

October 18, 2021 Minutes

Members Present: Chairman Jonathan Olson, Ryan Zakany, Deans Eatman, Cande Killian-Wood, and Benjamin Griffin, Emma Gardner, Jimmena Huffman-Hall, Michael Firstbrook

Members Absent: Levin Jones

Staff Present: Bryan Coates, Planning Director; Jeannine Ngwira, Planner II; Linda Barbour, Permit Technician; Matthew Burns, Planner I; Megan Howard, Town Clerk

1. Meeting Called to Order

Chairman Olson called the meeting to order at 7:00 p.m. Chairman Olson announced that a new Planning Board member, Emma Gardner, would be sworn in by Megan Howard following the Pledge of Allegiance.

Pledge of Allegiance was recited.

2. Swearing-In of Planning Board Member.

3. Adjustment and Approval of Agenda

Chairman Olson asked if any Staff or Board members had any adjustments to the agenda. Deans Eatman made a motion to approve the agenda and Ryan seconded the motion. The motion was approved unanimously.

4. Approval of the Minutes

4a. Wendell Planning Board minutes from September 20, 2021. Chairman Olson asked if all had a chance to review these minutes. Jimmena Huffman-Hall noted an error on page 31 of the minutes. Chairman Olson asked for a motion to approve the minutes with the correction. Ryan Zakany made a motion to approve & Deans Eatman seconded the motion; all were in favor and the corrected minutes were approved unanimously.

5. New Business

5a. ZM21-04

5b. CD21-01

6. Elections

7. Administrative Reports

7a. Blueprint Wendell 2030 Update

7b. Project Updates

5a. ZM21-04

Planning Director Bryan Coates presented the following information shown in *italics* below.

Item Title: ZM21-04 – Request to rezone 4 parcels totaling approximately 77.419 acres from Wake County Residential-30 (R-30) and Town of Wendell Rural Residential (RR) to Town of Wendell Residential-4 (R4) and Neighborhood Center (NC).

Specific Action Requested:

The Planning Board is asked to review the rezoning request and provide a recommendation to the Town Board that includes a statement of plan consistency and reasonableness.

Item Summary:

The applicant is requesting to rezone the two parcels currently in the Town of Wendell Rural Residential zoning district (33.691 acres for PIN 1774733510, addressed as 0 Eagle Rock Rd and 17.829 acres for PIN 1774731848, addressed as 0 Old Battle Bridge Rd) to Residential-4 (R4).

The parcels currently in Wake County Residential-30 zoning district (2.834 acres for PIN 1774457283, addressed as 813 Eagle Rock Rd and 23.065 acres for PIN 1774544526, addressed as 313 Old Battle Bridge Rd) are requested to be rezoned to Town of Wendell Neighborhood Center (NC).

This type of rezoning allows for all permitted uses within the R4 and NC zoning districts (see attachment B).

<i>Project Profile</i>	
<i>Location</i>	<i>Off Eagle Rock Rd near the intersection of Old Battle Bridge Rd Addresses: 0 Eagle Rock Rd, 0 Old Battle Bridge Rd, 813 Eagle Rock Rd, 313 Old Battle Bridge Rd PINs: 1774733510, 1774731848, 1774457283, 1774544526</i>
<i>Current Zoning</i>	<i>Wendell RR and Wake County R-30</i>
<i>Requested Zoning</i>	<i>Wendell R4 and NC</i>
<i>Area of Request</i>	<i>76.45 acres</i>
<i>Corporate Limits</i>	<i>Applicant has petitioned for annexation</i>
<i>Current Land Use</i>	<i>Residential and Agricultural</i>
<i>Proposed Land Use</i>	<i>Residential</i>
<i>Property Owners</i>	<i>The Bunn Family Irrevocable Trust, Ashley Anderson and Melissa Anderson</i>
<i>Applicant</i>	<i>Ashley Anderson</i>

Project Setting – Surrounding Districts and Land Uses:

DIRECTION	LANDUSE	ZONING
North	Residential/Agricultural	R-30/R4/R4-CD
South	Residential	R3/RR
East	Residential	R4-CD/RA
West	Residential	R-30/RR

Bryan referred to a map showing the project

Zoning District:

The two subject parcels currently zoned Rural Residential (RR) are located between the Anderson Farm development which is zone Residential-4 (R4) Conditional District and a parcel that was rezoned last year from Rural Residential (RR) to Residential-3 (R3). The applicant is requesting that the two parcels be rezoned to Residential-4 (R4).

