

Planning Board Meeting September 21, 2020 Minutes

Members Present: Chairman Jonathan Olson, Levin Jones, Jimmena Huffman-Hall, Terry Allen Swaim, Brett Hennington, Ryan Zakany, & Deans Eatman, Michael Firstbrook and Cande Killian Wood.

Members Absent: None

Staff Present: Niki Jones, Planning Director, Bryan Coates, Assistant Planning Director, Jeannine Ngwira & Linda Barbour

1. Meeting Called to Order

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

Pledge of Allegiance was recited.

2. Adjustment and Approval of Agenda

Chairman Olson asked for a motion to approve the Agenda. Deans Eatman made the motion and Brett Hennington seconded the motion. The Agenda was approved unanimously.

3. Approval of the Minutes

3a. Wendell Planning Board minutes from July 20, 2020. Chairman Olson asked if all had a chance to review these minutes. Deans Eatman made a motion to approved & Brett Hennington seconded the motion, *Levin Jones mentioned that his name was spelled incorrectly on page 16. Linda Barbour noted this and will make the correction.* All voted in favor and the minutes were approved with the correction.

3b. Wendell Planning Board minutes from August 17, 2020. Chairman Olson asked for a motion to approve, Brett Hennington made a motion and Jimmena Huffman-Hall seconded the motion and they were approved unanimously.

4. Administrative reports

There were none.

5. New Business

5a. ZM20-03– This request is to rezone approximately 22.50 acres from Rural Agricultural (RA), Residential-2 (R2) and Residential-3 (R3) to Residential-4 (R4).

POTENTIAL ACTION: Recommendation to the Town Board.

5b. ZM20-03– This request is to rezone approximately 1.5 acres from Residential-3 (R3) to NC (Neighborhood Center).

POTENTIAL ACTION: Recommendation to the Town Board.

5c. CD20-02 – This request is to create an R7 Conditional District for Harper’s Glen located between Morphus Bridge Road and Lions Club Road.

POTENTIAL ACTION: Recommendation to the Town Board.

6. Old Business

6a. Blueprint Wendell 2030 Update.

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

5a. Item Title:

ZM20-03– This request is to rezone approximately 22.50 acres from Rural Agricultural (RA), Residential-2 (R2) and Residential-3 (R3) to Residential-4 (R4).

Ryan Zakany asked to be excused from the discussion and voting on this item because he is a resident of the subdivision.

Jeannine proceeded with the Presentation.

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:

Lucius S. Jones

Item Summary:

The applicant is requesting to rezone four parcels. Two of the subject parcels are located within the town limits and are currently zoned R2 and R3 and the remaining two are in the Town’s extraterritorial jurisdiction (ETJ) and are zoned R3 and RA.

The four subject parcels total 90.37 acres however, only 22.50 acres are proposed in this rezoning request. The applicant is requesting a rezoning that is not part of a conditional district. The intent of the rezoning is to develop the Grove at Deerfield Phase V. Although it is not a requirement of this rezoning, the applicant has provided a site plan.

This type of rezoning allows for all permitted uses within the R4 zoning district (see attachment C).

Property Information Summary	
Location	West of S. Selma Road and East of Grove at Deerfield Phases I-IV Addresses: 330 S. Selma Rd, 0 S. Selma Rd, 0 S. Hollybrook Rd PINs: 1783-97-4265, 1783-95-6846, 1783-85-8479, 1783-86-9690
Current Zoning	RA, R2, R3
Requested Zoning	R4
Area of Request	22.50 acres
Corporate Limits	2 parcels are in Corporate Limits, 2 parcels in ETJ
Property Owner	Lucius S. Jones, United Realty & Construction Co. Inc.
Applicant	Lucius S. Jones

Project Setting – Surrounding Districts and Land uses:

<u>DIRECTION</u>	<u>LANDUSE</u>	<u>ZONING</u>
North	Residential	R2
South	Proposed Residential/Vacant	R4-CD/RA
East	Residential/Agricultural	RA
West	Residential	R3/R2

Zoning District:

The subject properties are currently located in the RA, R2 and R3 zoning districts. The surrounding properties are zoned RA, R2, R3 and R4-CD. The RA district allows a minimum lot size of 1 acre, R2 allows a minimum of 15,000 square feet and the R3 minimum lot size is 10,000 square feet. The properties to the south were recently rezoned to R4-CD with a minimum lot size of 6,000 square feet. Directly west is the Grove at Deerfield Phases I-IV, which is zoned R3.

