

**Planning Board Meeting  
June 15, 2020  
Minutes**

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

**Members Absent:** Jonathan Olsen, Michael Firstbrook

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

**Virtual Guests:** On Item 4a. David Arnold & Charlie Yokley

For Item 6a. Clyde Holt, Jon Callahan & Travis Tyboroski

**1. Meeting Called to Order**

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

**Pledge of Allegiance was recited.**

**2. Adjustment and Approval of Agenda**

Chairman Swaim asked for a motion to approve the Agenda. Victoria Curtis made the motion and Brett Hennington seconded the motion the Agenda was approved unanimously.

**3. Approval of the Minutes**

There were none to approve

**4. Administrative Reports**

Chairman Swaim asked if there were any Administrative Reports.

Bryan replied yes,

Item 4a.– Introduction to an R4 Conditional District for Harmony Landing located along Edgemont Road.

**5. New Business- None**

**6. Old Business**

6a. Discussion and action a revised R4 Conditional District for The Glen & the Meadows located on S. Hollybrook Road.

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

Jeannine Ngwira presented the following Administrative report to the Board shown in *italics* below.

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**Item Title:**

**4a**

*CD20-01 – Introduction to an R4 Conditional District for properties located along Edgemont Road.*

**Specific Action Requested:**

- *That the Planning Board receive information on a proposed R4 conditional district request and provide feedback to the applicant.*
  - *No action beyond initial feedback is requested by the Planning Board. This item will return to the Planning Board at a subsequent meeting, seeking a recommendation. This will permit the applicant to make corrections identified by the TRC, as well as any necessary adjustments based on Planning Board comments.*

**Applicant:**

*Charlie Yokley of DR Horton- Central Carolina*

**Petition:**

*The applicant has requested to create an R4 Conditional District for 70.43 acres of property within the parcels identified by PIN #1775-51-9103, PIN #1775-50-6528, PIN #1775-60-5484, PIN #1775-70-5201, PIN #1775-71-4047 and PIN #1775-70-5631. The proposed conditional district consists of single-family dwelling units.*

**Item Summary:**

*The applicant’s proposed R4 conditional district, Harmony Landing, will feature 202 single family homes. Based on their application, the applicant is proposing the R4 Conditional District in order to be consistent with the adjacent Edgemont Subdivision to the south. Even though Harmony Landing will be developed by DR Horton, who also developed Edgemont Landing, Harmony Landing will be a separate subdivision with its own amenities and HOA.*

**Jeannine went over the purpose of a Conditional District.**

**Location and History:**

*One of the properties is located in the corporate limits of the Town of Wendell and is zoned R3. The other five properties are located in Wake County’s jurisdiction and are zoned Residential-30 (R-30). Annexation must be approved by the Wendell Board of Commissioners for the conditional district to take effect.*

**Project Profile:**

*PROPERTY LOCATION:* 0 US 64 Hwy E, 0 Merganzer Rd, 0 Edgemont Rd, 1213 Edgemont Rd and 1129 Edgemont Rd

*WAKE COUNTY PINS:* 1775-51-9103, 1775-50-6528, 1775-60-5484, 1775-70-5201, 1775-71-4047 and 1775-70-5631

*CURRENT ZONING DISTRICT:* R3/R-30

*CROSS REFERENCES:* N/A

*PROPERTY OWNERS:* Frank G. Liles  
612 Colon Rd  
Sanford, NC 27330-7919

Marie Liles Karageorge & Teresa Lynn Clemmons  
7940 Docks Landing  
Wake Forest, NC 27587-8823

Donald H. Kline & Lou G. Kline  
2440 Springmoor Cir  
Raleigh, NC 27615-5724

The Estate of Mary Elizabeth Cross Lies  
Alice L. Smith, Executor  
117 Buckden Pl.  
Cary, NC 27518-9003