*The **Residential Districts** are coded for the Town's existing predominately-residential neighborhoods as well as to provide for new primarily-residential development in accordance with this pattern. These Districts are differentiated by the density of the overall development relative to the planning goals of the Town as set forth in the Town Plan.*

The request for Residential-4 (R4) has a minimum lot size of 6,000 sq.ft.. The lot dimensions required by the Unified Development Ordinance and those proposed by the applicant are below.

R-4 UDO Required Dimensions

- Lot Width- 50ft.*
- Lot Depth- 100ft.*
- Front Setback- 25ft.*
- Side Setback- 20% lot width combined*
- Rear Setback- 20ft.*

The two subject parcels currently zoned Wake County Residential-30 are located between Eagle Rock Road and the Anderson Farm & Peyton Place developments that are both zoned Residential-4.

*The **Neighborhood Center (NC) District** is coded to provide for areas for residential and mixed-use development in close proximity to existing and planned neighborhood centers. The intent is to create higher density residential areas that compliment commercial districts with physical proximity and pedestrian connectivity. Different housing types and lot styles are encouraged. Development in this district should encourage pedestrian use through connections to adjacent neighborhoods and the construction of mixed-use buildings.*

The Neighborhood Center (NC) zoning district does not have a minimum lot size; however, lot dimensions are required by the Unified Development Ordinance.

NC UDO Required Dimensions

<u>Single Family</u>	<u>Townhomes</u>	<u>Commercial Building</u>
<i>Lot Width- 24ft.</i>	<i>Lot Width- 16ft.</i>	<i>Lot Width- 32ft.</i>
<i>Lot Depth- 100ft.</i>	<i>Lot Depth- 0ft./10ft.</i>	<i>Lot Depth- None</i>
<i>Front Setback- 10ft.</i>	<i>Front Setback- 5ft./10ft.</i>	<i>Front Setback – 0ft.</i>
<i>Side Setback- 3ft.</i>	<i>Side Setback- None</i>	<i>Side Setback- 5ft.</i>
<i>Rear Setback- 25ft.</i>	<i>Rear Setback- N/A</i>	<i>Rear Setback- 0ft.</i>

The types of commercial uses permitted in the NC district are generally neighborhood-serving uses. Any proposed commercial buildings would need to comply with the design standards

found in Section 5.12 of the UDO. These standards include façade treatments that require at least 80 percent of one or more of the following approved materials: Brick or glazed brick, wood, cementitious fiber board, stone, cast stone, stone masonry units, architectural concrete block, metal composite panels, glass, marble or similar material.

Any future development plan will need to meet the minimum requirements for lot size and dimensions. The development plans would need to be reviewed and approved by the Town of Wendell Technical Review Committee (TRC). If a development plan involves townhomes or multi-family housing units, they need to obtain a Special Use Permit from the Town Board.

Public Utilities:

Development of these sites will require connection to city water and sewer which is available nearby. The nearby developments are currently installing the water and sewer infrastructure, or the plans are under review by the Technical Review Committee. The parcels will need to be annexed and the applicant has filed an annexation petition to gain access to municipal utility services.

Environmental:

The Buffalo Creek floodway and floodplain run along the eastern side of the 2 parcels that are proposed to be rezoned to R4. There are no floodplains on the parcels that are proposed to be rezoned to NC. The developer(s) of all of these parcels will need to obtain stormwater and sedimentation-erosion control permits from Wake County Environmental Services before any site work can commence. The proposed development plans will need to meet the requirements of the UDO. Wake County provides stormwater, sedimentation, and erosion control services for the Town of Wendell.

