Wendell Town Board of Commissioners

Board Room

15 E. Fourth Street, Wendell, NC 27591

Town Board Meeting Agenda

Monday, January 10, 2022 @ 7:00 PM

Regular Meeting

CALL TO ORDER

- Welcome – Mayor Virginia Gray
- Pledge of Allegiance by Charlie Evans of Wendell Elementary School
- Invocation – Wendell Council of Churches

1. ADJUSTMENT AND APPROVAL OF THE AGENDA

2. PUBLIC COMMENT PERIOD *[one-hour time limit in total]*

The public may participate in public comment period in the following ways:

- Signing up for public comment period the night of the meeting if attending in person. Please sign up at the podium in the Board Room lobby. Sanitation stations will be available. You will have three minutes to speak.
- Submitting written statements via email to the Town Clerk at mhoward@townofwendell.com by the Friday prior to the Board Meeting, before 5 p.m. Please include your full name and address for the record. All written public comments timely received will be read into the record for a length of three minutes and copies will be provided to the Board of Commissioners at or before 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. Wake County Tax Report

Staff Contact: Town Clerk Megan Howard

mhoward@townofwendell.com

3b. Minutes from the December 13, 2021 Town Board of Commissioners Meeting

Staff Contact: Town Clerk Megan Howard
mhoward@townofwendell.com

4. RECOGNITIONS, REPORTS, AND PRESENTATIONS

4a. Recognition of Wendell Elementary School teacher: Alex Dominguez

Speaker: Mayor Virginia Gray
vgray@townofwendell.com

4b. Introduction of New Administration Employees: Greg Kipyego and Matt Garner

Speaker: Town Manager Marc Collins
mcollins@townofwendell.com

4c. Proclamation proclaiming Dr. Martin Luther King Jr. Week

Speaker: Mayor Virginia Gray
vgray@townofwendell.com

5. PUBLIC HEARINGS

- Public participation for public hearing items on this agenda for the Board of Commissioners meeting may be provided either in person the night of the meeting, or may be submitted in writing, in advance.

- The public may attend the night of the meeting and present their 5-minute public hearing comments at the podium at Town Hall, or;

- The public may submit written public hearing comments to the Town Clerk via email to mhoward@townofwendell.com Please provide your name, address, and the agenda item number with your comments. Copies of the written comments received by the Friday prior to the Board Meeting, before 5 pm will be provided to the Board of Commissioners at the meeting, read at the meeting for a length of five minutes, and included in the minutes of the meeting. Written comments may be received for 24 hours after the meeting if the item is tabled to a future meeting for decision.

- 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.

QUASI-JUDICIAL [EVIDENTIARY] PUBLIC HEARINGS *- Quasi-judicial hearings are different than regular public hearings in that they resemble a court hearing where testimony is presented. The Town Board refrains from "ex parte communication" about these cases, as they must make a decision based solely on the written and oral evidence actually presented at the hearing itself. This means that the Town Board refrains from receiving any information about these cases outside the hearing, including emails, phone calls, letters, etc. The Town Board also refrains from conducting meetings about these issues outside the hearing.*
These same prohibitions do not apply to staff. Staff welcomes inquiries from the public about any of these cases.

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)*

5a. Evidentiary hearing on a Special Use Permit request by Brian Richards of Urban Design Partners to allow townhomes at 0 & 3030 Wendell Boulevard (PINs: 1784326835, 1784427636

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

5b. A21-11: Public Hearing for a Contiguous Annexation for approximately 15.73 acres, PIN# 1784-32-6835, located at 0 Wendell Blvd

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

5c. Public Hearing to rezone approximately 32.395 acres from Rural Agricultural (RA) to Residential-7 Conditional District (R7-CD) for the Jake May Subdivision

Staff Contact: Planning Director Bryan Coates

bcoates@townofwendell.com

5d. A21-10: Public Hearing for a Contiguous Annexation for 2 parcels totaling approximately 36.671 acres [34.772 acres for PIN 1773-96-6469, 1.899 acres for PIN 1773-96-7798] located at 0 Wendell Falls Parkway and 0 Jake May Drive

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

6. ADMINISTRATIVE ITEMS

6a. Appointment of a Partial-Term, In-Town Planning Board Vacancy

Staff Contact: Town Clerk Megan Howard
mhoward@townofwendell.com

6b. Request by the Wendell Chamber of Commerce to host the Wendell Chamber Banquet at the Wendell Community Center

Staff Contact: Parks and Recreation Director Jeffrey Polaski
jpolaski@townofwendell.com

6c. Review and Recommendation- 2 & 4 N Main Street Mural- Simply Blush

Staff Contact: Planning Director Bryan Coates
bcoates@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:

- Capital Area Metropolitan Planning Organization (CAMPO) – Mayor Virginia Gray
- Wendell Volunteer Fire Department Board of Directors – Mayor Pro Tempore Jason Joyner

8. COMMISSIONERS' REPORTS / COMMENTS

9. MAYOR'S REPORTS / COMMENTS

10. CLOSED SESSION

Closed session will be called if necessary.

11. ADJOURN

WAKE COUNTY
NORTH CAROLINA

Board of Commissioners
P.O. Box 550 • Raleigh, NC 27602

TEL 919 856 6180
FAX 919 856 5699

SIG HUTCHINSON, CHAIR
SHINICA THOMAS, VICE-CHAIR
VICKIE ADAMSON
MATT CALABRIA
MARIA CERVANIA
SUSAN EVANS
JAMES WEST

December 7, 2021

Ms. Megan Howard
Town Clerk
Town of Wendell
15 East Fourth Street
Wendell, NC 27591

Dear Ms. Howard:

The Wake County Board of Commissioners, in regular session on December 6, 2021, approved and accepted the enclosed tax report for the Town of Wendell.

The attached adopted actions are submitted for your review; no local board action is required.

Sincerely,

Yvonne Gilyard
Deputy Clerk to the Board
Wake County Board of Commissioners

Enclosure(s)

WAKE COUNTY
NORTH CAROLINA

Wake County Tax Administration
Rebate Details
10/01/2021 - 10/31/2021
WENDELL

DATE	TIME	PAGE
11/05/2021	8:14:28 PM	1

REBATE NUMBER	PROPERTY	CITY TAG	LATE LIST	BILLED INTEREST	TOTAL REBATED	PROCESS DATE	ACCOUNT NUMBER	TAX YEAR	YEAR FOR	BILLING TYPE	OWNER
BUSINESS REAL ESTATE ACCOUNTS											
798834	8.27	0.00	0.00	0.00	8.27	10/20/2021	0000170667	2021	2021	000000	STARLIGHT HOMES NORTH CAROLINA LLC
SUBTOTALS FOR BUSINESS REAL ESTATE ACCOUNTS	**8.27**	**0.00**	**0.00**	**0.00**	**8.27**		**1 Properties Rebated**				
INDIVIDUAL REAL ESTATE ACCOUNTS											
799538	50.24	0.00	0.00	0.00	50.24	10/28/2021	0000474057	2021	2021	000000	COBLE, RYAN LAWRENCE
SUBTOTALS FOR INDIVIDUAL REAL ESTATE ACCOUNTS	**50.24**	**0.00**	**0.00**	**0.00**	**50.24**		**1 Properties Rebated**				
TOTAL REBATED FOR WENDELL	**58.51**	**0.00**	**0.00**	**0.00**	**58.51**		**2 Properties Rebated for City**				

Item 3a

TOWN OF WENDELL
BOARD OF COMMISSIONER REGULAR MEETING MINUTES
DECEMBER 13, 2021

The Wendell Town Board of Commissioners held their regular meeting on Monday, December 13, 2021, in the Town Board Room, Wendell Town Hall, 15 East Fourth Street.

PRESENT: Mayor Virginia Gray and Mayor Pro Tempore John Boyette
Commissioners: Jason Joyner, Jon Lutz, Philip Tarnaski, Joe DeLoach (virtually), and Deans Eatman

ABSENT: None.

STAFF PRESENT: Town Manager Marc Collins, Town Attorney Jim Cauley, Town Clerk Megan Howard, Assistant to the Manager Stephanie Smith, Police Chief Bill Carter, Planning Director Bryan Coates, Finance Director Butch Kay, Assistant Finance Director Garrett Johnson, Assistant Planning Director Stacy Griffin, and Planner I Matthew Burns.

Organizational and Regular Meeting

CALL TO ORDER

Mayor Virginia Gray called the meeting to order at 7 p.m.

Police Chief Bill Carter led the Pledge of Allegiance.

Pastor Wallace Johnson provided the invocation and thanked the community for the support at the cookie walk this year.

1. OATHS OF OFFICE

1a. Administration of oath of office to Jason Joyner, Commissioner, by Judge Darren Jackson

Judge Darren Jackson administered the Oath of Office to Commissioner Jason Joyner.

1b. Administration of oath of office to Jon Lutz, Commissioner, by Town Clerk, Megan Howard

Town Clerk Megan Howard administered the Oath of Office to Commissioner Jon Lutz.

1c. Administration of oath of office to Deans Eatman, Commissioner, by Judge Darren Jackson

Judge Darren Jackson administered the Oath of Office to Commissioner Deans Eatman.

2. ELECTION OF A MAYOR PRO TEMPORE

TOWN OF WENDELL
BOARD OF COMMISSIONER REGULAR MEETING MINUTES
DECEMBER 13, 2021

2a. Mayor Virginia Gray will state the duties of Mayor Pro Tempore and open the floor for nominations.

Mayor Gray provided the following duties of Mayor Pro Tempore:

RULE 15. Office of the Mayor Pro Tempore

At the organizational meeting, the Board of Commissioners shall elect from among its members a mayor pro tempore to serve at the Board of Commissioners' pleasure.

[Charter Sec. 3.4 of the Code of Ordinances; also NC General Statute § 160A-70 and § 160A-71]

A Board of Commissioners member who serves as mayor pro tempore shall be entitled to vote on all matters and shall be considered a Board of Commissioners member for all purposes, including the determination of whether a quorum is present. In the mayor's absence, the Board of Commissioners may confer on the mayor pro tempore any of the mayor's powers and duties. If the mayor should become physically or mentally unable to perform the duties of his or her office, the Board of Commissioners may by unanimous vote declare that the mayor is incapacitated and confer any of the mayor's powers and duties on the mayor pro tempore. When a mayor declares that he or she is no longer incapacitated, and a majority of the Board of Commissioners concurs, the mayor shall resume the exercise of his or her powers and duties. If both the mayor and the mayor pro tempore are absent from a meeting, the Board of Commissioners may elect from among its members a temporary chairman to preside at the meeting.

[NC GS 160A-70]]

Mayor Gray opened the floor for nominations of Mayor Pro Tempore to the Board.

Commissioner Lutz nominated Commissioner Jason Joyner for Mayor Pro Tempore.

ACTION	
Mover:	Commissioner Lutz made a motion to appoint Commissioner Joyner as Mayor Pro Tempore
Ayes:	Commissioners Deans Eatman, Jason Joyner, Joe DeLoach, Phillip Tarnaski and Jon Lutz.
Nays:	None.
Vote:	5-0

2b. Administration of oath of office to Mayor Pro Tempore by Mayor Virginia Gray.

TOWN OF WENDELL
BOARD OF COMMISSIONER REGULAR MEETING MINUTES
DECEMBER 13, 2021

Mayor Virginia Gray administered the Oath of Office for Mayor Pro Tempore to Commissioner Jason Joyner.

This concludes the Organizational Meeting. There will be a recess with a reception which the public is invited to attend. The Regular Meeting will begin at 7:45 p.m.

ACTION
Mover: The Town Board recessed at 7:14 p.m.
Ayes: Commissioners Deans Eatman, Jason Joyner, Joe DeLoach, Phillip Tarnaski and Jon Lutz.
Nays: None.
Vote: 5-0

ACTION
Mover: The Town Board reconvened at 7:45 p.m.
Ayes: Commissioners Deans Eatman, Jason Joyner, Joe DeLoach, Phillip Tarnaski and Jon Lutz.
Nays: None.
Vote: 5-0

3. ADJUSTMENT AND APPROVAL OF THE AGENDA

ACTION
Mover: Mayor Pro Tempore Jason Joyner made a motion to approve the agenda, as presented.
Ayes: Commissioners Deans Eatman, Jason Joyner, Joe DeLoach, Phillip Tarnaski and Jon Lutz.
Nays: None.
Vote: 5-0

4. PUBLIC COMMENT PERIOD *[one-hour time limit in total]*

The public may participate in public comment period in the following ways:

- Signing up for public comment period the night of the meeting if attending in person. Please sign up at the podium in the Board Room lobby. Sanitation stations will be available. You will have three minutes to speak.
- Submitting written statements via email to the Town Clerk at mhoward@townofwendell.com by Friday, December 10th, 2021 at 5 p.m. Please include your full name and address for the record. All written public comments timely received will be read into the record for a length of three minutes and copies will be provided to the Board of Commissioners at or before the meeting.

TOWN OF WENDELL
BOARD OF COMMISSIONER REGULAR MEETING MINUTES
DECEMBER 13, 2021

The following person provided Public Comment:

- Ed Morrell, 164 Lu Tom Lane, thanked the Board for their commitment to the Town of Wendell and commended the economic development initiatives occurring in Wendell.

5. CONSENT AGENDA

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5a. Minutes from the November 22, 2021 Town Board of Commissioners Meeting

Staff Contact: Town Clerk Megan Howard
mhoward@townofwendell.com

5b. Resolution Amending the Town of Wendell 2022 Board of Commissioners Meeting Calendar

Staff Contact: Town Clerk Megan Howard
mhoward@townofwendell.com

5c. A21-10: Certificate of Sufficiency and Resolution declaring the date of the Public Hearing for a Contiguous Annexation for 2 parcels totaling approximately 36.671 acres [33.799 acres for PIN 1773-96-6469, 1.899 acres for PIN 1773-96-7798 and 0.973 acres for the right-of-way] located at 0 Wendell Falls Parkway and 0 Jake May Drive.

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

5d. A21-11: Certificate of Sufficiency and Resolution declaring the date of the Public Hearing for a Contiguous Annexation, PIN# 1784-32-6835 for approximately 15.73 acres located at 0 Wendell Blvd.

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

5e. Resolution appointing Stacy Griffin as Review Officer

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

5f. Resolution appointing Matthew Burns as Review Officer

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

5g. Fee-in-lieu Request for 596 feet of Roadway Improvements at 2451 Wendell Boulevard

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

5h. Deed of Easement for Underground Electrical Utilities along Landing View Drive on Town-owned Property located at 0 Wendell Falls Parkway (PIN# 1783-38-3759)

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

ACTION
Mover: Mayor Pro Tempore Jason Joyner made a motion to approve the consent agenda, as presented.
Ayes: Commissioners Eatman, Joyner, DeLoach, Tarnaski and Lutz.
Nays: None.
Vote: 5-0

6. RECOGNITIONS, REPORTS, AND PRESENTATIONS

6a. Presentation of GFOA Distinguished Budget Award

Staff Contact: Assistant Finance Director Garrett Johnson
gjohnson@townofwendell.com

Assistant Finance Director Garrett Johnson presented the following staff report, below in italics:

Item Summary:

The Town of Wendell has been awarded its third consecutive and overall Distinguished Budget Presentation Award by the Governmental Finance Officers Association (GFOA) for its Fiscal Year 2022 budget.

While a balanced budget is required by North Carolina General Statute, the Town has chosen to participate in the GFOA's budget award program by going above and beyond general statute requirements. Of the more than 1,300 governmental units in North Carolina, the Town of Wendell was one of less than 60 units to participate in and be awarded the Distinguished Budget Award.

To earn recognition, budget documents must meet program criteria and excel as a policy document, financial plan, operations guide, and communication tool. Like the Annual Comprehensive Financial Report that the Town submits to the GFOA, Budget Award submittals are evaluated by a panel of outside reviewers with experience in public-sector budgeting.

Mr. Johnson offered to answer any questions that the Board might have. No questions were asked.

6b. Introduction of New Planning Employees

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

Planning Director Bryan Coates presented the following staff report, below in italics:

Item Summary:

The Planning Department Director will introduce two recent hires that have filled open positions over the last four months.

- *Planner I Matthew Burns filled our vacant position after Jeannine Ngwira was promoted to Planner II.*

- *Assistant Planning Director was filled by Stacy Griffin.*

Matthew and Stacy thanked the Board and the Planning Director for the opportunity to work with the Town.

7. PUBLIC HEARINGS

- Public participation for public hearing items on the agenda for the December 13th, 2021 Board of Commissioners meeting may be provided either in person the night of the meeting, or may be submitted in writing, in advance.

- The public may attend the night of the meeting and present their 5-minute public hearing comments at the podium at Town Hall, or;

TOWN OF WENDELL
BOARD OF COMMISSIONER REGULAR MEETING MINUTES
DECEMBER 13, 2021

- The public may submit written public hearing comments to the Town Clerk via email to mhoward@townofwendell.com Please provide your name, address, and the agenda item number with your comments. Copies of the written comments received by Friday, December 10th at 5 pm will be provided to the Board of Commissioners at the meeting, read at the meeting for a length of five minutes, and included in the minutes of the meeting. Written comments may be received for 24 hours after the meeting if the item is tabled to a future meeting for decision.

- 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.

7a. Public Hearing to consider an Economic Incentive Grant for a Multi-phase Office Park Development located at 1500 Wendell Blvd. consisting of seven Buildings on approximately 20 acres requested by the Applicant, FDA, LLC.

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

Town Manager Marc Collins presented the following staff report, below in italics:

Item Summary:

The purpose of the Economic Development Incentive Policy for New and Expanding Businesses (Policy) is to enhance the Town of Wendell's ability to attract new industrial and commercial development and to encourage the expansion of existing businesses within the Town's existing or proposed corporate limits. The policy was developed to support the Comprehensive Plan and Strategic Plan recommendations to diversify the tax base of the Town.

The Town received an Economic Development Incentive Grant request from FDA, LLC for the development of the Battle Bridge Corporate Center, an office park located at 1500 Wendell Boulevard. The approved site plan provides for the construction of seven (7) buildings (see Attachment A).

The Policy provides that eligible projects invest a minimum of $5 million and create a minimum of at least 25 jobs. Office parks are exempt from the job creation requirement and the investment in property and construction just for site work and Phase 1 construction exceeds $11.5 million. The request is an allowable use under the policy and meets all policy requirements.

The projects schedule is as follows:

Phase 1 – Construction of the approximately 40,000 sq. ft. SPC Mechanical Corporate Headquarters to receive a certificate of occupancy and be on the tax roll within one (1) year of signed agreement.

Phase 2 – Construction of three (3) buildings shown as "Phase 2" on the site plan that have utility connections available to receive certificates of occupancy and be on the tax roll within five (5) years of signed agreement.

Phase 3 – Construction of the remaining two (2) buildings and one (1) "bank building" shown on the site plan to receive certificates of occupancy and be on the tax roll within ten (10) years of signed agreement.

The policy authorizes the Town to make direct grant appropriations from tax revenues to provide development incentives equivalent to 75% of the Town of Wendell local property tax assessment on the new investment over a four-year period with percentage of incentive decreasing by 10% each year. For instance, a grant for a $11.5 million park investment would be calculated as follows:

- *$11,500,000/100x0.47 (tax rate) = $54,050 annual tax due*
- *Year 1 Incentive = $54,050 x 75% = $40,537.50*
- *Year 2 Incentive - $54,050 x 65% = $35,132.50*
- *Year 3 Incentive = $54,050 x 55% = $29,727.50*
- *Year 4 Incentive = $54,050 x 45% = $24,322.50*

Over the four-year period, the total example incentive would represent $129,720 of $216,200 total property taxes paid. The Town would retain the difference during the incentive period and the total amount at the end of the incentive period. Each phase would receive the incentive so long as grant agreement requirements are met. Incentives are provided after the project is on the tax roll and annual tax payments are made. The actual incentive paid would be based on the actual assessed value and property tax collected for each year.

Upon approval, the Town Manager and Town Attorney will draft the incentive grant agreement for signature by both parties. The agreement will be consistent with the adopted policy and ensure performance by the company is met prior to receiving any incentive.

Mr. Collins offered to answer any questions that the Board might have.

Mayor Gray opened the Public Hearing and asked if there were any questions from the Board. No questions were asked.

Applicant of SPC Mechanical Mark Williford, 1500 Wendell Boulevard, said that they're

very excited to be in Wendell as a family business.

Mayor Gray asked if there were any citizens that wished to speak. No one spoke.

Mayor Gray closed the Public Hearing.

Commissioner Joyner and Commissioner DeLoach voiced how excited they were to have SPC Mechanical in Wendell.

