



**Town of Wendell
Town of Wendell Planning Board
Monday, November 15, 2021 @ 7:00 PM
Town Board Room**

MINUTES:

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

Members Absent: None

Staff Present: Bryan Coates, Planning Director; Stacy Griffin, Assistant Planning Director; Jeannine Ngwira, Planner II; Matthew Burns, Planner I

1. Meeting Called to Order

Chairman Olson called the meeting to order at 7:00 p.m. Chairman Olson informed those present that Deans Eatman had tendered his resignation to the Town Manager earlier in the day and that there was a vacant position on the Planning Board.

Pledge of Allegiance was recited.

2. Adjustment and Approval of the Agenda

Chairman Olson informed the Board members that there was a slight adjustment to the agenda then asked for a motion to approve. Ryan Zakany made the motion to approve the agenda and Jimmena Huffman-Hall seconded the motion. The motion was approved unanimously.

3. Approval of the Minutes

3a. Wendell Planning Board minutes from October 18, 2021.

Ryan Zakany asked for a revision to the October minutes. Chairman Olson asked for a motion to approve the amended minutes. Ryan Zakany made the motion to approve the minutes as amended and Michael Firstbrook seconded. All were in favor and the corrected minutes were approved unanimously.

4. New Business

- a. ZM21-05
- b. ZM21-06

5. Administrative Reports

6. Adjourn

4a. ZM21-05

Planner II Jeannine Ngwira presented the following information shown in *italics* below.

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Item Title: ZM21-05 – Rezoning request for a 1.66 acre portion of 4251 Wendell Blvd. from Manufacturing & Industrial (M&I) to Corridor Mixed-Use (CMX) zoning district.

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 a 1.66 acre portion of 4251 Wendell Boulevard from Manufacturing & Industrial (M&I) to Corridor Mixed-Use (CMX). The applicant’s intent is to build a Dollar General. The M&I zoning district only allows general retail up to 10,000 sf. Since the intent is to build a Dollar General with square footage over 10,000 sf, the applicant is requesting to rezone to CMX where general retail up to 50,000 sf is permitted. The balance of the parcel will remain M&I and is currently being redeveloped into a storage facility.

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

<i>Project Profile</i>	
<i>Location</i>	<i>West side of Wendell Blvd. just past Raymond Drive Addresses: 4251 Wendell Blvd. PIN: 1794026126</i>
<i>Current Zoning</i>	<i>Manufacturing & Industrial (M&I)</i>
<i>Requested Zoning</i>	<i>Corridor Mixed-Use (CMX)</i>
<i>Area of Request</i>	<i>1.66 acres</i>
<i>Corporate Limits</i>	<i>Within Corporate Limits</i>
<i>Current Land Use</i>	<i>Vacant</i>
<i>Proposed Land Use</i>	<i>Commercial</i>
<i>Property Owner</i>	<i>Creedmoor Business Park LLC</i>
<i>Applicant</i>	<i>George Barnes of Glandon Forest Equity LLC on behalf of Dollar General</i>

Project Setting – Surrounding Districts and Land Uses:

<i>DIRECTION</i>	<i>LANDUSE</i>	<i>ZONING</i>
<i>North</i>	<i>Industrial Buffer yard/Residential</i>	<i>NC/M&I/R3</i>
<i>South</i>	<i>Residential</i>	<i>NC/RA</i>
<i>East</i>	<i>Residential</i>	<i>NC/RA</i>
<i>West</i>	<i>Industrial</i>	<i>M&I</i>

Jeannine referred to a map showing the project.

Zoning District:

The subject property is currently located in the M&I zoning district. The surrounding properties are zoned Neighborhood Center (NC), Rural Agricultural (RA) and M&I.

The UDO states that the Corridor Mixed-Use District is coded to provide pedestrian-scaled higher density residential and neighborhood-serving commercial activities along existing mixed use corridors. Developments in this district should encourage pedestrian use through connections to adjacent

neighborhoods and the construction of mixed-use buildings. Depending on the presence of on-street parking, buildings may be set close to the street and may be larger in form.

CMX UDO Required Dimensions:

Commercial Building

Lot Width- 32ft.

Lot Depth- None

Front Setback (Min) – 10ft.

Front Setback (Max) – 100 ft.

Side Setback- 5ft.

Rear Setback- 0ft.

Max Height – 5 Stories

Min Height - None

Building Materials and Design:

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. (See Attachment C)

Gateway Overlay Requirements:

Section 2.17 of the UDO identifies this property as part of the Gateway Overlay, Context Zone 5. Any development in this area must provide a 20 ft. wide streetyard buffer with 3 canopy trees or 6 understory trees and 12 shrubs per 100 linear ft. and a minimum 25 ft. front setback.

