

**Planning Board Meeting
November 16, 2020
Minutes**

Members Present: Chairman Jonathan Olson, Levin Jones, Brett Hennington, Ryan Zakany, Deans Eatman, and Cande Killian Wood.

Members Absent: Jimmena Huffman-Hall, Terry Allen Swaim and Michael Firstbrook

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. Chairman Olson asked if any Planning Board members were attending virtually. Bryan replied no. Ryan Zakany 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 October 19, 2020. Chairman Olson asked if all had a chance to review these minutes. Ryan Zakany made a motion to approve & Levin Jones seconded the motion,

4. Administrative Reports

4a. CD20-03 - Introduction to an R4 Conditional District located along Wendell Blvd. (Watson Tract)

4b. ZM20-06 - Courtesy Review of a Rezoning for Wendell Village

5. New Business

5a. ZM20-05 - Rezoning for Wake Technical Community College

POTENTIAL ACTION: Recommendation to the Town Board.

6. Old Business

6a. Blueprint Wendell 2030 Update.

Bryan Coates presented the following to the Board shown in *italics* below.

4a. Item Title:

CD20-03 – This is an introduction to a request to create an R4 (Residential-4) Conditional District for the Watson Tract located off Wendell Blvd. near the junction of Old Zebulon Road.

Specific Action Requested:

The Planning Board is being asked to review the 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.*

Item Summary:

The applicant has requested to create an R4 Conditional District for 47.42 acres of property currently located in the town’s extraterritorial jurisdiction (ETJ). The applicant’s proposed R4 conditional district, will feature 89 single family homes. The applicant is providing 17.25 acres of open space which is 13.67 acres above the 3.58 acres required by the UDO. Additionally, the applicant is required to provide .89 acres of park space and is providing 1.9 acres of park space.

The applicant has also applied for a Text Amendment to modify the Arterial and Collector Street Plan.

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

Property Information Summary	
Location	Off Wendell Blvd. near the junction of Old Zebulon Road Addresses: 5060 Wendell Blvd. PIN: 1794-55-1682
Current Zoning	M&I
Requested Zoning	R4-CD
Area of Request	47.42 acres
Corporate Limits	Town of Wendell ETJ- will need to annex to receive utilities
Property Owner	Watson Family II LLC
Applicant	David Bergmark of McAdams

Project Setting – Surrounding Districts and Land uses:

<u>DIRECTION</u>	<u>LANDUSE</u>	<u>ZONING</u>
North	Residential/vacant/Commercial	M&I/CH
South	Vacant/Agricultural	RA
East	Residential/Agricultural	RA/R-40
West	Industrial/Vacant	M&I/CH

Zoning District:

The subject property is currently located in the Manufacturing & Industrial (M&I) zoning district. The surrounding properties are zoned RA and CH, M&I and R-40. The RA district allows a minimum lot size of 1 acre. CH and M&I are commercial zoning districts and R-40 is Wake County. The Residential-4 zoning district allows for single-family with a minimum lot size of 6,000 square feet.

Bryan referenced the current Zoning Map showing the property. He also went over the purpose of a Conditional District.

Proposed Conditional District Conditions:

The applicant is proposing 10 Conditions for the proposed CD, as follows:

1. Permit 1 cul-de-sac to exceed 300' length
2. Permit 1 street segment to exceed 800' block length max (loop road ~ 1200)
3. Provide natural overlook with gazebo/covered area bordering the Little River.
4. Provide a minimum of 75,000 sq. ft of improved park space (38,938 SF required for 89 units)
5. Provide access easement along Little River for potential future greenway.
6. Decorative garage doors shall be utilized within the Development and shall include carriage hardware and/or windows.
7. Vinyl siding materials used on building facades shall be of high quality, show texture, and have a minimum thickness of 0.045 inches.
8. No SFD home shall have a front exterior elevation that is identical to homes on either side or directly across the street.
9. All homes shall use roof eaves which extend at least 6 inches from the façade plane.
10. 100% of homes shall be Energy Star Certified, and shall include the following green standards:
 - a. High Performance Toilets
 - b. Water-Efficient Faucets & Flow-Smart Showerheads
 - c. ENERGY STAR® Certified Appliances
 - d. Advanced Framing & Thermostats
 - e. Minimum MERV 8 HVAC Filtration

