

**Planning Board Meeting  
February 15,2021  
Minutes**

**Members Present:** Chairman Jonathan Olson, Allen Swaim, Levin Jones, Ryan Zakany, Deans Eatman, Jimmena Huffman-Hall, and Cande Killian Wood.

**Members Absent:** 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 7:02 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 acknowledged that he and the other board members had received a revised Agenda for this Planning Board meeting. Ryan Zakany made the motion and Deans Eatman seconded the motion. The adjusted agenda was approved unanimously.

**3. Approval of the Minutes**

3a. Wendell Planning Board minutes from January 19, 2021. Chairman Olson asked if all had a chance to review these minutes. Deans Eatman made a motion to approve & Levin Jones seconded the motion; all were in favor and the minutes were approved unanimously.

**4. Administrative Reports**

4a. CD21-01 - Introduction to Rezoning near the intersection of Wendell Falls Parkway and Jake Mae Drive.

**5. New Business-**

5a. ZTA21-02 Text Amendment for Chapter 160D of the NC General Statutes

**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.

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**4a. Item Title:**

*CD21-01 – Introduction presentation on a rezoning near the intersection of Wendell Falls Parkway and Jake May Drive.*

**Specific Action Requested:**

*The Planning Board is asked to review the proposed R7 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:**

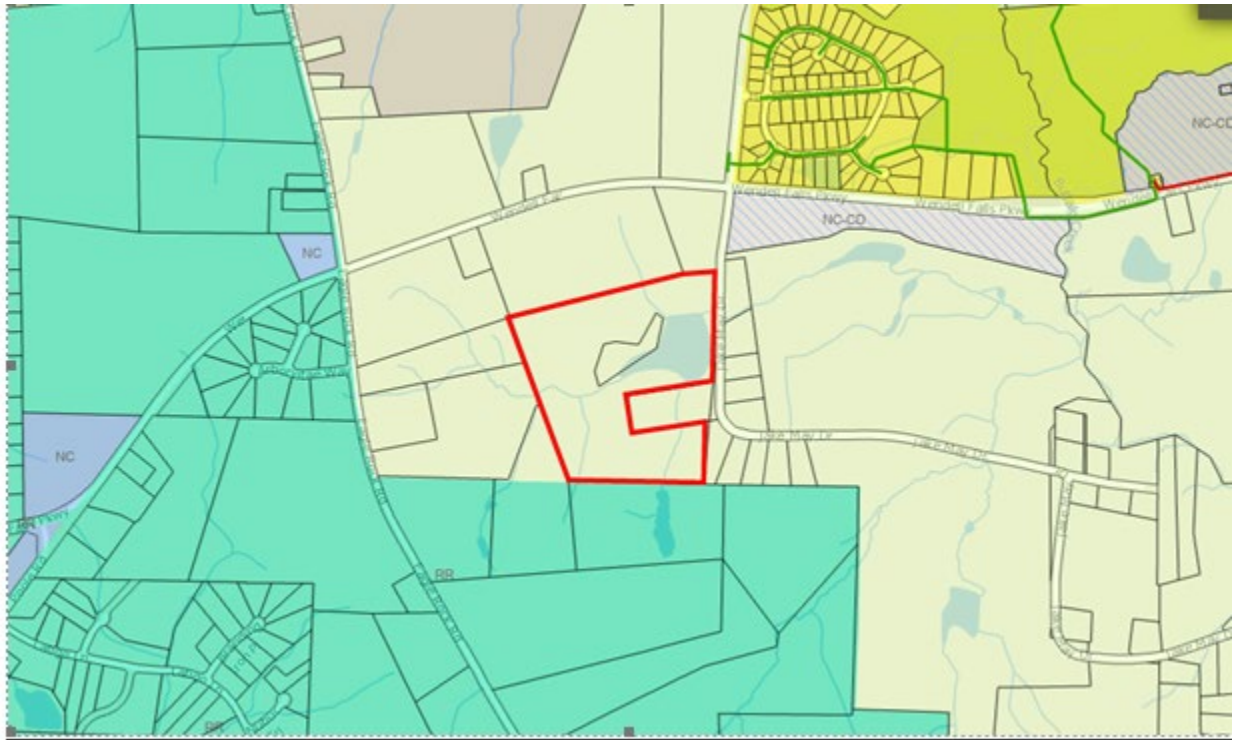
*The applicant is requesting to rezone two (2) parcels located near the intersection of Wendell Falls Parkway and Jake May Drive from Residential-Agriculture (RA) to Residential-7 (R7-CD) to create a single-family residential neighborhood. The applicant has decided to opt into a Conditional District for flexibility.*

