



Wendell Town Board of Commissioners

Board Room

15 E. Fourth Street, Wendell, NC 27591

Town Board Meeting Agenda

Monday, April 27, 2020 @ 7:00 PM

SPECIAL NOTICE

Due to the Declared State of Emergency in response to the COVID-19 Virus, the Town of Wendell has altered the traditional meeting process to accommodate and encourage positive public health practices. The Town is incorporating virtual meeting practices to continue the work of the Board of Commissioners while taking proactive measures to maintain transparency and provide for public comment.

The public is encouraged to remain home and watch the business meeting on Facebook Live, or after it is posted to the Town website, or by calling (919) 375-6880 and listening to the meeting. No direct access to Town Hall will be allowed.

Public Comment period for the April 27, 2020 Board of Commissioners meeting shall be organized in advance. The public can submit their public comment to the Town Clerk via email to mhoward@townofwendell.com or submit a request to call in and teleconference during the Board of Commissioners meeting by emailing their name, address, and phone number to the clerk via email by Friday, April 24th at 5 p.m.

CALL TO ORDER

- Welcome – Mayor Virginia Gray
- Pledge of Allegiance
- Invocation

1. ADJUSTMENT AND APPROVAL OF THE AGENDA

2. PUBLIC COMMENT PERIOD

- The Public Comment period for the April 27, 2020 Board of Commissioners meeting shall be organized in advance. The public can submit their public comment to the Town Clerk via email to mhoward@townofwendell.com by Friday, April 24th at 5 p.m.

or

- Submit a request to speak over the phone during the Board of Commissioners meeting by emailing their name, address, and phone number to the clerk via email by Friday, April 24th at 5 p.m. The Clerk will provide the call-in phone number and provide three (3) minutes to speak on any non-public hearing item or topic.
- Questions or comments regarding specific agenda items may be directed to the contact person provided for the individual items on the agenda below for additional information before or after the meeting.

3. CONSENT AGENDA

The Board of Commissioners uses a Consent Agenda to act on non-controversial items unanimously recommended for approval or have been discussed at previous meetings. The Consent Agenda is acted upon by one motion and vote of the Board. Any individual board member may pull items from the Consent Agenda for further discussion. Items pulled will be handled with the "OTHER BUSINESS" agenda topic.

- 3a. Certification of Sufficiency and setting public hearing date for non-contiguous annexation petition A-20-01 for 38.99 acres located at 1425 Eagle Rock Road and identified by PIN # 1773-88-6927.

Staff Contact: Assistant Planning Director Bryan Coates
BCoates@townofwendell.com

- 3b. Resolution directing the clerk to investigate a non-contiguous annexation for 10.272 acres located within the parcel addressed as 0 Eagle Rock Rd and identified by PIN # 1774-55-1916.

Staff Contact: Assistant Planning Director Bryan Coates
BCoates@townofwendell.com

- 3c. Resolution directing the clerk to investigate a contiguous annexation for 15.79 acres located within the parcel addressed as 941 Wendell Falls Pkwy and identified by PIN # 1783-17-8750

Staff Contact: Assistant Planning Director Bryan Coates
BCoates@townofwendell.com

- 3d. Meet on Main Road Closure and Alcohol Waiver Request for June 19, August 21 and September 18, 2020.

Staff Contact: Assistant to the Manager Stephanie Smith
ssmith@townofwendell.com

- 3e. Temporary Suspension of Meeting Policies during the COVID-19 State of Emergency and Personnel Policy Authorization to Town Manager.

Staff Contact: Town Manager Marc Collins
mcollins@townofwendell.com

4. RECOGNITIONS, REPORTS, AND PRESENTATIONS

- 4a. Snap Shot Monthly Reports for February 2020 (provided for informational purposes only).

