts the density of the surrounding growth and neighbors and that a simple Sunday drive reveals how bad this development will be if its approved, but so will a simple drive on Monday – Thursday. She believes that Robertson Mill Pond Preserve will be negatively impacted by construction. Adding the park makes the project palatable but is a thinly veiled attempt to pass this Planning Board. She said that this project is so gerrymandered that Wendell will become the gerrymandering capital of Wake County. She believes that the widening of a local road will not alleviate the impact of traffic and asks "What is the good of a statutory annexation requirement of 3 miles if a developer openly violates the spirit of that distance by shamelessly donating parkland?" She told the board that it is their job to protect the letter and the spirit of your Comprehensive Plan. "What is the good of a Comprehensive Plan that limits appropriate uses to low density residential

homes on large lots if you approve this project?" She added that the developer says that the project is consistent with the Town's Framework Plan but it doesn't look that way to her. She asked if it is consistent with the surrounding area. She said that Sunday drive will change forever and asked the board to not approve this plan.

- Mett Belk said we should talk to the developer and Wendell should come up with a plan and bring it to the developer.
- Chad Winslow of 4421 Rolesville Road said he appreciated the removal of the townhomes but still thinks it is too dense for this area. He said that it will be difficult for him and his neighbors to exit driveways because there will be too much traffic. Even though they did a traffic study, he said that you have to live there to understand. He asked the board to vote no.
- Angie Strickland of 6213 Robertson Pond Road said she is from the area and has lived here for lots of years. As of March, Wendell has over 2000+ single family homes that have been proposed or are under construction, 288 apartments under construction and over 650 townhomes proposed or under construction. She said that the bulk of these are on the Wendell Falls side of Wendell and they are not located in that area, they are on the opposite side of Wendell. She said that when you think about the police force and the infrastructure of Wendell, you currently have on average 3 officers on duty in the evening. She doesn't see how the infrastructure can support a satellite annexation way out on that side of Wendell and be able to responsibly service it. She said that the park on Yancey Drive is on a dirt road, it has a personal residence in the middle of it, an old barn, and old house, a large pond and is not really a prime property for a park. If anything, she said that it's a lot of a liability for the Town to carry for that gift. She said that Mr. Coates said in his presentation, that the value of the single-family homes within 2 miles of this proposed development are \$153,000 but that is not correct information. She explained that those prices are based on Ridgehaven and Candlewick subdivisions which were built in the 70s but if you look at other more current homes in areas such as the Enclave, which is a subdivision adjacent to the Weathers property, the homes have lots that are 1-3 acres and go for \$300,000 and up. Regarding the economy, she and her husband are small business owners in Knightdale, and she has heard of several businesses in Knightdale who already said that they are not going to reopen and others who are basically hanging on by a thread. She asked the board to think about the infrastructure of Wendell and what could come over the next year as they are considering putting more responsibility on the infrastructure of Wendell. She thanked the board for their time.
- Mike Strickland from 6213 Robertson Pond Road said he totally disagrees with this development coming to their surroundings. He chose to live there because he likes acreage and the sounds of the farm and the sounds that take place in the rural areas. He asked the board to represent them in the way that they would want to be represented. He said that it appears that they are supporting the developer and not the citizens of this community and making decisions based on the development and not based on the people that are opposing this. He challenged the board to vote no which he said is voting yes for their citizens.
- Jamie Schwedler responded to some of the questions asked by the neighbors. She said that the number of plan changes means that this process is working. They