Jeannine referenced the current Zoning Map showing the property.

Comprehensive Plan:

The Wendell Comprehensive Plan defines this area as S-4 “Controlled Growth Sector” which is described as “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.”

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.

Jeannine showed a Framework Map

Statement of Plan Consistency 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.

- *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 be consistent with adjoining zoning districts.*

Applicant's Justification:

The applicant lists the following reasons for rezoning the properties from RA, R2 & R3 to R4:

“The land that we are petitioning to be rezoned to R4 will encompass Phase V of the Grove at Deerfield subdivision. As detailed below, the proposed rezoning is compliant with Wendell's Comprehensive Land Use Plan with minimal impact to the adjacent or surrounding properties. Phase V would be directly adjacent to other residential single-family homes and Phase V has been designed so that there is direct connectivity between it and the already existing homes in Grove at Deerfield subdivision. Given the immediate adjacent proximity of Phase V to the existing neighborhood, governmental services such as police, fire, ambulance, and school are already currently incorporated and have been efficiently serving homeowners in Grove at Deerfield subdivision. Thus, the addition of 53 residential single-family homes in conjunction with the added connectivity would provide quick and easy access so that the governmental services may efficiently serve Phase V, therefore, the rezoning would not materially impact Wendell's existing governmental services. In addition, Phase V would be accessible to the current water and sewer utilities already in place, resulting in minimal impact as it would not require the town to undertake any costly utility infrastructure changes. Last, Phase V also includes two large centrally located open green spaces. Given these reasons along with meeting all other criteria which make up R4 Zoning, we feel this land should be rezoned to R4.”

Staff Recommendation:

Staff recommends approval of this rezoning request.

Comments/Questions following this presentation:

- **Chairman Olson said there are 4 parcels and 4 PIN numbers, but the applicant only wants to rezone 22.5 acres? How is this done?**
- **Jeannine replied that the recombination will have its own Pin number.**
- **Chairman Olson asked the board if they had questions and he introduced applicant Lucius Jones and Dare Krompecher (attending virtually)**
- **Dare asked if anyone had questions?**
- **Chairman Olson asked if they could hear those in attendance?**

Mr. Swaim made a motion to approve and Deans Eatman seconded the motion. Chairman Olson asked for discussion on the motion. There was none and Chairman called for a vote.

Vote count was: 7– For – Terry Allen Swaim, Deans Eatman, Levin Jones, Jimmena Huffman-Hall, Cande Killian Wood, Brett Hennington & Chairman Olson

1 – Opposed - Michael Firstbrook

**The motion was passed 7 to 1
(Ryan Zakany was excused from voting on this Item)**

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

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5b. Item Title:

ZM20-04– This request is to rezone approximately 1.5 acres from Residential-3 (R3) to NC (Neighborhood Center).

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.

Item Summary:

The applicant is requesting to rezone 2 parcels located within the town limits that are currently zoned R3. The applicant is requesting a rezoning that is not part of a conditional district. The intent of the rezoning is to develop townhomes. This property is in the same block as the 4th Street Townhomes project that was recently approved by the Board of Commissioners.

This type of rezoning allows for all permitted uses within the NC zoning district (see attachment B).

Property Information Summary

Location	North side of E. Fourth St, between N. Hollybrook Rd and N. Selma Rd Addresses: 353 E. Fourth St, 0 Wendell Blvd. PINs: 1784-80-7415, 1784-80-8514
Current Zoning	R3
Requested Zoning	NC
Area of Request	1.50 acres
Corporate Limits	In Corporate Limits
Property Owner	Lucius S. Jones
Applicant	Lucius S. Jones

Project Setting – Surrounding Districts and Land uses:

<u>DIRECTION</u>	<u>LANDUSE</u>	<u>ZONING</u>
North	Residential	R3
South	Industrial	M&I
East	Residential	R3
West	Residential	R3

Zoning District:

The subject properties are currently located in the R3 zoning district. The surrounding properties are zoned R3 and M&I and 2 parcels to the West are zoned NC-CD.