ACTION
Mover: Mayor Pro Tempore Jason Joyner made a motion to approve the Economic Incentive Grant for a Multi-phase Office Park Development located at 1500 Wendell Blvd. consisting of seven Buildings on approximately 20 acres requested by the Applicant, FDA, LLC and authorized the Town Manager to sign the agreement following legal review.
Ayes: Commissioners Eatman, Joyner, DeLoach, Tarnaski and Lutz.
Nays: None.
Vote: 5-0

8. ADMINISTRATIVE ITEMS

8a. Decision on Text Amendments to comply with Senate Bill 300 (S.L. 2021-138)

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

Assistant to the Manager Stephanie Smith presented the following staff report, below in italics:

Item Summary:

New legislation has been signed into law, Senate Bill 300 (S.L. 2021-138), which creates new databases, requires additional background checks and decriminalizes certain local government ordinances. Staff has reviewed current ordinances and, with input and assistance from the Town Attorney, has proposed text amendments to bring our ordinances into compliance. This effort also supports the Boards request to review all ordinances and consider the decriminalization of appropriate ordinances.

The Police Department is also reviewing the provisions that require the creation of processes whereby law enforcement agencies must track specific types of incidents and report those to a statewide database. Some of these provisions are already in place, and others will be captured through the CALEA Accreditation process.

TOWN OF WENDELL
BOARD OF COMMISSIONER REGULAR MEETING MINUTES
DECEMBER 13, 2021

Ms. Smith offered to answer any questions that the Board might have. She mentioned that Commissioner Eatman had made some edits and those edits were included in the proposed Text Amendment, listed below:

ORD # 0-47-2021

AN ORDINANCE TO AMEND MULTIPLE SECTIONS OF THE

TOWN OF WENDELL CODE OF ORDINANCES TO COME INTO COMPLIANCE WITH SENATE BILL 300 (S.L. 2021-138) CRIMINAL JUSTICE REFORM.

WHEREAS, Section 1-18. – General Penalty, Section 28-27. – Penalty, Section 30-51. – Penalty, Section 30-51. – Penalty, Section 34-98. – Penalty, and Chapter 18.2 – Penalties for Transferring Lots in Unapproved Subdivisions of the Town of Wendell Code of Ordinances contain sections that need to be updated to be in compliance with current practice; and

WHEREAS, the Town of Wendell Code of Ordinances Section 8.1 establishes uniform procedures for amending the text of the Ordinance;

NOW, THEREFORE BE IT ORDAINED by the Town Board of the Town of Wendell, North Carolina:

That the following sections of the Town of Wendell Code of Ordinances be amended to read as follows:

Sec. 1-18. - General penalty.

Whenever in this Code or in any ordinance of the town any act is prohibited or declared to be unlawful or an offense or whenever in the Code or an ordinance the doing of any act is required or the failure to do such act is declared to be unlawful and where no specific penalty is provided therefor, the violation of any such provision of this Code or other ordinance shall be subject to a civil penalty punishable by a fine not exceeding $50.00. Each day that any violation of this Code or of any ordinance continues shall constitute a separate offense. Fines imposed by this Code or any ordinance of the town for violation of this Code or an ordinance shall subject the offender to a civil penalty to be recovered by the town in a civil action in the nature of a debt if the offender does not pay the fines within the prescribed period of time after he has been cited for violation of this Code.

(Code 1969, § 1-6; Code 1986, § 10.99; Ord. No. O-7-2012, § 2, 6-25-2012)

State Law reference— Authority of town to impose penalty, G.S. 160A-175; violation of town ordinances, G.S. 14-4.

Sec. 28-27. - Penalty.

Any person violating the provisions of this article shall be subject to the penalties and remedies provided in this section.

(1) After notice of the violation, the violator is subject to a civil penalty in the amount of no less than $50.00. Each effected tree and/or day that a violation continues shall constitute a separate offense.

(2) For violations of section 28-23 and 28-26 of this article or other actions or omission that may cause damage, disturbance, disfiguration or unlawful removal of a tree shall be subject to additional fees in such amount that will repair or replace the effected tree(s). Each effected tree shall constitute a separate offense.

(Code 1986, § 98.99; Ord. of 10-10-1983)

Sec. 30-51. - Penalty.

Anyone violating this article shall be fined not more than $50.00. Each day such violation continues shall be deemed a separate offense.

(Code 1986, § 153.0599; Ord. No. 0-1(A)-77, 3-14-1977; Ord. No. 0-3-99, § 153.99, 2-8-1999)

Sec. . 30-51. - Penalty.

Anyone violating this article shall be fined not more than $50.00. Each day such violation continues shall be deemed a separate offense.

(Code 1986, § 153.0599; Ord. No. 0-1(A)-77, 3-14-1977; Ord. No. 0-3-99, § 153.99, 2-8-1999)

Sec. 34-98. - Penalty.

The violation of any provision of this article shall subject the offender to a civil penalty. Upon determination of a violation of this article, the appropriate town official shall issue notice of violation to violator and property owner (if different), either in person or by first class United States mail, postage prepaid and addressed to the last known address of the violator and the property owner (if different) as contained in the records of the town or as obtained from the violator or his agent. The procedure for issuance of a citation with escalating fines shall be as follows:

(1) First offense: Issue notice of violation.

(2) If violations continue, escalating fines shall be issued as follows:

a. Per day for each ten days in violation $25.00

b. Per day for each of the next ten days of violation $50.00

c. Per day for each day of violation thereafter $100.00

(Ord. No. O-6-2013, § 1, 3-11-2013)

18.2 - Penalties for Transferring Lots in Unapproved Subdivisions

Any property owner or owner's agent of any land located within the jurisdiction of the Town of Wendell, who subdivides land in violation of this Ordinance or transfers or sells land by reference to, exhibition of,

or any other use of a plat showing a subdivision of the land before the plat has been properly approved under this Ordinance and recorded in the office of the Register of Deeds, shall be subject to a civil penalty not exceeding $100.00 per day.

B. Criminal: No person, firm, or corporation convicted of violating the provisions of this Ordinance shall be subject to a criminal penalty unless a criminal penalty is specifically provided for in the ordinance. Pursuant to North Carolina General Statute 14-4, any person, firm, or corporation convicted of violating the provisions of this Ordinance specifying a criminal penalty shall, upon conviction, be guilty of a misdemeanor and shall be fined in the amount stated in such provision, and if none state, then in an amount consistent with the General Statutes.

DULY ADOPTED the 13th day of December 2021.

(Town Seal)

_____

Virginia R. Gray, Mayor

ATTEST:

_____

Megan Howard, CMC, Town Clerk

APPROVED AS TO FORM:

_____

James P. Cauley III, Town Attorney

ACTION
Mover: Mayor Pro Tempore made a motion to approve the Text Amendments to comply with Senate Bill 300 (S.L. 2021-138).
Ayes: Commissioners Eatman, Joyner, DeLoach, Tarnaski and Lutz.
Nays: None.
Vote: 5-0

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

There will be no committee updates at this meeting.

10. COMMISSIONERS' REPORTS / COMMENTS

Commissioner Joyner said its an exciting time for the Town and the Board and welcomed new Commissioner Eatman.

TOWN OF WENDELL
BOARD OF COMMISSIONER REGULAR MEETING MINUTES
DECEMBER 13, 2021

Commissioner Lutz echoed Commissioner Joyner's comments about it being an exciting time in Wendell.

Commissioner Eatman said he's excited to serve on the Board and get started as a Commissioner.

Commissioner Tarnaski wished everyone a Merry Christmas and Happy New Year.

Commissioner DeLoach said there's a lot of exciting growth and groundbreaking and that Wendell Wonderland went well this year. He welcomed new Board Members and wished everyone a happy holidays.

11. MAYOR'S REPORTS / COMMENTS

Mayor Gray congratulated the Commissioners who received their Oaths of Office and thanked Commissioner Boyette for his service. She mentioned that this was the last meeting of the year and thanked Town Staff for all of their hard work over these trying times. She wished everyone a happy holiday season and reminded everyone to be kind.

12. CLOSED SESSION

Closed session will be called if necessary.

13. ADJOURN

Next meeting is the Organizational Retreat on January 8, 2022

ACTION
Mover: The Town Board of Commissioners moved to Adjourn at 8:13 p.m.
Ayes: Commissioners Eatman, Joyner, DeLoach, Tarnaski, Lutz.
Nays: None.
Vote: 5-0

Duly adopted this 10th day of January 2022 while in regular session.

Virginia R. Gray,
Mayor

ATTEST:

Megan Howard, CMC
Town Clerk

Date: January 10, 2022 **Item #4a**

Item Title:

Recognition of Wendell Middle School teacher: Alex Dominguez

Specific Action Requested:

Recognition.

Item Summary

Teacher, Alex Dominguez – Written by Principal Jack Zellmer

Mr. Dominguez is our EBS II teacher who provides emotional and behavioral support to our 3rd-5th graders. No matter how challenging the circumstances, Mr. Dominguez is always willing to help. He is a team player who has built strong relationships with his students and colleagues. He is one of our "irreplaceables", and Wendell Elementary School appreciates all that Mr. Dominguez does!

Attachments:

None

Date: January 10, 2022 **Item # 4b**

Item Title:

Introduction of Town Manager's Office Employees

Report to the Board of Commissioners:

Monday, January 10, 2022

Specific Action Requested:

None, presentation only.

Item Summary:

The growing community and Town organization has necessitated the addition and specialization of positions and roles that are often departments in their own right in larger communities. During the early days of Covid, the Town added the human resources function to the department in the hiring of HR Administrator Debbie Cannady. Recently, the Town has added two new functions to the department Information Technology (IT) and Economic Development with the hiring of the following two staff members being introduced at the meeting.

IT Specialist
Gregory Kipyego joins the Town in the role of IT Specialist. Gregory joins us from the City of Fayetteville, NC where he served in the role of Technology Asset Specialist and several private sector IT positions. He received a bachelor degree in information technology from American Intercontinental University and the Muranga University of Technology. Gregory started with the Town on December 17, 2021.

Economic Development Specialist
Matt Garner joins the Town in the role of Economic Development Specialist. Matt joins us from the City of St. Marys, GA where he served in the role of Mainstreet Manager. Prior to that position, Matt worked for the Camden County Joint Development Authority and as a Manager of a Chick-fil-A restaurant. He received a bachelor degree in business administration from the College of Coastal Georgia. Matt started with the Town on January 7, 2022.

Attachments:

None

TOWN OF WENDELL NORTH CAROLINA

PROCLAIMING DR. MARTIN LUTHER KING JR. WEEK

WHEREAS, Dr. Martin Luther King Jr. dedicated his life to the American proposition that we have achieved and can continue to achieve non-violent social change; and

WHEREAS, Dr. King's life and message influenced this nation to integrate peacefully, urging everyone to dedicate themselves to the principle of justice and equality for all; and

WHEREAS, Dr. King was a great orator and leader whose eloquent message influenced his country to integrate peacefully and resulted in the passing and signing of the Civil Rights Act of 1964 and the Voting Rights Act of 1965; and

WHEREAS, Dr. King received the Nobel Peace prize in 1964 for his constant adherence to the principles of non-violence in the face of frequent threats; and

WHEREAS, Dr. King admonished us that it is far better to love than hate, to seek justice rather than revenge, and to refrain from acts of violence and not condone those who engage in it or profess hatred for any people, group or race;

NOW THEREFORE, on behalf of the Wendell Town Board of Commissioners, I, Virginia Gray, Mayor of the Town of Wendell, do hereby proclaim the week of January 17th, 2022 as Dr. Martin Luther King Jr. Week and urge our citizens to rededicate themselves to the principle of justice and equality for all.

DULY PROCLAIMED this 10th day of January, 2022.

_____

Virginia R. Gray, Mayor

Date: January 10, 2022 **Item # 5a**

Item Title:

Evidentiary hearing on a Special Use Permit request by Brian Richards of Urban Design Partners to allow townhomes at 0 & 3030 Wendell Boulevard (PINs: 1784326835, 1784427636).

Report to the Board of Commissioners:

Monday, January 10, 2022 – Evidentiary Hearing

Specific Action Requested:

The Board of Commissioners is asked to hold an evidentiary hearing and act on a Special Use Permit request for properties located at 0 & 3030 Wendell Blvd.

Item Summary:

Brian Richards of Urban Design Partners has requested a Special Use Permit to allow 81 townhomes to be constructed at 0 & 3030 Wendell Boulevard (PINs: 1784326835, 1784427636).

A Special Use Permit was granted in February 2020 (SU19-02) for a two-story, 84-unit apartment complex at 0 Wendell Blvd. (PIN: 1784326835) with the following conditions:

1. The entrance at Church Street shall serve solely as an emergency ingress/egress point, regarding vehicular traffic.
2. Direct access to Wendell Blvd. shall be provided, per the site plan submitted as part of the Special Use Permit application.

SU19-02 will be rescinded upon approval of SU21-04.

Property Information Summary	
Location	West side of Wendell Boulevard, North of Industrial Drive **Addresses:** 0 & 3030 Wendell Blvd. **PINs:** 1784326835, 1784427636
Zoning District	CMX
Area of Request	17.91 acres
Corporate Limits	3030 Wendell Blvd in Corporate Limits, 0 Wendell Blvd in ETJ (Annexation Request submitted)
Current Land Use	Vacant/Agricultural
Proposed Land Use	Townhome Community
Property Owner	Wendell/Larue LLC
Applicant	Brian Richards of Urban Design Partners

Attachments:

A. Staff Analysis
B. SUP Application
C. Reduced Site Plan
   Link to Reduced Site Plan Set:
   https://nmcdn.io/e186d21f8c7946a19faed23c3da2f0da/3834b95a93b14b3689a528c1f97c5d69/files/Larue-Townhomes-Reduced-Site-Plan-for-SUP.pdf
D. Elevations
E. Order Granting SU19-02
F. TIA

Planning

Staff Analysis

Item Title:

Evidentiary hearing on a Special Use request by Brian Richards of Urban Design Partners to allow townhomes at 0 & 3030 Wendell Boulevard (PINs: 1784326835, 1784427636).

Staff Report:

Brian Richards of Urban Design Partners has requested a Special Use Permit to allow 81 townhomes to be constructed at 0 & 3030 Wendell Boulevard (PINs: 1784326835, 1784427636).

Town of Wendell Unified Development (UDO) defines a ***Townhouse Dwelling*** *as a building consisting of single-family residences attached to one another in which each unit is located on an individually owned parcel, generally within a development containing drives, walks, and open space in common area.* The UDO also defines townhomes as a Dwelling Multi-family.

Dwelling-Multifamily *means a dwelling unit that is part of a structure containing more than one unit. Each unit has a separate entrance from the outside or through a common vestibule. Multi-family dwellings may include triplexes, or fourplexes (buildings under one ownership with two to four dwelling units in the same structure),* ***as well as townhouses*** *(a type of structure that has at least three or more separate dwelling units divided vertically, and each unit has separate entrances to a front and rear yard), and apartments.*

The Town of Wendell UDO requires a special use permit be granted for multifamily dwellings if not proposed in a conditional district. If the special use permit is approved, the preliminary development plans and construction drawings would need to be approved by the Technical Review Committee.

Property Information Summary	
Location	West side of Wendell Boulevard, North of Industrial Drive **Addresses:** 0 & 3030 Wendell Blvd. **PINs:** 1784326835, 1784427636
Zoning District	CMX
Area of Request	16.64 acres
Corporate Limits	3030 Wendell Blvd in Corporate Limits, 0 Wendell Blvd in ETJ (Annexation Request submitted)
Current Land Use	Vacant/Agricultural
Proposed Land Use	Townhome Community
Property Owner	Wendell/Larue LLC
Applicant	Brian Richards of Urban Design Partners

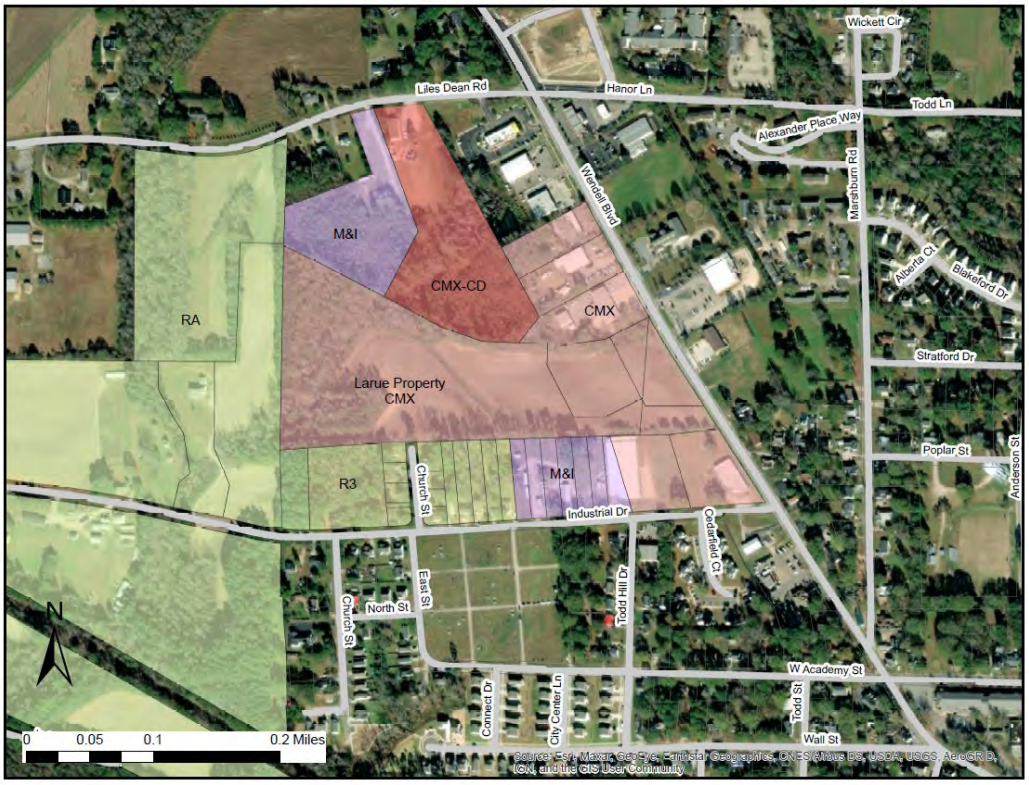
Project Setting – Surrounding Zoning Districts and Land Uses:

DIRECTION	LANDUSE	ZONING
North	Commercial/Institutional	CMX/CMX-CD/M&I
South	Residential/Industrial	M&I/R3
East	Vacant/Residential	CMX
West	Agricultural/Residential	RA

The surrounding land uses are varied. The adjacent parcel to the north on the western side is zoned Manufacturing & Industrial with a commercial land classification. The next parcel to the east is zoned Corridor Mixed-Use Conditional District and is a Daycare Center. The three parcels to the north along Wendell Blvd. that are zoned Corridor Mixed-Use are the Wendell Fire Station, an auto repair shop, and a car wash. The adjacent properties to the west and southwest that are zoned Rural Agricultural and Residential-3 are vacant. The parcels that are zoned Residential-3 that are on the southern border along Church Street and Industrial Drive are residential. Several parcels to the east on Industrial Drive are zoned Manufacturing & Industrial and are owned and occupied by Deans Oil Company. The parcels zoned Corridor Mixed-Use to the southeast are currently occupied by Douglas Fabrication and Machine, Inc and the Broach building.

On September 27, 2021, the Board of Commissioners approved the purchase of approximately 3.9 acres located at 2970 – 3030 Wendell Blvd for a future police station to be built between the proposed townhomes and Wendell Boulevard.

Existing Zoning Map:



Zoning District:

This site is in the Corridor Mixed-Use (CMX) zoning district. The Corridor Mixed-Use District is coded to provide pedestrian-scaled higher density residential and neighborhood-serving commercial activities along existing mixed-use corridors. Developments in this district should encourage pedestrian use through connections to adjacent neighborhoods and the construction of mixed-use buildings. Depending on the presence of on-street parking, buildings may be set close to the street and may be larger in form.

Site Plan & UDO Analysis:

The UDO requires a reduced site plan for Special Use Permits and the applicant has provided the required site plan information.

The lot dimensions required for townhomes in the Unified Development Ordinance are below.

	CMX Zoning District
Lot Width	16 ft.
Front Setback	0 ft.
Side Setback	5 ft. – 10 ft. (between)
Rear Setback	0 ft.
Rear Setback w/Alley	15 ft.

