

**Planning Board Meeting  
July 19, 2021  
Minutes**

**Members Present:** Chairman Jonathan Olson, Ryan Zakany, Deans Eatman, Jimmena Huffman-Hall, Michael Firstbrook and Benjamin Griffin.

**Members Absent:** Levin Jones and Cande Killian-Wood

**Staff Present:** Bryan Coates Planning Director, Jeannine Ngwira, Planner II & Linda Barbour.

**1. Meeting Called to Order**

Chairman Olson called the meeting to order at 7:01 pm and recognized that a quorum (minimum of 5 members) was present.

**Pledge of Allegiance was recited.**

**2. Swearing-in of Planning Board Members**

Megan Howard, Town Clerk administered the Oath of Office to:

Benjamin Griffin - New Member  
Ryan Zakany – Returning Member  
Deans Eatman – Returning Member

Chairman Olson welcomed Benjamin Griffin and thanked Ryan and Deans for their continued service.

**3. Adjustment and Approval of Agenda**

Chairman Olson asked for a motion to approve the agenda. Deans Eatman made the motion and Ryan Zakany seconded the motion. The agenda was approved unanimously.

**4. Approval of the Minutes**

4a. Wendell Planning Board minutes from June 21, 2021. Chairman Olson asked if all had a chance to review these minutes.

Deans Eatman made a motion to approve & Jimmena Huffman-Hall seconded the motion; all were in favor and the minutes were approved unanimously.

**5. Administrative Reports**

None

**6. New Business-**

6a. CD21-01 – Jake May Conditional District

**POTENTIAL ACTION:** Recommendation to the Town Board.

**7. Old Business-**

7a. Blueprint Wendell 2030 Update

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

**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).

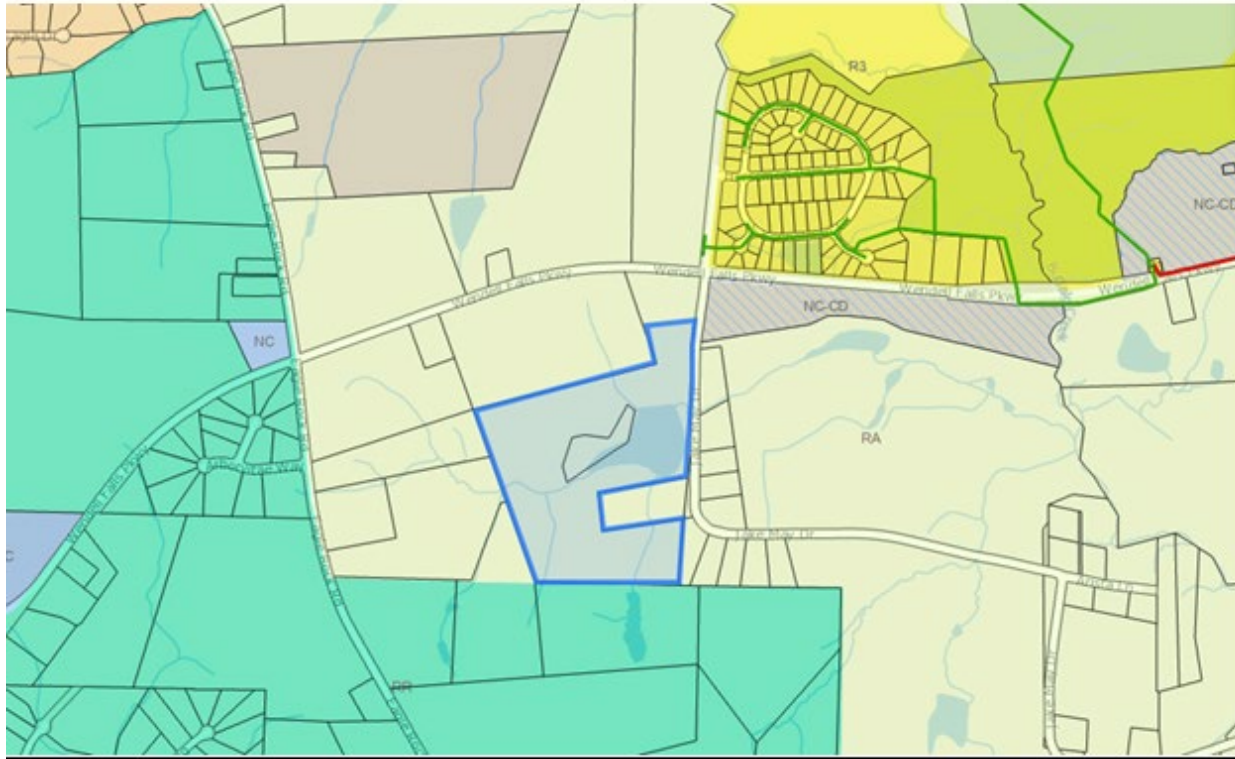
<b><i>Project Profile</i></b>	
<b><i>Location</i></b>	<i>Near the intersection of Wendell Falls Parkway &amp; Jake May Dr. Addresses: 0 Wendell Falls Parkway &amp; 0 Jake May Drive PINs: 1773-96-6469 &amp; 1773-96-7798</i>
<b><i>Current Zoning</i></b>	<i>Rural Agricultural (RA)</i>
<b><i>Requested Zoning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