Jeannine referred to a current Zoning Map showing the property.

Comprehensive Plan:

The Wendell Comprehensive Plan defines this section as S-6 Infill/Redevelopment Sector, Neighborhood Center and Village/Town Center.

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

Appropriate land uses and development types in the S-6 Sector are neighborhoods, downtowns, single-family and multifamily residential, commercial uses (retail and office), civic uses and light industrial uses.

Neighborhood Centers are shown on the framework plan in the smaller circles, are based on a ¼-mile radius (a typical 5-minute walk) from a major intersection. They are intended to be mixed-use activity centers serving surrounding neighborhoods with retail, services, civic uses, and higher density housing. A neighborhood center should not contain more than 80,000 to 120,000 square feet of retail uses. A grocery-anchored mixed-use development is a typical use for a neighborhood center.

Village/Town Centers are mixed-use activity centers with employment and commercial uses that attract people from beyond the immediate neighborhoods and from surrounding communities. These centers are appropriate for the area's highest density housing. The area of these centers is based on a ½-mile radius (a typical 10-minute walk)—the larger circles on the map. Village/Town centers are envisioned for downtown Wendell and around the future interchanges with US 64 at Wendell Boulevard and Wendell Falls, which are envisioned as locations for regional commercial and employment development as well as higher density housing. These centers are also logical locations for future mass transit station areas as they will provide the highest concentrations of residential and employment in the Plan area.

Jeannine referred to a current Framework Map.

Statement of Plan Consistency 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.

- *The requested zoning map amendment is consistent with the recommended uses outlined in the Wendell Comprehensive Land Use Plan for the S-6 Sector, Neighborhood Center and Town Center and is reasonable to be consistent with adjacent uses and zoning districts.*

Applicant Justification:

The applicant lists the following reasons for rezoning the properties from R3 to NC:

“This petition proposes to rezone 1.5 acres on 4th street from R3 to NC (Neighborhood Center) to allow development for townhomes. Currently, the other properties on 4th street are either commercial or vacant land, some of which, was recently rezoned to NC-CD to allow the development of 9 townhomes on one acre. Previously, the town approved a special use permit on this proposed 1.5 acres for the development of 24 senior living apartments. However, our current proposal of NC zoning to allow the development of townhomes would be the best use of this land. The rezoning of this land from R3 to NC not only maintains the nature and purpose of Wendell's Comprehensive Land Use Plan but the rezoning would also allow town homes that would be developed in compliance with all the criteria contained in Wendell's Unified Development Ordinance.”

Staff Recommendation:

Staff recommends approval of this rezoning request.

Comments/Questions following this presentation:

- **Chairman Olson asked will this require another rezoning, or will this be it?**
- **Deans Eatman asked what parcel?**
- **Chairman Olson replied both.**
- **Ryan Zakany asked if this was a straight rezoning with no conditions or restrictions?**
- **Deans asked can the town regulate the Designs.**
- **Ryan said this is a great place for townhomes, but he wants design differences.**
- **Dare Krompecher said they will submit plans with details after they have approval.**
- **Chairman Olson asked how many there would be.**
- **Dare replied a maximum of 18.**
- **Chairman Olson asked if there were more questions.**

Deans Eatman made a motion to approve, Brett Hennington seconded the motion

- **Chairman Olson asked for discussion on the motion.**
- **Ryan said he likes the location for the townhomes, but he would like some diversity but not way off the design but some variation.**
- **Chairman Olson asked if 1 story single family dwellings are included in the plan.**
- **Dare said they are not included.**

A vote on the motion was:

**8– For – Deans Eatman, Brett Hennington, Levin Jones,
Terry Allen Swaim, Jimmena Huffman-Hall,
Cande Killian Wood, Ryan Zakany &
Chairman Olson**

1 – Opposed - Michael Firstbrook

The motion was passed 8 to 1

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

5c. Item Title:

CD20-02 – This request is to create an R7 (Residential-7) Conditional District for Harper’s Glen Subdivision located between Morphus Bridge Road and Lions Club Road.

