

**TOWN OF WENDELL
BOARD OF COMMISSIONER MEETING MINUTES
March 12, 2018**

The Wendell Town Board of Commissioners held their regularly scheduled meeting on Monday, March 12, 2018, in the Town Board Room, Wendell Town Hall, 15 East Fourth Street.

PRESENT: Mayor Virginia Gray; Mayor Pro Tem Jon Lutz, Commissioners: John Boyette, Ben Carroll, David Myrick, and Jason Joyner.

STAFF PRESENT: Town Manger Teresa Piner, Special Assistant to the Manger-Town Clerk Sherry Scoggins, Town Attorney Jim Cauley, Finance Director Butch Kay, Planning Director David Bergmark, Planner Patrick Reidy, Parks & Recreation Director Jeff Polaski, Police Chief Bill Carter, and IT Administrator Tamah Hughes.

CALL TO ORDER:

Mayor Gray called the meeting to order at 7:00 p.m. and welcomed attendees.

PLEDGE OF ALLEGIANCE:

Delaney Cronin, student at East Wake High School, led the Pledge of Allegiance.

INVOCATION:

Mr. Bob Fleming of Covenant Presbyterian Church provided the invocation.

1. ADJUSTMENT AND APPROVAL OF THE AGENDA:

ACTION

Mover: Mayor Pro Tem Lutz moved to approve the agenda as presented.

Vote: Unanimous.

2. PUBLIC COMMENT PERIOD (*one hour time limit in total*):

No public comments were received by the Town Board.

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. Approval of the minutes from the February 12, 2018, regular meeting.
- b. Approval of the minutes from the February 26, 2018, special work session meeting.

ACTION:

Mover: Mayor Pro Tem Lutz moved to approve the consent agenda as presented.

Vote: Unanimous.

4. RECOGNITION OF EAST WAKE HIGH SCHOOL TEACHER: JEREMY HODGES

SPEAKER: Mayor Virginia Gray

ACTION: Recognition.

[Staff Report]

Item Summary:

Jeremy Hodges is a second year World History teacher at East Wake High School. Jeremy graduated from UNC-Chapel Hill in 2014 with his Bachelors in Political Science and graduated from NCSU in the spring of 2016 with his Masters in Teaching. Jeremy is a member of the School Improvement Team where he offers advice and helps make school wide decisions. He is also a member of the Wake County Beginning Teacher Leadership Network and won a fellowship to the Czech Republic for his teaching this summer. At East Wake High School Jeremy is a strong advocate of blended learning and even has his own World History YouTube channel. Jeremy's number one goal in his class is to bring global perspectives, awareness, and 21st century skills to his students.

Mayor Gray introduced and recognized East Wake High School teacher Jeremy Hodges; report included above in italics.

5. Presentation by Tree Board on upcoming Arbor Day activities.

SPEAKER: Warren Boyette

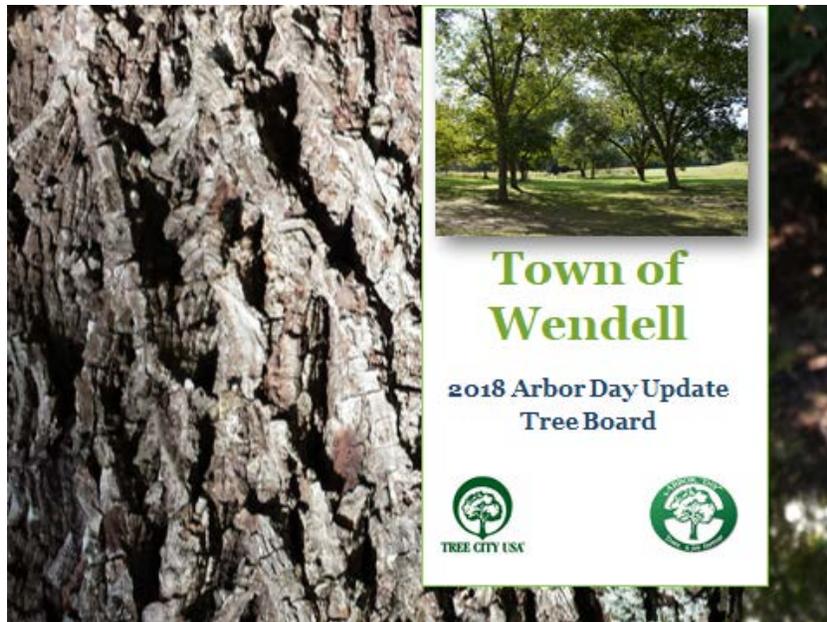
ACTION: Presentation; Board may take action.