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

DIRECTION	LANDUSE	ZONING
<b>North</b>	Residential/Agricultural	RA/R3/NC-CD
<b>South</b>	Residential/Agricultural	RR

<b>East</b>	Residential/Golf Course	RA
<b>West</b>	Agricultural	RA

**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 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-4 UDO Required Dimensions**

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

**Proposed Dimensions by the Applicant**

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

Rear Setback- 25ft.

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 proposing 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 three 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 a 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 two 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 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*

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

- **Chairman Olson asks if there were questions from the Board.**

- Ryan said the map shows 2 phases, is this correct?
- Bryan replied yes there are 2.
- Ryan asked what the extra space could be used for in the future.
- Bryan replied that we would be looking for uses that complement the neighborhood like offices or a daycare.
- Chairman Olson asked is the grassy corner part of the rezoning?
- Bryan said that it is not up for a zoning change.
- Chairman Olson asked will this area be signal controlled?
- Bryan said it will most likely be when Wendell Falls Parkway is widened and traffic counts increase. Jake May is dividing line to have Wendell Falls Parkway go from four lanes to three.
- Chairman asked if anyone had additional questions.
- Deans asked about a condition concerning the buffers being enforced.
- Bryan said that staff would monitor that and plenty of vegetation buffers will be used.
- Deans asked since there was no TIA done, how do they come up with 100 trips?
- Bryan replied that is depends on the number of lots, the access points etc. he also said we will add this to other future developments. The planning Board can ask that other development would be taken into account.
- Deans said concerning streets A & B are parallel to the property line but it's different near the church.
- Bryan said 20 acres or more would require a stub and other factors can also require a stub.
- Deans asked about future access along this road, if the lot to the north was developed would there be a future connection? Would the town have potential Right of Way?
- Bryan replied- yes we would require a connection to the north.
- Deans asked about the Cul-de-Sacs that were on the original plan that they saw in February.
- Bryan said we limit Cul-de-Sacs because of the loss of connectivity in this case we have a stub instead of a Cul-de-Sac.
- Deans asked about the turnarounds, would they be paved?
- Bryan said no, it will be just gravel as they are temporary and will be come part of roads in the future.
- Deans asked will they be driveways at the end of someone's driveway?
- Bryan said no driveway as they will disappear as properties are developed.
- Chairman Olson asked to have they done this before? He thinks it looks odd and that they are trying to squeeze in a lot.
- The applicant, Chris Record, said there are others like this in Wake County and that the Fire Marshall approved it.
- Ryan said people could use it as extra parking.
- The applicant replied they will not paw it as it will be open in the future.
- Benjamin asked if this area will be maintained by the HOA or the Town?
- Bryan said the HOA.