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

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

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

**Aerial Picture**



**Zoning District:**

***The subject properties are currently located in the RA zoning district. The surrounding properties are zoned Residential-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 sq. ft.***

- ***The applicant is proposing a minimum lot size of 4,100 SF and an average lot size of 4,816 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- 5ft.

Rear Setback- 15ft.

- **The applicant would need to have a condition asking for a 15ft. rear setback or adjust plans to meet the UDO standards.**

**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. Garage doors must have windows, decorative details, or carriage-style adornments on them.
  3. 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.
  4. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
  5. All units will be solely front loaded.
  6. Enhanced landscaping will be provided in buffer yards immediately adjacent to existing single-family residential lots that do not currently have wetlands abutting the properties.
- **Staff would like clarification on how the developer would ensure that condition #3 would be implemented and will this reduce monotony.**
- **Staff would like the areas of enhanced buffer yards in condition #6 to be identified on the development plans as well as the details on the proposed enhancement.**

### **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 utilizing the existing pond on site for stormwater management.**

Buffers- UDO Section 8.6.A requires a 10-foot Type C buffer between R7 and RA & RR zoning districts. A type C buffer requires one tree every 40ft. and a shrub every 6ft.

- **The proposed development plan includes a 20ft buffer along all exterior property boundaries and the applicant needs to clarify the buffer Type.**

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 93 lots needs to have a minimum 162,750 SF of Open Space of which 40,687 SF needs to be improved park space. The applicant has not supplied the open space details at this time for staff to determine if the plan meets or exceeds the UDO requirements. These details will be needed to complete the Technical Review Committee process.**

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 93 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.**

### **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 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.***

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

- Bryan said the applicant is on the phone
- Chairman Olson said he wanted to talk about conditions 3 & 6. He asked is # 3 is a standard condition.
- Bryan replied that we will need to clarify how we can enforce this condition.
- Chairman Olson asked if they met with the adjoining property owners.
- Bryan said the buffers may be different.
- Ryan asked if there will be a TRC as there is only one way in and one way out.
- Bryan said connectivity will be provided by stubs to the southern and western parcels.
- Mr. Swaim asked about the location of the church.
- Chairman Olson asked if the town has looked into the Townhomes then this development, what about the noise factor, will there be any space between all of this construction? He also asked about the lot on the corner and wanted to know if that was not part of this tract.
- Bryan replied that it is not part of this housing development but later it could be for commercial use.

**There were technical difficulties with the applicant on Uber Conference.**

- Chairman Olson said he wants to know what accommodations are being made for the existing residents.
- Deans said the existing parcel shows that the existing homes are going to be encompassed by these new homes. He wanted to know if Bryan could show them on the parcel map which ones will have an enhanced buffer.
- Chairman Olson asked for that view to be on the link.
- Bryan showed the link.
- Deans said he suggests that the parcel to the north be added to the buffer.
- Chairman Olson asked if there were any more questions.  
There were none.