Staff Contact: Town Manager Marc Collins
mcollins@townofwendell.com

- 4b. Blueprint Wendell 2030 Comprehensive Plan Presentation

Staff Contact: Assistant Planning Director Bryan Coates
bcoates@townofwendell.com

5. PUBLIC HEARINGS

PLEASE NOTE: Due to the current State of Emergency and in the interest of public health, the following accommodations will be made to allow public participation in public hearings, but no public attendance at Town Hall will be permitted:

- Public participation for public hearing items on the agenda for the April 27, 2020 Board of Commissioners meeting shall be organized in advance. The public can submit their public hearing comments to the Town Clerk via email to mhoward@townofwendell.com by Friday, April 24th at 5 p.m. Please provide your name, address, and the agenda item number with your comments. Copies of the written comments will be provided to the Board of Commissioners at the meeting, read at the meeting, and included in the minutes of the meeting.

Or

- Submit a request to speak over the phone during the Board of Commissioners meeting by emailing their name, address, phone number, and item number they wish to speak on to the clerk via email by Friday, April 24th at 5 p.m. The Clerk will provide the call-in phone number and provide five (5) minutes to speak on any non-public hearing item or topic. Comments made by phone will be recorded and transcribed to maintain the public record.
- If you have questions regarding an agenda item, please email the staff contact directly in advance of the meeting. If preferred, you may call Town Hall at (919) 365-

4450 to be directed to speak with the staff contact for the agenda item(s) of interest. Communications of this type will not be included in the meeting minutes.

- 5a. PUBLIC HEARING: Rezoning requested by Josh Lambert of Strong Rock Development Company to rezone approximately 1.06 acres of property located at 0 East Fourth Street within the parcels identified by PIN #1784-80-2530 and PIN #1784-80-3458 from Residential 3 (R3) to a Neighborhood Center Conditional District (NC-CD).

Staff Contact: Assistant Planning Director Bryan Coates
BCoates@townofwendell.com

- 5b. PUBLIC HEARING: Rezoning request by Josh Lambert of Strong Rock Development Company to rezone approximately 15.79 acres of property located at 941 Wendell Falls Parkway within the parcel identified by PIN #1783-17-8750 from Rural Agricultural (RA) to a Neighborhood Center Conditional District (NC-CD).

Staff Contact: Assistant Planning Director Bryan Coates
BCoates@townofwendell.com

- 5c. PUBLIC HEARING: Amendment to the Development Agreement governing Wendell Falls as it relates to infrastructure improvements along Martin Pond Road and Poole Road and consideration of a related Fee in Lieu Request.

Staff Contact: Assistant Planning Director Bryan Coates
BCoates@townofwendell.com

6. ADMINISTRATIVE ITEMS

- 6a. Ordinance amending *Section 24-90 Parking in specific places prohibited of Article III Specific Street Regulations* of the *Town Code of Ordinances*.

Staff Contact: Town Manager Marc Collins
mcollins@townofwendell.com

- 6b. Acceptance of certain Public Streets in the Wendell Falls Subdivision for Town maintenance and enforcement.

Staff Contact: Assistant Planning Director Bryan Coates
BCoates@townofwendell.com

- 6c. Review and approval of a proposed mural for 128 N. Main Street.

Staff Contact: Assistant Planning Director Bryan Coates
BCoates@townofwendell.com

6d. Amendment to the Water Allocation Policy as it relates to Procedural Requirements for Infill Development

Staff Contact: Town Manager Marc Collins
mcollins@townofwendell.com

6e. Agreement for Purchase and Sale of Two Properties (recombined portions of PIN 1783946022 and PIN 1783837560) totaling approximately 23.2 acres on Hollybrook Road for the Future Development of a Neighborhood Park

Staff Contact: Town Manager Marc Collins
mcollins@townofwendell.com

7. OTHER BUSINESS (any item pulled from the CONSENT AGENDA [item 3 on this agenda] will be discussed during this portion of the agenda)

7a. Update on board committee(s) by Town board members:

- CAMPO: Mayor Virginia Gray
- Wendell Volunteer Fire Department Board of Directors: Commissioner Jason Joyner
- Technical Review Committee: Mayor Pro Tempore John Boyette

8. COMMISSIONERS' REPORTS / COMMENTS

9. MAYOR'S REPORTS / COMMENTS

10. CLOSED SESSION

Closed session will be called if necessary.

11. ADJOURN