



TOWN OF WENDELL

NORTH CAROLINA

BOARD OF COMMISSIONERS MEETING

Monday, September 10, 2018
7:00 P.M.

Town Hall, 15 E. Fourth Street
Wendell, North Carolina

- **Meeting Called to Order**
- **Welcome**
- **Pledge of Allegiance**
- **Invocation**

Mayor Virginia R. Gray

Police Chief Bill Carter

Wendell Council of Churches

1. Adjustment and approval of the agenda
ACTION: Board may take action.

2. Public Comment Period (*one hour time limit in total*)

The Public Comment Period is your opportunity to share comments with the Town Board on any topic as long as it is not an item scheduled for public hearing. During Public Comment, the Town Board receives comments and refrains from speaking.

Thanks to everyone in the audience for respecting the business meeting by abstaining from speaking from the audience, applauding speakers, or other actions that distract from the meeting.

Anyone wanting to speak during Public Comment Period should do the following:

- Sign up prior to the beginning of the meeting. The sign-up period will begin 20 minutes prior to the start of the meeting and will end when the meeting begins.
- When the Public Comment Period is announced, come to the podium and state your name and address for the record.
- Be concise and limit your comments to three minutes or less. Designate a spokesperson for large groups. Direct comments to the full Town Board and not to an individual Town Board member.

3. Consent Agenda

The Board of Commissioners uses a Consent Agenda to act on non-controversial and routine items quickly. The Consent Agenda is acted upon by one motion and vote of the Board. Items may be removed from the Consent Agenda and placed on the Regular Agenda at the request of the Mayor or a Commissioner. The Consent Agenda contains the following items:

- a. Certifying sufficiency *and* setting public hearing date for a contiguous annexation petition, A-18-02, for 18.82 acres of property located at 0 Wendell Falls Parkway and adjacent to Town of Wendell Park property and identified by PIN Numbers 1783-38-8411 [17.58 ac], 1783-38-1700 [.69 ac] & 1783-38-5088 [.55 ac].
- b. Certifying sufficiency *and* setting public hearing date for investigate a contiguous annexation petition, A-18-03, for 115.74 acres of property (excluding ROW) located adjacent to the Grove of Deerfield Subdivision on either side of S Hollybrook Rd and identified by PIN Numbers 1783921299 [48.38 ac], 1793020954 [6.84 ac], 1783837560 [.47 ac], and 1783947008 (partial) [60.05].
- c. Approval of the August 27, 2018, regular meeting minutes of the Town Board.

Evidentiary (Quasi-Judicial) Hearing Guidelines:

- Case is announced
 - Town Attorney provides rules of procedure for an evidentiary hearing
 - Disclosure
 - Town Clerk provides oath for persons wishing to present testimony
 - Staff presentation
 - Applicant presentation
 - Opposition presentation
 - Applicant rebuttal
 - Opposition rebuttal
 - Staff closing comments
 - Board inquiry
 - Board called into deliberation
 - Board discussion of the findings of fact:
 - Approve
 - Approve with conditions
 - Deny (must include reason)
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4. **EVIDENTIARY (QUASI-JUDICIAL) HEARING** for Planned Unit Development [PUD] Amendment initiated by NASH Wendell Falls LLC for an existing PUD governing Wendell Falls Subdivision.
SPEAKER: Planning Director David Bergmark
ACTION: Evidentiary Hearing. Board may take action.

Public Hearing Guidelines:

- Case is announced
 - Staff presentation
 - Applicant presentation
 - Public hearing is opened; citizens will follow the same rules as Public Comment Period and will have five minutes to speak
 - Close public hearing
 - Board members ask questions
 - Board may take action
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5. **PUBLIC HEARING** to consider an amendment to an existing Developer's Agreement between the Town of Wendell and the developers of Wendell Falls Subdivision incorporating the changes instituted by the Special Use approval; contingent upon Board of Commissioner action taken for Item 4.

SPEAKER: Planning Director David Bergmark

ACTION: Public hearing. Board may take action.

6. **Public HEARING** for annexation petition A-18-01 for property located at 1112 Edgemont Road; 9.58 acres, noncontiguous.

SPEAKER: Planning Director David Bergmark

ACTION: Public hearing. Board may take action.

7. **Public HEARING** for zoning map amendment to rezone 9.58 acres (including right-of-way) located at 1112 Edgemont Road; contingent upon Board of Commissioner action taken for Item 6.

SPEAKER: Planning Director David Bergmark

ACTION: Public hearing. Board may take action.

8. Follow up to the letter of award for Downtown Development Revitalization from the NC Department of Commerce; presented 7/23/2018 Board meeting.

SPEAKER: Planning Director David Bergmark

ACTION: Board may take action

9. Fee in lieu of road improvements request for the Berridge Manufacturing development plan (located behind Knott Square).

SPEAKER: Planning Director David Bergmark

ACTION: Board may take action.

10. Snap Shot

ACTION: Information. Board may take action.

11. Update on board committee(s) by Town board members:

 Triangle J Council of Governments [JCOG] County Chairs and Mayors [Mayor Gray]

 Wendell Fire Board [Commissioner Joyner]

12. Commissioners' Reports.

13. Mayor's Report.

14. Closed Session.

ACTION: Will be called if necessary.

15. Adjourn.