reduced density, increased buffers and removed product type. Change is hard but that is exactly what the zoning process entails. She appreciated the Town's citizens coming and speaking and understands that they feel that this is radical. She asked how many of our subdivisions would have been radical in 1850 when Wendell was established? Jamie explained that the process is designed for changes to land use to respond to growth over time when the infrastructure is appropriate. She said to address the process and procedure, she wanted to reassure everyone that they have talked to the Town attorney and that he instructed them to proceed with the agenda. Mr. Petesch's comment raised an hour before the meeting regarding Section 15.19 legislative procedure, this is a new application and we are going through the process again. With respect to the revenue, she said that the development will be bringing hundreds of jobs over 7 years as a result of the approval and none of the utility costs will be subtracted from property tax dollars which will not come if the project is denied. She said that rooftops means more property taxes coming in and eventual commercial development which increases the revenue base. Rooftops have to come first. The traffic improvements also adds to the revenue and calming down the congestion on Rolesville Road. She said that the expansion of Rolesville Road will be on their dime even though it was only at 55% capacity. Without this development, those traffic improvements would eventually be made by the taxpayers. She believes that this is exactly the time to be considering a proposal such as this. Companies are relocating here and they are working at providing areas for their folks to be able to walk and enjoy the open space. The demand is coming. In terms of the density, she said that Towns are required to follow the constitution which includes applying the existing code equally to all applicants. Here it means applying the UDO as written in the way that the density is calculated. If the board or citizens would like it to be changed, and calculated in a different way, then there is a process for that. You can do a text change. She said that you can't single out and apply a different method or density calculation to the Weathers Project. In terms of the environmental impact, she said that there are no flood plains on this site and that has all been examined. The parks and rec director walked the site for the new park and felt it was appropriate for a park. She said that the plan has changed in the right direction based on ample public feedback and she requested that the Board vote to recommend approval because the project is consistent with the Town and County plans in the development of the area over time. She said that it is in the public interest of the growth that's coming by adding to the tax base and doing the transportation and infrastructure and parkland at no cost to the taxpayer. She thanked the board for their consideration on the merit of what the applicant has done and the merit of the project that will be creating great new homes for folks just like the ones who spoke at the meeting. She thanked the board for their time.

- Eileen Shara 1116 Grady Ray Road (not scheduled to speak) said that she lives on Grady Ray Road which comes out at Kioti Drive. She said that it is hard to get out even now. She said that it is nice that people want to come to North Carolina from all over the country to live in these houses, but they do not respect a farm. She said that most of them don't even know what a farm is. They don't understand what farming is all about.

- Michael Firstbrook told Jamie Schwedler that he was at the Town Board meeting where there was standing room only and he asked her about the fact that she said that they revised the plan because of public input. He asked isn't it true that you revised the plan when Andy Petesch said that if the Board voted yes, they would be breaking the law? Jamie said that is actually not correct. She explained that the issue that Mr. Petesch raised was the allowance of townhomes in a specific zoning district which the developer was under the impression was permitted. They removed that request to make sure it was consistent with the R4. She said that since there was a discouragement of the townhome product in general, they made the decision to get rid of the townhome product.
- Bryan clarified that several projects were in the same situation, so they were given a choice to go to an R7 if they wanted to have townhomes or change to an R4 if they were not going to keep townhomes.
- Michael Firstbrook said that at that same meeting when Commissioner Joyner asked for a recess, and was huddling with the Town Attorney, and Mr. Bergmark was huddling with the developer, and then the Board didn't vote, and they granted an extension, he asked why didn't they vote then? Bryan responded that Michael would have to ask the Commissioners but our debate should not be about how our Commissioners act during a meeting. He said that Michael would need to ask them directly, and that it is not for public debate with staff or this board. Michael questioned that the developer eliminated the townhomes out of their own good will and because of public feedback. Bryan said that this is their 9th submittal so they have made changes plenty of times just like other developers. Michael asked if they will probably make more. Bryan said that they can, it's their option.

Chairman asked for a motion.

Brett Hennington made a motion to recommend approval as written. Levin Jones seconded the motion.

Ryan Zakany said that he is in favor of the motion since it meets planning consistency with long term urban development that falls within Wendell's planning jurisdiction- within our purview to plan out. He said this plan has changed several times due to either the feedback from the residents or whatever motivated them. There has been a lot of concessions made and there's a lot of good for the people of Wendell. Real estate here is not getting any cheaper. He believes that any property dedicated for a town park is a benefit to the town, whether or not it ever gets developed, having that asset is a good thing. He said that Wendell is redoing our Master Plan this year and thinks that there will be some significant changes to the way some areas are currently zoned compared to 2007. He said that this will fit in with where its being built- growth will come that way. People want commercial things and stuff to do in town, and we won't get that unless we have rooftops. He said that it does pose some challenges and he respects the neighbors that have expressed their opinions and come to the meetings but he is for the motion.

Victoria Curtis said that it is difficult for her to hear a lot of what is being said and understands people's frustration. As for the vote, she recognizes that change is coming and it's hard to accept change when you're used to the way things have always been. She believes that area will develop without question but she cannot support development of that magnitude in that area so she votes no.