Streets:

The Arterial and Street Collector Map identifies Eagle Rock Road as a future Major Thoroughfare four-lane divided road. A four-lane divided roadway contains a 110' right-of-way that includes, 12ft travel lanes, 5ft bike lanes, 6ft sidewalks and street trees. The properties contain roughly 1,900 of road frontage along Eagle Rock Road.

- *The developer of these sites will need to dedicate the right-of-way for a 4-lane divided roadway and construct the road improvements identified for a three-lane undivided roadway along their Eagle Rock Road frontage per the Arterial and Collector Street Plan.*
- *All future internal local streets would need to be built to Town standards.*

Traffic Impact Analysis:

The Town of Wendell UDO requires a Traffic Impact Analysis (TIA) for any development that has more than 100 peak hour trips per day. The Planning Director can also require a TIA for developments that have between 75 and 100 peak hour trips per day. It is very likely that a proposed development could be required to conduct a TIA.

Comprehensive Plan:

The Wendell Comprehensive Plan defines the area of the proposed rezoning as S4 Controlled Growth Area and Neighborhood Center.

S-4 lands are typically close to thoroughfares and at key crossroad locations. This sector is where moderate intensity new development is appropriate and where the majority of the community's new growth should occur. The 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*
- *industrial uses*

The Town of Wendell Comprehensive Plan classifies the intersection of Eagle Rock Road and Martin Pond Road as a Neighborhood Center. 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.

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.

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 in that it supports Principle 6.

- *Principle 6: "Provide for a range in housing opportunities including upscale housing, senior housing, and downtown living choices."*

Technical Review Committee (TRC):

Any development plans submitted for the subject parcels will need to go before the TRC for review and approval.

Staff Comments:

The proposed NC and R4 zoning districts are consistent with the surrounding zoning districts and provide a transition to the single-family residences from the mixed use area found along Wendell Boulevard and Rolesville Road. Staff recommends approval of the requested rezoning application.

Comments/Questions following this presentation:

- Chairman Olson interjected that the Planning Board had had several conversations about this area.
- Chairman Olson clarified that this agenda item was strictly a rezoning and annexation petition, not a proposed development.
- Bryan played a video by Richard Hibbitts who represents Ashley Anderson, the property owner giving a brief history of the owner’s family and said that there were no plans developing these parcels at this time, but he thinks the rezonings are appropriate for this area.
- Chairman Olson asked if there were any questions for Richard’s son or Ashley Anderson or Staff.
- Chairman Olson asked if the Board had an action.
- Deans Eatman made a motion for a favorable recommendation to the Town Board.
- Jimmena Huffman-Hall seconded.
- Deans said that he hoped that the Neighborhood Center piece would help Eagle Rock to maintain part of its identity within Wendell, appreciated the proposal and thanked the applicants for their time.

The Vote was unanimous to approve the Neighborhood Center and Residential-4 rezonings.

CD21-01

Planning Director Bryan Coates presented the following information shown in *italics* below.

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Bryan said this development came to the Planning Board previously and the developers are back with a revised plan. He also suggested that the board members look at the handout from the neighborhood meeting that was held on

Item Title: *CD21-01 – This request is to rezone approximately 35.7 acres from Rural Agricultural (RA) to Residential-7 (R7) Conditional District for the Jake May Subdivision.*

Specific Action Requested:

The Planning Board is asked to consider the proposed rezoning request and make a recommendation to the Board of Commissioners, to include a statement of plan consistency and reasonableness.

Item Summary:

The applicant is requesting to rezone two (2) parcels located near the intersection of Wendell Falls Parkway and Jake May Drive from Rural Agricultural (RA) to Residential-7 (R7-CD) to create a single-family residential neighborhood. The applicant’s proposal features 90 single-family homes.

Three acres of the existing parcel located at the intersection of Wendell Falls Parkway and Jake May Drive will be retained by the current owner for a future non-residential use.

The overall site plan is included as Attachment B (along with a link to the full Master Plan for download).