Larry Bruce Liles & Linda Louise Liles  
PO Box 220  
Wendell, NC 27591-0220

*APPLICANT:* Charlie Yokley, DR Horton- Central Carolina  
2000 Aerial Center Parkway, Suite 110  
Morrisville, NC 27560

*PROPERTY SIZE:* 70.43 acres

*CURRENT LAND USE:* Vacant

*PROPOSED LAND USE:* Residential

**Project Setting – Surrounding Districts and Land uses:**

<i>DIRECTION</i>	<i>LANDUSE</i>	<i>ZONING</i>
<i>North</i>	<i>Institutional/Vacant</i>	<i>NC/R-30</i>
<i>South</i>	<i>Residential</i>	<i>R4-CD</i>
<i>East</i>	<i>Industrial/Vacant</i>	<i>MI-CU/R-30</i>
<i>West</i>	<i>Industrial</i>	<i>I-2</i>

**Jeannine referred to the current Zoning Map**

**Proposed Conditional District Conditions:**

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

- 1. A five-foot (5') streetscape buffer shall be provided along Edgemont Road similar to that provided with Phase I.*
- 2. Development will be in accordance with the approved site development plan.*
- 3. The rezoned parcels may be used for, and only for, single family detached dwelling units.*
- 4. Improvements recommended by the Traffic Impact Analysis and comments by NCDOT shall be coordinated with NCDOT and constructed per NCDOT final requirements.*
- 5. The front and corner setbacks shall be reduced to 20'.*
- 6. All structures must be in compliance with the dimensional standards provided in the approved site development plan.*
- 7. Parking in the public right-of-way shall be maintained by the homeowner's association.*

**Applicant's Justification:**

*"We wish to request a conditional rezoning for the Edgemont Phase 3 subdivision. It is requested that the proposed property be rezoned from R30 to R4-CD. This request is consistent with Phase 1 and 2 of the Edgemont Subdivision, south of the proposed site."*

**Public Utilities:**

*Development of this site will require connection to city water and sewer which is available nearby. The parcels that are not already in the city limits will need to be annexed.*

**Streets:**

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

**Phasing:**

*The current plan shows that there will be 2 phases on this project.*

**Comprehensive Plan:**

*The Wendell Comprehensive Plan defines the subject property as being within the S-3 Restricted Growth Sector.*

*The Comprehensive Plan states that S-3 areas are "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 community types and land uses appropriate for this sector are:*

- *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)*
- *some industrial uses*

### **Jeannine referred to a Framework Map**

#### **Staff Comments:**

- *The applicant's plans are being reviewed by the Technical Review Committee (TRC). The applicant submitted revised plans on June 8th. The applicant added more detail on the open space, parkland, and recreation. They also added some on-street parking locations throughout the neighborhood. Once the plans have met TRC the proposed plan will come back to the Planning Board for action.*

#### **Comments/Questions following this presentation:**

- **Chairman Swaim asked for questions.**
- **Deans asked about the donut hole property to the north. Is it a cell tower? What would be the access?**
- **The applicant answered it will be relocated access.**
- **Ryan asked would there be only one mail kiosk. & also asked about the parking spaces, would there be 3 standard and 2 guest spaces?**
- **The applicant replied yes to both questions.**
- **Chairman asked if there were any more questions and recognized a quorum.**
- **Chairman also asked about the applicants being able to hear the board.**
- **Bryan requested that everyone please get closer to the microphones when speaking.**

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

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**Item 6a**

**Item Title:**

*CD19-09 – Discussion and action a revised R4 Conditional District for properties located at 1201 & 1320 S. Hollybrook Road.*

**Specific Action Requested:**

- *That the Planning Board consider the proposed R4 Conditional District request and make a recommendation to the Town Board to include a statement of comprehensive plan consistency and reasonableness. This item was tabled from the June 1<sup>st</sup> Planning Board meeting.*