[Staff Report]

Item Summary:

The Wendell Tree Board is hosting an Arbor Day Celebration at J Ashley Wall Square on Saturday, March 17, 2018 from 10 AM to 12 noon. Tree Board Chairman Warren Boyette will provide an overview of the family-friendly activities.

Tree Board Chairman Warren Boyette provided a PowerPoint presentation overview of the upcoming Arbor Day activities:



You're Invited!

Arbor Day

Free Rock Painting Party

10 E. Cypress St @ the Wendell Woman's Club
Friday, March 16th from 6:00-8:00pm

A collection of smooth, grey river rocks, some of which have been painted with various designs. One rock features a stylized blue and green 'W' logo. Another has the 'TREE CITY USA' logo. A larger rock is decorated with a colorful mosaic of small beads forming a path through green trees. A small rock has the 'Arbor Day Foundation' logo.

Brought to you by:
Wendell Rocks (Kelly Hales and Tiffany Graham)
Art of Giving Studio (Lynette Pair)
Town of Wendell Tree Board

Rocks will be hidden downtown to be found Saturday!



Arbor Day Community Celebration

- Welcome & Introduction of Elected Officials, Tree Board & Special Guests
- Tree City USA- 35th Anniversary
- History of Arbor Day
- Tree Planting and Initial Care Demonstration
- Reading of the Proclamation by Mayor Virginia Gray

Mother Tree Project



Swamp Chestnut Oak
Quercus michauxii
DBH 46 inches 80 feet tall
(601 W. Third Street @ Wendell Park)

Mother Tree Project

<https://www.plantsmap.com/organizations/wendell-tree-board-mother-tree-project>



Baby Tree Adoption

Eastern Redbud
Cercis canadensis



Arbor Day Tree Art Painting

10 E. Cypress St @ the Wendell Woman's Club
Saturday, March 17th from 11:00am-3:00pm



Only \$5 per painting

**Sponsored by the Art of Giving Studio
& the Wendell Tree Board**



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
-

6. **PUBLIC HEARING: ZONING MAP AMENDMENT REQUEST TO REZONE 10.96 ACRES OF LAND LOCATED BEHIND KNOTT SQUARE (PIN # 1784177071) FROM MANUFACTURING & INDUSTRIAL (MI) TO HIGHWAY COMMERCIAL (CH).**
SPEAKER: Planning Director David Bergmark
ACTION: Public hearing; Board may take action.

[Staff Report]

Item Summary:

Applicants:

Ver Dar Properties LLC

Petition:

The applicant has requested a change in zoning classification for approximately 10.96 acres of property within the parcel identified by PIN # 1784177071. This property is addressed as 0 Wendell Boulevard and is situated to the north of the Knott Square shopping center. The parcel in question is currently zoned Manufacturing and Industrial (MI) and is being requested to be rezoned to Highway Commercial (CH). The property owner directly to the southeast of this parcel (owned by Goldsboro Builders Supply Co.) was approved for an identical rezoning request in December of 2017. The applicant considered joining the previous rezoning request, but was in the middle of contract negotiations and did not want to complicate dealings with a potential buyer.