<i>Project Profile</i>	
<i>Location</i>	<i>Near the intersection of Wendell Falls Parkway & Jake May Dr. Addresses: 0 Wendell Falls Parkway & 0 Jake May Drive PINs: 1773-96-6469 & 1773-96-7798</i>
<i>Current Zoning</i>	<i>Rural Agricultural (RA)</i>
<i>Requested Zoning</i>	<i>Residential 7 Conditional District- (R7-CD)</i>
<i>Area of Request</i>	<i>35.7 acres</i>
<i>Corporate Limits</i>	<i>ETJ</i>
<i>Current Land Use</i>	<i>Woodlands</i>
<i>Proposed Land Use</i>	<i>Single-Family Residential</i>
<i>Property Owner</i>	<i>Clarence Roberts & Ronnie Collins Jr.</i>
<i>Applicant</i>	<i>Strong Rock Group</i>

Project Setting – Surrounding Districts and Land uses:

DIRECTION	LANDUSE	ZONING
North	Residential/Agricultural	RA/R3/NC-CD
South	Residential/Agricultural	RR
East	Residential/Golf Course	RA
West	Agricultural	RA

Bryan referred to a zoning map

Zoning District:

The subject properties are currently located in the RA zoning district. The surrounding properties are zoned Rural Agricultural (RA), Rural Residential (RR), Residential-3 (R3) and Neighborhood Center-Conditional District (NC-CD)

The request for Residential-7 Conditional District (R7-CD) has a minimum lot size of 3,500 SF.

- The applicant is proposing a minimum lot size of 4,370 SF and an average lot size of 5,119 SF for the proposed development plan.

The lot dimensions required by the Unified Development Ordinance and those proposed by the applicant are below:

R-7 UDO Required Dimensions

Lot Width- 24ft.
Lot Depth- 100ft.
Front Setback- 10ft.
Side Setback- 3ft.
Rear Setback- 25ft.

Proposed Dimensions by the Applicant

Lot Width- 40ft.
Lot Depth- 100ft.
Front Setback- 20ft.
Side Setback- 3ft.
Rear Setback- 25ft.

- The applicant's proposal meets all setbacks within the R7 zoning district for single-family homes.

Proposed Zoning Conditions:

The applicant has proposed the following zoning conditions:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
 2. Street F will exceed 600ft UDO requirement due to presence of wetlands.
 3. Garage doors must have windows, decorative details, or carriage-style adornments on them.
 4. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color, for the whole development.
 5. Minimum side setbacks shall be 3' in order to promote diversity in housing products.
 6. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
 7. All units will be solely front loaded.
 8. Adjacent properties will be screened as follows:
PINS- 1783062438 & 1783064280- 10ft. Type B Buffer yard (undisturbed existing vegetation) and a 6' wooden fence.
PINS- 1773866758 & 1783050609- 6' wooden fence.
PINS- 1773868323 & 1773952758- 10' Type B Buffer yard (undisturbed existing vegetation)
PINS- 1773975429- 10' Type B Buffer yard (undisturbed existing vegetation with supplemental plantings if applicable)
- Please see attachment C that includes a map with the PINS identified within zoning condition #8.

Environmental:

The applicant will need to obtain stormwater and sedimentation-erosion control permits from Wake County Environmental Services before any site work can commence. The proposed development plan will need to meet the requirements of the UDO. Wake County provides stormwater, sedimentation, and erosion control services for the Town of Wendell.

- The proposed plans show the development creating four ponds to be used for stormwater management. The existing pond on site could not be used for stormwater.

Buffers- UDO Section 8.6.A requires a 10-foot Type C buffer between R7 and RA & RR zoning districts, however when a more intense use is proposed next to single-family residential a Type B is required.

- The proposed development plan includes a 10ft Type B along the exterior boundary. A Type B buffer requires a tree every 25ft and a shrub every 6ft. The applicant is proposing a wooden fence in portions of the buffer.

Open Space- UDO Section 7.5 requires 1,750 SF of open space per single-family dwelling units. UDO Section 7.4 requires that 75% of the required open space be passive and 25% be improved park space of which 1/3 needs to be considered active.