Niki Jones, Planning Director, spoke to the Board about 160D.process and progress

**Niki said there are must dos and may dos, he wants to focus on the must dos first. He said that we will be working on this for the next 6 months. So far, the board has approved section one, tonight they will be going over section 2 and there will be a preview of section 3.**

**He spoke about Jeannine and all of her efforts in preparing this information and mentioned that some municipalities hire consultants to work on this, but Jeannine has done this on her own and he commended her hard work.**

Jeannine Ngwira went over the items for this meeting shown in *italics* below

**5a. Item Title:**

*ZTA21-02 Zoning text amendments to comply with Chapter 160D of the NC General Statutes*

**Specific Action Requested:**

*The Planning Board is being asked to consider the proposed text amendment request and make a recommendation to the Board of Commissioners to include a statement of Comprehensive Plan consistency.*

**Item Summary:**

*Chapter 160D of the North Carolina General Statutes is a new chapter that consolidates current city- and county-enabling legislation for development regulations into a single, unified chapter. Chapter 160D creates a more logical organization of the regulations. The new law does not make major policy changes or shifts in the scope of authority granted to local governments. The changes do provide many clarifying amendments and consensus reforms that are required to be incorporated into the Town's UDO and Code of Ordinances. Chapter 160D is effective now but local governments have until July 1, 2021 for adoption of text amendments to comply with State law.*

*This second round of proposed text amendments are dealing with the Boards and Land Use Administration. The following items are included in the proposed amendments:*

- *Adopt broadened conflict-of-interest standards for governing and advisory boards. (G.S. 160D-109.)*
  - *Includes adding “Familial Relationship” to definitions.*
- *Update ETJ population estimate, at least with each decennial census (also calculation for proportional representation is simplified and process for appointment is clarified). (G.S. 160D-307.)*
- *Incorporate new staff conflict-of-interest standards into ordinance or policy. (G.S. 160D-109.)*
- *Issue notices of violation (NOVs) in conformance with statutory procedures (must deliver to permittee and landowner if different; may deliver to occupant or person undertaking the activity; delivery by hand, email, or first-class mail; may be posted onsite; administrator to certify NOV for the file.) (G.S. 160D-404(a).)*

**Jeannine went over what was added and deleted and why.**

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**Proposed Amendments:**

*To comply with Chapter 160D of the North Carolina General Statutes, staff recommends amending the following sections of the Town of Wendell Code of Ordinances and Unified Development Ordinance to read as follows (Changes have been **highlighted**. Deletions are shown with strikethroughs. Additions are **bolded and underlined**).*

***Broadened conflict-of-interest standards for governing and advisory boards (GS 160D-109):***

Chapter 2- ADMINISTRATION

ARTICLE II. – MAYOR AND BOARD OF COMMISSIONERS

DIVISION 4. - MEETINGS

**Sec. 2-114. – Conflicts of Interest.**

- a) **Governing Board - A governing board member shall not vote on any legislative decision regarding a development regulation adopted pursuant to this Chapter where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. A governing board member shall not vote on any zoning amendment if the landowner of the property subject to a rezoning petition or the applicant for a text amendment is a person with whom the member has a close familial, business, or other associational relationship.**
- b) **Quasi-Judicial Decisions. - A member of any board exercising quasi-judicial functions pursuant to this Chapter shall not participate in or vote on any quasi-judicial matter in a manner that would violate affected persons' constitutional rights to an impartial decision maker. Impermissible violations of due process include, but are not limited to, a member having a fixed opinion prior to hearing the matter that is not susceptible to change, undisclosed ex parte communications, a close familial, business, or other associational relationship with an affected person, or a financial interest in the outcome of the matter.**



- c) **Resolution of Objection.** - ***If an objection is raised to a board member's participation at or prior to the hearing or vote on a particular matter and that member does not recuse himself or herself, the remaining members of the board shall by majority vote rule on the objection.***

**State Law reference— Conflicts of Interest, G.S. 160D-109.**

Secs. **2-114 2-115** - 2-139. - Reserved.