**Applicant:**

*Smith Edwards, LLC*

**Petition:**

*The applicant has requested to create an R4 Conditional District for 99.9872 acres of property within the parcels identified by PIN #1783-83-7560, PIN #1783-92-1299, PIN #1783-94-6022, PIN #1793-02-0954 and PIN #1793-03-4587. The proposed conditional district consists of a 290 single-family home subdivision, including club, pool and associated improvements, to be known as The Glen and The Meadows.*

**Item Summary:**

*On November 26, 2018, the Wendell Board of Commissioners approved a Conditional District Master Plan submitted by Fred Smith along S. Hollybrook Rd, for up to 310 single family homes. Following Master Plan approval, the project engineers (John A. Edwards And Company) began preparing Construction Drawings. However, based upon various factors including but not limited to wetland impacts, the developer chose to approach the town with a revised Master Plan rather than continuing with the existing one.*

*The revised Master Plan would remove approximately 23 acres of property from the western portion of the project and add an additional 7.45 acre parcel and connecting drive on the eastern side of the project. As proposed, the applicant's revised R4 conditional district would feature 290 single family homes (instead of 310). The effect of these changes is to road crossing that would impact wetland and riparian buffers. The portion of the development north of S. Hollybrook Rd would gain an additional access point to Hollybrook but would lose the connection to Groves of*

*Deerfield (this connection required a stream crossing). Outside of these changes, the development proposal is substantially similar to the approved master plan.*

*If the revised plan is approved, the applicant would seek to rezone the 23-acre portion that has been removed from the conditional district application to Residential-3 (R3) zoning district.*

- **Chairman said that this item was tabled from last meeting and we are now picking it up again tonight. He said he noticed that there are 3 people scheduled to speak.**
- **Bryan said the speakers are the applicants and there are copies of emails from Citizens for all of the board members. He also said that he did not see the need to go over the power point again.**
- **Chairman said Mr. Holt had called him, but he did not speak to him, it is not personal, but he did not call him back.**
- **Chairman asked for feedback, and asked the applicant about the lot width of 55 ft.**
- **The applicant said they will provide interior lots of 54 ft. and corner lots of 60 ft.**
- **Chairman asked about deed restrictions.**
- **Bryan referred the question to the builders.**
- **Clyde Holt said that in the deed from 2006, (he referred the board to look at the email they were given). It does not place any restrictions on the 7 acres. Mrs. Price will deed this to the Builders. The property to the east is 1800 square feet. They will add new covenants to range in size from 1500-2200 sq. ft. minimums and will maintain 1800 sq. ft. to meet the covenants but will amend in the future.**
- **Chairman asked if there were any more questions. He also said that the telephone connection is better but it sure is tough to have a meeting like this.**
- **He then asked if there were any questions about the emails they received.**

**Motion and Discussion:**

**Brett Hennington made a motion to approve and Leven Jones seconded the motion. Brett said the plan is consistent with the surrounding areas and it is a good choice of use for this area.**

**Levin said he lives in a neighborhood that has another neighborhood next to it and he likes it.**

**Jimmena said she agrees with what Brett & Levin said.**

**Ryan said he is ok with this and sees this as consistent with the area. However, he is concerned about traffic.**

**Deans had no comment.**

**Victoria is concerned with the size of the lots and the homes to be built on them. She thinks Wendell can do better with neighborhoods that have a variety of home and lots sizes.**

**Chairman said that Jonathan says the infrastructure stinks. Chairman thinks we can do better.**

After the discussion.

Chairman Swaim called for a vote.

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

**Voted against:** Chairman Swaim & Victoria Curtis

**Motion passed 5 to 2.**

Chairman asked if there was any more business.

Brett brought up that this was Victoria's last day. Ryan said he will miss her and thanked her for her service. Chairman said he enjoyed serving with her and he appreciated her as a fellow board member and was also proud to have her as a friend.

Deans Eatman made a motion to adjourn, Jimmena Huffman-Hall seconded the motion,

Motion was approved unanimously.

The meeting was adjourned at 7:35 pm.