- The proposed development plan of 90 lots needs to have a minimum 3.62 acres of Open Space of which .90 acres needs to be improved park space. The applicant is proposing a total of 11.81 acres of which 1.21 acres is improved and roughly 1/2 acre is active.

Streams and Wetlands- UDO Section 16.3 Environmental Survey requires that all streams, wetlands, floodplains, and other features be shown on preliminary plans.

- The current development plan does show the locations of streams and wetlands. No floodplains exist on site. The exact wetlands impacted will be determined when construction drawings are submitted per the UDO.

Transportation:

UDO Section 16.11 requires a Traffic Impact Analysis (TIA) for a development plan that exceeds 100 peak hour trips per day.

- The proposed 90 lot development plan does not meet the threshold for a TIA.

The Arterial and Street Collector Map identifies Jake May Drive as a future three-lane undivided road. A three-lane undivided roadway contains a 79' right-of-way that includes 12ft travel lanes, 5ft bike lanes, 6ft sidewalks and street trees.

- The applicant will need to dedicate right-of-way and construct their half of the road improvements identified for the three-lane undivided roadway fronting Jake May Drive. The proposed plans show the road improvements required along the frontage of Jake May Drive.

The applicant is providing off street parking spaces near to the mail kiosk, pocket parks and the playground.

Phasing:

The current plan has one phase for the proposed development plan.

Comprehensive Plan:

The Wendell Comprehensive Plan defines the area of the proposed development plan as S-4 Controlled Growth Area.

S-4 lands are typically close to thoroughfares and at key crossroad 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*
- *industrial uses*

The proposed development proposed on the site meets the appropriate uses.

- *The proposed plan development plan of single-family homes is consistent with the identified use types within the S-4 Sector of the Town of Wendell Comprehensive Plan and is reasonable.*

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.

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 supports Principle #6: "Provide for a range in housing opportunities including upscale housing, senior housing, and downtown living choices."

Technical Review Committee (TRC) Comments:

The Technical Review Committee has completed their review of the applicant's Master Plan and the applicant has made corrections based on their comments. Additional review would occur upon submittal of construction drawings (final development plan for conditional districts).

Staff Comments:

The proposed development plan is consistent with the Wendell Comprehensive Land Use Plan and staff recommends approval of the conditional district rezoning.

The Planning Board at its July 2021 meeting recommended denial on the previous full master plan. The applicant has resubmitted plans and held a community meeting.

Comments/Questions following this presentation:

- Chairman Olson asked if there were any questions for Bryan.
- Chairman Olson asked for Bryan to point out the visitor parking locations.
- Bryan pointed out three different locations on the map where there would be visitor parking.
- Bryan noted that Street A would have some by the pocket park; there would be some by the mail kiosk.
- Chairman Olson asked if the total number of guest parking spots would be about 15-18.
- Deans said he counted 18.
- Chairman Olson asked if there was any parking in front of the homes.
- Bryan said no on-street parking proposed on streets, parking was only allowed in the designated spots.
- Deans asked about the turn arounds.
- Bryan replied they are for emergency vehicles only.
- Deans asked if the parking provided was the same as the previous plan, he said they now look thinner, he thought they were wider before.
He also asked about the open space & area by the pond being utilized for parks and recreation spaces.
- Bryan noted that they had spoken to neighbors and asked then about this, and they did not want people walking near their homes.
- Benjamin Griffin asked about connectivity and whether a handicapped or disabled person would be able to cross in certain areas. He said that he did not know if it would need to be made a condition or not, but that he did not see it.
- Bryan said that those sorts of details are normally provided with Construction Drawings.
- Zach Anderson, from Strongrock gave a presentation to the Planning Board.
- Zach explained that the geographic features of the lot limited the types of homes they could build.
- Chairman Olson asked what had changed from last time.
- Zach replied that they had tried to address comments they received from the Board and from the neighborhood meeting.
He also said that they had added parking, changed some of the open space to active, and added buffers.
- Chairman Olson stated that he had spoken to the adjacent property owners, and they were concerned about kids in the woods. Could there be a physical barrier?
- Zach replied that maybe a wire fence.
- Deans asked about Mr. Morton's concerns and if one person gets a fence then everyone should.
- Deans asked if a condition including fencing would be something the applicant would consider.
- The applicant replied yes.
- Deans asked about road improvements along Jake May Road.
- Bryan replied yes, they need to widen Jake May per the Collector Plan.
- Deans asked if they included pedestrian improvements.
- Bryan said yes, sidewalks.