- f. *Thermal Breaks*
- g. *Conditioned Attics*
- h. *Spray Foam Insulation*
- i. *UV-Blocking Windows: Low-E Windows*
- j. *Sealed Insulated Ducts*
- k. *Low-to-Zero VOC Materials, Paints, Stains & Adhesives*

Public Utilities:

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

Streets:

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

Phasing:

The current plan does not show any phasing on this project.

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 supports Principle #9: “Protect and preserve Wendell’s natural resources and amenities including its streams, lakes, wetlands, and hardwood forests while balancing private property rights.”*

Applicant’s Justification:

See Attachment C.

Staff Comments:

- *The applicant’s plans are being reviewed by the Technical Review Committee (TRC).*

Comments/Questions following this presentation:

- Chairman Olson asked if the applicant had a presentation
- Bryan introduced the representative for the applicant, Mr. David Bergmark, attending virtually.
- **David said** there is no TIA required, a text amendment will be required to modify the Arterial and Collector Street Plan. There will be an oversized pump station. Flood Plain will be protected. R4 is better use for this property than the currently zoned industrial.
- David asked if there were any questions and he explained some of the conditions. He said the reason for the cul-de-sac is because of the flood plain.
- Deans asked about the connectivity and why there was a stub street on the plan if it was not going to be utilized?
- David Replied that the Westbound stub street could possibly be used for a fire or emergency vehicle to turn around.
- Deans asked if the easement for a future greenway will be held by the town or the HOA? He also asked if the Parks & Recreation department was included in the reviewers.
- David said the town will hold the easement. He also said the park will have a gazebo and be a nice gathering spot.
- Ryan asked about the house sizes and the lot sizes.
- David replied the lots will be 6000 sq. ft. and the two-story homes will be approximately 2,000+ sq. ft.

- Deans asked about the overlook on the river and where it was located on the map.
- David said that will be shown on the new map.

- Chairman Olson mentioned the vinyl siding and said he would prefer a different type of material for the siding.
- David said he would relay that to the applicant.
- Bryan said he had received some samples of the type of vinyl siding proposed from the applicant.
- Bryan said this will come back to the Board after TRC.

Bryan Coates presented the following to the Board shown in *italics* below.

Bryan said that the Applicants representatives Chester & Ginger are attending virtually.

4b. Item Title:

ZM20-06– This is a courtesy review of a request to rezone approximately 28.28 acres from Rural Agricultural (RA) and Corridor Mixed-Use (CMX) to CMX

Specific Action Requested:

The Planning Board is being asked to review the proposed rezoning request and provide feedback to the applicant. This item will return to the Planning Board at a subsequent meeting, seeking a recommendation.

Item Summary:

The applicant is requesting to rezone 2 parcels located within the Town’s extraterritorial jurisdiction (ETJ) that are currently zoned RA and CMX. The applicant is requesting a rezoning that is not part of a conditional district. The intent of the rezoning is to develop apartments.

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

Property Information Summary	
Location	East of Food Lion and West of Marshburn Rd. Addresses: 2891 Wendell Blvd., 969 Marshburn Road PINs: 1784-45-6183, 1784-54-2734
Current Zoning	RA/CMX
Requested Zoning	CMX
Area of Request	28.28 acres
Corporate Limits	ETJ
Property Owner	G3 Properties LLC
Applicant	John Oglesby of CSD Engineering

Project Setting – Surrounding Districts and Land uses:

<u>DIRECTION</u>	<u>LANDUSE</u>	<u>ZONING</u>
North	Residential/Agricultural	RA
South	Residential/Commercial	RA/CMX
East	Residential/Agricultural/Commercial	RA/CH
West	Commercial	CMX

Zoning District:

The subject properties are currently located in the RA & CMX zoning districts. The surrounding properties are zoned RA, CH and CMX.

Bryan referred to a current Zoning Map showing the property.