Michael Firstbrook said ditto to what Victoria said.

Jimena Huffman-Hall said that she knows where she lives and why she chose to live there and the square footage of her house. She was looking at some Ashton Woods houses and they are very nice in the same square footage range. They seem to be a good builder and the houses look very nice. She said that change is hard, but they did do a lot to help ease some of the residents' concerns. People choose where they want to live but she feels like the project has come a long way since she first heard it. She is going to vote for it.

Brett Hennington thanked everyone who had presented their comments, their opinions do matter. He rides by the property every week and it is beautiful area but he feels it presents itself as a good opportunity for growth in the Wendell area. Change is tough. He lives in a neighborhood that people would think is a radical change and for him it is a radical change from where he came from, which is a 500-acre farm. So, he understands where people are coming from in that regard but he said that he also understands that he lives in the place that he does because it's convenient and affords him the opportunities of Wendell and have a family, maintain his yard and still be able to drive 45 minutes to work. He is for the project.

Jon Olson said that he appreciates and respects the passion of the community. He understands that doing this virtually has been difficult but government's got to continue, life has got to continue and we've developed a functional work-around that's been challenging for everyone involved. He said that we have a developer with this project who has a willing landowner who has listened to and adjusted their plan from what they initially presented in November and that they've done it with reasonableness and accommodation. He said that when they first discussed this issue, his reservation had to do with the traffic and rooftops will lead to road improvements. The developer's accommodations resulted in 1/3 less residential units than what they initially proposed which has a positive impact on the traffic situation. In response to those who said how far away from town this was, Jon said that this subdivision is closer than Cruisers, which is seen as well within the Town of Wendell. That's how growth is- it goes in different directions. He does see this as a viable project that will stand to benefit this town. He said that he also looked up Ashton Woods and said that they appear to build really high-quality properties. He said that he is much more confident in their ability to build a quality product that this town can be proud of.

Levin Jones thanked everyone who has participated in this process, residents, developers, board members and staff. He is for the motion.

Deans Eatman thanked everyone for their participation. He studied agriculture at NC State and his family has lived a few miles further up Rolesville Road for a couple hundred years so he understands and appreciates everyone's concerns. He said that even though he is the newest member of the board, he has been following this project from the beginning. Even though the process has been long and included a lot of steps, that's how things are supposed to work- it shows a lot of good will between everybody. He said that he knows that everybody doesn't always end up happy at the end of that process but we have seen improvements and willingness from the developer and the property owner to accommodate the needs and requests that have been laid out. As we see properties throughout this part of the county develop, if everyone of them could include some sort of conservation of public land like this one does, then in 50 years from now we will ensure that the public has access to the open space that makes this part of Wake County great.

Chairman Swaim doesn't agree with the density calculation that includes wetlands and park land to get to 2.5 houses per acre. He doesn't think it fits. He doesn't like the traffic at East Wake Highschool, he has 4 kids driving and 1 learning to drive now. His brother was killed when he was 16 in a car accident. He said that it's dangerous and he has seen a bunch of wrecks there. He does personal injury law and there were several wrecks with high school kids there. He said that if there are twice as many cars there, you are going to have a tough time getting out of East Wake High School. He thinks there is a better way to do it and if we don't hold developer's feet to the fire then all we are going to get is little houses and houses that are close together, or 4-5 houses sitting on an acre verses the way we actually calculate. He feels that is being disingenuous. He asked what are we here for? He's glad that there are 9 people on the Board, and everyone doesn't have to agree. He was happy that everyone got a chance to speak for an average of 3 minutes. He said that this developer has made a lot of changes but feels that we can do better than this. He said that we are 9 people and we give the best we can and nothing is perfect. He ended the discussion.

Chairman Swaim called for a vote.

Voted in favor: Brett Hennington, Levin Jones, Ryan Zakany, Deans Eatman, Jonathan Olson, and Jimmena Huffman-Hall,

Voted against Victoria Curtis, Michael Firstbrook and Chairman Swaim

Motion passed 6 to 3.

Jonathan Olson made a motion to adjourn, Jimmena seconded the motion.

Chairman Swaim called the question "Are we adjourned?" all said "I" then Chairman asked, "Anyone opposed" No one spoke
The meeting was adjourned at 11:08 pm.