The proposed townhomes will be a mix of alley and front-loading housing units. The UDO states that vehicular access to a garage or off-street parking area is not permitted on the front elevation of a townhouse. According to G.S. 160A-381 adopted in 2015 (replaced by 160D-702), the Town cannot regulate building design elements on single-family homes. The state considers townhomes to be single-family homes and building design elements include the location of garage doors. Planning Staff has met with the Town Attorney and a UDO text amendment will be coming forward in the future to have the Town of Wendell UDO in compliance with state law as it relates to townhomes.

The applicant has provided building elevations for the proposed development included as Attachment D.

Parking:

Section 10.4 of the UDO requires 2 parking spaces per residential unit. For 81 townhomes, 162 spaces are required.

- The applicant is providing 171 parking spaces, 9 spaces are shown at the amenity area.

Public Utilities:

Gravity sewer lines and manholes currently exist on the property and water lines are located adjacent to the site along Wendell Boulevard.

Buffering:

In Section 8.6 of the UDO, a 20 ft Type B Buffer is required where the proposed development abuts RA, RR, R2, R3 and R4.

- The applicant will be providing a 20 ft. Type B Buffer along the southern boundary where the project abuts the R3 zoning district.
- The applicant will use existing vegetation along the western side of the property that abuts the RA zoning district.
- The applicant will use existing vegetation that meet buffer requirements wherever possible.

Open Space:

UDO Section 7.5 requires 1,000 sf of open space per townhome.

- The applicant is required to provide 81,000 sf (1.86 acres) of open space and is providing 290,000 sf (6.65 acres) of open space.

Stormwater Management:

If the Special Use Permit is granted, the preliminary plans and construction drawings will require review by Wake County for conformity with the Town's stormwater regulations. While the reduced site plan does show a stormwater device on the southwest corner of the lot, the final stormwater plan could vary from what is shown based on review of the Construction Drawings.

Streets:

The developer will be responsible for building the local streets that includes a 52 ft right-of-way with curb and gutter, sidewalks and street trees that will be a town-maintained street. The reduced site plan also shows two different alleys on the site plan. They both will be maintained by the HOA and meet the Town of Wendell standards for alleys.

Traffic Impact Analysis (TIA):

The original TIA traffic counts were collected for an 84-unit multi-family development plan in April of 2019, they were updated with data in 2020 from the Town of Wendell LAPP projects and used a 3% increase in traffic counts for 2021. The TIA did not recommend any transportation improvements at nearby intersections and included the nearby Wendell Crossing development of 49 single-family homes. The peak hour morning trips were 40 and the peak hour afternoon trips was 51.

Case History:

A Special Use Permit was granted in February 2020 (SU19-02) for a two-story, 84-unit apartment complex at 0 Wendell Blvd. (PIN: 1784326835) with the following conditions:

1. The entrance at Church Street shall serve solely as an emergency ingress/egress point, regarding vehicular traffic.

2. Direct access to Wendell Blvd. shall be provided, per the site plan submitted as part of the Special Use Permit application.

SU19-02 will be rescinded upon approval of SU21-04.

Staff Comments:

- Newspaper ad ran on December 31, 2021 and January 7, 2022
- Notification was mailed to adjacent property owners on December 15, 2021
- A public hearing notice was placed at the location on December 29, 2021

Last edited 11/20/2020

WENDELL
Planning

Special Use Permit Application

In the state of North Carolina, Special Use Permits are decided in a quasi-judicial hearing. Therefore, ex parte contact between applicants, other interested person, or their respective representatives and members of the Board is inappropriate and not permitted.

No Board member shall discuss any case with any parties in interest prior to the public hearing on that case, provided however, that members may receive and/or seek information pertaining to the case from any other members of the Board. (VIOLATION OF THIS RULE SHALL BE CAUSE FOR DISMISSAL.)

INSTRUCTIONS FOR FILING AN APPLICATION FOR A SPECIAL USE PERMIT

1. The applicant for a special use permit must complete this application in full. The application must be signed by the property owner(s) or their authorized representative (See page 7). **This application will not be processed unless all information requested is provided.**

2. In order to be considered by the Board, applications must be submitted to the Planning Department **at least thirty (30) working days** prior to the meeting.

   The Board meets in Town Hall, located at 15 East Fourth Street.

   For additional information or assistance, call the Town of Wendell Planning Department at **(919) 336-4448**.

3. The filing fee for each application is set out in the Schedule of Fees (**Currently $550.00 flat fee for special use permits included on Town of Wendell's Planning Department website)**

4. A digital version (PDF) of an accurate plot plan of the property in question must accompany the application. The plot plan shall be at a scale of 1" - 200' or larger. (**Note: Not all requests require plot plans, please consult planning staff for determination**)

   The plot plan shall include:

   - location and dimension of:
     - the entire lot including recorded easements;
     - all existing and proposed structures (principal and accessory) including number of stories and gross floor area;
     - all existing driveway(s), drive isles, and pedestrian improvements on site and on adjoining properties within ten (10) feet of the subject lot;
     - all existing and proposed parking areas including the total number of spaces (where the subject use is to share a common parking area with other existing or future uses indicate the allocation of spaces devoted or reserved to each separate use);
   - topographical features (streams, ditches, etc.);

- required bufferyards;
- minimum building lines (MBL) and existing and future right-of-way lines (R/W);
- location or vicinity map may be drawn to a scale of not less than 1" - 1000';

5. for item (a) below, the applicant must state all facts and attach any supporting documents that applicant asserts the parcel complies with the zoning ordinances and policies. IT IS NOT SUFFICIENT TO STATE - "the application does not violate the zoning policies.

for item (b) below the applicant must state how the use complies with or conforms to the General Land Use Plan. IT IS NOT SUFFICIENT TO STATE - "the use complies with the Land Use Plan."

for item (c) below, the applicant must state how the use will not be detrimental to health and safety and attach any documents the applicant asserts supports the proposed use.

for item (d) below, the applicant must state how the use will not be detrimental to the general public welfare.

for item (e) below, the applicant must state how the use will not be detrimental to the current uses of the property or surrounding properties and attach any documents that are claimed to support the facts stated. IT IS NOT SUFFICIENT TO STATE - "the use will not be detrimental".

for item (f) below, the applicant must state the facts to support how the use will not injure the property or cause injury to the value of the property or surrounding property. IT IS NOT SUFFICIENT TO STATE - "the use will not injury the property."

for item (g) below, the applicant must state how the use will not be a nuisance or create a hazard.

If the application does not comply with these requirements, it will be deemed incomplete and returned to the applicant to provide the requested information. A general statement or generalized conclusion/opinion is not enough to satisfy this requirement.

NOTE: These are minimum submission requirements. The Board reserves the right to require additional information where such submission is necessary to ensure compliance with applicable criteria in the individual case. The applicant is encouraged to submit additional information if desired.

The special use permit will expire six (6) months from the date of issuance if zoning compliance permit, building permit, or site plan approval is not obtained.

Last edited 11/20/2020

Date Received _____

TOWN OF WENDELL
SPECIAL USE PERMIT APPLICATION

Applicant Name(s) Brian Richards

Contact Name and Mailing Address Brian Richards
555 Fayetteville St., 3rd Floor, Raleigh NC 27601

Contact Phone Number (919) 275-5002

Contact Phone Number (_____)_____

Contact Fax Number (_____)_____

Contact Email Address brichards@urbandesignpartners.com

Location /Street address of proposed use 3030 Wendell Blvd., Wendell NC

Tax Parcel # 1784326835

Proposed use Residential Townhouse Development

Last edited 11/20/2020

The Zoning Ordinance imposes the following General Restrictions on the use requested by the applicant. Under each requirement the applicant should explain, while referencing attached plans, where applicable, how the proposed use satisfies these requirements. Answers should be supported by facts when possible.

The Board may grant permission for the establishment of a listed special use if the Board finds from the evidence produced after a study of the complete record that:

(a) Conditions and Specifications. That the proposed use meets all required conditions and specifications of the Unified Development Ordinance and policies of the Town for submission of a special use permit. Such conditions and specifications include but are not limited to the following:

Compliance with lot area, dimensional standards, setback and other location standards, off-street parking requirements, all additional specific criteria set forth in the UDO and all application submission requirements.

The proposed townhouse development complies with all dimensional standards indicated in UDO Section 5.10 Townhouse Buildings in a CMX zoned district (See attached Sheet C-3.0 Reduced Site Plan for provided dimensional standards). The proposed development also provides for the required parking per the UDO and required landscape requirements including buffering requirements to adjacent properties as specified in the UDO. Please see attached site plan and landscape plan for specific items provided.

(b) Comprehensive Plan. That the proposed use is in general conformity with the Comprehensive Land Use Plan of the Town of Wendell and its extraterritorial jurisdiction.

Per The Town Plan of Wendell's Framework Plan the property is identified as a Neighborhood Center, S6 infill redevelopment: Per the the Town's Comprehensive plan, one of the preferred/approved uses in the Neighborhood Center is higher density multifamily housing such as townhomes.

Last edited 11/20/2020

(c) Health and Safety. That the proposed use will not adversely affect the health and safety of persons residing or working in the neighborhood of the proposed use.

Such health and safety considerations include but are not limited to the following:

1. The safe and convenient location of all on-site parking and drives.
2. The existing vehicular traffic on area streets.
3. The condition and capacity of area streets which will provide access to the proposed development.
4. The visibility afforded to both pedestrians and operators of motor vehicles both on-site and off-site.
5. The reasonably anticipated increase in vehicular traffic generated by the proposed use.
6. The anticipated, existing and designed vehicular and pedestrian movements both on-site and off-site.

1. On-site parking will be provided to meet the Town of Wendell's design standards and will have a focus on providing safe pedestrian accessibility.
2. A Traffic Impact Assessment study has been performed for the subject property and has identified the proposed development to meet and/or exceed vehicular safety requirements. Additionally, all proposed streets and other vehicular improvements will meet Town of Wendell design standards.
3. A Traffic Impact Assessment study has been performed for the subject property and has identified the proposed development to meet the needs of anticipated vehicular traffic generation.
4. Safe pedestrian circulation and connectivity has been addressed by providing public pedestrian sidewalks along both sides of all proposed streets, street trees, ADA compliant curb ramps, providing off street pedestrian amenity areas, and meeting town sight distance triangle requirements.

(d) Detriment to Public Welfare. That the proposed use will not be detrimental to the public welfare or to the use or development of adjacent properties or other neighborhood uses.

The proposed residential townhome development will help to to meet the urgent need for residential in Wendell and Wake County. The proposed residential use is identified as a compatible use with adjacent properties existing and proposed uses per the Town's future land use plan as identified for this area. Additionally, this proposed development will assist in reconfiguring the adjacent lot to the east that has been identified for the civic use of a Town police station.

(e) Existing Uses Detrimental. That the proposed use would not be adversely affected by the existing uses in the area in which it is proposed.

The proposed residential townhome development is identified as a compatible use with adjacent properties existing and proposed uses per the Town's future land use plan as identified for this area.

(f) Injury to Properties or Improvements. That the proposed use will not injure, by value or otherwise, adjoining or abutting property or public improvements in the neighborhood.

The proposed residential townhome development is identified as a compatible use with adjacent properties existing and proposed uses per the Town's future land use plan as identified for this area. Compatible, quality development, investment, and infrastructure improvements adjacent to and near existing properties typically has a positive impact on nearby property values.

(g) Nuisance or Hazard. That the proposed use will not constitute a nuisance or hazard. Such nuisance or hazard considerations include but are not limited to the following:

1. The number of persons who can reasonably be expected to frequent or attend the establishment at any one time.
2. The intensity of the proposed use in relation to the intensity of adjoining and area uses.
3. The visual impact of the proposed use.
4. The method of operation or other physical activities of the proposed use.
5. The noise; odor; smoke; dust; emissions of gas, particles, solids or other objectionable or toxic characteristics which are proposed or that can reasonably be expected to be a result of the operation of the proposed use.
6. The danger of fire or explosion.

The proposed residential townhome development is identified as a compatible use and intensity with adjacent properties existing and proposed uses per the Town's future land use plan as identified for this area.

I certify that all the information presented by me in this application is accurate to the best of my knowledge, information and belief. I authorize the Town of Wendell to place a sign on the property in question, for the purpose of alerting the general public of my request.

Brian Richards		10/27/2021
Print Name	Signature of Applicant	Date
Print Name	Signature of Applicant	Date

Last edited 11/20/2020

NOTE: If the person who is requesting the Board to take action on a particular piece of property is not the owner of the property and does not have a binding option to purchase the property, then the actual owner(s) of the land must complete this form. If the person who is requesting the Board to act on a particular piece of property is the owner of the property or has a binding option to purchase the property, please disregard this form. **Attach a copy of the option to purchase if the applicant has a binding option to purchase the property.**

I /We Wendell Larue/LLC am /are the owner(s) of the property located at 3030 Wendell Blvd., Wendell NC.

I /We hereby authorize Urban Design Partners to appear by consent before the Board order to ask for a special use permit to Residential townhome development on a CMX zoned property.

at this location. I /We understand that the special use permit, if granted, is permanent and runs with the land unless otherwise conditioned. I /We authorize the Town of Wendell to advertise and present this matter in my /our name as the owner of the property.

If there are any questions, you may contact David Hudson, SVP - Finance at my address, 9101 Glenwood Avenue, Raleigh, NC 27617 or by telephone at (919) 571-5074 or (____) ____.

Respectfully yours,

Owner — Date: 10-28-21

Owner — Date

Wake County, North Carolina

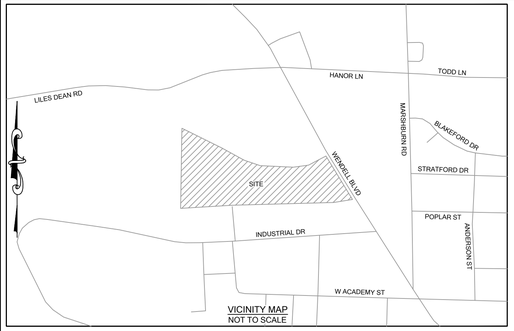
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: President, Howell Farm Ventures, LLC as Manager of Wendell Larue, LLC

Date: 10-28-21

Notary Public

(Official Seal) JULIE SOBIERAJSKI NOTARY PUBLIC WAKE COUNTY, NC Comm. Exp. 1-18-2024

My commission expires: 1-18-24



VICINITY MAP
NOT TO SCALE

CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.07'
TYPE OF GPS FIELD PROCEDURE: NC REAL TIME NETWORK
DATES OF SURVEY: SEPTEMBER, 2021
DATUM/EPOCH: NAD83/NSRS2011/SPC
GEOID MODEL: 18
COMBINED GRID FACTOR(S): 0.999907089
UNITS: US SURVEY FEET

NOTES

1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.

2. ALL DISTANCE ARE HORIZONTAL GROUND DISTANCE AND ALL BEARINGS ARE BASED ON GPS OBSERVATIONS, NAD83 / NSRS 2011 / SPC, UNLESS OTHERWISE SHOWN.

3. PROPERTY LIES IN ZONE "X" PER NATIONAL INSURANCE PROGRAM FLOOD INSURANCE RATE MAP #3720178400J, DATED 05/02/2006.

4. SITE ZONED "CMX" FOR THE TOWN OF WENDELL PER COUNTY GIS.

5. AREAS COMPUTED BY COORDINATE METHOD.

6. THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

7. BUILDINGS AND STRUCTURES ARE AS SHOWN ON THIS SURVEY.

8. NO CEMETERIES OR GRAVES WERE OBSERVED AS A RESULT OF THIS SURVEY.

9. BOUNDARY CORNERS SET ARE 3/4" IRON PIPE SET, UNLESS OTHERWISE SHOWN.

10. TRACTS 1 & 2 AREA A PORTION OF TRACT 1 AS DESCRIBED IN DB 1590, PG 137, NO DESCRIPTIONS OF TRACT 1 OR 2 WERE OBSERVED AS REFERENCED BY DB 15225, PG 1475. THE CONFIGURATION OF THE TRACTS SHOWN ARE PER WAKE COUNTY GIS.

LEGEND

- EXISTING BOUNDARY CORNER FOUND
- BOUNDARY CORNER SET (3/4" IPS UNLESS OTHERWISE NOTED)
- COMPUTED POINT
- CONCRETE MONUMENT FOUND
- CLEAN OUT
- TRANSFORMER / ELECTRIC BOX
- LIGHT POLE
- UTILITY POLE
- WATER METER
- FIRE HYDRANT
- UTILITY VALVE
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- CATCH BASIN
- DROP INLET
- UTILITY MANHOLE
- UTILITY HAND HOLE
- AIR CONDITIONING UNIT
- WELL
- SIGN
- F — UNDERGROUND FIBER
- T — UNDERGROUND TELEPHONE
- GAS — UNDERGROUND GAS
- E — UNDERGROUND ELECTRIC
- SD — STORM DRAIN
- SS — SANITARY SEWER
- OHE — OVERHEAD UTILITY
- GUY WIRE
- BURIED UTILITY MARKER

EIP	EXISTING IRON PIPE
EIR	EXISTING IRON REBAR
IPS	IRON PIPE SET
PKS	PK NAIL SET
PKF	PK NAIL FOUND
SSMH	SANITARY SEWER MANHOLE
N	NORTH
E	EAST
S	SOUTH
W	WEST
NE	NORTHEAST
SE	SOUTHEAST
SW	SOUTHWEST
NW	NORTHWEST
DB	DEED BOOK
PG	PAGE
BM	BOOK OF MAPS
R/W	RIGHT OF WAY
POB	POINT OF BEGINNING
(T)	TOTAL

SURVEY COMMENTS
SURVEY MADE BY BATEMAN CIVIL SURVEY COMPANY
DATED 10/13/2021, JOB NO. 210668

SCHEDULE A

ISSUING OFFICE: MOORE & ALPHIN, PLLC
3733 NATIONAL DR., SUITE 100, RALEIGH, NC 27612
PHONE: (919) 787-8812 FAX: (919) 787-3312

SEARCH PERIOD: MAY 18, 1964 TO OCTOBER 3, 2021 AT 08:00 AM

THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT IS FEE SIMPLE.

TITLE TO THE FEE SIMPLE ESTATE OR INTEREST IN THE LAND IS AT THE COMMITMENT DATE VESTED IN:
WENDELL/ /LARUE, LLC.

THE LAND IS DESCRIBED AS FOLLOWS:

LYING IN HOLLY SPRINGS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
TRACT 1 (REID 0105869 & 0060379):
BEING ALL OF THAT PARCEL OF LAND DESCRIBED AS THE "FIRST TRACT" IN DEED TO BATTLE V. ROBERTSON AND WIFE, LARUE W. ROBERTSON, DATED MARCH 10. 1964 AND RECORDED IN BOOK 1590, PAGE 137, WAKE COUNTY REGISTRY.

TRACT 2 (REID 0416140 & 0060380):
BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED AS THE "SECOND TRACT" IN DEED TO BATTLE V. ROBERTSON AND WIFE, LARUE W. ROBERTSON, DATED MARCH 10. 1964 AND RECORDED IN BOOK 1590, PAGE 137, WAKE COUNTY REGISTRY.

TRACT 3 (REID 0105870):
BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED AS THE "SECOND TRACT" IN DEED TO BATTLE V. ROBERTSON AND WIFE, LARUE W. ROBERTSON, DATED MARCH 10. 1964 AND RECORDED IN BOOK 1590, PAGE 137, WAKE COUNTY REGISTRY.