Bryan said this item had been previously introduced to the Board and also said that the Applicant has a presentation as well.

Specific Action Requested:

The Planning Board is being asked to review the proposed R7 conditional district request and make a recommendation to the Board of Commissioners, to include a statement of comprehensive plan consistency.

Item Summary:

The applicant has requested to create an R7 Conditional District for 88.15 acres of property currently located in the town’s extraterritorial jurisdiction (ETJ). The applicant’s proposed R7 conditional district, Harper’s Glen, will feature 191 townhomes and 259 single family homes. The proposal also includes a variety of amenities such as a pool, cabana, volleyball court, tot lot, playground, and a dog park. The applicant is providing 18.50 acres of open space which is 8.48 acres above the 10.02 acres required by the UDO.

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

Property Information Summary	
Location	Between Morphus Bridge Road and Lions Club Road. Addresses: 745 Lions Club Road, 753 Lions Club Road, 929 Jo Jo Drive, 0 Morphus Bridge Road PINs: 1793-27-0810, 1793-29-4123, 1793-17-7440, 1793-38-0878
Current Zoning	RA, R4, R3CU
Requested Zoning	R7-CD
Area of Request	88.15 acres
Corporate Limits	Town of Wendell ETJ- will need to annex to receive utilities
Property Owner(s)	White Brothers of Wendell, LLC, Mayberry Investments, LLC, Rosa Allen
Applicant	Brian Duncan, The Spaulding Group, PA

Project Setting – Surrounding Districts and Land uses:

DIRECTION	LANDUSE	ZONING
North	Residential/Agricultural	RA
South	Residential/Agricultural	RA
East	Residential/Agricultural	RA
West	Residential/Agricultural	RA/R4

Zoning District:

The subject properties are currently located in the RA, R4 and R3CU zoning districts. The surrounding properties are zoned RA and R4. The RA district allows a minimum lot size of 1 acre, R4 allows a minimum of 6,000 square feet and the R3CU minimum lot size is 10,000 square feet.

Residential-7 Zoning District:

The Residential-7 zoning district allows for a mix of single-family and townhomes to be built. The minimum lot size for the district is 3,500 square feet for single family homes. The applicant is providing an average of 5,000 square foot lots. The required front setback is 10feet, the applicant is providing a 20-foot setback to all garages to allow for off-street parking. Side setbacks for the single-family homes are 3 feet, and the applicant are providing that.

Bryan referred to a current Zoning Map

Purpose of a Conditional District:

The purpose of the Conditional District (CD) is to provide an alternative means of land development and an alternative zoning procedure that may be used to establish residential, commercial, and industrial Conditional Districts at appropriate locations and in accordance with the planning and development objectives of the Town. A CD may depart from the strict application of the requirements of the town's general zoning districts, allowing flexibility while maintaining and protecting the public health, safety and welfare of the citizens.

A second purpose of the conditional district is to establish a more complete living and working environment through the application of enlightened and imaginative approaches to community planning and property design. A CD should provide a variety of natural features and scenic areas, efficient and economical land use, improved amenities, orderly and economical development, and the protection of existing and future adjacent development.

The provisions of the CD Master Plan shall replace all conflicting development regulations set forth in the Unified Development Ordinance (UDO) which would otherwise apply to the development site. The Planning Board may recommend, and the Board of Commissioners may attach reasonable and appropriate conditions including, but not limited to, the location, nature, hours of operation, and extent of the proposed use(s). Conditions and site-specific standards shall be limited to those that address conformance of the development and use of the site to the UDO

and officially adopted plans and those standards and conditions that address the impacts reasonably expected to be generated by the development and use of the site.

Proposed Conditional District Conditions:

The applicant is proposing 4 conditions for the proposed CD, as follows:

- 1. In order to promote variation in home appearance, no home can be constructed with an exterior elevation (front façade) or color palette that is identical to the home on either side or directly across the street from it, to provide an anti-monotony development. Roofline shall be broken up horizontally and vertically along front façade, such that no roofline is in a single mass. No two adjacent homes shall have the same roofline.*
- 2. Garage doors shall either contain windows or carriage style adornments.*
- 3. The use of vinyl-siding shall be prohibited, except for trim elements of the dwelling unit façade.*
- 4. The community will have a Homeowners Association. The HOA will be responsible for yard maintenance, pest control and exterior maintenance of all Townhome lots and structures.*

Public Utilities:

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

Streets:

The applicant will be responsible for constructing half of a three lane undivided road improvements to Morphus Bridge Road and Lions Club Road which include a 6-foot-wide sidewalk, bike lanes, street trees and curb and gutter along the project frontage. The internal neighborhood streets will meet town standards and will contain five-foot sidewalks and street trees.