Bryan Coates

From: KO <ko4742@bellsouth.net>
Sent: Friday, May 15, 2020 3:36 PM
To: Bryan Coates
Subject: PIN. #1774-55-1916

I am Kenneth Medlin. I co- own the property that joins the subject property with my sisters. I reside in Raleigh. This E-mail is for the Town of Wendell planning board. Item number 1. The developer of the property formerly owned by Angie Anderson should not be granted any waivers or be exempted from any of the town requirements for development of such property. If you do, you open the door for a discrimination lawsuit. The ones that were not exempted in the past, and any that plan to develop in the future can call discrimination.

Item number 2. Most of the property between Old Tarboro Road and Wendell Boulevard is a flood plain. Cannot be built on period. Item number 3. There is a better use for this property. Thank you for hearing my comments. Kenneth Medlin

Sent from [Mail](#) for Windows 10

May 15, 2020

Via Email to:

The Wendell Planning Board
c/o Bryan Coates, Wendell Town Planner
bcoates@townofwendell.com

Re: Zoning Map Amendment Request ZM20 - 01, 0 Eagle Rock Road

Dear Chairman Swaim and the Members of the Planning Board:

We are the Andersons – M’Lou, Ashley, and Melissa. We are the seventh generation to live and work on our small family farm in the Eagle Rock community. Our farm, and our community, have a rich history we are proud of. Our homes are located only a few hundred feet away from, and are directly adjacent to the area proposed to be rezoned on the East and South (PIN #s 1774457283 & 1774544526). In addition, Ashley served for many years on Wendell’s Economic Development Committee and Planning Board, including a term as Planning Board Chair, and has a dedicated interest in the well-being and development of Wendell.

As outlined below, we respectfully ask that you deny the applicant’s petition to rezone the property at 0 Eagle Rock Road. At a minimum, this should be a conditional zoning, which would allow the Board to impose conditions that will help the new use of the property better blend in with the existing community and carefully manage growth and safety concerns that will affect the entire community if not dealt with now.

Despite what the applicant may claim, this is not a simple rezoning request. There are several unique issues and challenges associated with the applicant’s petition—including transportation and safety issues, inconsistencies in the zoning request, and preservation of our adjoining farmland—that require the Board to carefully consider this request.