Chapter 14 - BOARDS AND COMMISSIONS

14.5 - Meetings, General Procedures, and Provisions

**F. Members of appointed boards shall not vote on any advisory or legislative decision regarding a development regulation adopted pursuant to this Chapter where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. An appointed board member shall not vote on any zoning amendment if the landowner of the property subject to a rezoning petition or the applicant for a text amendment is a person with whom the member has a close familial, business, or other associational relationship.**

**G. Quasi-Judicial Decisions-** ***A member of any board exercising quasi-judicial functions pursuant to this Chapter shall not participate in or vote on any quasi-judicial matter in a manner that would violate affected persons' constitutional rights to an impartial decision maker. Impermissible violations of due process include, but are not limited to, a member having a fixed opinion prior to hearing the matter that is not susceptible to change, undisclosed ex parte communications, a close familial, business, or other associational relationship with an affected person, or a financial interest in the outcome of the matter.***

**H. Resolution of Objection** - ***If an objection is raised to a board member's participation at or prior to the hearing or vote on a particular matter and that member does not recuse himself or herself, the remaining members of the board shall by majority vote rule on the objection.***

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*Add “Familial Relationship” to definitions:*

Chapter 19 - DEFINITIONS

**Familial Relationship** means a spouse, parent, child, brother, sister, grandparent, or grandchild. The term includes the step, half, and in-law relationships.

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*Update ETJ population estimate, at least with each decennial census (GS 160D-307):*

Chapter 14 - BOARDS AND COMMISSIONS

14.2 - Planning Board

B. Membership and Terms of Office

1. **The Planning Board shall consist of a total of nine members. In accordance with G.S. 160A-360 160D-307, the total membership of the Planning Board shall be proportional to the population of residents of the Town of Wendell and residents in the ETJ area. Population shall be determined by best available U.S. Census/GIS Data. The population estimates for this calculation shall be updated no less frequently than after each decennial cens**
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***Incorporate new staff conflict-of-interest standards into ordinance or policy (GS 160D-109):***

Chapter 15 - ADMINISTRATION

15.3 - Administrator

***B. Administrative Staff. - No staff member shall make a final decision on an administrative decision required by this Chapter if the outcome of that decision would have a direct, substantial, and readily identifiable financial impact on the staff member or if the applicant or other person subject to that decision is a person with whom the staff member has a close familial, business, or other associational relationship. If a staff member has a conflict of interest under this section, the decision shall be assigned to the supervisor of the staff person or such other staff person as may be designated by the development regulation or other ordinance.***

***No staff member shall be financially interested or employed by a business that is financially interested in a development subject to regulation under this Chapter unless the staff member is the owner of the land or building involved. No staff member or other individual or an employee of a company contracting with a local government to provide staff support shall engage in any work that is inconsistent with his or her duties or with the interest of the local government, as determined by the local government.***

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***Issue notices of violation (NOVs) in conformance with statutory procedures (GS 160D-404(a).)***

Chapter 18 – VIOLATIONS AND PENALTIES

18.3 - Penalties for Violation

A. Civil Penalty: The Administrator may, in addition to other remedies found in this Chapter, issue civil penalties.

1. Penalties for Violation:

- a. Any person determined to be in violation of any of the provisions of this Ordinance shall receive a warning citation. Such citation shall set out the nature of the violation, the section violated, the date of the violation, and shall contain an order to immediately cease the violation. The warning citation shall specify that a second citation **shall may** incur a civil penalty, together with costs, and attorney fees.
- b. If the violation is **in the nature of** an infraction for which an order of abatement would be appropriate in a civil proceeding, a reasonable period of time must be stated in which the violation must be abated.
- c. Where the Administrator determines that the period of time stated in the original warning citation or consent agreement is not sufficient for abatement based upon the work required, the Administrator may amend the warning citation to provide for additional time.