TIA (Traffic Impact Assessment):

The Traffic Impact Assessment was prepared by Vhb Engineering using traffic data collected from January/February of 2020. The TIA identifies two turn lanes that will need to be constructed by the applicant at the intersections of N Selma Rd & East Third Street and Morphus Bridge Road and Access #1 into the proposed neighborhood. Both right turn lanes will be 100' and for eastbound traffic.

Phasing:

The proposed Harpers Glen development will have five phases. Phases 1-3 contain sub phases that contain a mix of single-family and townhome units. Phase 1 contains the amenity center, pool, cabana, playground, dog park and volleyball court. Phase 3 also contains a playground and open space amenities. Phases 4 & 5 contain single-family homes. The majority of the amenities are constructed in phase 1.

Landscaping Plan:

The applicant is providing a 20-foot type B buffer along the neighboring residential properties, they also are providing a landscaping planting along abutting rear yards which will include a tree and shrub every 15 feet.

Comprehensive Plan:

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

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

The following development types and uses are appropriate for the S-4 sector:

- *traditional neighborhood developments*
- *neighborhood centers*
- *single-family and multi-family residential*
- *neighborhood-serving commercial uses (retail and office)*
- *civic uses*
- *industrial uses.*

The proposed development on the site meets the appropriate uses.

Bryan showed a Framework Map

Statement of Plan Consistency 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.

- *The requested zoning map amendment is consistent with the uses outlined in the Wendell Comprehensive Land Use Plan for the S-4 Sector and is reasonable in that it provides a range of housing opportunities.*

Applicant’s Justification:

Bryan referred the members of the planning board to see Attachment C. included in their packet.

The applicant conducted a neighborhood meeting on August 27, 2020 that was conducted via zoom.

The meeting attendees had questions on the types of stormwater devices, homes prices, setbacks, siding materials, traffic flow, and parking.

Technical Review Committee (TRC):

The TRC members during review had the applicant make adjustments to emergency vehicle turn arounds as needed on stub streets, site triangles at intersections, provide a lighting plan with the landscaping plan. The applicant also provided a phasing plan and building elevations for the townhomes. All TRC comments have been addressed in the latest plan revisions.

Staff Recommendation:

Staff recommends approval of the proposed R7 Conditional District with the conditions noted.

Comments/Questions following this presentation:

- **Bryan said that the TIA was done “pre-Covid” and that the numbers were from traffic counts from February.**
- **Chairman Olson asked for questions.**
- **Mr. Swaim asked for a site map.**
- **Chairman Olson told him where to find it in his packet.**
- **Ryan asked about water allocation point system and how does a developer get more points.**
- **Bryan said more amenities can get more points by doing things like adding greenways and using drought resistant landscaping.**
- **Bryan said that many developments propose pools and playgrounds to obtain points for water allocation points.**
- **Ryan said this one has 51.**
- **Bryan said they recently got another point and have 52.**
- **Ryan asked can they get more points.**
- **Bryan said, yes depending on what amenities they propose, they need 51 to get water allocation.**
- **Chairman Olson asked does Mr. Swaim have any questions after reviewing the site plan?**
- **Mr. Swaim asked what the median size of these homes?**
- **Bryan said it is not specified in the R7 and it is not something staff requests. Mr. Tom Spaulding stated that 20 years ago Mr. White gave the town 6 acres for a water tower. The town would have to shield the tower with shrubs and roads to be built. These homes will be priced at \$200,00 to 250,000 per lot and some will be 300,000 and up and there will also be townhomes. He said there is a need for median priced affordable home for blue collar workers.**
- **Chairman Olson ask for more questions.**