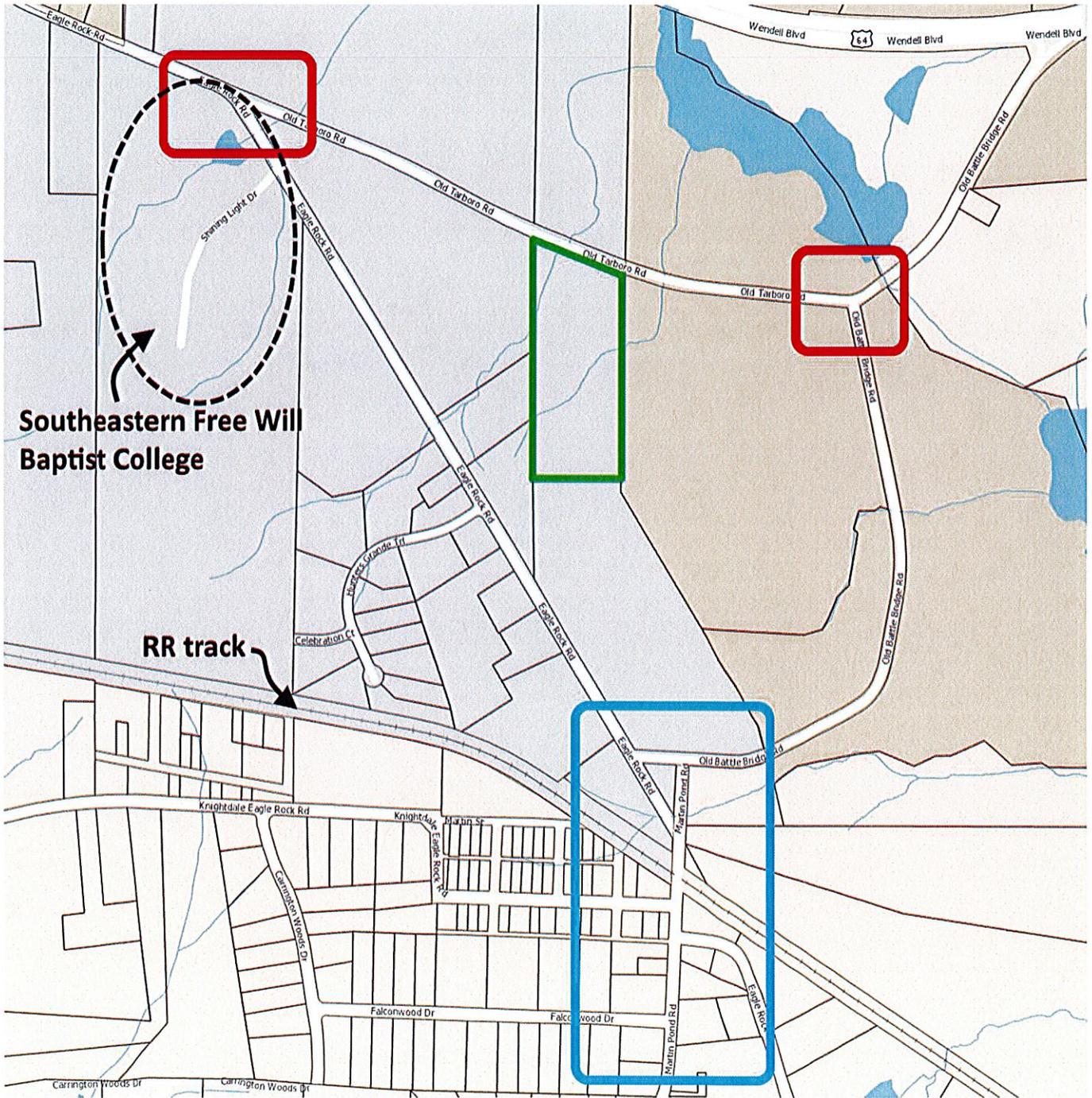
The Board does not have to approve the request as it stands. Growth will certainly happen in our area; the real questions are when, how, and what that growth looks like. The Board should take this opportunity to ensure that growth occurs in a thoughtful and planned way. If the Board simply approves the request as is, there is nothing the Town can do to make sure these concerns

are addressed. The only way Wendell can achieve smart growth is by managing density and the impact it has in making thoughtful zoning decisions.

Until the applicant addresses the issues outlined below, we request that the rezoning request be denied. We support smart, planned development, and granting the applicant's petition as it stands would **not** be a step in that direction. If these issues are not resolved **before granting the rezoning request**, the Town and its citizens will be left to deal with the consequences of the rezoning for years to come.

Issue #1: Transportation and Safety Issues

The only access to the property (highlighted in green in the map below) is by way of Tarboro Road. Tarboro Road is a dirt road that intersects Eagle Rock and Old Battle Bridge Roads at substandard angles (see intersections boxed in red on the map below). And less than a mile of the property, there are other complicated intersections, including the intersection of Eagle Rock and Martin Pond Roads, where 6 roads and a railroad crossing (highlighted in blue in the map below). Eagle Rock Road is a busy road, regularly traveled on by school buses and industrial vehicles throughout the entire day.



Southeastern Free Will Baptist College

RR track

The increased density will further complicate these intersections and could lead to serious traffic and safety issues. At the very least, Tarboro Road and the intersections leading to it will require significant improvement to safely accommodate the traffic generated from the development.



Additionally, the Wendell Transportation Plan at Exhibit 1 lists Eagle Rock Road as a “Major Thoroughfare, 4-Lane Divided” highway (*available at www.townofwendell.com/departments/planning/transportation*). And, the North Carolina Capital Area Metropolitan Planning Organization’s 2045 Transportation plan lists Eagle Rock Road in multiple places as a “Highway Project,” widening from 2 to 4 lanes between Kioti Drive, Old Tarboro Road, and Martin Pond Road – which is the precise area the applicant would need to provide access to (*see <https://www.campo-nc.us/transportation-plan/2045-metropolitan-transportation-plan>, MTP ID Nos. A148a1 and A148a2*). Consideration should also be given to these plans in working out an optimal solution.

Under the proposed rezoning, development of the property would not require for all of Tarboro Road to be paved or for improvements to be made to these already dangerous intersections. These issues should be considered and resolved **before rezoning**—for example, by limiting density, or requiring paved roads and improved intersections. If these restrictions are not put in place before rezoning, Wendell loses any leverage or control it has to mitigate issues from increased density or over how its land is developed.