Location and History:

The property identified by PIN # 1784177071 is currently vacant. This property is not located within the corporate limits of the Town of Wendell. The current owner has the property listed for sale, and is seeking to rezone the property to Highway Commercial (CH) in order to make it more marketable.

Justification:

The applicant has initiated the rezoning petition in order to make this property more marketable by removing the more significant buffer requirement (100 ft.) which exists in the Manufacturing and Industrial District.

The applicant has stated “the request for this rezoning will bring the property into the same zoning category that was recently granted to the adjacent property, 2505 Wendell Blvd which has PIN # 1784260578”

Project Profile:

<u>PROPERTY LOCATION:</u>	<i>0 Wendell Boulevard</i>
WAKE COUNTY PIN:	<i>1784177071</i>
ZONING DISTRICT:	<i>Proposed CH/ Current MI</i>
CROSS REFERENCES:	<i>ZM17-03</i>
PROPERTY OWNER:	<i>Ver Dar Properties LLC.</i>
APPLICANT:	<i>Ver Dar Properties LLC.</i>
PROPERTY SIZE:	<i>10.96 acres</i>
CURRENT LAND USE:	<i>vacant</i>
PROPOSED LAND USE:	<i>Commercial/Light Industrial</i>

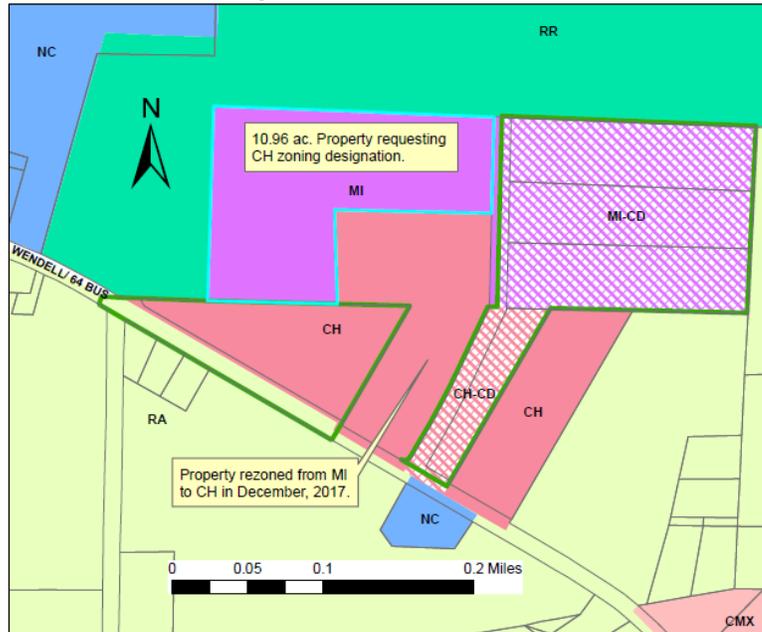
Project Setting – Surrounding Districts and Land uses:

<u>DIRECTION</u>	<u>LANDUSE</u>	<u>ZONING</u>
North	Vacant	RR
South	Commercial	CH
East	Manufacturing/Vacant	MI-CD
West	Vacant	RR

Zoning District:

The property included within this request is currently zoned Manufacturing and Industrial (MI). The applicant has indicated a desire to rezone the property in order to make it more marketable to potential buyers by removing the 100’ district buffer mandated by the current MI zoning. In order to protect adjacent properties from the more intense manufacturing uses allowed in the Manufacturing and Industrial District, a 100 ft. buffer is applied from any structure within the district to the exterior of the zoning district’s boundary.

By rezoning this property to Commercial Highway, the applicant could still develop light industrial uses if he chose to without the requirement for a 100 foot district buffer. Only heavier industrial uses would be prohibited. Light and Heavy manufacturing uses differ in their design, frequency of use, and exterior impacts. Light manufacturing facilities are typically designed to look and generate impacts like a typical office building, but rely on special power water, or waste disposal systems for operation. Additionally, Light Manufacturing uses contain all noise, odor, and dust within their site, insofar as practical. Heavy manufacturing uses house complex operations, some of which might be continuous (operated 24 hours a day, seven days a week). A copy of those uses allowed in each zoning district is included as Attachment A.