SPECIAL EXCEPTIONS

TAXES: (NO MATTER OF SURVEY)

DEEDS OF TRUST, UCC;S, JUDGEMENTS, OBJECTIONS OR DEFECTS:

1. MATTERS SHOWN ON MAPS RECORDED IN BOOK OF MAPS 2005, PAGE 751; BOOK OF MAPS 2013, PAGE 817, WAKE COUNTY REGISTRY.
(AS SHOWN HEREON)

2. EASEMENT TO THE TOWN OF WENDELL FOR A SEWAGE FORCE MAIN RECORDED IN BOOK 2673, PAGE 619, WAKE COUNTY REGISTRY.
(DOES NOT AFFECT SUBJECT PROPERTY)

3. EASEMENTS TO CAROLINA POWER & LIGHT COMPANY RECORDED IN BOOK 2079, PAGE 395; BOOK 3054, PAGE 681, WAKE COUNTY REGISTRY.
(EASEMENTS ARE BLANKET IN NATURE, UNABLE TO PLOT)

4. ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF WENDELL, NORTH CAROLINA RECORDED IN BOOK 15313, PAGE 880, WAKE COUNTY REGISTRY.
(AS SHOWN HEREON)

5. RIGHT OF WAY AGREEMENT TO THE STATE HIGHWAY COMMISSION RECORDED IN BOOK 1831, PAGE 291, WAKE COUNTY REGISTRY.
(LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT)

6. EASEMENT TO DUKE ENERGY PROGRESS, LLC RECORDED IN BOOK 17655, PAGE 2017, WAKE COUNTY REGISTRY.
(EASEMENT IS BLANKET IN NATURE, UNABLE TO PLOT)

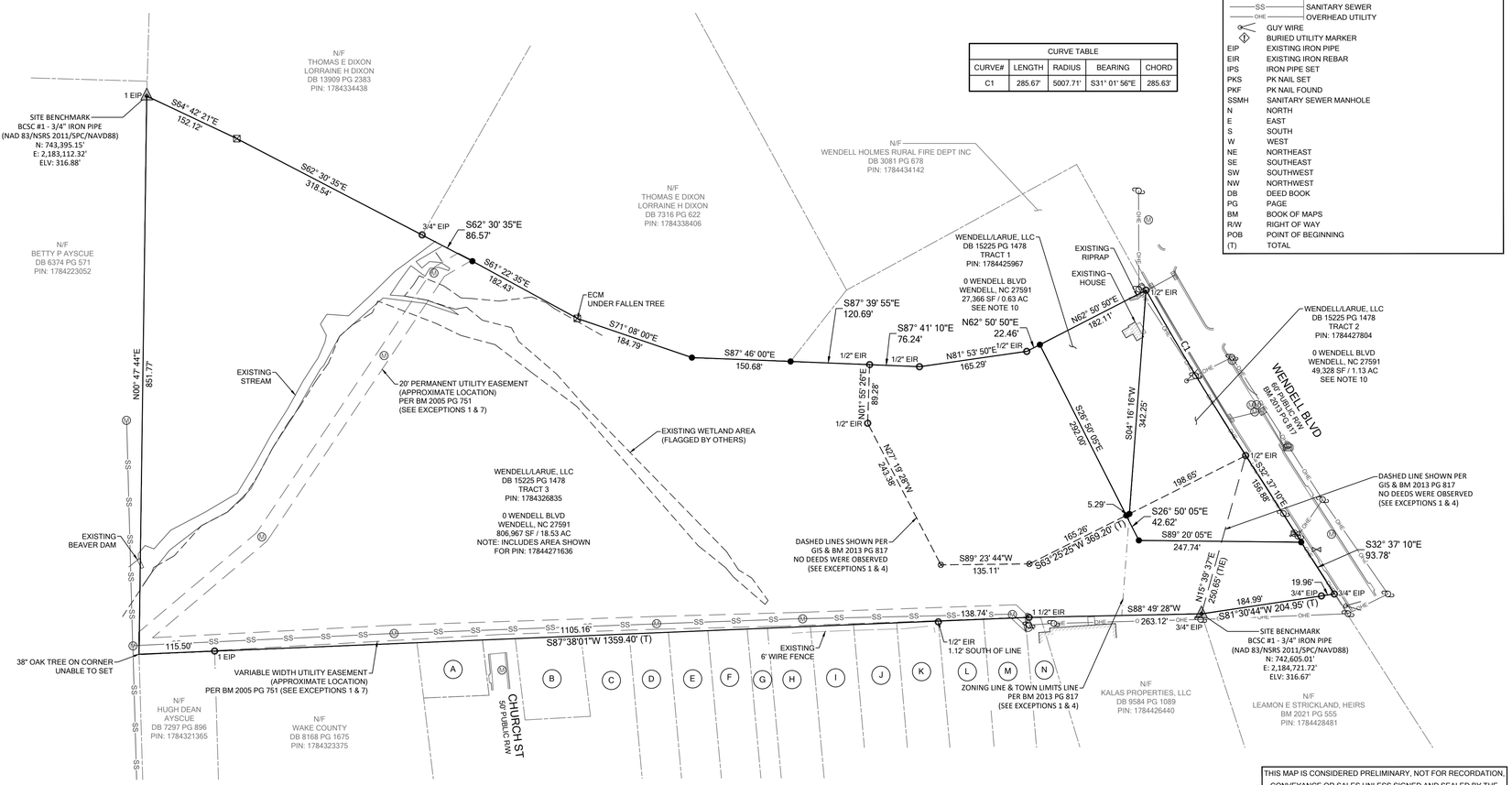
7. DEED OF SANITARY SEWER EASEMENT TO THE TOWN OF WENDELL RECORDED IN BOOK 11543, PAGE 670, WAKE COUNTY REGISTRY.
(AS SHOWN HEREON)

CURRIN PARCEL AS-SURVEYED LEGAL DESCRIPTION (PIN 1785801429)

BEGINNING AT AN EXISTING CONCRETE MONUMENT, SAID MONUMENT BEING THE NORTHEASTERN CORNER OF THE PROPERTY DESCRIBED IN DEED BOOK 3548 AT PAGE 180 OF THE WAKE COUNTY REGISTRY AND HAVING NORTH CAROLINA STATE PLANE COORDINATES OF N: 750,853.04', E: 2,189,190.53' AND RUNNING THE FOLLOWING CALLS:

S 06°12'09" E A DISTANCE OF 699.28 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE, N 89°41'12" W A DISTANCE OF 2,235.50 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE, N 01°17'57" E A DISTANCE OF 694.78 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE, S 89°41'20" E A DISTANCE OF 2,145.20 FEET TO THE POINT OF BEGINNING;

CONTAINING 34.94 ACRES, MORE OR LESS.



CURVE TABLE				
CURVE#	LENGTH	RADIUS	BEARING	CHORD
C1	285.67'	5007.71'	S31° 01' 56"E	285.63'

PROPERTY INFORMATION			
	OWNER(S)	DEED/PLAT REFERENCE	PIN
A	ROBIN S PARRISH PERCY DALE PARRISH	DB 15898 PG 1485	1784325573
B	GERALDINE ROBERTSON HERNDON	DB 4244 PG 82	1784327523
C	UNKNOWN	DB 1000 PG 1	1784328306
D	JAMES LEE WOODARD JR	DB 16137 PG 1397	1784328366
E	ZILLOW HOMES PROPERTY TRUST	DB 18626 PG 1056	1784329336
F	KATHLEEN BATTLE	DB 3871 PG 725	1784329386
G	STEVEN S SANDERSON LISA SANDERSON	DB 10778 PG 2113	1784420347
H	DEANS OIL COMPANY INC	DB 4361 PG 428	1784421306
I	DEANS OIL COMPANY INC	DB 4361 PG 428	1784421367
J	DEANS OIL COMPANY INC	DB 4361 PG 428	1784422338
K	DEANS OIL COMPANY INC	DB 4361 PG 428	1784423307
L	KALAS PROPERTIES LLC	DB 9584 PG 1089	1784423368
M	KALAS PROPERTIES LLC	DB 9584 PG 1089	1784424328
N	KALAS PROPERTIES LLC	DB 9584 PG 1089	1784425308

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100ft.

NAD1983/NSRS2011/SPC

THIS MAP IS CONSIDERED PRELIMINARY, NOT FOR RECORDATION, CONVEYANCE OR SALES UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR.

TO: DAN RYAN BUILDERS & MOORE & ALPHIN, PLLC.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS OF TABLE A THEREOF (NONE SELECTED). THE FIELDWORK WAS COMPLETED ON OCTOBER 04, 2021.

PRELIMINARY

STEVEN P. CARSON, PLS — DATE
NC LICENSE NO. L-4752

I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED BOOK 15225, PAGE 1478); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AS SHOWN HERE ON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY OF _____, A.D., 2021.

I, FURTHER THAT IN ACCORDANCE WITH G.S. 47-30-F-11-C-1; CERTIFY THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSE OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

PRELIMINARY

STEVEN P. CARSON, PLS — DATE
NC LICENSE NO. L-4752

BATEMAN CIVIL SURVEY COMPANY
ENGINEERS ● SURVEYORS ● PLANNERS
2524 RELIANCE AVENUE, APEX, NC 27539
PHONE: (919) 577-1080 FAX: (919) 577-1081
INFO@BATEMANCIVILSURVEY.COM
NCBELS FIRM# C-2378

ALTA / NSPS LAND TITLE SURVEY
EXCLUSIVELY FOR: DAN RYAN BUILDERS

AS RECORDED IN DB 15225, PG 1478
0 WENDELL BLVD, WENDELL, NC 27591
MARK'S CREEK TOWNSHIP • WAKE COUNTY • NORTH CAROLINA

REVISIONS
1.
2.
3.
4.
5.

DESIGNED BY: N/A
DRAWN BY: ELS
CHECKED BY: SPC
SCALE: 1" = 100'
DATE: 10/13/2021
JOB NUMBER: 210668

SHEET 1 OF 1

SITE BENCHMARK
BCSC #1 – 3/4" IRON PIPE
(NAD 83/NSRS 2011/SPC/NAVD88)
N: 743,395.15'
E: 2,183,112.32'
ELV: 316.88'

1 EIP

N/F
BETTY P. AYSCUE
DB 6374 PG 571
PIN: 1784223052

N/F
THOMAS E DIXON
LORRAINE H DIXON
DB 13909 PG 2383
PIN: 1784334438

APPROX. LOCATION OF EXIST. SANITARY SEWER

3/4" EIP

ECM
UNDER FALLEN TREE

20' UTILITY EASEMENT
(APPROXIMATE LOCATION)
PER BM 2005 PG 751
(SEE EXCEPTIONS 1 & 7)

N/F
THOMAS E DIXON
LORRAINE H DIXON
DB 7316 PG 622
PIN: 1784338406

N/F
JOHN M BEARD & DENISE L BEARD
PIN: 1784-43-3218
REID: 0124902
DB 006469 PG 00580
2950 WENDELL BLVD.
WENDELL, NC 27591
ZONE: CMX

N/F WENDELL HOLMES RURAL FIRE DEPT INC
DB 3081 PG 676
PIN: 1784434142

WENDELL/LARUE, LLC
DB 15225 PG 1478
TRACT 3
PIN: 1784326835

0 WENDELL BLVD
WENDELL, NC 27591
806,967 SF / 18.53 AC
INCLUDES AREA SHOWN FOR
PIN: 1784427636

INV. OUT
8" DIP
9.85'

EXISTING
BEAVER DAM

INV OUT
12" DIP
7.6'

INV IN
8" DIP
7.1'

INV IN
12" PVC
7.1'

38" OAK TREE ON CORNER
UNABLE TO SET

INV IN
8" PVC
5.1'

1 EIP

N/F
HUGH DEAN AYSCUE
DB 7297 PG 896
PIN: 1784321365

VARIABLE WIDTH UTILITY EASEMENT
(APPROXIMATE LOCATION)
PER BM 2005 PG 751 (SEE EXCEPTIONS 1 & 7)

N/F
WAKE COUNTY
DB 8168 PG 1675
PIN: 1784323375

N/F
ROBIN PARRISH & PERCY DALE
PIN: 1784-32-5573
REID: 0064646
DB 15898 PG 01485
231 CHURCH ST
WENDELL, NC 27591
ZONE: R3

N/F
GERALDINE HERNDON
PIN: 1784-32-7532
REID: 0014004
DB 004244 PG 00082
230 CHURCH ST
WENDELL, NC 27591
ZONE: R3

INV OUT
8" PVC
17.5'

INV IN
8" PVC
17.45'

N/F
UNKNOWN
PIN: 1784-32-8306
REID: 0186623
DB 01000 PG 00001
580 INDUSTRIAL DR
WENDELL, NC 27591
ZONE: R3

INV OUT
8" PVC
9.5'

INV IN
8" PVC
9.45'

N/F
JAMES WOODARD
PIN: 1784-32-8366
REID: 0021032
DB 016137 PG 01397
570 INDUSTRIAL DR
WENDELL, NC 27591
ZONE: R3

N/F
ZILLOW HOMES
PROPERTY TRUST
PIN: 1784-32-9336
REID: 0016895
DB 018626 PG 01056
564 INDUSTRIAL DR
WENDELL, NC 27591
ZONE: R3

N/F
KATHLEEN BATTLE
PIN: 1784-32-9356
REID: 0005026
DB 003871 PG 00725
556 INDUSTRIAL DR
WENDELL, NC 27591
ZONE: R3

N/F
STEVEN SANDERSON
LISA SANDERSON
PIN: 1784-42-1047
REID: 0048299
DB 010778 PG 01213
552 INDUSTRIAL DR
WENDELL, NC 27894
ZONE: R3

INV OUT
8" PVC
6.0'

N/F
DEANS OIL COMPANY
PIN: 1784-42-1306
REID: 0024027
DB 004361 PG 428
518 INDUSTRIAL DR
WENDELL, NC 27894
ZONE: MI

N/F
DEANS OIL COMPANY
PIN: 1784-42-1367
REID: 0017353
DB 004361 PG 428
518 INDUSTRIAL DR
WENDELL, NC 27894
ZONE: MI

INV IN
8" PVC
5.9'

EXISTING
6' WIRE FENCE

N/F
DEANS OIL COMPANY
PIN: 1784-42-2338
REID: 0017353
DB 004361 PG 428
516 INDUSTRIAL DR
WENDELL, NC 27894
ZONE: MI

N/F
DEANS OIL COMPANY
PIN: 1784-42-3307
REID: 0017354
DB 004361 PG 428
514 INDUSTRIAL DR
WENDELL, NC 27894
ZONE: MI

1/2" EIR
1.12' SOUTH OF LINE

INV IN
8" PVC
3.2'

INV OUT 8"
PVC 16.3'

N/F
KALAS PROPERTIES LLC
PIN: 1784-42-3368
REID: 0022268
DB 009584 PG 1089
512 INDUSTRIAL DR
WENDELL, NC 27591
ZONE: MI

N/F
KALAS PROPERTIES LLC
PIN: 1784-42-4328
REID: 0022269
DB 009584 PG 1089
510 INDUSTRIAL DR
WENDELL, NC 27591
ZONE: MI

1 1/2" EIR

ZONING LINE & TOWN LIMITS LINE
PER BM 2013 PG ***
(SEE EXCEPTIONS 1 4

N/F
KALAS PROPERTIES, LLC
DB 9584 PG 1089
PIN: 1784426440

N/F
KALAS PROPERTIES LLC
PIN: 1784-42-5308
REID: 0038271
DB 009584 PG 1089
508 INDUSTRIAL DR
WENDELL, NC 27591
ZONE: MI

SITE BENCHMARK
BCSC #1 – 3/4" IRON PIPE
(NAD 83/NSRS 2011/SPC/NAVD88)
N: 742,605.01'
E: 2,184,721.72'
ELV: 316.67'

N/F
LEAMON E STRICKLAND, HEIRS
BM 2021 PG 555
PIN: 1784429451

N/F
WENDELL/LARUE, LLC
DB 15225 PG 1478
TRACT 1
PIN: 1784425967

0 WENDELL BLVD
WENDELL, NC 27591
27,366 SF / 0.63 AC
SEE NOTE 10

EXISTING
RIPRAP

EXISTING
HOUSE

N62°50'50"E
22.46'

1/2" EIR

S87°41'10"E
76.24'

1/2" EIR

1/2" EIR

1/2" EIR

S04° 16' 16"W
342.25'

N/F
WENDELL/LARUE, LLC
DB 15225 PG 1478
TRACT 2
PIN: 1784427804

0 WENDELL BLVD
WENDELL, NC 27591
49,328 SF / 1.13 AC
SEE NOTE 10

WENDELL BLVD
60' PUBLIC R/W
BM 2013 PG 817

1/2" EIR

DASHED LINE SHOWN PER
GIS & BM 2013 PG 817
NO DEEDS WERE OBSERVED
(SEE EXCEPTIONS 1 & 4)

N/F
WENDELL/LARUE, LLC
NO DEED OBSERVED
PIN: 1784427636

3030 WENDELL BLVD
WENDELL, NC 27591
30,726 SF / 0.71 AC

DASHED LINES SHOWN PER
GIS & BM 2013 PG 817
NO DEEDS WERE OBSERVED
(SEE EXCEPTIONS 1 & 4)

N15°38'37"E
280.65'

3/4" EIP

3/4" EIP

EXISTING CONDITIONS NOTES:

EXISTING INFORMATION ON THIS PLAN SHOWN PER WAKE COUNTY GIS

BEFORE YOU DIG!
CALL 811 OR 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!

GRAPHIC SCALE
60 0 30 60 120
1 INCH = 60 FEET

URBAN DESIGN PARTNERS
555 fayetteville st. 3rd floor
raleigh, nc 27601
p 919.275.5002
urbandesignpartners.com
nc firm no: P-0418 sc coa no: C-03044

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

10/27/2021

DRB Group
3000 RDU Center Drive, Suite 202
Morrisville, NC 27560

Larue Townhomes

Existing Conditions

3030 Wendell Blvd, Wendell, NC 27591

NO. DATE: BY: REVISIONS:

Project No: 21-023
Date: 10.21.2021
Designed By: UDP
Checked By: BAR
Sheet No:

C-2.0

DEVELOPMENT SUMMARY

TAX PARCEL ID #:	1784326835
EXISTING ZONING:	CMX
TOTAL SITE AREA:	714,016 SF
ROW DEDICATION:	112,983 SF
NET SITE AREA:	570,783 SF
MINIMUM REQUIRED SETBACKS:	
FRONT:	0'
SIDE:	10'
REAR:	15'
TOWNHOMES (20' x 55'):	
TOTAL UNITS PROPOSED:	31 TOWNHOMES
PROPOSED BUILDING HEIGHT:	2 STORIES
TOWNHOMES (20'x50')	
TOTAL UNITS PROPOSED:	50 TOWNHOMES
PROPOSED BUILDING HEIGHT:	2 - 3 STORIES
RESIDENT VEHICULAR PARKING:	
REQUIRED	162 SPACES* (81*2 = 162 SPACES)
PROPOSED	171 SPACES
* 2 SPACE/DU	
OPEN SPACE:	
REQUIRED:	81,000 SF*(81x1000SF = 81,000 SF)
PROPOSED:	290,000 SF

NOTES:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY: WAKE COUNTY GIS
2. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
3. ALL DEVELOPMENT CREATING A TOTAL 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
4. TREES WITHIN THE STREET RIGHT-OF-WAY ARE PROTECTED BY LAW. PERMIT REQUIRED FOR REMOVAL BY CITY OF CHARLOTTE LANDSCAPE MANAGEMENT AT 704-336-4262. ALL TREES OVER 8-INCHES IN DIAMETER (4.5-FT ABOVE GROUND) IN SETBACK AREA ARE PROTECTED BY LAW. PERMIT REQUIRED FOR REMOVAL BY CITY ENGINEERING AT 704-336-6692.
5. TRASH SERVICE FOR THE SITE WILL BE CONTRACTED THROUGH A PRIVATE COLLECTION COMPANY. COORDINATION FOR SERVICE IS THE RESPONSIBILITY OF THE APPLICANT.
6. DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. CURB RADII SHALL MEASURE 5' AT FACE OF CURB UNLESS OTHERWISE NOTED.
7. LOCATIONS OF SITE LIGHTING ARE APPROXIMATE. THE FINAL NUMBER AND LOCATIONS OF LIGHTS SHALL BE DETERMINED BY THE OWNER AND DUKE ENERGY.
8. ALL UTILITIES WILL BE UNDERGROUND.