Issue #2: Consistency with Surrounding Uses

With appropriate zoning, Wendell can achieve orderly growth that preserves the character of the community. For example, conditional use zoning allows the Board to establish particular uses and conditions specific to development to ensure the land is compatible with neighboring property.

As the petition shows, this 10.2 acre tract is currently zoned Wake County R-30, which requires a minimum lot size of 30,000 sq. ft. The proposed zoning, Wendell R4, requires only a minimum size of 6,000 sq. ft. This is a difference of 14 lots (currently allowed under the Wake County R-30 zoning), compared to a potential 74 lots (that would be allowed under the proposed Wendell R4 zoning). This increase of up to 60 additional lots under the proposed zoning would mean **hundreds** of extra cars will be traveling in and out of Tarboro road **every day**, and having to navigate the substandard intersections.

The applicant is trying to maximize the lot yield and density of the property, but simultaneously provides no plan for how this increase in density will be managed or fits into Wendell or the existing Eagle Rock community. The applicant is asking for as much as possible, with as little restriction as possible. Unless there is a plan to accommodate and manage this drastic increase in density, this is not thoughtful growth. Approving the requested rezoning without a plan gives the Town little ability to manage or resolve impacts resulting from increased density.

And while the applicant points to the fact the adjoining property is zoned R4-**Conditional Use (R4CU)**, applicant instead requests a broader R4 zoning with no conditional use restrictions. So—at minimum—this should be a conditional zoning, which allows the Board to impose various conditions (for example, buffering and traffic accommodations), and doing so will allow it to better blend in with the existing community and avoid the traffic and safety issues discussed already.

As things stand, the request for rezoning should be denied until there is a concrete plan—either from the developer in terms of how these concerns will be managed and resolved, or from the Board in the form of conditional use restrictions (or ideally, both).

Issue #3: Justification Statement

The agenda packet and the applicant's justification statement provide inaccurate information about development of the adjoining property to the East. Both reference a proposed "Anderson Farms" subdivision. This project **is not** under construction and **is no longer under contract**. Therefore, **there is no construction or pending development** for neighboring or adjoining properties.

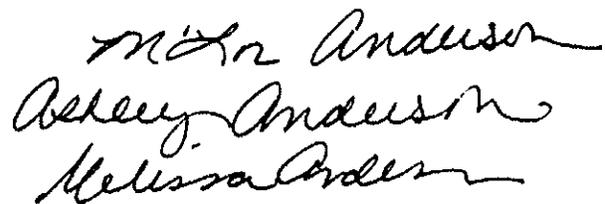
Extension of additional governmental services, utilities, police, garbage, and streets will be extensive and costly as these services are **not provided (or scheduled to be provided)** to neighboring properties. This information does not support justification for the rezoning.

Issue #4: Preservation of the Andersons' Land

Finally, we have long farmed our land and hope to continue to do so for the foreseeable future. We have the reasonable hope that development of the property proposed for rezoning will enhance (and not diminish) the Andersons' property, its current agricultural use, or future development potential. There are workable solutions to this problem – for example, possibly including a tree-lined buffer between the properties – but the applicant has not offered this or shown any consideration for our property throughout this process. We will oppose any present and future action by the applicant that could have a detrimental impact on our property.

Thank you for your careful consideration, and again, we urge you to deny and/or delay the request in item ZM20-01.

Respectfully,



M'Lou, Ashley, and Melissa Anderson

Re: Zoning Map Amendment Request ZM20-01
Page 7

CC: Mr. Marvin E. "Marc" Collins, Wendell Town Manager
(via email to mcollins@townofwendell.com)
Ms. Jeannine Ngwira, Wendell Town Planner
(via email to bcoates@townofwendell.com)

Bryan Coates

From: Jeannine Ngwira
Sent: Friday, May 15, 2020 8:26 AM
To: Bryan Coates
Subject: FW: Weathers Farm project

From: Grace Cozart <graceanncozart0517@gmail.com>
Sent: Thursday, May 14, 2020 9:17 PM
Subject: Weathers Farm project

Planning Board Members

My name is Joy Strickland and I am a life time citizen of Wendell.