Current Zoning Map:

Off-Street Parking:

At the time of development, parking spaces shall be provided in the amount specified by Chapter 10 of the Unified Development Ordinance (UDO).

Lighting:

Lighting shall be in accordance with the lighting requirements in place at the time of permitting.

Public Utilities:

Water and sewer is available at this site (pending annexation).

Streets:

All streets and drives shall meet the requirements as set forth in the UDO at the time of development.

Landscaping:

Landscaping shall be required to meet the requirements as set forth in the UDO at the time of development.

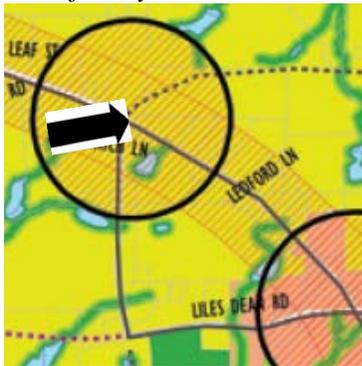
Stormwater Management:

Development disturbing more than 20,000 square feet of land would be required to meet the stormwater standards contained in the UDO at the time of site plan submission.

Comprehensive Plan:

The Wendell Comprehensive Plan defines this section as S4 “Controlled Growth Area”. This area is also within a planned ‘Village/Town Center’.

The Comprehensive Plan states the S4 sector is where moderate intensity new development is appropriate and where the majority of the community’s new growth should occur. The comprehensive plan lists the following uses as appropriate land uses/development types within this sector: traditional neighborhood developments, neighborhood centers, single-family and multifamily residential, commercial uses, civic uses, and industrial uses.



FRAMEWORK PLAN LEGEND	
PLAN BOUNDARY	S1 PRESERVED OPEN SPACE
Railroad	S2 RESERVED OPEN SPACE
COLLECTOR STREET PLAN	S3 RESTRICTED GROWTH AREA
EXISTING COLLECTOR	S4 CONTROLLED GROWTH AREA
PROPOSED COLLECTOR	S5 INTENDED GROWTH AREA
CAMPO THOROUGHFARE PLAN	S6 INFILL/REDEVELOPMENT AREA
EXISTING THOROUGHFARE	VILLAGE/TOWN CENTER
PROPOSED THOROUGHFARE	NEIGHBORHOOD CENTER
WATER BODIES	WENDELL BLVD GATEWAY CORRIDOR

Planning Board Action:

At their February 19, 2018 meeting, the Planning Board voted 7-0 in favor of the requested zoning map amendment.

Voting in Favor: Ashley Anderson, Michael Clark, Jonathan A. Olson, Lloyd Lancaster, Victoria Curtis, Gilda Wall, and Errol Briggerman.

Voting to Abstain:

Voting in Opposition:

Absent: Kathe Schaecher, Allen Swaim

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.
 - At their February meeting, the Planning Board found the requested zoning map amendment to be consistent with the recommended uses and development types outlined in the Wendell Comprehensive Land Use Plan for the S-4 sector.

Staff Recommendation:

Staff recommends approval of the rezoning request.

Board Meeting Minutes
March 12, 2018

Planning Director David Bergmark provided an overview of the zoning map amendment request to rezone 10.96 acres of land located behind Knott Square (PIN # 1784177071) from Manufacturing & Industrial (MI) to Highway Commercial (CH); staff report above in italics.

Mayor Gray opened the public hearing at 7:17 p.m. No one spoke. Mayor Gray closed the public hearing at 7:17 p.m.

Mayor Pro Tem Lutz stated this is consistent with the surrounding property.