N/F THOMAS E DIXON LORRAINE H DIXON DB 13909 PG 2383 PIN: 1784334438

N/F THOMAS E DIXON LORRAINE H DIXON DB 7316 PG 622 PIN: 1784338406

N/F BETTY P AYSCUE DB 6374 PG 571 PIN: 1784223052

APPROXIMATE LOCATION OF EXIST. STREAM BUFFER

TREE SAVE

MAIL KIOSK

AMMENITY SPACE

OPEN SPACE

PROPOSED LAND SWAP AREA 10533 SF

PROPOSED BOUNDARY

EXISTING BOUNDARY

TOWN LIMITS AND ZONING LINE PER BM 2013 PG 817

WENDELL BLVD 60' PUBLIC R/W BM 2013 PG 817

RESIDENTIAL MAIN 52' R/W

CONCRETE DRIVEWAY (TYP)

20' RESIDENTIAL ALLEY EASEMENT PER TOWN OF WENDELL STANDARD DETAILS

24' RESIDENTIAL ALLEY EASEMENT PER TOWN OF WENDELL STANDARD DETAILS

EXISTING BOUNDARY

PROPOSED LAND SWAP AREA 1545 SF

PROPOSED BOUNDARY

PROPOSED LAND SWAP AREA 106 SF

PROPOSED LAND SWAP AREA 9258 SF

PROPOSED BOUNDARY

EXISTING BOUNDARY

STORMWATER CONTROL MEASURE

APPROXIMATE LOCATION OF EXISTING 20' SEWER EASEMENT

RESIDENTIAL MAIN 52' R/W

N/F HUGH DEAN AYSCUE DB 7297 PG 896 PIN: 1784321365

N/F WAKE COUNTY DB 8168 PG 1675 PIN: 1784323375

N/F ROBIN PARRISH & PERCY DALE PIN: 1784-32-5573 REID: 0064646 DB 15898 PG 01485 231 CHURCH ST WENDELL, NC 27591 ZONE:R3

N/F GERALDINE HERNDON PIN: 1784-32-7532 REID: 0014004 DB 004244 PG 00082 230 CHURCH ST WENDELL, NC 27591 ZONE:R3

N/F UNKNOWN PIN: 1784-32-8306 REID: 0186623 DB 01000 PG 00001 580 INDUSTRIAL DR WENDELL, NC 27591 ZONE:R3

N/F JAMES WOODARD PIN: 1784-32-8366 REID: 0021032 DB 016137 PG 01393 570 INDUSTRIAL DR WENDELL, NC 27591 ZONE:R3

N/F ZILLOW HOMES PROPERTY TRUST PIN: 1784-32-9336 REID: 0016895 DB 018626 PG 01056 564 INDUSTRIAL DR WENDELL, NC 27591 ZONE:R3

N/F KATHLEEN BATTLE PIN: 1784-32-9386 REID: 0005026 DB 003871 PG 00725 556 INDUSTRIAL DR WENDELL, NC 27591 ZONE:R3

N/F STEVEN SANDERSON LISA SANDERSON PIN: 1784-42-1047 REID: 0048299 DB 010778 PG 01313 552 INDUSTRIAL DR WENDELL, NC 27894 ZONE:R3

N/F DEANS OIL COMPANY PIN: 1784-42-1306 REID: 0024057 DB 004361 PG 428 518 INDUSTRIAL DR WENDELL, NC 27894 ZONE: MI

N/F DEANS OIL COMPANY PIN: 1784-42-1367 REID: 1007352 DB 004361 PG 428 518 INDUSTRIAL DR WENDELL, NC 27894 ZONE: MI

N/F DEANS OIL COMPANY PIN: 1784-42-2338 REID: 0017353 DB 004361 PG 428 516 INDUSTRIAL DR WENDELL, NC 27894 ZONE: MI

N/F DEANS OIL COMPANY PIN: 1784-42-3307 REID: 0017354 DB 004361 PG 428 514 INDUSTRIAL DR WENDELL, NC 27894 ZONE: MI

N/F KALAS PROPERTIES LLC PIN: 1784-42-3368 REID: 0022268 DB 009584 PG 1089 512 INDUSTRIAL DR WENDELL, NC 27591 ZONE: MI

N/F KALAS PROPERTIES LLC PIN: 1784-42-4328 REID: 0022269 DB 009584 PG 1089 510 INDUSTRIAL DR WENDELL, NC 27591 ZONE: MI

N/F KALAS PROPERTIES LLC PIN: 1784-42-5338 REID: 0038273 DB 009584 PG 1089 508 INDUSTRIAL DR WENDELL, NC 27591 ZONE: MI

N/F KALAS PROPERTIES, LLC DB 9584 PG 1089 PIN: 1784426440

N/F LEAMON E STRICKLAND, HEIRS BM 2021 PG 555 PIN: 1784428481

811

BEFORE YOU DIG!
CALL 811 OR 1-800-632-4949
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IT'S THE LAW!

GRAPHIC SCALE
60 0 30 60 120
1 INCH = 60 FEET

URBAN DESIGN PARTNERS
555 fayetteville st. 3rd floor
raleigh, nc 27601
p 919.275.5002
urbandesignpartners.com
nc firm no: P-0418 sc coa no: C-03044

PRELIMINARY DRAWING FOR REVIEW PURPOSES ONLY

10/27/2021

DRB Group
3000 RDU Center Drive, Suite 202
Morrisville, NC 27560

Larue Townhomes

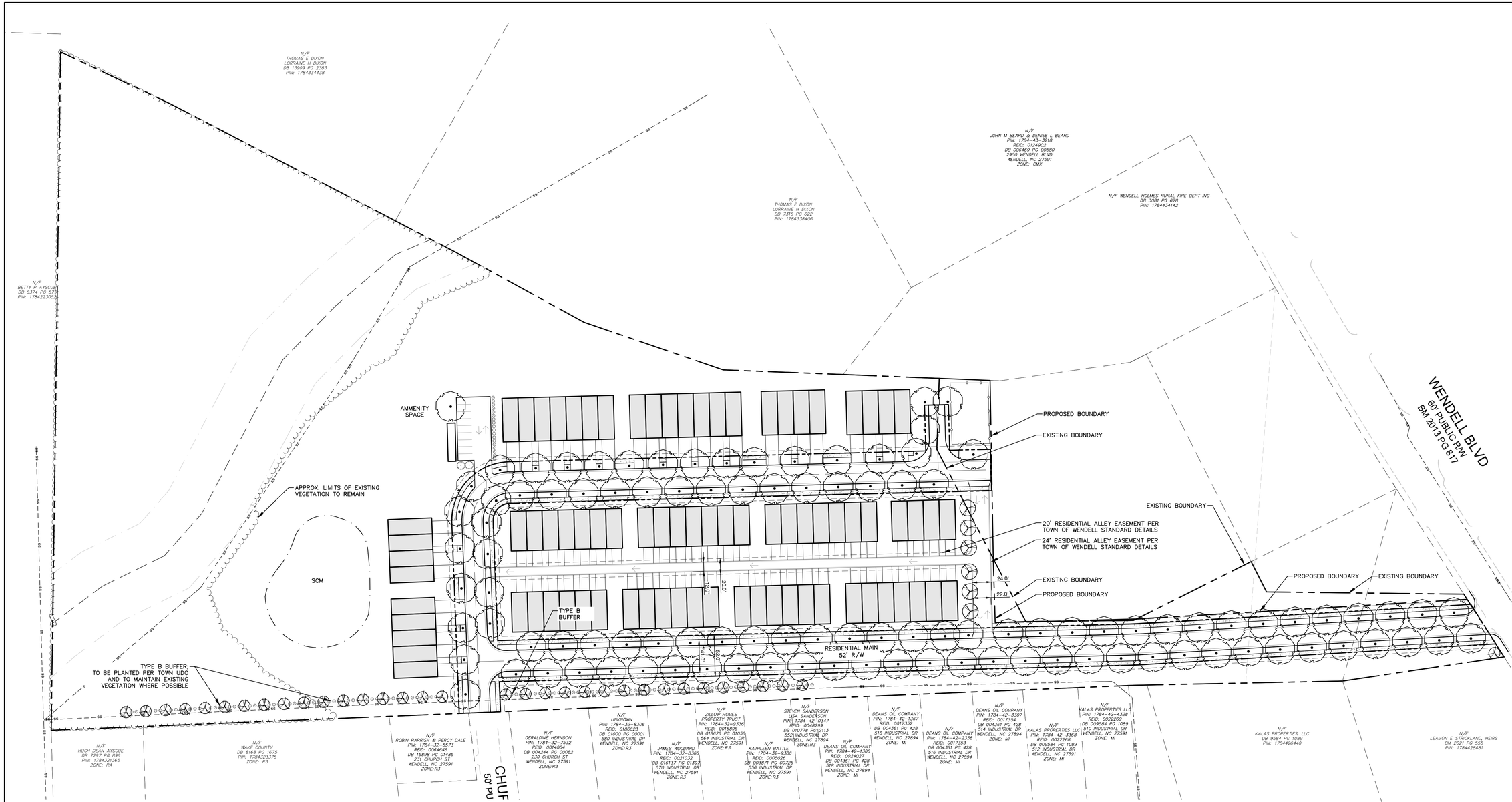
Reduced Site Plan

3030 Wendell Blvd, Wendell, NC 27591

NO. DATE: BY: REVISIONS:

Project No: 21-023
Date: 10.21.2021
Designed By: UDP
Checked By: BAR
Sheet No:

C-3.0



LANDSCAPE REQUIREMENTS:

STREET TREE PLANTINGS:

REQUIRED TREES:	1 CANOPY TREE SPACED 40 FT O.C. 1 UNDERSTORY TREE SPACED 25 FT O.C.

STREET YARDS – MULTIFAMILY:

REQUIRED TREES:	2 CANOPY TREES PER 100 LF OF FRONTAGE
FOUNDATION PLANTINGS:	1 SHRUB PER 5 LF OF DWELLING FRONTAGE

BUFFER YARDS – TYPE B:

MINIMUM WIDTH:	20 FT
REQUIRED TREES:	1 TREE PER 25 LF
REQUIRED SHRUBS:	1 SHRUB PER 6 LF

PARKING LOT SCREENING:

MINIMUM WIDTH:	10 FT
MINIMUM PLANTING:	SEMI-OPAQUE SCREEN FROM THE GROUND TO AT LEAST 3.5 FT IN HEIGHT

GRAPHIC SCALE
60 0 30 60 120
1 INCH = 60 FEET

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nc firm no: P-0418 sc coa no: C-03044

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

12/08/2021

DRB Group
3000 RDU Center Drive, Suite 202
Morrisville, NC 27560

Larue Townhomes
Preliminary Plan Submittal

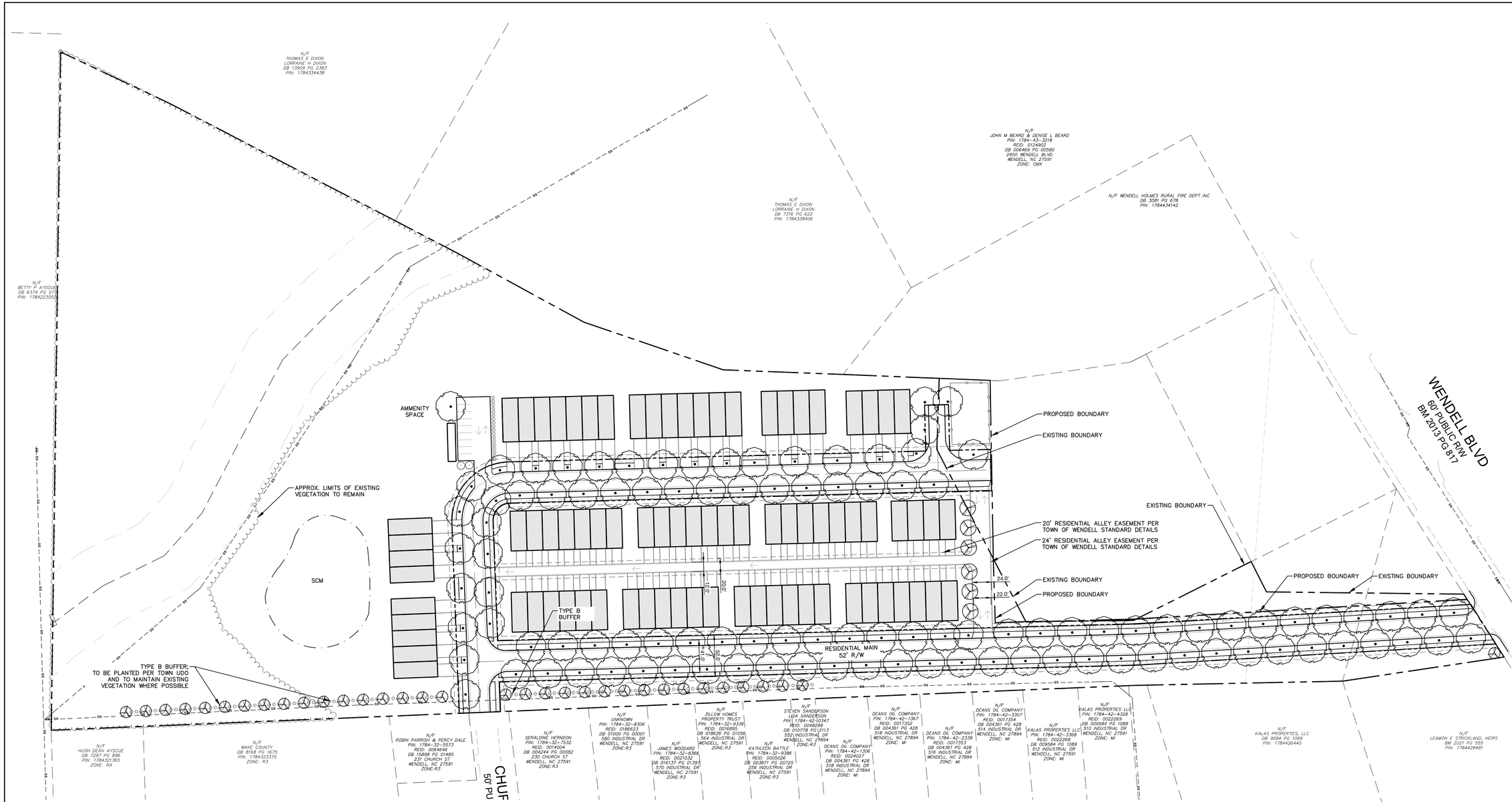
Landscape Plan
3030 Wendell Blvd, Wendell, NC 27591

NO. DATE: BY: REVISIONS:

Project No: 21-023
Date: 12.08.2021
Designed By: UDP
Checked By: BAR
Sheet No:

LS-1.0

ELEVATION 1 ELEVATION 3 ELEVATION 2 ELEVATION 6 ELEVATION 4 ELEVATION 5



LANDSCAPE REQUIREMENTS:

STREET TREE PLANTINGS:

REQUIRED TREES:	1 CANOPY TREE SPACED 40 FT O.C. 1 UNDERSTORY TREE SPACED 25 FT O.C.

STREET YARDS – MULTIFAMILY:

REQUIRED TREES:	2 CANOPY TREES PER 100 LF OF FRONTAGE
FOUNDATION PLANTINGS:	1 SHRUB PER 5 LF OF DWELLING FRONTAGE

BUFFER YARDS – TYPE B:

MINIMUM WIDTH:	20 FT
REQUIRED TREES:	1 TREE PER 25 LF
REQUIRED SHRUBS:	1 SHRUB PER 6 LF

PARKING LOT SCREENING:

MINIMUM WIDTH:	10 FT
MINIMUM PLANTING:	SEMI-OPAQUE SCREEN FROM THE GROUND TO AT LEAST 3.5 FT IN HEIGHT

GRAPHIC SCALE
60 0 30 60 120
1 INCH = 60 FEET

URBAN DESIGN PARTNERS
555 fayetteville st. 3rd floor
raleigh, nc 27601
p 919.275.5002
urbandesignpartners.com
nc firm no: P-0418 sc coa no: C-03044

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

12/08/2021

DRB Group
3000 RDU Center Drive, Suite 202
Morrisville, NC 27560

Larue Townhomes
Preliminary Plan Submittal

Landscape Plan
3030 Wendell Blvd, Wendell, NC 27591

NO. DATE: BY: REVISIONS:

Project No: 21-023
Date: 12.08.2021
Designed By: UDP
Checked By: BAR
Sheet No:

LS-1.0

ELEVATION 1 ELEVATION 3 ELEVATION 2 ELEVATION 6 ELEVATION 4 ELEVATION 5

WENDELL BOARD OF COMMISSIONERS

ORDER GRANTING/DENYING A SPECIAL USE PERMIT

The Board of Commissioners for the Town of Wendell, having held a public hearing on February 10, 2020 to consider Case Number SU 19-02 submitted by James A. Harrell, III on behalf of Wendell/Larue LLC, a request to permit a two-story, 84 unit apartment complex at the property addressed as 0 Wendell Blvd, PIN # 1784326835, and having heard all of the evidence and arguments presented at the hearing, makes the following DECISION for the requested use:

__X___Approved _____Denied

Voting in Favor: Commissioner Jason Joyner, Commissioner John Boyette, Commissioner Jon Lutz, Commissioner Joe DeLoach and Commissioner Philip Tarnaski
Absent: None
Voting in Opposition: None

Condition:

1. The entrance at Church Street shall serve solely as an emergency ingress/egress point, in regards to vehicular traffic.
2. Direct access to Wendell Blvd shall be provided, per the site plan submitted as part of the Special Use Permit application.

Please note that the proposed development will be subject to TRC review and approval. If there are any significant plan changes which are required in order to conform with applicable development regulations, the applicant may need to seek an amendment to the approved SUP, per the Town's Unified Development Ordinance.

Fee Paid: $550 Date Paid: 11/8/2019

Date of Public Hearing: 2/10/20 Date of Board Action: 2/10/20

Dates Public Hearing Advertised: 1/31/20 AND 2/07/20 in Wake Weekly

Deputy Town Clerk's Signature — Date: 2/14/20

Mayor's Signature — Date: 2-14-20

Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC
NC License #F-0102

NORTH CAROLINA PROFESSIONAL SEAL 043146 ENGINEER KEVIN S. DEAN
2/10/2020

MEMORANDUM

To: Mr. James A. Harrell, III
From: Kevin Dean, P.E.
Kimley-Horn and Associates, Inc.
Date: February 10, 2020
Subject: Wendell Place – Traffic Assessment

Kimley-Horn has performed an updated Traffic Assessment for the proposed Wendell Place residential development located on the north side of Industrial Drive at Church Street in Wendell, North Carolina. As currently envisioned, the development will include 84 apartments and is proposed to be accessed via a driveway on Wendell Boulevard north of Industrial Drive. The development has a projected build-out year of 2022.

This report presents trip generation, distribution, traffic analyses, and recommendations for transportation improvements required to meet anticipated traffic demands in conjunction with the proposed development in the 2022 study year. The site location and proposed site plan are shown on **Figures 1** and **2**, respectively.

Existing and Background Traffic

AM and PM peak hour turning movement counts were collected on April 17, 2019 at the following intersection:

- Wendell Boulevard (US 64 Business) at Industrial Drive

The existing AM and PM peak hour turning movement volumes are shown on **Figures 3** and **4**, respectively, and the count data is attached. It should be noted that while peak hour turning movement counts at Industrial Drive were collected while Wake County Public Schools were not in session, volumes were balanced with counts at an adjacent intersection on Wendell Boulevard (at Wendell Falls Parkway) when schools were in session to be conservative.

Historic daily traffic volumes indicate that volumes along Wendell Boulevard in the vicinity of Industrial Drive have decreased since 2013, which generally aligns with the construction of Wendell Falls Parkway and the interchange on US-264 Bypass/I-87. However, to present a conservative analysis, an annual growth factor of 3% was applied to the existing traffic volumes up to the year 2021 to calculate background traffic volumes. Additionally, site traffic from the approved nearby 49-unit Wendell Crossing residential development was also included in this analysis as background traffic. While no traffic study was performed for that development, site traffic was generated using the ITE *Trip Generation Manual* and distributed to the roadway network. To be conservative, it was assumed that development would be fully constructed and occupied prior to the build-out of this development. Peak hour background traffic volumes, which include historic growth traffic and approved development traffic, are shown on **Figures 3** and **4**.

40 trips am
53 trips pm

Trip Generation

The trip generation potential of the development was determined using the traffic generation rates published in the *ITE Trip Generation Handbook* (Institute of Transportation Engineers, Tenth Edition, 2017). The trip generation for the development is summarized in Table 1. For reference, based on the proposed 2-story building height and guidance from ITE and the North Carolina Department of Transportation (NCDOT) related to trip generation for multifamily housing developments, the analysis was performed using the "Multifamily Housing (Low-Rise)" land use (LUC 220).

Table 1
ITE Traffic Generation (Vehicles)

Land Use Code	Land Use	Intensity		Daily		AM Peak Hour		PM Peak Hour	
				In	Out	In	Out	In	Out
220	Multifamily Housing (Low-Rise)	84	d.u.	297	297	9	31	32	19

The proposed Wendell Place project is expected to generate 594 new daily trips, 40 new trips in the AM peak hour and 51 new trips in the PM peak hour.

Trip Distribution and Assignment

The proposed generated trips were assigned to the surrounding roadway network. The directional distribution and assignment were based on land uses and existing travel patterns in the area.

- 80% to/from the north on Wendell Boulevard (US 64 Business)
- 20% to/from the south on Wendell Boulevard (US 65 Business)

The site traffic distribution and percent assignment for the net new site trips are shown on **Figure 5**.

The attached **Figures 6** and **7** show the AM and PM peak hour site traffic volumes at the study intersections, respectively, as well as the total build-out peak hour traffic volumes.

Existing peak hour factors (PHF) were used for all of the traffic conditions at the intersection of Wendell Boulevard at Industrial Drive, while a PHF of 0.90 was used per NCDOT Congestion Management Guidelines at the new site driveway intersection.

Capacity Analysis

Capacity analyses were performed using Synchro Version 10 software. Synchro intersection level-of-service (LOS) reports are attached. The LOS for the study intersections are summarized in Table 2.