Only 40% of the required parking may be located in the front yard when the developer installs a continuous 5 ft. walkway from the entrance of the building to the street sidewalk, otherwise parking in the front yard is prohibited.

Parking Requirements:

Retail Uses require 2-3.33 spaces per 1,000 sq. ft. Since the applicant has stated that the new building will be 10,640 sf, they will need to provide 21-35 parking spaces.

Streets:

According to the Arterial and Collector Street Plan, this section of Wendell Blvd will become a Minor Thoroughfare, 3-Lane Undivided. The developer will be required to dedicate right-of-way and make the necessary road improvements, which include sidewalk, curb and gutter, bike lane and street trees along Wendell Blvd.

Public Utilities:

Developer will be required to connect to city water and sewer which are available along Wendell Boulevard.

Environmental/Stormwater:

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 site does not contain any wetlands or floodplain areas.

Buffers: According to Section 8.6 of the UDO, a Type C buffer is required when the CMX district is adjacent to the NC district but where a more intense proposed use abuts an existing single family residential use, a Type B buffer yard is required. There is no buffer requirement for the sides of the parcel abutting the M&I zoning district.

- *The northern property line abuts a single-family residential use, therefore a Type B buffer will be required along that border. Any existing vegetation on site that meets or exceeds the standards of the Type B buffer may be used toward the screening requirements. Additional plantings may be required to meet the buffer standards.*

Comprehensive Plan:

The Wendell Comprehensive Plan defines the area of the proposed rezoning as S-6 Infill/Redevelopment Sector.

The S-6 Sector 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/Development Types:

The following community types and uses are appropriate in the S-6 sector: neighborhoods, downtowns, single-family and multifamily residential, commercial uses (retail and office), civic uses and light industrial uses.

Statement of Plan Consistency and Reasonableness:

Any recommended change to the zoning map should be accompanied by a statement explaining how the change is consistent with the comprehensive plan and is reasonable in nature.

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

Technical Review Committee (TRC):

If the rezoning is approved, plans will need to be submitted to TRC which includes Raleigh Public Utilities, Wake County Environmental, Fire, Police, NCDOT, Engineering and Planning. Preliminary Site Plan and Construction Drawings must be approved by TRC before any building permits are issued.

Staff Comments:

The proposed CMX rezoning is consistent with the Comprehensive Plan.

Attachments:

- A. *Zoning Map Amendment Application*
- B. *CMX Zoning District Land Use Chart Design Standards*

Comments/Questions following this presentation:

- **Chairman Olson asked if anyone had questions for staff.**
- **Chairman Olson announced that the Board would hear from the applicant.**
- **Brent Purdum of Bowman Consulting introduced himself to the Board.**

- **Mr. Purdum indicated that he was present at the meeting on behalf of George Barnes of Glandon Forest Equity, LLC.**
- **Mr. Purdum informed the Board that Glandon Forest Equity, LLC were the developers, whereas Dollar General were the tenants.**
- **Mr. Purdum said that he was present in case anyone had any questions.**
- **Mr. Purdum said that they had gone through a site layout and worked with NCDOT.**
- **Mr. Purdum continued by saying that this was the best location and site layout.**
- **Chairman Olson asked if he represented the entity that owned the old sewing plant that he was converting into storage.**
- **Mr. Purdum replied that no, he was representing Glandon Forest Equity, the developer of the Dollar General, who would be buying that piece from the current owner.**
- **Mr. Firstbrook asked if this Dollar General would be developed in addition to the one the Town of Wendell already has.**
- **Mr. Purdum replied yes.**
- **Mr. Firstbrook said then there would be two Dollar Generals.**
- **Mr. Purdum replied yes.**
- **Ms. Gardner said that technically there would be three in a three mile radius.**
- **Chairman Olson mentioned that it would be the sixth Dollar General within 5.3 miles of this location.**
- **Chairman Olson stated that he likes to look for variety and that the location in question would be great for some type of retail.**
- **Chairman Olson said that they had just built a Dollar General location in Lizard Lick, which is three miles away; another in Zebulon; and another in Wendell.**
- **Chairman Olson asked the applicant if there was consideration of anything other than a Dollar General at the location in question considering the current saturation of that retail establishment in the area.**
- **Mr. Purdum replied no.**
- **Chairman Olson asked if any members of the Board had other questions for the applicant.**
- **Chairman Olson asked if there were any members of the public who would want to speak for or against the proposal.**
- **Chairman Olson asked if anyone on the Board had any further questions Town Staff.**
- **Mr. Griffin asked what the applicant would be allowed to do if they were to sell off this parcel under the current zoning.**
- **Mr. Griffin asked if they would be allowed to build a 9,000 sq. ft. Dollar General without any input from the Board.**
- **Jeannine replied yes.**
- **Chairman Olson asked if there were any other questions or comments.**
- **Mr. Zakany stated that this would be the seventh dollar store in the area.**
- **Mr. Zakany continued by saying that although it would be a great location for retail, he was not sure if this was the right location for another dollar store.**
- **Mr. Zakany said that the Board's job is to determine if the requested zoning is appropriate for this plot.**
- **Mr. Zakany said that in his opinion the Town of Wendell already has enough dollar stores and barbershops.**