- d. Upon failure of the violator to obey the warning citation, a **civil citation Notice of Violation (NOV)** shall be issued by the Administrator and ~~either served~~ **shall be delivered** directly on the violator, his duly designated agent, or registered agent if a corporation **to the holder of the development approval and to the landowner of the property involved, if different, either in person by personal delivery, electronic delivery, or posted in the United States Postal Service by first-class mail or first-class mail** addressed to the last known address of the violator as contained in the records of the Town or County property tax records or obtained from the violator at the time of issuance of the warning citation. **The NOV may be provided by similar means to the occupant of the property or the person undertaking the work or activity. The notice of violation may be posted on the property.** The ~~citation~~ **NOV** shall direct the violator to pay the civil assessment within 15 calendar days of the date of the ~~citation notice~~. ~~The violator shall be deemed to have been served upon the mailing of said citation. The Administrator shall certify that the notice was provided, and the certificate shall be deemed conclusive in the absence of fraud.~~
- e. The violation for which the ~~citation~~ **NOV** is issued must have been corrected by the time the citation is paid otherwise further citations shall be issued. Citations may be issued for each calendar day the offense continues until the prohibited activity is ceased or abated.
- f. Civil penalties shall be in the amount of \$100.00 for each violation and each calendar day any single violation continues shall be a separate violation.
- g. The owner, tenant, or occupant of any building or land or part thereof or any person who participates in or acts in concert, assists, directs, creates, or maintains any condition found to be a violation shall be subject to the penalties and remedies herein provided.
2. **Failure to Pay:** If the civil penalty is not paid within 15 calendar days of the issuance of a ~~citation~~ **NOV**, the Town may initiate a civil action in the nature of a debt collection to recover the penalty, costs, attorney fees, and such other relief as permitted by law. Such action shall be in the amount of \$100.00 for each violation and each calendar day any single violation continues shall be a separate violation and shall not stop further civil penalties from accruing if the violation has not been corrected.
3. *Civil Citations not Exclusive:* Civil penalties are an additional remedy for code enforcement. In addition, thereto, all remedies allowed in North Carolina General Statutes and this Ordinance may also be pursued by the Town at the same time without waiving the civil penalties authorized in this Chapter.
- G. **Stop Work Order Issuance and Revocation of Permits:** Whenever a building, structure or part thereof is being constructed, demolished, renovated, altered, or repaired in material violation of any applicable provision of this Ordinance, the Administrator may order the specific part of the work that is in violation, or would be when the work is completed, to be immediately stopped, **consistent with the Wendell – Wake County Interlocal Agreement**. The stop work order shall be in writing, directed to the person doing the work, and shall state the specific work to be stopped, the specific reasons for cessation and the action(s) necessary to lawfully resume work. **A copy of the order shall be delivered to the holder of the development approval and to the owner of the property involved (if that person is not the holder of the development approval) by personal delivery, electronic delivery, or first-class mail. The Administrator shall certify that the order was delivered, and that certificate shall be deemed conclusive in the absence of fraud.**

**Statement of Plan Consistency and Reasonableness:**

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

- *The proposed ordinance amendment is reasonable and in the public interest because it brings the local ordinances into compliance with applicable North Carolina law. Additionally, the proposed ordinance amendment supports **Key Principle # 9** (Make development decisions predictable, fair, and cost effective) in the Town's adopted Comprehensive Plan.*

**Staff Recommendation:**

*Staff recommends approval of the proposed 160D text amendment*

**Comments/Questions following this presentation:**

- Ryan asked about the date of the population estimate- how long after the decennial census?
- Chairman Olson asked about interim years, usually 3 years after.
- Bryan said Wake County updates an estimate each year to show growth. He also said it won't line up with the census, but they can use the estimated based on how many homes using both City and ETJ numbers.
- Chairman Olson said they need to select a consistent time to calculate this every year.
- Bryan asked what does Chairman Olson think we should add for how often the number need to be updated?
- Deans said he thinks we should update often. Do this fall under the current language?
- Mr. Swaim asked when did we go from 3 ETJ members to 2? We have no vote in the town elections.
- Deans asked for the clarification of the process for representation of ETJ members.
- Jeannine said she will get back to him on that.
- Bryan said Wake County calculates the proportion of Town to ETJ each year.
- Chairman Olson asked how long before the county's ETJ calculation requires another representative.
- Bryan said since we have GIS we can add or subtract by development how many ETJ seats are needed.
- Deans wanted to know is this just an update or are we to take action?