Table 2 Level-of-Service Summary		
Condition	**AM Peak Hour LOS (Delay)**	**PM Peak Hour LOS (Delay)**
Wendell Boulevard at Industrial Drive (Unsignalized)		
Existing (2019) Traffic	EB – C (18.6) NBL – A (8.2)	EB – C (18.2) NBL – A (9.7)
Background (2021) Traffic	EB – C (23.7) NBL – A (8.3)	EB – C (22.0) NBL – B (10.2)
Build-out (2021) Traffic	EB – C (23.9) NBL – A (8.3)	EB – C (22.2) NBL – B (10.2)
Wendell Boulevard at Site Driveway (Unsignalized)		
Build-out (2021) Traffic	EB – C (17.2) NBL – A (8.1)	EB – C (21.2) NBL – B (10.4)

Analysis indicates that the study intersections are expected to operate with short delays at project build-out with only minor increases in delays and queues with the addition of site traffic.

Recommendations

As both study intersections are expected to operate with short delays at project build-out, and as the addition of site traffic results in only minor increases in intersection delays and queues, no roadway improvements are recommended to be performed to accommodate projected site traffic.

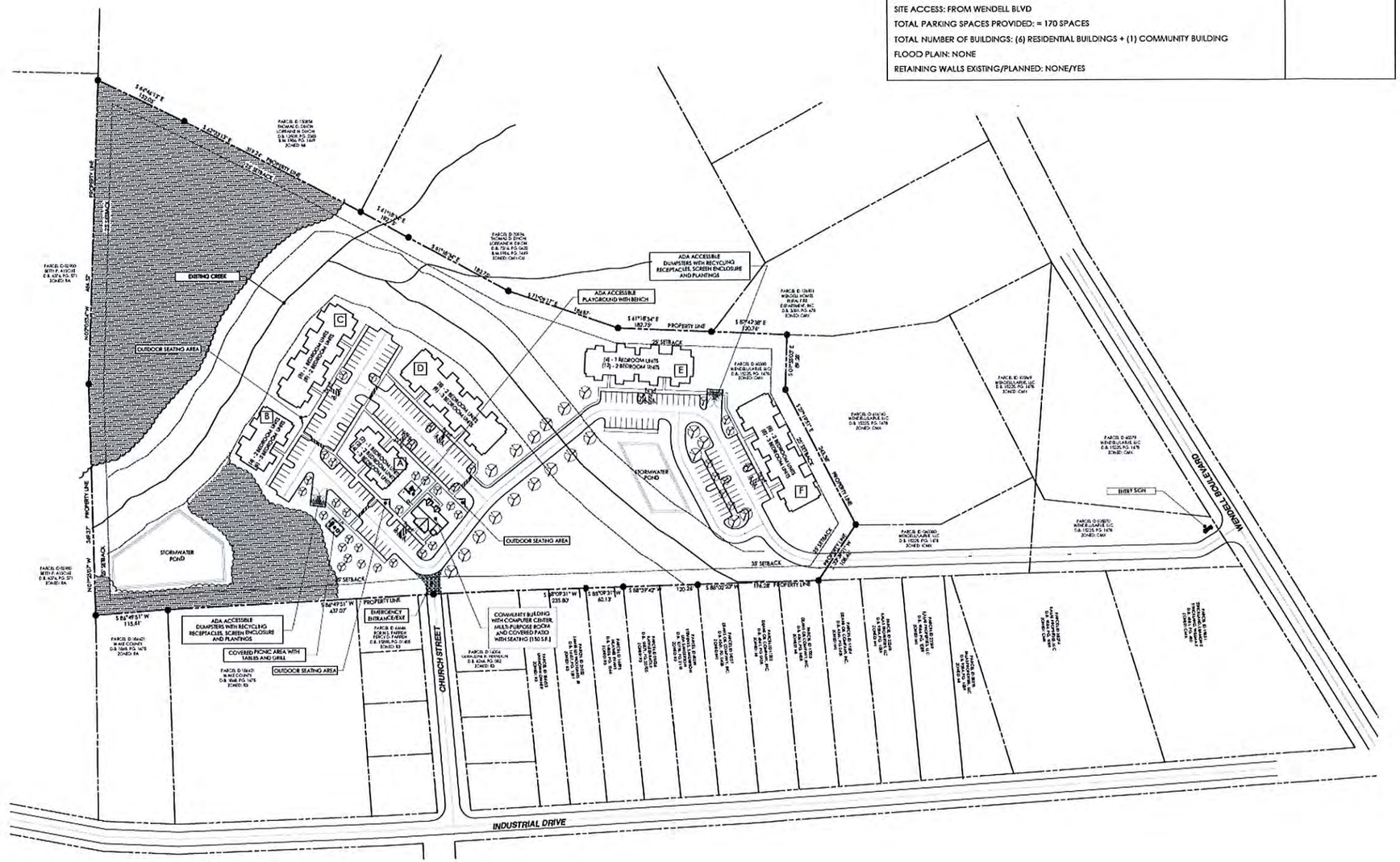
Should you have any questions or comments, please do not hesitate to contact me at (919) 653-2948 or kevin.dean@kimley-horn.com.

Kimley»Horn	WENDELL PLACE APARTMENTS WENDELL, NC TRAFFIC IMPACT ANALYSIS	SITE LOCATION	FIGURE 1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

Item 5a

SITE INFORMATION:	BUILDING LETTER
SITE ACREAGE: (+/-) 15.06 ACRES	A
TOTAL ACREAGE OF RECREATIONAL OPEN SPACE AND NON RESIDENTIAL USES: 10.94 ACRES	
TOTAL NUMBER AND ACREAGE OF PARCELS: (1) PARCEL, 15.06 ACRES	
TOTAL NUMBER OF HOUSING UNITS: 84 UNITS	
SITE ACCESS: FROM WENDELL BLVD	
TOTAL PARKING SPACES PROVIDED: = 170 SPACES	
TOTAL NUMBER OF BUILDINGS: (6) RESIDENTIAL BUILDINGS + (1) COMMUNITY BUILDING	
FLOOD PLAIN: NONE	
RETAINING WALLS EXISTING/PLANNED: NONE/YES	



1 Site Plan

Scale: 1"=80'-0"

GRAPHIC SCALE

0 40' 80' 160' 320'

1 inch = 80 ft.

NOT FOR CONSTRUCTION

Wendell Place, LLC

Wendell Place Apartments

Wendell, North Carolina

20-512.00

1 January 16, 2020 UPDATED SITE/ACCESS

1 January 10, 2020 UPDATED ACCESS

DATE: December 20, 2019

ISSUE FOR: City Review

Site Plan

Site 1.1

TOTAL SHEETS IN SET

DRAWN BY:

CHECKED BY:

Architecture

Planning

Interiors

Ross/Deckard Architects

© Copyright 2019 Ross/Deckard Architects, PA

Mailing Address: P.O. Box 98044, Raleigh, North Carolina 27624-8044

Street Address: 4010 Wake Forest Road, Raleigh, North Carolina 27609

E-mail: mail@RossDeckardArchitects.com

Fax: 919.875.9200

Phone: 919.875.0001

FIGURE 2

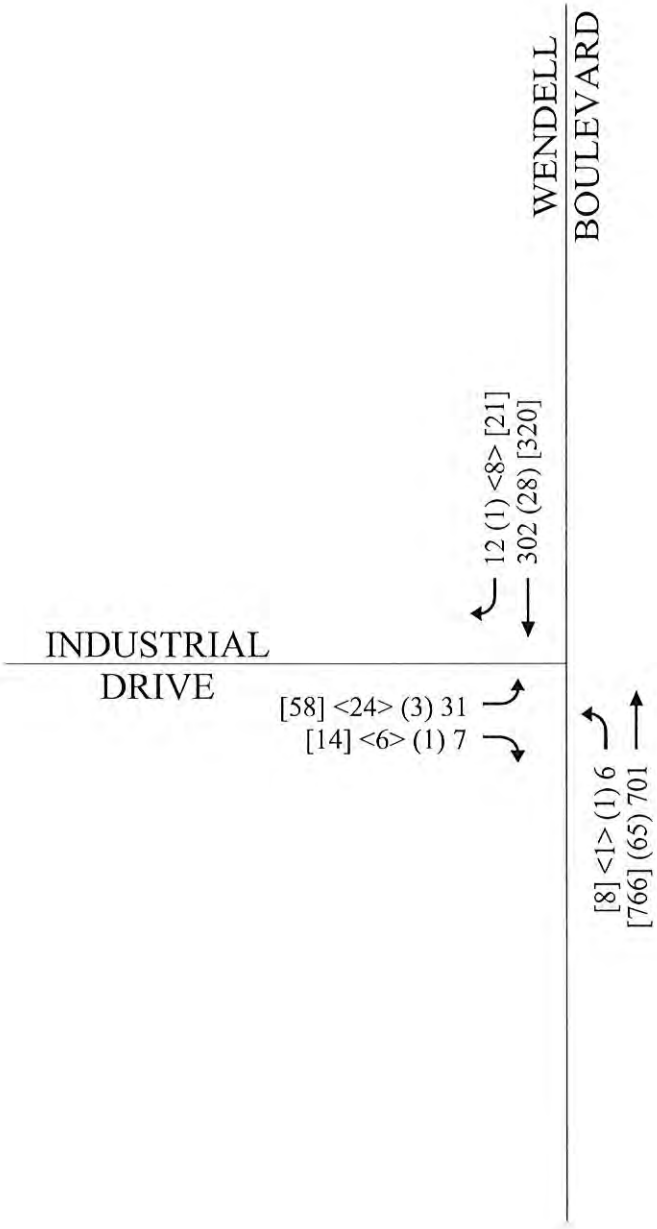
SITE PLAN

WENDELL PLACE APARTMENTS
WENDELL, NC
TRAFFIC IMPACT ANALYSIS

Kimley»Horn

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

NOT TO SCALE

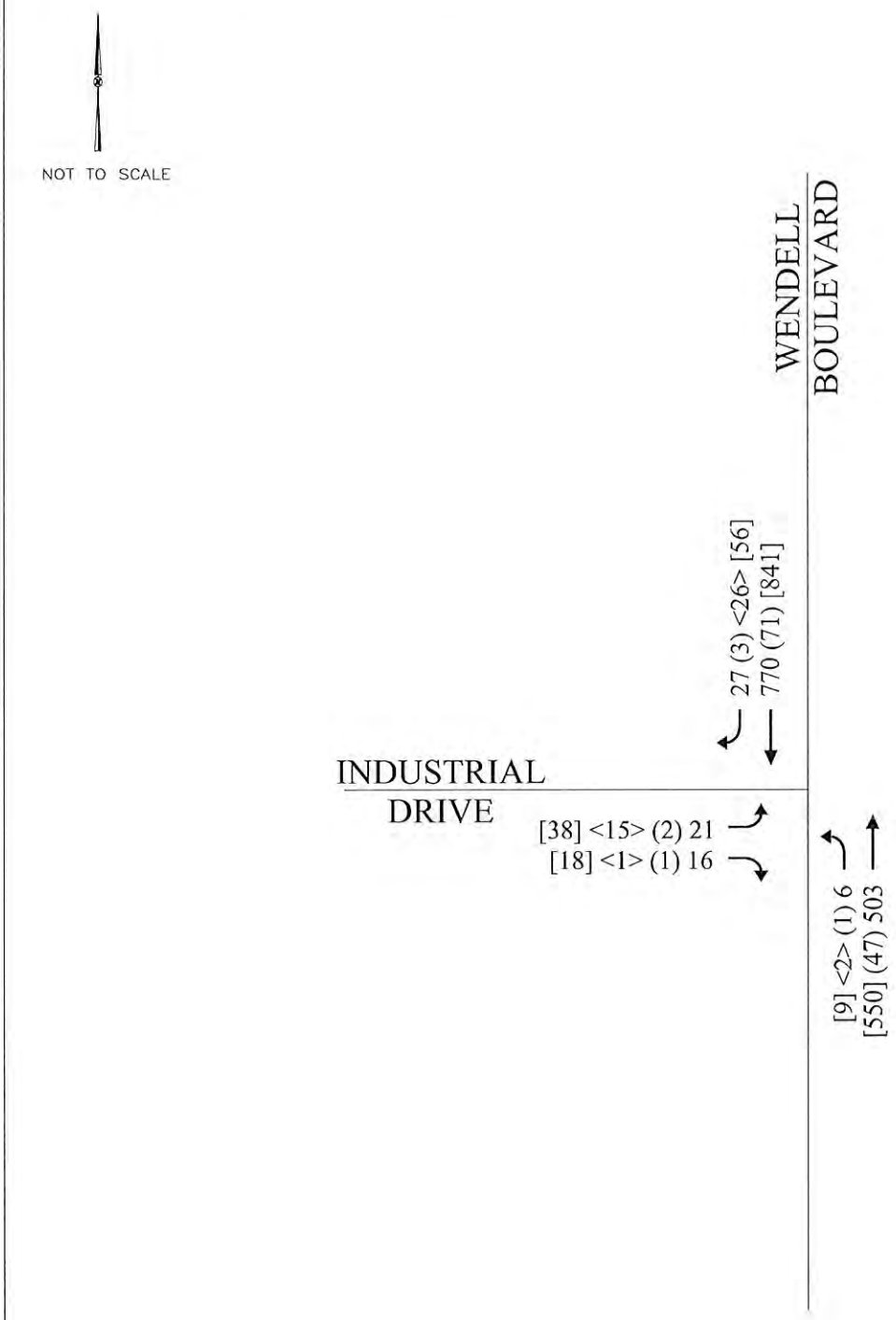


LEGEND

XX EXISTING TRAFFIC
(XX) BACKGROUND GROWTH
<XX> APPROVED DEVELOPMENT TRAFFIC
[XX] TOTAL BACKGROUND TRAFFIC

Kimley»Horn	WENDELL PLACE APARTMENTS WENDELL, NC TRAFFIC IMPACT ANALYSIS	EXISTING AND PROJECTED (2022) BACKGROUND AM PEAK HOUR TRAFFIC VOLUMES	FIGURE 3

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



LEGEND

XX EXISTING TRAFFIC
(XX) BACKGROUND GROWTH
<XX> APPROVED DEVELOPMENT TRAFFIC
[XX] TOTAL BACKGROUND TRAFFIC

Kimley»Horn	WENDELL PLACE APARTMENTS WENDELL, NC TRAFFIC IMPACT ANALYSIS	EXISTING AND PROJECTED (2022) BACKGROUND PM PEAK HOUR TRAFFIC VOLUMES	FIGURE 4

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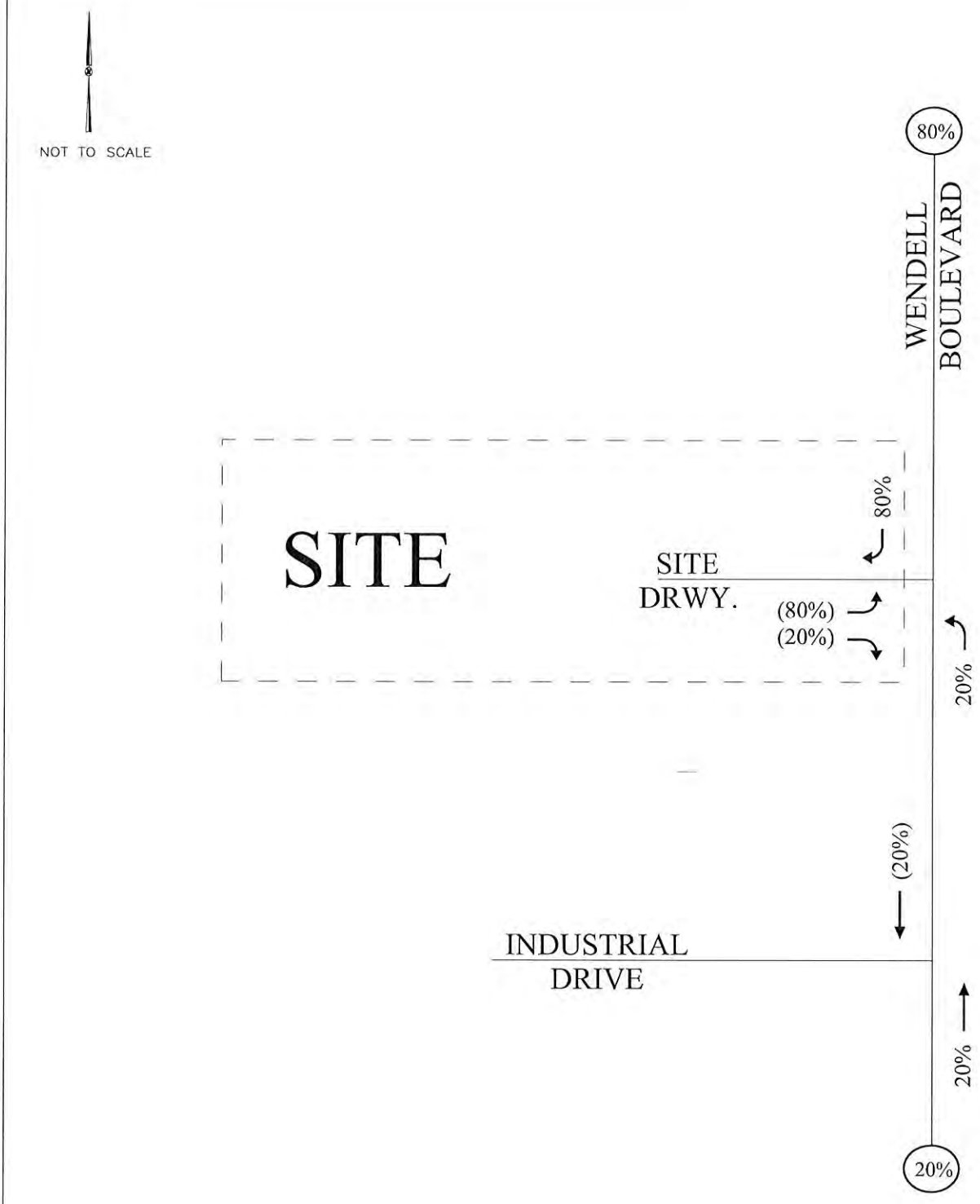

Kimley»Horn	WENDELL PLACE APARTMENTS WENDELL, NC TRAFFIC IMPACT ANALYSIS	SITE TRAFFIC DISTRIBUTION AND PERCENT ASSIGNMENT	FIGURE 5

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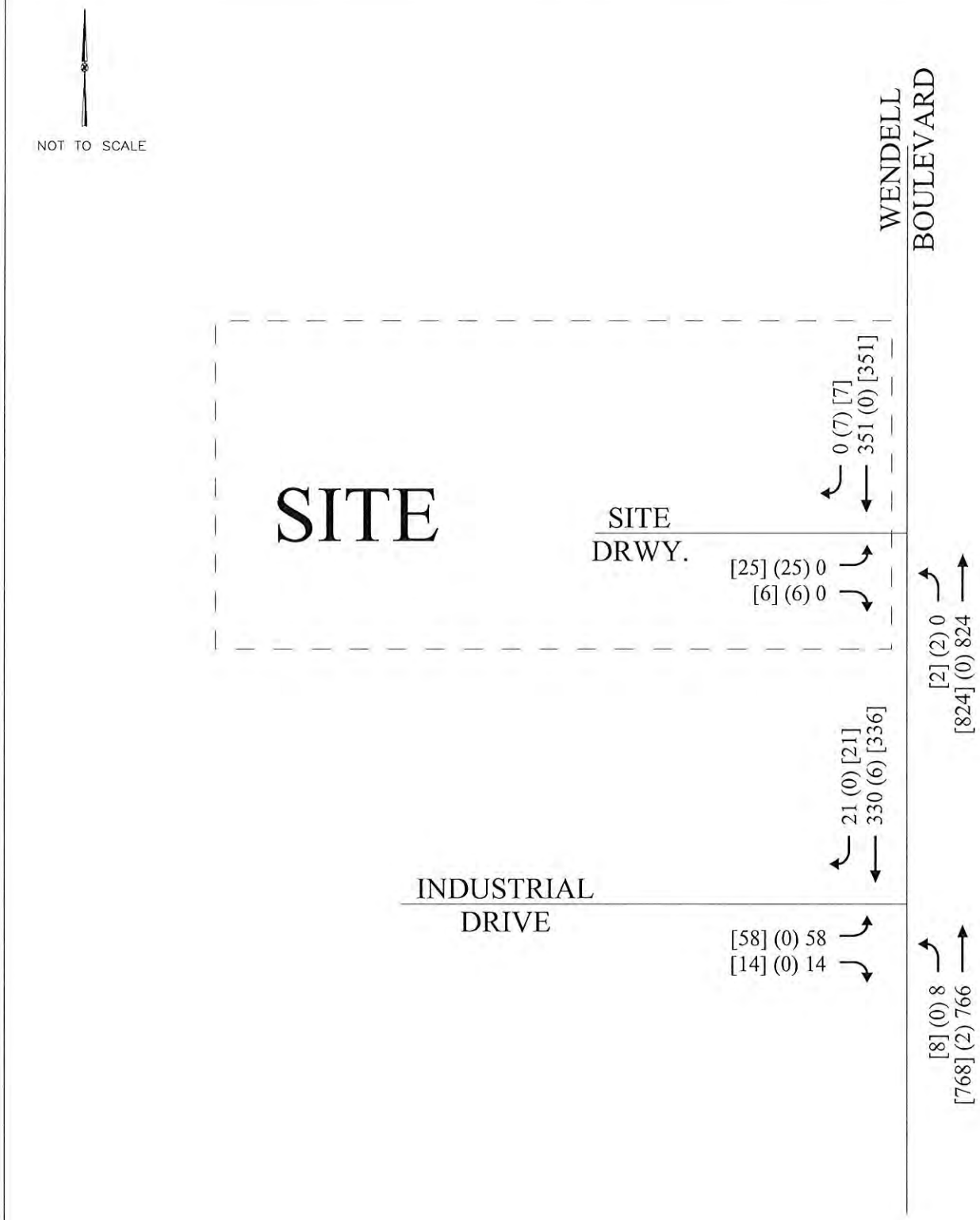