ACTION:

Mover: Mayor Pro Tem Lutz moved to rezone the 10.96 acres from Manufacturing Industrial (MI) to Commercial Highway (CH).

Vote: Unanimous.

7. SNAPSHOT

ACTION: Information. Board may take action.

Mayor Gray asked if there is an update for the railroad crossing at Hollybrook Road. Town Manager Piner stated she's not been contacted.

Commissioner Joyner stated he will follow up.

Commissioner Joyner requested how the Town of Wendell compares to other neighboring communities as it relates to nitrogen as far as policy and buy down. Town Manager Piner stated yes.

Mayor Gray questioned if that would be available by the first of the week. Town Manager Piner stated yes.

Mayor Gray questioned the timeline for the Town Square signage. Town Manager Piner stated a deposit has been made on the sign.

Commissioner Boyette questioned the delivery of the leaf truck. Town Manager Piner stated yes and it is in service and doing well.

Commissioner Boyette questioned the receipt of the police cars. Town Manager Piner stated the cars are in and will be picked up when more are available. The vehicles are in Dover.

8. UPDATE ON BOARD COMMITTEE(S) BY TOWN BOARD MEMBERS:



Fire Advisory Board [Commissioner Joyner]



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

Commissioner Joyner stated the Fire Advisory Board followed through with changes made at a previous meeting and installed new officers as well as voted on a new Board member from the fire department.

Mayor Gray stated the Triangle J Council of Government Mayors and Chairs and received was a presentation on Jordan Lake, a presentation by the North Carolina Counts about the beginning stages of planning the 2020 census and importance of local communities being involved to facilitate the count as it is being done on-line, received presentation update from Senator Richard Burr and Senator Thom Tillis offices' to ensure funding for the on-going opioid crisis.

9. COMMISSIONERS' REPORTS.

Commissioner Carroll, Mayor Pro Tem Lutz and Commissioner Myrick stated no report.

Commissioner Boyette asked that people stay off the roads and to please be careful in the morning.

Commissioner Joyner shared Dr. Gray and Commissioner Carroll celebrated birthdays last week. He added he met with Director Daryl Blevins of the East Regional Center and he assisted in the review of Economic and Social Vitality applications for agencies that provide service in Eastern Wake County. At least two Wendell non-profits will receive funding from this program.

10. MAYOR'S REPORT.

Mayor Gray provided the following updates:

- Attended the Interactive Wax Museum at Lake Myra Elementary where the children played different parts of African Americans and told life stories
- Celebration of Read Around the World Week, she read to four classes at Carver, pre-school children at Wendell Baptist and children at East Wake Education Foundation
- Mr. Frank Doherty conducts the bird walks at the Wendell Park the second Saturday of each month. Wendell is up to 96 species of birds identified. She appreciates Mr. Doherty's efforts at the park!
- Accepting applications for citizen advisory boards through April 3, 2018
- Stars in the East is this Thursday; tickets are available through the East Wake Education Foundation
- This Thursday the Wendell Historical Society is hosting a program at the Covenant Presbyterian Church
- Arbor Day Celebration is this Saturday at J Ashley Wall Square
- ProTown BMX show is Saturday, March 24, 2018 on Main Street in Downtown Wendell

11. CLOSED SESSION.

ACTION: Will be called if necessary.

ACTION:

Mover: Mayor Pro Tem Lutz moved to go into closed session in accordance with NC GS 143-318.11 (a) (6) [personnel] at 7:30 p.m.

Vote: Unanimous.

ACTION:

Mover: Mayor Pro Tem Lutz moved to return to open session at 8:09 p.m.
Vote: Unanimous.

12. ADJOURN.

ACTION:

Mover: Mayor Pro Tem Lutz moved to adjourn at 8:09 p.m.
Vote: Unanimous.

Duly adopted this 26th day of March 2018, while in regular session.

ATTEST:

Virginia R. Gray,
Mayor

Sherry L. Scoggins, MMC;
Town Clerk