- Chairman Olson asked if there were any other questions or comments.
- Chairman Olson asked if the Board had a decision for Agenda Item 4a.
- Michael Firstbrook made a motion to not recommend the proposed rezoning.
- Jimmena Huffman-Hall seconded.

Following a motion not to recommend approval of the rezoning, the Planning Board voted 4-4 on the motion.

Chairman Jonathan Olson, Michael Firstbrook, Cande Killian-Wood and Jimmena Huffman-Hall—For

Benjamin Griffin, Ryan Zakany, Emma Gardner, and Levin Jones—Opposed

4b. ZM21-06

Planner II Jeannine Ngwira presented the following information shown in *italics* below.

Item Title: ZM21-06 – Rezoning request for a 0.45 acre parcel located at 3990 Wendell Blvd. from Residential-3 (R3) to Neighborhood Center (NC) zoning district.

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 a 0.45 acre parcel located at 3990 Wendell Boulevard from Residential-3 (R3) to Neighborhood Center (NC). The intent is to have the option of a residential infill project or possibly use the current house as a business and/or residential use concurrently.

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

<i>Project Profile</i>	
<i>Location</i>	<i>Southwest corner of Wendell Blvd. and N. Selma Rd. Addresses: 3990 Wendell Blvd. PIN: 1784900506</i>
<i>Current Zoning</i>	<i>Residential-3 (R3)</i>
<i>Requested Zoning</i>	<i>Neighborhood Center (NC)</i>
<i>Area of Request</i>	<i>0.45 acres</i>

Corporate Limits	<i>Within Corporate Limits</i>
Current Land Use	<i>Residential</i>
Proposed Land Use	<i>Possible Mixed-Use</i>
Property Owner	<i>CCS Development, LLC</i>
Applicant	<i>Keith Bliss of CCS Development</i>

Project Setting – Surrounding Districts and Land Uses:

DIRECTION	LANDUSE	ZONING
North	<i>Residential/Vacant</i>	<i>R2/CMX</i>
South	<i>Residential</i>	<i>R3</i>
East	<i>Commercial/Residential</i>	<i>CMX</i>
West	<i>Residential</i>	<i>R3/NC</i>

Jeannine referred to a map showing the project.

Zoning District:

The subject property is currently located in the R3 zoning district. The surrounding properties are zoned R3, Corridor Mixed-Use (CMX), Manufacturing & Industrial (M&I), NC and NC-CD. Two rezonings from R3 to NC and NC-CD were approved on this same block in 2020 and 2021.

The UDO states that the Neighborhood Center 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.

NC UDO Required Dimensions

Single Family

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

Townhomes

*Lot Width- 16ft.
Lot Depth- 0ft./10ft.
Front Setback- 5ft./10ft.
Side Setback- None
Rear Setback- N/A*

Commercial Building

*Lot Width- 32ft.
Lot Depth- None
Front Setback – 0ft.
Side Setback- 5ft.
Rear Setback- 0ft.*

Building Materials and Design:

Any proposed commercial or multifamily 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. (See Attachment D)

Gateway Overlay Requirements:

Section 2.17 of the UDO identifies this property as part of the Gateway Overlay, Context Zone 3. No Streetyard Buffer is required in Zone 3.

Parking Requirements:

An office use requires 2-3 spaces per 1,000 sq. ft. The house currently has 2,218 sf so without increasing the square footage, it would require 4-6 parking spaces for an office use. Residential requires 1 space per bedroom and 2 per unit.