- Deans asked about condition 5 and why did they choose that?
- Bryan replied that our UDO says side setbacks be 10% of the total lot width in total and this condition proposes that it be a minimum 3 ft on each side.
- Jimmena asked are there central parking areas and she see that there is not a clubhouse.
- Bryan said there will be parking along open space areas, parks, the tot lot and near the mail kiosks.
- Chairman Olson asked if Community meetings were held as the stubs are going to other properties. Also, what happens when the church is built.
  
- Chairman Olson thinks this development is odd and does not think it a good fit for the area.
- The applicant said no neighborhood meeting was help but he said he talked to the owners of the surrounding properties, and they added additional buffers.
- Chairman Olson asked if anyone talked to the Pulliams?
- Bryan said he has not.
- Chairman Olson asked about the home's appearance?
- The applicant replied he is not the builder.
- Chairman Olson asked what the norm has been as far conditions?
- Ryan asked about the fences, was that required by the town?
- The applicant replied some areas will require fences and some will not.
- Chairman Olson asked what the feet will look like?
- The applicant replied that it will be 6 ft high and made of wood.
- Chairman Olson asked who will maintain the fence?
- The applicant replied that the HOA will.
- Deans asked if the ponds were existing or if they are storm water ponds?
- Bryan replied that the existing pond was going to be used for stormwater however that could not happen.
- Deans said this is a challenging property and it does not seem like the best place for this development, maybe instead a neighborhood that could use the natural resources to their best potential.
- Bryan said sidewalks will connect to a trail that goes to Buffalo Creek.
- Deans asked him to show him where that trail is.
- Bryan said the goal of the town is to connect Buffalo Creek all the way to Wake Tech and create a spine of Wendell almost like a Central Park.
- Chairman Olson asked if there were any speakers with questions for this item?
- Bryan replied no.
- Chairman Olson asked for recommendations for the Planning Staff.
- Ryan said this was not his favorite and wanted to know the size homes would be built on these lots.
- The applicant said the builder will decide this, but the 2 story homes will be 3200 sq. ft. maximum and lots of variation could exist.
- Chairman Olson asked what the minimum in R7 for size.



- **Chairman asked for the pleasure of the board.**

**Michael Firstbrook made a motion not to recommend this.**

**Jimmena Huffman-Hall seconded the motion.**

**Chairman Olson asked if there was any discussion on the motion.**

**Michael said so much has already been approved and he thinks that we don't need any more traffic on these roads.**

**Jimmena said this is an odd piece of land as Deans said it is not geared toward using our natural resources.**

**Deans said he has two things:**

- 1. Something he would like to see more conversations with the neighboring properties.**
- 2. He also would like to use the pond trail system to connect to parks in town and should be public facing and usable by others.**

**Benjamin thinks we need more conversation on this as there are ponds on both sides of the property and the development access street is R3 and inconsistent.**

**Chairman Olson thinks this is better than what we saw in February but not right yet.**

**The Vote was unanimous to deny this rezoning.**

### **Bryan Coates, Planning Director, gave an update of Blueprint Wendell 2030**

Bryan said the consultants are currently working on a drafts to go to the Town Board. He said there is a small area plan near Wake Tech using other jurisdictions to dictate what this area can be used for. He said we need a balanced tax base that is not all residential.

Chairman Olson inquired as to when the plan will be presented in total?

Bryan said he will let him know.

He also said that the agenda next month will include updates of all the projects that are currently going on in Wendell.

Chairman Olson said we need to consider the big picture.

Ryan asked about permitting for utility work.

Bryan said encroachment agreements to be reviewed and we may add conditions concerning Fiber & irrigation work done in our Right of Way including signs, trees, deck etc. We require maps and work with public works and planning handles the administrative duties.

Ryan said he has examples of what other municipalities require.

Bryan said our UDO did not have this language in the past.

Chairman Olson said this is a great topic and that Ryan should speak about this as citizens should be aware of these practices and protocols.

Bryan said there will be a system in place.

**Ryan Zakany made a motion to adjourn.**

**Jimmema Huffman-Hall seconded the motion.**

**All were in favor and the meeting adjourned at 8:10 pm.**