I have attended several meetings on the proposed annexation and zoning change for Rolesville Rd and Davistown Rd. I am opposed to the subdivision planned for this area. There are too many houses, too close together and it does not fit with the surrounding subdivisions. Currently there are 367 homes spread out in 8 subdivisions in the area. This compares to 375 homes in one subdivision on only 73 acres. There is 46 acres of open space because part of the property is not suitable for development.

The times are changing and there is a good possibility we are not going to be prepared for what is coming. Wendell should focus on the developments that have already been approved, broken ground and have started building. Wendell should not risk adding a new annexation that is 3 miles from the corporate city limits. Wendell's first responsibility should focus on and support the citizens who are living in Wendell. We must be concerned about the possible financial strain that the current residents could be facing. These citizens are involved in and invested in the town of Wendell and local business. We must take care of our existing neighbors.

I travel Rolesville Road weekly and I am concerned about the increased traffic on Rolesville Rd from the subdivision planned. Rolesville Road is a hilly, curvey country road with many blind spots. It was stated in a prior meeting that traffic would increase 98%. That increase is more than what the developer is providing will be needed to handle this increase. We are Eastern Wake county and we will not be a propriety for DOT. Funding may not be available for road improvements. We must be as prepared as possible for an unstable economy and hope for the best.

Vote No.

Joy Strickland
240 North Main St.
Wendell NC 27591

Bryan Coates

From: Brenda Williams <sidbren1@nc.rr.com>
Sent: Friday, May 15, 2020 9:09 AM
To: Bryan Coates
Subject: Re: Town meeting

No, just virtual presence

Sent from my iPhone

On May 15, 2020, at 9:01 AM, Bryan Coates <bcoates@townofwendell.com> wrote:

Brenda,
Thanks for reaching out. Are you requesting to speak at the Planning Board meeting on May 18th?
Bryan

From: Brenda Williams <sidbren1@nc.rr.com>
Sent: Friday, May 15, 2020 8:57 AM
To: Bryan Coates <bcoates@townofwendell.com>
Subject: Town meeting

Brenda and Sid Williams
654 Greenwillow Cr
Wendell
919-414-3164

Sent from my iPhone

Bryan Coates

From: AUDREY CRAWFORD <audreycrawford2@aol.com>
Sent: Friday, May 15, 2020 2:40 PM
To: Bryan Coates
Subject: Monday meeting

I'm asking you to please say no to the radical development on the Weathers property. Starlight homes has the means to build whatever they want ie them saying no they could not build without the townhomes, now they can?
We can do better!!

Audrey Crawford

Sent from my iPhone

From: [William Cozart](#)
To: [Bryan Coates](#); [Jeannine Ngwira](#)
Subject: Weathers Farm Project Public Comments
Date: Monday, May 18, 2020 8:38:39 AM

Wendell Planning Board Members,

We are in uncharted waters!

We do not know what the financial effects from COVID will bring. We must move forward with caution.

Wendell has a responsibility to make sure the town can manage and financially support the choices and decisions that are being made.

The developer has incentives and conditions built in their proposal to persuade Wendell to approve their agenda. One being a "gift" of 32 acres of land to be used as a nature park. Wendell needs grants in order to develop the park. Will these grants be available in the future? Will Wendell have the means to commit to the financial responsibilities it will take for the park project?

Wendell has the Millpond Preserve less than 1 mile down the road from the proposed Yancey park. It provides 85 acres for canoeing, picnic areas and cultural/environmental history. Three miles down the road is the Proctor Farm Preserve scheduled to open December 2020. It provides 571 acres for horseback riding, hiking trails, wildlife observations and much more. Do we need 3 nature/preserve parks totaling 688 acres all within several miles of each other and adjacent to a high density development? Will funding be available to support all 3 parks?

The developer needs the Yancey property in order to bring them within the 3 mile requirements for annexation. This property could easily turn into a financial burden for Wendell. We have adequate parks in the area.

Old saying " Do not bite off more than you can chew".

We must proceed with great caution and not rush into unwise choices. We must take the necessary time to see how this area needs change regarding development. All 2020 and 2021 budgets will be effected by the economic changes we are experiencing.

Vote NO! On the agenda item 5B- R4 Conditional District request for Rolesville Rd., Davistown Rd and Yancey Dr.

Emma Cozart
6324 Weathers Road
Wendell, NC 27591
919-414-5259