**He said he is familiar with a conflict of interest and not being able to vote on an item if someone has a business or association but how close of an association are we talking about? Can that be defined.**

- **Niki said morals and ethics will be handled on a case by case basis as it is not clear.**
- **Chairman Olson asked where these definitions come from.**
- **Niki said they come from 160D and we have to adopt these. We do not have an attorney on staff, but we do have one on retainer to look at this.**
- **Deans asked by adding electronic delivery does that mean we won't use traditional delivery or send certified mail.**
- **Niki said the town will have to allow electronic delivery, but it is not exclusive.**
- **Deans said it does not mean we have to only use email correct?**
- **Niki said it means that electronic delivery is a must.**
- **Deans said we should change the language to say both electronic and hand delivery or certified.**
- **Mr. Swaim said he agrees with Deans, emails are not the only way to get information out and we should also use other delivery methods.**
- **Ryan said he heard that there was no more first-class mail. Has anyone else heard that?**
- **Deans said he is glad we are not using only emails.**
- **Jeannine said the Town can always do more than what the state statutes say if we want to, but that adding electronic delivery as an option is required.**
- **Chairman Olson asked can we add language to say not exclusively electronic mail but in addition to other methods of delivery.**
- **Levin asked if Wake County was handling all Wake County Building code. Do we have other building officials to issue a stop work order?**
- **Niki said we have to lump these together as we don't have separation.**
- **Chairman Olson said we are lumping two roles into one responsibility; we need to separate them. "We need an incorporation of language throughout that electronic not be the only method of notification and 18.3G zoning and administrative roles be separate for notice of violation or stop work order".**

Deans Eatman made a motion to approve with the following conditions:

- Electronic delivery is not the sole means of communication
- Bifurcate the Stop Work Orders: zoning/administrative and building code

Ryan Zakany seconded this motion.

Mr. Swaim Abstained

The remainder of the attending board members voted in favor

The motion was passed.

**6 a. Bryan presented an update on the Blueprint and said he will continue to do so each month.**

*He said that at the Steering Committee meeting last week they talked about open space, land use and development. The goals and objectives were discussed. Bryan showed a joint presentation and said he would send out the power point presentation points to the board.*

*He said they did an exercise about place types and where they should go, they felt that all residents should have access to parks and open space for recreation, housing for the elderly and disabled. They should consist of both rental and ownership, housing types some areas of high density and some of lower density as well as mixed use housing.*

*They discussed what types of hang out they would like to see, shops and restaurants with courtyards and outdoor seating areas.*

*The need for more jobs, we will delve deeper into that as time goes on. We need more industrial and technology businesses as we need that tax base that they will provide.*

*Result from Steering Committee: Activity - 3 nodes*

*Downtown-Wake Tech and Wendell Falls*

*They will help with transportation and availability to all people.*

*Bryan said he will send the survey to the Board members in the future.*

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

- **Mr. Swaim asked if this is available online.**
- **Bryan replied no but he will email it to the Board**
- **Chairman Olson said we have done a lot for getting the right industry in our town and helping the tax base.**
- **Chairman Olson asked Niki if we need to make UDO changes to facilitate these changes.**
- **Niki said definitely zoning changes.**
- **Chairman Olson said zoning changes will be required to plan these changes and will help.**
- **Chairman Olson asked Bryan when there will be a public presentation.**
- **Bryan replied this summer.**
- **Deans said tell people when new surveys are available so they can keep filling them out.**
- **Bryan said on March 9<sup>th</sup> there will be a meeting for the transit plan and nodes and he will invite the Planning Board members to attend.**

Mr. Swaim made a motion to Adjourn  
Jimmie Huffman-Hall seconded the motion  
The meeting was adjourned at 8.11 PM