Comprehensive Plan:

The Wendell Comprehensive Plan defines this section as S-4 Controlled Growth Area, Neighborhood Center and partly in the Wendell Blvd Gateway Corridor.

S-4 lands 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*
- *industrial uses*

Neighborhood Centers are 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. The Wendell Boulevard Gateway Zone a special zone along Wendell Boulevard between downtown and the US 64 interchange. This area is experiencing immediate development pressure and much of the area is already zoned for non-residential uses. This Plan recommends that it be an area for professional office and service uses and some higher density residential uses. Additional design guidelines for building and site design to protect the visual character (including

the mature trees and forested areas that define parts of the corridor) should be added to the Town's regulating ordinances. Retail uses along this corridor should be limited to the identified centers or nodes in the Framework Plan.

Bryan referred to the 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's justification statement is included as Attachment C.

Comments/Questions following this presentation:

- **Chairman Olson asked what their vision is**
- **Chester said they are working with Mr. Amos Greene and they are thinking about High Rise Apartments.**
- **Ryan asked what the Gateway Overlay zone means.**

- Bryan said it is a special overlay zone in the UDO with additional landscaping, buffering, parking and other requirements.
- Chairman Olson asked if any of this area is already annexed?
- Bryan replied no, he said that the area in pink has been rezoned but has not been annexed.
- Ryan asked about the placement of the residential and commercial.
- Chester said commercial will be in the front and the residential will be in the rear. It will be mostly residential.
- Bryan said that a Special Use Permit would be required to construct multi-family housing and a TIA most likely due to the unit count.

Bryan Coates presented the following to the Board shown in italics below.

5a. Item Title:

ZM20-05– This request is to rezone approximately 105.85 acres from Wake County Jurisdiction Heavy Commercial Conditional Use (CU-HC) and Town of Wendell Jurisdiction Highway Commercial (CH) to Town of Wendell Corridor Mixed-Use (CMX).

Specific Action Requested:

The Planning Board is being asked to review 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 three parcels, two of which are located within Wake County’s Jurisdiction that are currently zoned CU-HC and one that is located in the Town of Wendell Corporate Limits and is zoned CH. The applicant is requesting a rezoning that is not part of a conditional district. The intent of the rezoning is to develop a community college. The applicant has filed an annexation request for the two parcels within Wake County’s jurisdiction.

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

Location	Near the intersection of Rolesville Rd & Wendell Blvd. Addresses: 5301 & 5329 Near the intersection of Rolesville Rd & Wendell Blvd. PINs: 1774-39-7752, 1774-38-0919, 1774-28-6192
Current Zoning	CU-HC/CH
Requested Zoning	CMX

Area of Request	105.85 acres
Corporate Limits	Wake County Jurisdiction & Corporate Limits
Property Owner(s)	The Trustees of Wake Technical Community College
Applicant	Wake Technical Community College

Project Setting – Surrounding Districts and Land uses:

DIRECTION	LANDUSE	ZONING
North	Vacant/Commercial/Industrial	CC/MI-CU
South	Institutional/Residential/Vacant	CH/MI/R-30
East	Residential/Institutional	R4-CD/MI
West	Commercial	CH/HD

Bryan showed the Current Zoning Map with the requested property outlined in Yellow

Comprehensive Plan:

The Wendell Comprehensive Plan defines this section as S-5 Intended Growth Area, Town Center and partly in the Wendell Blvd Gateway Corridor.

S-5 lands are typically within 1/2 mile of high-capacity regional thoroughfares, such as Wendell Boulevard and the US64 Bypass. Appropriate development types are higher density mixed-use centers of employment, commerce, and residential uses. The future Wendell Falls development and the area around the US 64/Wendell Boulevard interchange were classified as S-5 for the purposes of this plan, as well as some areas along Wendell Boulevard.