- Mr. Swaim asked about the lot & home sizes of the homes & townhomes,
- Tom replied that the townhomes will be on 20' x 50' lots, 2 stories and 1500 to 1800 sq. ft. - 40 ft. lots will have homes 2000 to 2500 sq. ft. homes and 50 ft. lots will have 2500 to 2800 sq. ft. homes.
- Mr. Swaim asked if attachment C was given to the neighboring properties.
- Chairman Olson asked were the 3 properties on Morplus Bridge near the entrance?
- The applicant said he invited the neighbors to a meeting and only one showed up. He also said that they recorded the meeting, and that Bryan should have it.
- Chairman Olson said he is concerned about the existing neighbors.
- The applicant said the Catholic Church approved.
- Mr. Swaim asked did he contact the Lions Club?
- The applicant said they send a letter to them.
- Mr. Swaim said the Lyon's club had been on lockdown so no one could get it and have a chance to respond.
- Chairman Olson asked that they contact for the Lions Club be provided to include all of the neighboring residents.
- Paul White said he called and met with Mr. Bridgers and he did not object.
- Mr. Swaim said that was ok because he trusts Mr. Bridgers.
- Chairman Olson said he had a question for VHB regarding 3rd St. and Selma Rd, because that is a very busy intersection and so is Old Wilson Rd and 3rd St. Traffic going eastbound has that sharp curve at the old School.
- Applicant said there can add a right turning lane at the eastbound approach on East Third St.
- Chairman Olson asked how that helps people in the subdivision?
- Applicant said the right turning lane will keep traffic flowing.
- Chairman asked about the intersection of Lions Club and Selma?
- Applicant said TIA did not recommend any changes at this time, but they would be happy to revisit this and see if a left-hand turn lane is needed.
- Mr. Swaim said now is the time for road improvements.
- Chairman Olson said 88.15 acres? Why the discrepancy?
- Bryan replied that there was an old document that had been revised in the packet.
- Chairman Olson asked if there were more questions.

Deans Eatman made a motion to approve and Ryan Seconded the motion.

- Ryan expressed the desire to have TIA consultants look at the traffic counts.
- Bryan said if traffic counts are studied again, they could come back with lower counts due to COVID lower travel demands.
- Michael Firstbrook said with this amount of growth we will need a 4-lane highway.
- Chairman Olson said he agreed with Michael.
- Mr. Swaim said there is too much traffic already on Selma Rd. and he is worried about the safety of all the teen drivers. He also asked how many more subdivisions are with going to approve with townhouses?
- Chairman Olson said Lions Club and Selma traffic needs a second look, he thinks too much traffic is being pushed into this area.

- Bryan said the TIA designates the traffic patterns and takes into account future traffic volumes.
- Mr. Swaim moves to amend and have intersection of Lions Club & Selma looked at again.
- Chairman asked Deans if he was ok with that since he made the original motion.
- Deans replied yes.

Vote on the amendment to have traffic consultants reevaluate the intersection of S. Selma and Lions Club road was

9 – For - Chairman Jonathan Olson, Levin Jones, Jimmena Huffman-Hall, Terry Allen Swaim, Brett Hennington, Ryan Zakany, Deans Eatman, Michael Firstbrook and Cande Killian Wood.

0 – Opposed

The motion was passed unanimously.

- Chairman Olson said that he agrees with Michael that Wendell needs to step up and not depend on NCDOT.

Vote on the amended motion to:

8 – For- Chairman Jonathan Olson, Levin Jones, Jimmena Huffman-Hall, Terry Allen Swaim, Brett Hennington, Ryan Zakany, Deans Eatman, and Cande Killian Wood

1 -Opposed- Michael Firstbrook

The Motion was passed 8 to 1

6 a. Bryan presented an update on the Blueprint and said he will continue to do so each month. He talked about community involvement in this process, Bryan said 600 residents have responded to the initial survey.

- Chairman Olson encouraged the Board as well as their friends & family to fill out the survey.
- Niki Jones said that at the next meeting we will be reviewing some of the rules and understanding of the responsibilities of the Planning Board.

Mr. Swaim made a motion to adjourn and Chairman Olson seconded the motion All were in favor and meeting adjourned at 8:15 PM.