LEGEND

XX BACKGROUND TRAFFIC
(XX) PRIMARY SITE TRAFFIC
[XX] TOTAL BUILD-OUT TRAFFIC

Kimley»Horn	WENDELL PLACE APARTMENTS WENDELL, NC TRAFFIC IMPACT ANALYSIS	PROJECTED (2022) BUILD-OUT AM PEAK HOUR TRAFFIC VOLUMES	FIGURE 6

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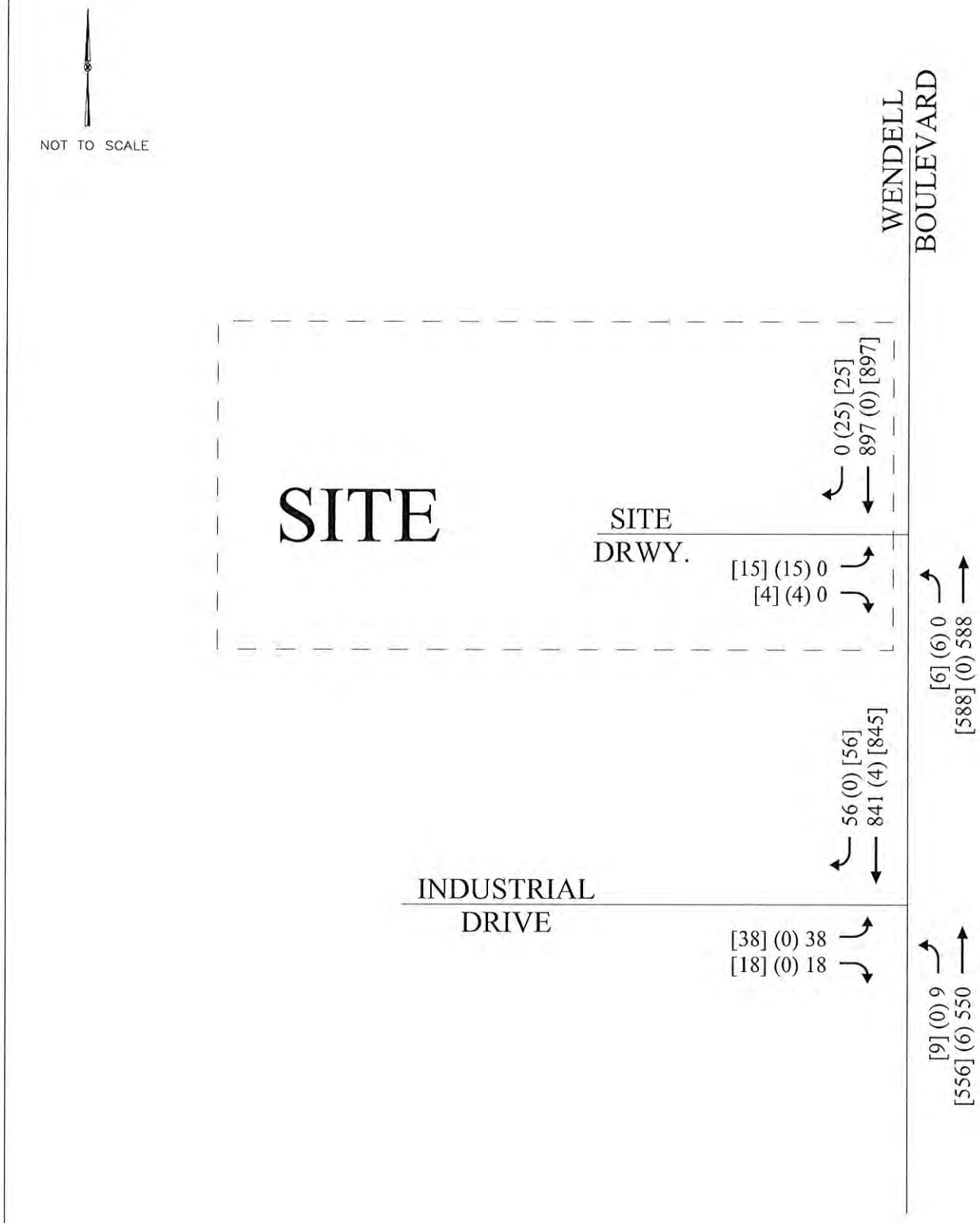
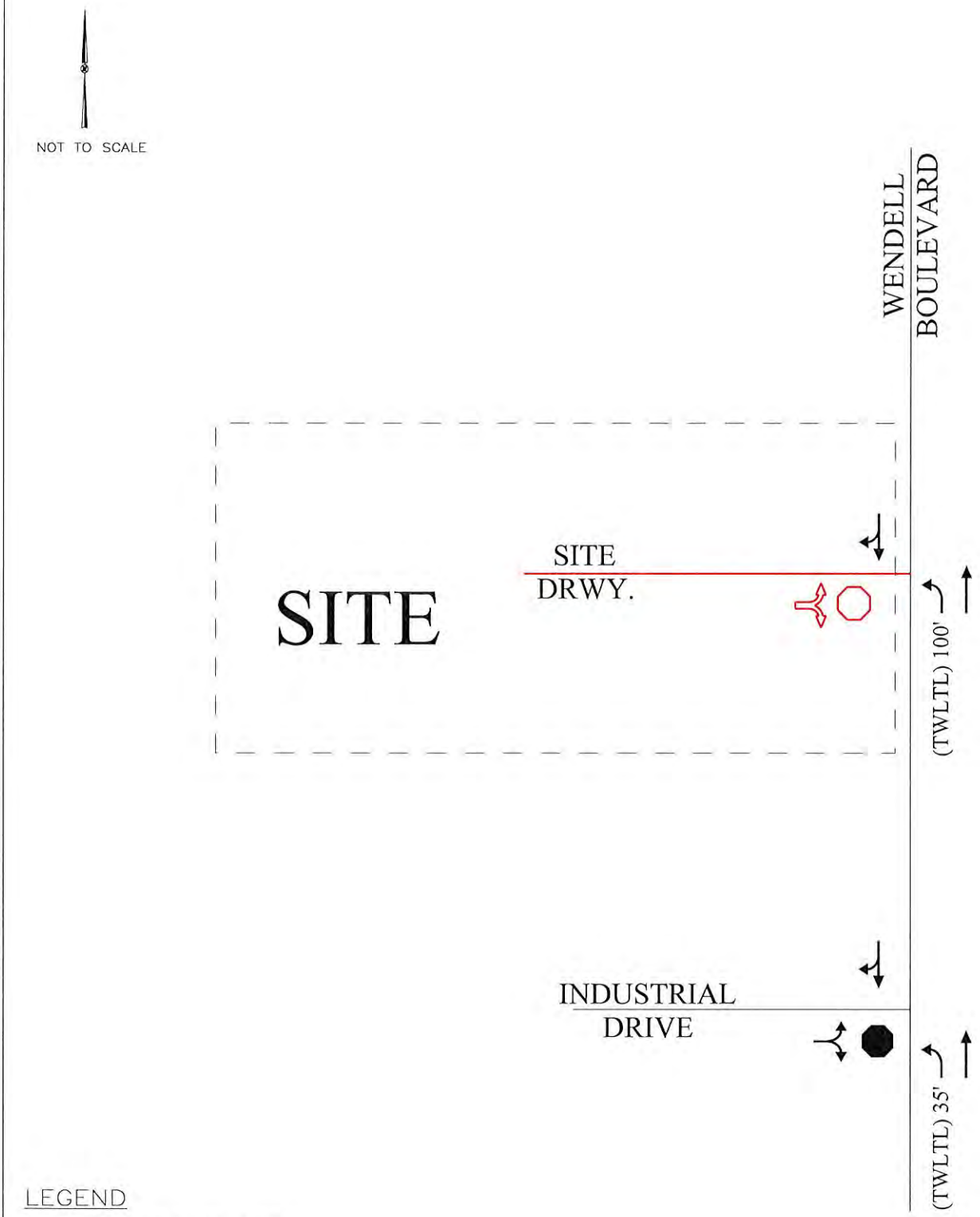


LEGEND

XX BACKGROUND TRAFFIC
(XX) PRIMARY SITE TRAFFIC
[XX] TOTAL BUILD-OUT TRAFFIC

Kimley»Horn	WENDELL PLACE APARTMENTS WENDELL, NC TRAFFIC IMPACT ANALYSIS	PROJECTED (2022) BUILD-OUT PM PEAK HOUR TRAFFIC VOLUMES	FIGURE 7

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



Kimley»Horn	WENDELL PLACE APARTMENTS WENDELL, NC TRAFFIC IMPACT ANALYSIS	RECOMMENDED ROADWAY LANEAGE	FIGURE 8

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Traffic Suevey Services, Inc.

7909 Old Stage Rd.
Raleigh, NC 27603

We are your eyes in the field

Industrial Dr. @ Wendell Blvd.
Wendell, NC
Counter:JCG
Weather: Clear

File Name : IndustrialWendell
Site Code : 00019131
Start Date : 4/17/2019
Page No : 1

Groups Printed- Vehicles

	Wendell Blvd. From North				From East	Wendell Blvd. From South				Industrial Dr. From West				
Start Time	Right	Thru	Left	App. Total	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
07:00 AM	2	42	0	44	0	0	145	0	145	0	0	5	5	194
07:15 AM	1	51	0	52	0	0	117	0	117	1	0	7	8	177
07:30 AM	1	46	0	47	0	0	128	1	129	1	0	2	3	179
07:45 AM	7	84	0	91	0	0	121	1	122	1	0	5	6	219
Total	11	223	0	234	0	0	511	2	513	3	0	19	22	769
08:00 AM	4	63	0	67	0	0	98	0	98	0	0	3	3	168
08:15 AM	3	69	0	72	0	0	106	2	108	2	0	10	12	192
08:30 AM	2	58	0	60	0	0	120	2	122	1	0	9	10	192
08:45 AM	3	112	0	115	0	0	144	2	146	4	0	9	13	274
Total	12	302	0	314	0	0	468	6	474	7	0	31	38	826
*** BREAK ***														
04:00 PM	8	195	0	203	0	0	101	2	103	4	0	5	9	315
04:15 PM	6	191	0	197	0	0	92	1	93	3	0	5	8	298
04:30 PM	7	178	0	185	0	0	96	4	100	2	0	6	8	293
04:45 PM	7	171	0	178	0	0	95	6	101	5	0	6	11	290
Total	28	735	0	763	0	0	384	13	397	14	0	22	36	1196
05:00 PM	6	193	0	199	0	0	103	3	106	7	0	5	12	317
05:15 PM	7	213	0	220	0	0	113	1	114	5	0	5	10	344
05:30 PM	8	177	0	185	0	0	103	1	104	3	0	5	8	297
05:45 PM	6	183	0	189	0	0	116	1	117	1	0	6	7	313
Total	27	766	0	793	0	0	435	6	441	16	0	21	37	1271
Grand Total	78	2026	0	2104	0	0	1798	27	1825	40	0	93	133	4062
Apprch %	3.7	96.3	0			0	98.5	1.5		30.1	0	69.9		
Total %	1.9	49.9	0	51.8	0	0	44.3	0.7	44.9	1	0	2.3	3.3	

Your Company Name Here

Wendell Blvd. @ Wendell Falls Pkwy./Wall
Wendell, NC
Counter:JG/LV/JF
November7, 2019

File Name : WwendellBLvd
Site Code : 00001942
Start Date : 11/7/2019
Page No : 1

Groups Printed- Vehicles

	Wall St. Eastbound					Wendell Blvd Westbound					Wendell Falls Pkwy. Northbound					Wendell Blvd Southbound					
Start Time	Left	Thru	Right	Peds	App. Total	Lt. Wall	Lt. Falls	Thru	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Thru	Rt. Falls	Rt. Wall	Peds	App. Total	Int. Total
06:00 AM	3	0	1	0	4	0	21	100	0	121	9	0	3	0	12	24	4	7	0	35	172
06:15 AM	0	0	1	0	1	0	18	102	0	120	10	0	7	0	17	33	5	0	0	38	176
06:30 AM	2	0	1	0	3	0	20	147	0	167	11	0	5	0	16	33	11	0	0	44	230
06:45 AM	0	0	0	0	0	0	27	152	0	179	16	0	5	0	21	44	7	0	0	51	251
Total	5	0	3	0	8	0	86	501	0	587	46	0	20	0	66	134	27	7	0	168	829
07:00 AM	2	0	0	0	2	0	29	186	0	215	15	0	7	0	22	53	14	2	0	69	308
07:15 AM	0	0	1	0	1	0	30	141	0	171	12	0	8	0	20	55	14	2	0	71	263
07:30 AM	0	0	1	0	1	1	11	140	0	152	21	0	13	0	34	61	14	0	0	75	262
07:45 AM	0	0	0	0	0	1	27	174	0	202	18	0	6	0	24	81	11	0	0	92	318
Total	2	0	2	0	4	2	97	641	0	740	66	0	34	0	100	250	53	4	0	307	1151
08:00 AM	0	0	0	0	0	1	6	93	0	100	18	0	6	0	24	97	38	1	0	136	260
08:15 AM	1	0	0	0	1	0	15	100	0	115	19	0	11	0	30	69	36	0	0	105	251
08:30 AM	1	0	1	0	2	1	16	122	0	139	22	0	10	0	32	78	24	0	0	102	275
08:45 AM	0	0	3	0	3	1	18	109	0	128	20	0	11	0	31	87	26	0	0	113	275
Total	2	0	4	0	6	3	55	424	0	482	79	0	38	0	117	331	124	1	0	456	1061
09:00 AM	0	0	0	0	0	3	18	125	0	146	11	0	15	0	26	82	20	0	0	102	274
09:15 AM	2	0	0	0	2	1	15	99	0	115	8	0	6	0	14	78	17	0	0	95	226
09:30 AM	2	0	0	0	2	0	10	87	0	97	11	0	7	0	18	63	18	1	0	82	199
09:45 AM	0	0	1	0	1	2	6	93	0	101	11	0	8	0	19	80	9	1	0	90	211
Total	4	0	1	0	5	6	49	404	0	459	41	0	36	0	77	303	64	2	0	369	910
10:00 AM	0	0	3	0	3	3	12	91	0	106	10	0	8	0	18	73	10	0	0	83	210
10:15 AM	0	0	0	0	0	0	10	81	0	91	13	0	14	0	27	65	16	0	0	81	199
10:30 AM	2	0	1	0	3	0	15	78	0	93	11	0	10	0	21	84	14	1	0	99	216
10:45 AM	1	0	0	0	1	2	9	95	0	106	8	0	11	0	19	67	10	0	0	77	203
Total	3	0	4	0	7	5	46	345	0	396	42	0	43	0	85	289	50	1	0	340	828
11:00 AM	0	0	0	0	0	1	5	94	0	100	10	0	7	0	17	86	13	1	0	100	217
11:15 AM	0	0	0	0	0	1	15	99	0	115	14	0	12	0	26	75	9	0	0	84	225
11:30 AM	0	0	0	0	0	1	6	90	0	97	13	0	8	0	21	96	19	0	0	115	233
11:45 AM	0	0	0	0	0	1	10	89	0	100	7	0	8	0	15	96	19	0	0	115	230
Total	0	0	0	0	0	4	36	372	0	412	44	0	35	0	79	353	60	1	0	414	905
12:00 PM	0	0	0	0	0	1	18	118	0	137	8	0	10	0	18	100	19	0	0	119	274
12:15 PM	1	0	3	0	4	1	9	87	0	97	10	0	7	0	17	109	23	0	0	132	250
12:30 PM	0	0	1	0	1	2	12	107	0	121	6	0	7	0	13	101	12	7	0	120	255
12:45 PM	2	0	2	0	4	2	7	101	0	110	16	0	9	0	25	98	13	0	0	111	250
Total	3	0	6	0	9	6	46	413	0	465	40	0	33	0	73	408	67	7	0	482	1029
01:00 PM	0	0	2	0	2	3	11	105	0	119	12	0	15	0	27	91	18	0	0	109	257
01:15 PM	1	0	0	0	1	0	10	109	0	119	19	0	11	0	30	102	18	1	0	121	271
01:30 PM	1	0	0	0	1	3	7	96	0	106	18	0	15	0	33	101	19	1	0	121	261
01:45 PM	1	0	1	0	2	2	12	106	0	120	14	0	8	0	22	117	10	1	0	128	272
Total	3	0	3	0	6	8	40	416	0	464	63	0	49	0	112	411	65	3	0	479	1061
02:00 PM	1	0	0	0	1	0	9	85	0	94	8	0	12	0	20	100	16	2	0	118	233
02:15 PM	1	0	0	0	1	1	5	85	0	91	11	0	7	0	18	115	12	1	0	128	238
02:30 PM	3	0	2	0	5	0	11	87	0	98	13	0	9	0	22	109	25	1	0	135	260
02:45 PM	0	0	0	0	0	0	10	107	0	117	21	0	6	0	27	99	23	2	0	124	268
Total	5	0	2	0	7	1	35	364	0	400	53	0	34	0	87	423	76	6	0	505	999
03:00 PM	0	0	2	0	2	1	7	92	0	100	20	0	10	0	30	123	27	0	0	150	282
03:15 PM	0	0	0	0	0	1	15	107	0	123	11	0	13	0	24	121	37	0	0	158	305
03:30 PM	0	0	3	0	3	0	14	91	0	105	14	0	12	0	26	132	22	0	0	154	288
03:45 PM	3	0	2	0	5	1	19	123	0	143	16	0	9	0	25	155	28	3	0	186	359
Total	3	0	7	0	10	3	55	413	0	471	61	0	44	0	105	531	114	3	0	648	1234
04:00 PM	2	0	1	0	3	1	18	111	0	130	14	0	10	0	24	184	30	2	0	216	373

Your Company Name Here

Wendell Blvd. @ Wendell Falls Pkwy./Wall
Wendell, NC
Counter:JG/LV/JF
November7, 2019

File Name : WwendellBLvd
Site Code : 00001942
Start Date : 11/7/2019
Page No : 3

	Wall St. Eastbound					Wendell Blvd Westbound					Wendell Falls Pkwy. Northbound					Wendell Blvd Southbound					
Start Time	Left	Thru	Right	Peds	App. Total	Lt. Wall	Lt. Falls	Thru	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Thru	Rt. Falls	Rt. Wall	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:00 PM																					
04:00 PM	**2**	0	**1**	0	**3**	**1**	**18**	111	0	130	**14**	0	10	0	24	**184**	**30**	**2**	0	**216**	**373**
04:15 PM	1	0	1	0	2	1	9	122	0	132	14	0	**17**	0	**31**	175	30	2	0	207	372
04:30 PM	0	0	0	0	0	1	11	90	0	102	14	0	13	0	27	164	22	1	0	187	316
04:45 PM	1	0	0	0	1	0	18	**132**	0	**150**	12	0	14	0	26	165	22	0	0	187	364
Total Volume	4	0	2	0	6	3	56	455	0	514	54	0	54	0	108	688	104	5	0	797	1425
% App. Total	66.7	0	33.3	0		0.6	10.9	88.5	0		50	0	50	0		86.3	13	0.6	0		
PHF	.500	.000	.500	.000	.500	.750	.778	.862	.000	.857	.964	.000	.794	.000	.871	.935	.867	.625	.000	.922	.955