Streets:

According to the Arterial and Collector Street Plan, this section of Wendell Blvd will stay a 2-lane undivided road and N. Selma will be a 3-Lane Undivided roadway. If the property is redeveloped, the applicant may be required to dedicate additional right-of-way depending on actual right-of-way widths. Road improvements, which include sidewalk, curb and gutter, bike lanes and street trees along both frontages will also be required.

Public Utilities:

This site is already served by municipal water and sewer.

Environmental/Stormwater:

Sites less than 1 acre are not required to obtain stormwater and sedimentation-erosion control permits from Wake County Environmental Services. However, the proposed development plan will need to meet the requirements of the UDO.

Buffers: According to Section 8.6 of the UDO, a Type B buffer is required where a more intense proposed use abuts an existing single family residential use.

- *Both the western and southern property lines about a single-family residential use, therefore if redeveloped to a more intense use, a Type B buffer will be required along those borders. Any existing vegetation on site that meets or exceeds the standards of the Type B buffer may be used toward the screening requirements.*

Comprehensive Plan:

The Wendell Comprehensive Plan defines the area of the proposed rezoning as S-6 Infill/Redevelopment Sector, Neighborhood Center and Village/Town Center.

The S-6 Sector 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/Development Types: The following community types and uses are appropriate in the S-6 Sector: neighborhoods, downtowns, single-family and multifamily residential, commercial uses (retail and office), civic uses and light industrial uses.

Neighborhood Centers shown on the framework plan in the smaller circles, are based on a 1/4 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 described as 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 1/2-mile radius (a typical 10-minute walk)—the larger circles on the map. Village/Town centers 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.

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-6 Sector, Neighborhood Center*

and Village/Town Center and is reasonable to be consistent with adjacent zoning districts.

Technical Review Committee (TRC):

If the rezoning is approved, plans will need to be submitted to TRC which includes Raleigh Public Utilities, Wake County Environmental, Fire, Police, NCDOT, Engineering and Planning. Preliminary Site Plan and Construction Drawings must be approved by TRC before any building permits are issued.

Staff Comments:

Staff recommends approval of the requested rezoning application.

Attachments:

- C. Zoning Map Amendment Application*
- D. NC Zoning District Land Use Chart*
- E. Applicant's Examples of Previous Infill Projects Design Standards*

Comments/Questions following this presentation:

- **Chairman Olson asked if the Board had any questions for Staff.**
- **Emma Gardner asked if there were any future plans to change the intersection at Selma Road and Wendell Boulevard.**
- **Chairman Olson mentioned that the Board had seen a design from either CAMPO or NCDOT of a conceptual redesign of that intersection.**
- **Bryan Coates confirmed that in 2011, the Town of Wendell had worked with CAMPO on four different options for that intersection.**
- **Mr. Coates said that several of the options included a roundabout.**
- **Mr. Coates said that there were other options that connected Old Wilson with Wendell Boulevard east of the intersection.**
- **Mr. Coates said that there was also a proposal to connect Old Zebulon to North Selma and cut through the existing neighborhood to the north.**
- **Mr. Coates said that there was no formal adoption of these proposals and that none of the options were added to the Town's transportation plan.**
- **Chairman Olson asked if that addressed Ms. Gardner's question.**
- **Ms. Gardner replied yes.**
- **Ryan Zakany asked if the applicant would have to make improvements to North Selma and Wendell Boulevard if the parcel were rezoned.**
- **Jeannine Ngwira replied yes.**
- **Mr. Zakany asked if they would need to make these improvements if the area were not rezoned.**
- **Mrs. Ngwira replied no.**
- **Chairman Olson asked if there were any other questions for staff.**
- **Chairman Olson asked if there was a presentation from the applicant.**
- **Keith Bliss approached the Board and introduced himself as the owner of the property and the owner of the development company.**
- **Mr. Bliss said that he had a 15-year-long history of being in downtown Cary, including the renovation and rehabilitation of parcels downtown.**