- Chairman Olson mentioned that Strongrock had already done many projects in Wendell.
- Chairman Olson asked how challenging this parcel is compared to their other projects. He mentioned that the placing of the houses seemed haphazard and that he was concerned with how the final product would look.
- Zach explained that they had given a lot of thought to the parcel and putting together the project they feel that this plan work and it is the best use and design for this parcel.
- Chairman Olson it looks like all the homes on B street will face B street- are there any buffers?
- Bryan said that there would be a street yard buffer and street trees.
- Zach said there will be dedicated Right of Way.
- Deans asked about the dedicated Right of Way that will be from this project and the other town home project?
- Bryan said that across the street there would be townhomes...good chunk of improvements from both projects
- Chairman Olson asked about the Pulliam property and the use for the future, and he wanted to know if it was in our jurisdiction.
- Bryan replied that it is not in our city limits.
- Ben said he has not seen the townhome plans, he wanted to know there the entrance and exit are located.
- Bryan said there are 3 entrances for 75 townhomes, two along Wendell Falls Parkway and one along Jake May Drive.
- Chairman Olson asked if there were any other questions or comments.
- Chairman Olson asked if any of the Board Members had a motion for the rezoning to a Conditional District.
- Michael made a motion to not approve the rezoning.
- Without a second, the motion failed.
- Deans made a motion to recommend the Conditional District rezoning with an amended condition of adding fencing along the parcels on the west side of the property.
- Ryan seconded.
- Chairman Olson asked if there was any discussion of the motion.
- Deans said that he appreciated the applicant listening to feedback and working with them.

The Board voted 6-2 to recommend the Conditional District rezoning with amended conditions.

Chairman Jonathan Olson and Michael Firstbrook – Opposed

Deans Eatman, Ryan Zakany, Benjamin Griffin, Jimmena Huffman-Hall, Cande Killian-Wood and Emma Gardner-For

The Motion carried 6-2.

ELECTIONS:

Deans Eatman nominated Jonathon Olson for Chairman & Ryan Zakany for Vice Chairman. The vote was unanimous for both nominees to hold the positions.

BLUEPRINT WENDELL

Bryan Coates gave an update to the Board.

Comments/Questions following this presentation:

- Chairman Olson mentioned that the Planning Board would want the same presentation from the consultant at the same time as the Town Board for the Blueprint of the Comp Plan.
He said it would be a Panel with the elected board and would give us an opportunity to ask questions in the presence of one another.
- Bryan talked about the infrastructure, and a neighborhood development plan and how it is broken into zones and each year a zone will get a road improvement as well as sidewalks and access. It will be paid for a variety of funding depending on availability, but can include Town funds, CDBG and other grant funds.
- Chairman Olson asked about the match for the CDBG funds.
- Bryan said we requested CDBG funding from the county two years in a row, we did not get funding the second year, but will keep applying. The Town will continue funding some improvements. Additional funding helps.
- Chairman Olson asked how much would it cost for sidewalks everywhere?
- Bryan said, not sure on the cost of sidewalks everywhere.
- Deans asked if new developers need to make ADA details and it is part of our UDO?
- Bryan said Yes we require ADA as part of the designs via the UDO.
- Benjamin said ADA is an old term PROWAG is the new term and we should make developers meet the new standards.
- Ryan asked for a stop sign on his street.
- Bryan said he can use our Tell Wendell app to request that.

Deans Eatman made a motion to adjourn, and Benjamin Griffin seconded the motion. All were in favor and the meeting was adjourned at 8:22 PM.