The full-range of community types and uses are appropriate in the S-5 sector, including:

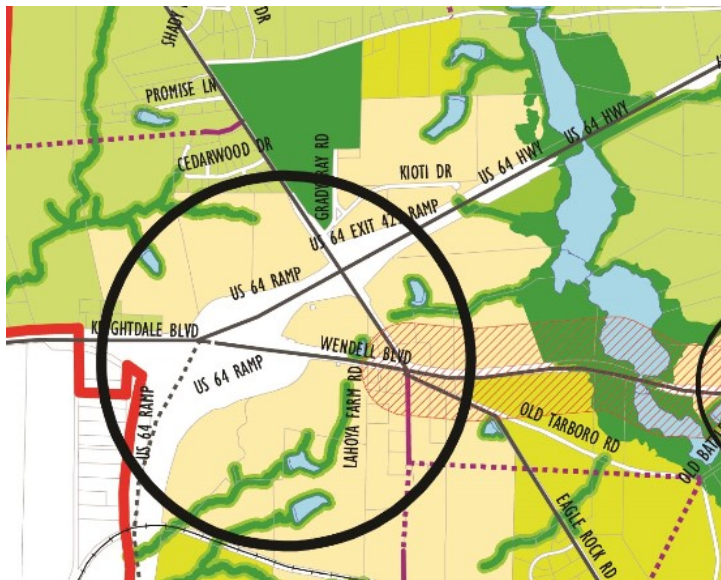
- traditional neighborhood developments
- neighborhood centers
- village/town centers
- single-family and multifamily residential
- neighborhood-serving commercial uses (retail and office)
- civic uses
- industrial uses

Village and 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 1/2-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.

The Wendell Boulevard Gateway Zone a special zone along Wendell Boulevard between downtown and the US 64 interchange. This area is experiencing immediate development pressure and much of the area is already zoned for non-residential uses. This Plan recommends that it be an area for professional office and service uses and some higher density residential uses. Additional design guidelines for building and site design to protect the visual character (including the mature trees and forested areas that define parts of the corridor) should be added to the Town’s regulating ordinances. Retail uses along this corridor should be limited to the identified centers or nodes in the Framework Plan.

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 recommended uses outlined in the Wendell Comprehensive Land Use Plan for the S-5 Sector, Town Center and Wendell Blvd Gateway Zone and is reasonable as it is consistent with adjacent uses and zoning districts.

Applicant Justification:

The applicant’s justification statement is included as Attachment C.

Representative from Wake Tech, Jeff Carter VP of Facilities at Wake Tech, he said he and his team are looking forward to meeting everyone. He introduced his team including the designers and architects. He said they wondered why there was nothing in the Eastern area and that this campus will be convenient to Wendell and Zebulon. This will be their 10th location, he went over the location and the surrounding areas. The purchased property and funding came from other projects to develop this campus and showed the master plan. The center of the campus will be in the center of the lot. The Public Safety campus simulation with a mock city including driving courses for ERT and Police. The hear of the campus, shown as building E will house the General Education, labs and Student services. Tech 4.0 for Robotics & Drones, Bldg. L & K will be for Workforce continued training and general studies. The pond will be for Emergency Rescue Training. The Agricultural dept will partner with East Wake High School. There will also be some commercial buildings and one parking lot or Garage.

Comments/Questions following this presentation:

- **Chairman Olson asked for questions from the Planning Board.**
- **Chairman Olson said the presentation and design are great. It will be a wonderful addition to the community.**
- **The applicant said they are very excited to move forward and they home to start next Spring. He also complimented Bryan on how great he has been to work with, and he will send an 8-minute video for the Planning Board to view.**

**Deans Eatman made a motion to approve
Brett Hennington seconded this motion.**

The motion was passed unanimously.

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 talked about the Brick City event that was held at the Community Center, which was very successful. He said they asked the kids who were ages 6-14 what they think the town needs. They responded that we needed restaurants, a hospital and a rock-climbing gym. He also spoke about the meeting-in-a-box that was sent out to residents where they could use the activities included, to determine what they want to see in this town in the future.

Bryan said we will planning additional events soon.

- **Chairman Olson encouraged the Board as well as their friends & family to fill out the survey.**

**Leven Jones made a motion to Adjourn
Brett Hennington seconded the motion**

The meeting was adjourned at 7:52 PM