- **Mr. Bliss stated that he would consider himself an urban-infill development specialist.**
- **Mr. Bliss mentioned that he was excited about things going on in downtown Wendell and looking into future options for the next generation of his family.**
- **Mr. Bliss said that once they acquired the property and studied the Town's Comprehensive Plan, they determined that Neighborhood Center zoning allows a lot of flexibility.**
- **Mr. Bliss stated that although he was not present with a specific development goal in mind other than to have Neighborhood Center zoning in place moving forward.**
- **Mr. Bliss said that he had the same question as the Board about the intersection.**
- **Mr. Bliss stated that his parcel included a historic building that he intended to include in a future development.**
- **Mr. Bliss said that as there were other Neighborhood Center projects being developed to the south of his parcel, he wanted to be included.**
- **Chairman Olson asked Mr. Bliss to clarify that he had no current plan for the parcel.**
- **Mr. Bliss replied that was correct.**
- **Mr. Bliss said that he wanted flexibility of use and that the Neighborhood Center model fit in with what he wanted to do.**
- **Chairman Olson said that with the growth happening around the parcel, the area is challenging in terms of transportation planning because of the movement of vehicles in both directions.**
- **Chairman Olson stated that that intersection gets a lot of Johnston County traffic at certain times of the day and that development in downtown Wendell would only amplify the problem at that intersection.**
- **Chairman Olson said that the Town would need to find a solution for that intersection and that it would need to be addressed sooner rather than later.**
- **Chairman Olson continued by saying that the Town owns land across the street from the intersection which would make it easier for the Town to improve the roadways.**
- **Chairman Olson said there were fewer options for roadway improvements in that area on the existing private land and parcels.**
- **Chairman Olson encouraged the applicant to do what he could to preserve the existing building on the lot.**
- **Chairman Olson asked if there were any other questions or comments for the applicant.**
- **Chairman Olson mentioned that he had one more question for the applicant.**
- **Chairman Olson asked if he had spoken to the adjacent property owners and if they were aware of the intention to rezone the parcel and the potential for non-residential development.**
- **Mr. Bliss replied yes.**
- **Mr. Bliss continued saying that the property owner to the south is a residential broker and property investor with a renter at the property and was not planning to do much with it.**
- **Mr. Bliss stated that the long term property owner to the west was ready for something new to come to the area.**
- **Chairman Olson asked if there were anyone else present at the meeting interested in speaking about the rezoning.**

- **Chairman Olson asked if any Board members had follow-up discussion or questions for Town Staff.**
- **Chairman Olson asked if the Board had a direction for Agenda Item 4b.**
- **Levin Jones made a motion to approve the recommendation to rezone as proposed.**
- **Ryan Zakany seconded.**
- **Chairman Olson asked if there were any discussion on the motion.**
- **The motion carried unanimously.**

The Vote was unanimous to approve the recommendation to rezone to Neighborhood Center.

5. Administrative Reports

Planning Director Bryan Coates presented updates on Blueprint Wendell 2030.

Comments/Questions following this presentation:

- **Bryan Coates presented a short update on the Blueprint Wendell 2030 project saying that we would know more next month.**
- **Mr. Coates said that Staff was working with consultants on the Small Area Plan and that Staff would follow up with presentations and public events the following month.**
- **Chairman Olson asked when Staff intended to finalize and print the book.**
- **Bryan Coates replied that it would be finalized in Q1 of 2022.**
- **Ryan Zakany asked if work was starting on the new Town Hall.**
- **Bryan Coates replied that yes, site work was starting at that location and that construction would start soon after that.**
- **Chairman Olson asked if there were any other questions for Mr. Coates regarding Blueprint Wendell 2030.**
- **Michael Firstbrook asked what was going to go at the current Town Hall location after the new Town Hall is built.**
- **Bryan Coates recommended Mr. Firstbrook check with the Town Manager or Town Council.**

Planning Director Bryan Coates presented updates on Wake Tech's East Campus.

Comments/Questions following this presentation:

- **Bryan Coates presented project updates including Construction Drawings for Phase 1 of Wake Tech's East Campus.**
- **Bryan Coates said that Wake County Environmental Services had signed off on the plans which allowed site work to begin around Labor Day.**

- **Bryan Coates said that Raleigh Utilities and the Town of Wendell's TRC had signed off on Phase 1 construction.**
- **Bryan Coates said that building permits would soon be issued for Wake Tech's Central Energy plant.**
- **Bryan Coates said that Wake Tech's Simulation Building was in review.**
- **Bryan Coates said that there would be Wake Tech projects in review over the next decade.**
- **Bryan Coates said that there would be many road improvements to Wendell Boulevard, Rolesville Road, and Eagle Rock Road over the next several months.**
- **Chairman Olson asked if the roads within the Wake Tech complex would be private.**
- **Bryan Coates replied that yes, they would be private but built to Town standards.**
- **Bryan Coates then introduced Stacy Griffin, Assistant Planning Director and Matthew Burns, Planner I to the Board.**
- **Chairman Olson asked if anyone else on the Board had any new business.**
- **Chairman Olson asked for a motion to adjourn.**

Ryan Zakany made a motion to adjourn, and Levin Jones seconded the motion. All were in favor and the meeting was adjourned at 7:44 PM.