Traffic Suevey Services, Inc.
7909 Old Stage Rd.
Raleigh, NC 27603
We are your eyes in the field

Industrial Dr. @ Church/East St.
Wendell, NC
Counter:JG/JE
Weather: Clear

File Name : industrialeast
Site Code : 00019132
Start Date : 4/17/2019
Page No : 2

	Church St. From North				Industrial Dr. From East				Church St. From South				Industrial Dr. From West				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:00 AM																	
07:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	**1**	2	0	**3**	3
07:15 AM	0	0	**1**	**1**	0	0	0	0	**2**	0	0	**2**	0	**3**	0	3	**6**
07:30 AM	0	**1**	0	1	0	**1**	0	1	1	0	0	1	0	2	0	2	5
07:45 AM	**1**	0	0	1	**1**	1	0	**2**	0	0	0	0	0	1	0	1	4
Total Volume	1	1	1	3	1	2	0	3	3	0	0	3	1	8	0	9	18
% App. Total	33.3	33.3	33.3		33.3	66.7	0		100	0	0		11.1	88.9	0		
PHF	.250	.250	.250	.750	.250	.500	.000	.375	.375	.000	.000	.375	.250	.667	.000	.750	.750
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:15 PM																	
04:15 PM	0	0	0	0	**1**	3	0	4	0	0	0	0	0	**2**	0	2	6
04:30 PM	0	**1**	0	**1**	1	**4**	1	**6**	1	0	0	1	0	1	0	1	9
04:45 PM	0	0	0	0	0	3	**2**	5	**2**	0	0	**2**	**1**	2	0	**3**	**10**
05:00 PM	0	0	0	0	0	4	0	4	1	0	0	1	1	2	0	3	8
Total Volume	0	1	0	1	2	14	3	19	4	0	0	4	2	7	0	9	33
% App. Total	0	100	0		10.5	73.7	15.8		100	0	0		22.2	77.8	0		
PHF	.000	.250	.000	.250	.500	.875	.375	.792	.500	.000	.000	.500	.500	.875	.000	.750	.825

Wendell Place - Historic Growth

	ADT				Growth Rate		
	2017	2015	2013	2011	2015-2017	2013-2017	2011-2017
Wendell Boulevard S of Academy	14000	15000	16000	15000	-3.39%	-3.28%	-1.14%
Marshburn N of Academy	2100	2000	2000	2100	2.47%	1.23%	0.00%
Industrial W of Wendell Boulevard*	810	840	750	700	-1.80%	1.94%	2.46%
Academy W of Wendell Boulevard*	340	370	300	340	-4.14%	3.18%	0.00%
Wendell Boulevard E of Cypress	13000	13000	13000	13000	0.00%	0.00%	0.00%
Wendell Boulevard W of Liles Dean	12000	13000	14000	13000	-3.92%	-3.78%	-1.33%

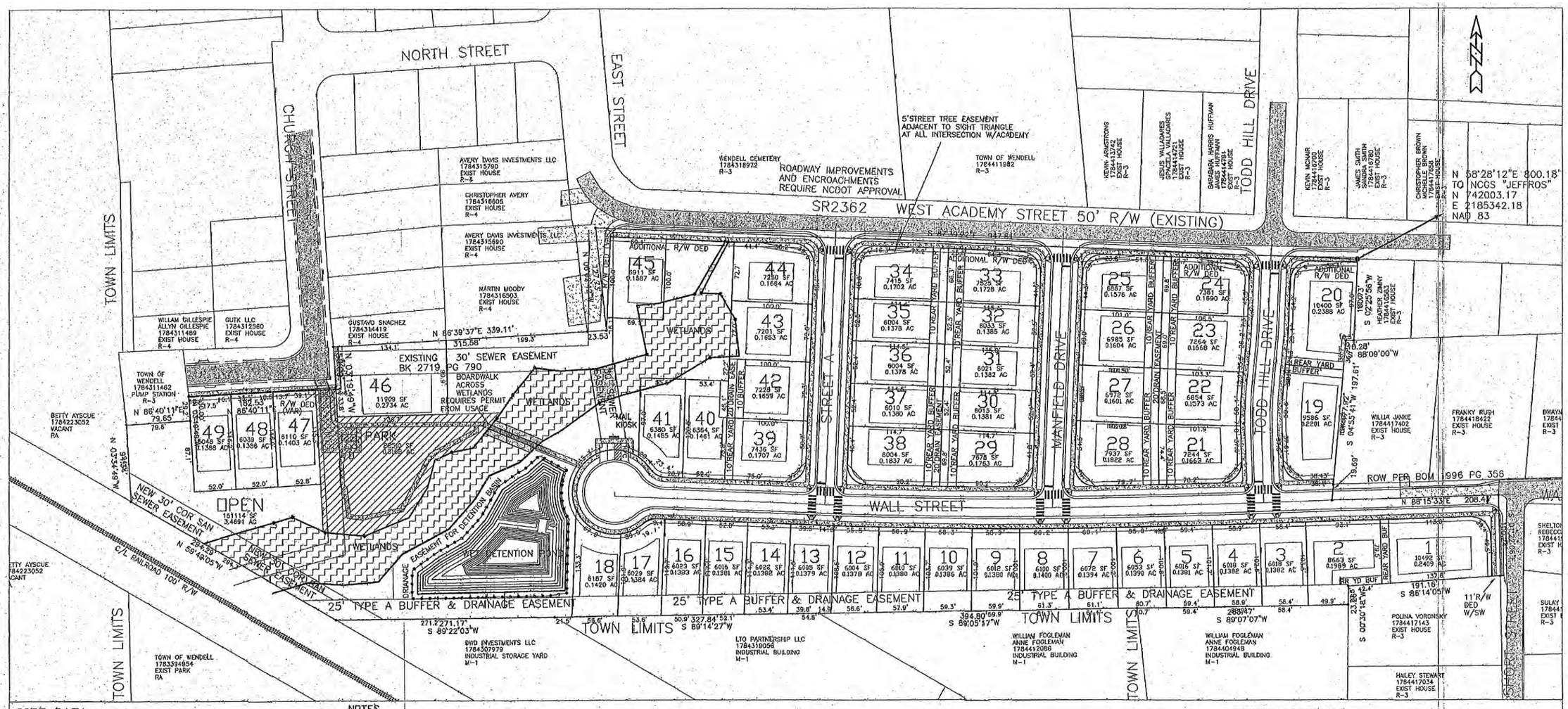
*Provided volumes from 2015, 2013, 2011, 2009

Approved Development Trip Generation - Wendell Crossing

Table A - Trip Generation

Land Use	Intensity	Daily			AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total	In	Out
210 Single Family Detached Housing	49 d.u.	540	270	270	40	10	30	51	32	19

Item 5a



SITE DATA

PIN - 1784-31-9395
DEED BOOK - 016689 DEED PAGE - 01705
AREA - 604,154 SF (13.8695 AC)
AREA IN R/W - 113,732 SF (2.6109AC)
ZONING - R-4
OWNER - LUCIUS S. JONES (919-427-3706)
PO BOX 128, WENDELL, NC 27591
NUMBER OF LOTS - 49
TOTAL OPEN SPACE REQD - 85,750 SF (1.9685 AC) (1750 SF/LOT)
TOTAL OPEN SPACE PROVIDED - 151,114 SF (3.4691 AC)
PARK SPACE REQD - 21,438 SF (0.4921 AC) (25% OF REQD OS)
PARK SPACE PROVIDED - 22,510 SF (0.5168 AC)
ACTIVE RECREATION REQD - 7,146 SF (0.1640 AC)
SEE SHEET 16 FOR PARK PLAN

R-4 ZONING REQUIREMENTS

MINIMUM LOT AREA - 6,000 SF
MINIMUM LOT WIDTH - 50'
MINIMUM LOT DEPTH - 100'
MINIMUM SETBACKS
FRONT - 25'
REAR - 20'
SIDE - 20% WIDTH
CORNER - 25'
MINIMUM HOUSE SIZE - 1800 SF

PUBLIC IMPROVEMENTS QUANTITIES

PHASE NUMBER	1
NUMBER OF LOTS	49
PUBLIC WATER (LF) 8"DIP	560
PUBLIC WATER (LF) 6"DIP	1282
3/4" RESIDENTIAL WATER SERVICE	49
PUBLIC SEWER (LF) 8"DIP	716
PUBLIC SEWER (LF) 8"PVC	1351
4" RESIDENTIAL SEWER SERVICE	49
PUBLIC STREET (LF)	2104
PUBLIC 5' SIDEWALK (LF)	4867
STREET SIGNS (EA)	20

NOTES

1) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TOWN OF WENDELL STANDARD SPECIFICATIONS AND DETAILS. WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARD SPECIFICATIONS AND DETAILS. ACADEMY STREET SHALL BE IN ACCORDANCE WITH NCDOT DRIVEWAY AND ENCROACHMENT APPROVALS.
2) ALL WATER METERS SHALL BE LOCATED WITHIN 2'x2' CITY OF RALEIGH UTILITY EASEMENT ADJACENT TO STREET R/W. CLEANOUTS TO BE ON R/W.
3) THE DEVELOPER IS RESPONSIBLE FOR ALL INSTALLATION COST ASSOCIATED WITH STREET LIGHTING. A STREET LIGHTING PLAN WILL BE SUBMITTED WITH CONSTRUCTION DRAWINGS. UPGRADE AND UNDERGROUND WIRING FEES ARE DUE TO THE TOWN PRIOR TO APPROVAL OF FINAL PLAT.
4) ALL EASEMENTS SHALL BE MAINTAINED BY PROPERTY OWNERS.
5) SIDEWALKS TO BE INSTALLED PER LOT. SIDEWALKS MUST BE INSTALLED PRIOR TO RECEIVING CO'S FOR EACH INDIVIDAL LOTS.
6) SUBDIVISION SIGNS ARE TO BE MAINTAINED BY THE DEVELOPER.
7) DEVELOPER WILL BE RESPONSIBLE FOR OWNERSHIP AND MAINTENANCE OF OPEN SPACES AND STORMWATER MANAGEMENT DEVICES.
8) LOTS SHALL BE LANDSCAPED IN ACCORDANCE WITH UDO SEC 8.7.B.
9) MAXIMUM IMPERVIOUS AREA SQUARE FOOTAGE ON EACH INDIVIDUAL LOT WILL BE STRINGENTLY ENFORCED WITH NO EXCEPTIONS INTO PERPETUITY. PLANS APPROVED WITH A MAXIMUM IMPERVIOUS SURFACE OF 3000 SF PER LOT.
10) THE ACTIVE OPEN SPACE PLAN MUST BE APPROVED BY ZONING ADMINISTRATOR PRIOR TO THE APPROVAL OF THE FINAL PLAT.
11) SUBDIVISION PLAT WITH ALL CITY OF RALEIGH EASEMENTS MUST BE RECORDED PRIOR TO ACCEPTANCE OF UTILITIES AND ISSUANCE OF BUILDING PERMITS.

ATTENTION CONTRACTORS

The *Construction Contractor* responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for *contacting* the *Public Utilities Department* at *(919) 996-4540* at least *twenty-four hours* prior to beginning any of their construction.

Failure to notify both *City Departments* in advance of beginning construction, will result in the issuance of *monetary fines*, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for *Inspection, Install a Downstream Plug*, have *Permitted Plans* on the *Jobsite*, or any other *Violation* of *City of Raleigh Standards* will result in a *Fine and Possible Exclusion* from future work in the *City of Raleigh*.

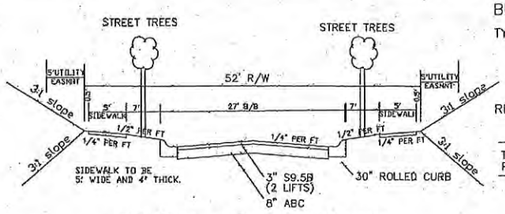
EROSION CONTROL, STORMWATER AND FLOODPLAIN MANAGEMENT

APPROVED

EROSION CONTROL ☑ S-EC-007663-2018
STORMWATER MGMT. ☑ S-WF-007688-2018
FLOOD STUDY ☐ S- N/A
DATE 12/28/2018

WAKE COUNTY NORTH CAROLINA EFFECTIVE:06/20/18

ENVIRONMENTAL CONSULTANT SIGNATURE



TYPICAL STREET SECTION
ALL STREETS ARE PUBLIC CITY STREETS.

ACADEMY STREET
ADDITIONAL VARIABLE WIDTH R/W SHALL BE ADDED TO ACADEMY STREET STREET TO BE IMPROVED TO 1/2 OF 52' R/W, 1/2 27' B/B W/ SW

CONCRETE ROLLED CURB FOR INTERIOR STREETS
STANDARD 30" CURB AND GUTTER ALONG ACADEMY STREET

Public
Water Distribution / Extension System
The City of Raleigh consents to the connection and extension of the City's public water system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.
City of Raleigh Public Utilities Department Permit # W-35681
Authorization to Construct
Date 2/13/19

Public
Sewer Collection / Extension System
The City of Raleigh consents to the connection and extension of the City's public sewer system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.
City of Raleigh Public Utilities Department Permit # S-4498
Authorization to Construct
Date 2/13/19

BUFFER DEFINITIONS

TYPE A BUFFER - OPTION A
MIN WIDTH - 25'
1 CANOPY TREE PER 40', 1 UNDERSTORY TREE PER 20', 1 SHRUB PER 5'
OPTION B
MIN WIDTH - 10'
COMPLETELY OPAQUE FENCING, WALL OR PLANTINGS 6' IN HEIGHT

REAR YARD BUFFER
1 TREE & 1 SHRUB PER 15' OF REAR PROPERTY LINE

THERE ARE NO FEMA FLOODPLAINS NOR STREAM BUFFERS ON THIS PROPERTY PER REPORT BY SOIL SERVICES, PLLC

TABLE OF CONTENTS

SHEET 1 - SUBDIVISION PLAN
SHEET 1.1 - EXISTING CONDITIONS
SHEET 2 - UTILITY PLAN
SHEET 3 - GRADING PLAN
SHEET 4 - WET DETENTION BASIN DETAILS
SHEET 5 - STREET TREE & LIGHTING PLAN
SHEET 6 - WALL STREET PLAN/PROFILE
SHEET 7 - STREET A, MANFIELD DR, OUTFALL PLAN/PROF
SHEET 8 - TODD HILL, SHORT ST, CHURCH ST PLAN/PROF
SHEET 9 - ACADEMY STREET PLAN/PROFILE
SHEET 10 - EROSION CONTROL PLAN
SHEET 11 - EROSION CONTROL DETAILS
SHEET 12 - EROSION CONTROL DETAILS
SHEET 13 - STREET SIGNAGE PLAN
SHEET 14 - UTILITY DETAILS
SHEET 15 - UTILITY DETAILS
SHEET 16 - MAIL KIOSK & PARK PLANS & STREET DETAILS

I hereby certify that this Plan was approved by the (Administrator) or (IRC) of the Town of Wendell on the 4th day of Feb 2019.
Mackenzie Ray
Administrator

50 0 50 120 180
Scale 1" = 60'

CAROLINA PROFESSIONAL ENGINEER SEAL 036615 DANIEL W. BLACKBURN
Dw Blackburn 01/17/2019
BLACKBURN CONSULTING ENGINEERING F-0219
306 EAST MAIN STREET
CLAYTON, NC 27520
(919) 553-2900 FAX (919) 553-7298

SUBDIVISION PLAN

WENDELL CROSSING SUBDIVISION

LUCIUS JONES

REVISIONS: 12/13/2018 01/17/2019
SCALE: 1"=60'
DRAWN BY: DWB
DATE: 10/09/2018
PROJECT NO. J-635

SHEET 1 OF 16

Wendell Place Apartments

Table 1 - Trip Generation

Land Use	Intensity	Daily			AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total	In	Out
220 Multifamily Housing (Low-Rise)	84 d.u.	594	297	297	40	9	31	51	32	19

K:\DUR_LDEV\Wendell Place Apartments\T4 - Analysis\[WendellPlaceApts-TIA Data.xls]Trip Gen

4/19/19

Item 5a

INTERSECTION ANALYSIS SHEET

Project:	Wendell Place Apartments
Location:	Wendell, NC
Ct. Date	4/17/2019
N/S Street:	Wendell Boulevard (US 64 Bus.)
E/W Street:	Industrial Drive

	AM In	AM Out	PM In	PM Out
Net New Trips:	9	31	32	19
Pass-By Trips:	0	0	0	0

Annual Growth Rate:	3.0%	Existing Year:	2019
Growth Factor:	0.092727	Buildout Year:	2022

AM PEAK HOUR
AM PHF = 0.75

Description	Industrial Drive Eastbound Left	Through	Right	Industrial Drive Westbound Left	Through	Right	Wendell Boulevard (US 64 Bus.) Northbound Left	Through	Right	Wendell Boulevard (US 64 Bus.) Southbound Left	Through	Right
2019 Traffic Count	31	0	7	0	0	0	6	468	0	0	302	12
Count Balancing	0	0	0	0	0	0	0	233	0	0	0	0
2019 Existing Traffic	31	0	7	0	0	0	6	701	0	0	302	12
Growth Factor (0.03 per year)	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093
2022 Background Growth	3	0	1	0	0	0	1	65	0	0	28	1
Committed Projects												
Wendell Crossing	24	0	6	0	0	0	1	0	0	0	0	8
Total Committed Traffic	24	0	6	0	0	0	1	0	0	0	0	8
2022 Background Traffic	58	0	14	0	0	0	8	766	0	0	330	21
Project Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	0%	0%	0%	20%	0%	0%	0%	0%
Inbound Project Traffic	0	0	0	0	0	0	0	2	0	0	0	0
Percent Assignment Outbound	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	20%	0%
Outbound Project Traffic	0	0	0	0	0	0	0	0	0	0	6	0
Total Project Traffic	0	0	0	0	0	0	0	2	0	0	6	0
2022 Buildout Total	58	0	14	0	0	0	8	768	0	0	336	21
Percent Impact (Approach)		0.0%			-			0.3%			1.7%	

Overall Percent Impact 0.7%

PM PEAK HOUR
PM PHF = 0.92

Description	Industrial Drive Eastbound Left	Through	Right	Industrial Drive Westbound Left	Through	Right	Wendell Boulevard (US 64 Bus.) Northbound Left	Through	Right	Wendell Boulevard (US 64 Bus.) Southbound Left	Through	Right
2019 Traffic Count	21	0	16	0	0	0	6	435	0	0	766	27
Count Balancing	0	0	0	0	0	0	0	68	0	0	4	0
2019 Existing Traffic	21	0	16	0	0	0	6	503	0	0	770	27
Growth Factor (0.03 per year)	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093
2022 Background Growth	2	0	1	0	0	0	1	47	0	0	71	3
Committed Projects												
Wendell Crossing	15	0	1	0	0	0	2	0	0	0	0	26
Total Committed Traffic	15	0	1	0	0	0	2	0	0	0	0	26
2022 Background Traffic	38	0	18	0	0	0	9	550	0	0	841	56
Project Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	0%	0%	0%	20%	0%	0%	0%	0%
Inbound Project Traffic	0	0	0	0	0	0	0	6	0	0	0	0
Percent Assignment Outbound	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	20%	0%
Outbound Project Traffic	0	0	0	0	0	0	0	0	0	0	4	0
Total Project Traffic	0	0	0	0	0	0	0	6	0	0	4	0
2022 Buildout Total	38	0	18	0	0	0	9	556	0	0	845	56
Percent Impact (Approach)		0.0%			-			1.1%			0.4%	

Overall Percent Impact 0.7%

INTERSECTION ANALYSIS SHEET

Project:	Wendell Place Apartments
Location:	Wendell, NC
Ct. Date	4/17/2019
N/S Street:	Wendell Boulevard (US 64 Bus.)
E/W Street:	Site Driveway

	AM In	AM Out	PM In	PM Out
Net New Trips:	9	31	32	19
Pass-By Trips:	0	0	0	0

Annual Growth Rate:	3.0%	**Existing Year:**	2019
Growth Factor:	0.092727	**Buildout Year:**	2022

AM PEAK HOUR
AM PHF = 0.90

Description	Site Driveway Eastbound			Site Driveway Westbound			Wendell Boulevard (US 64 Bus.) Northbound			Wendell Boulevard (US 64 Bus.) Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2019 Traffic Count	0	0	0	0	0	0	0	0	0	0	0	0
Count Balancing	0	0	0	0	0	0	0	732	0	0	314	0
2019 Existing Traffic	0	0	0	0	0	0	0	732	0	0	314	0
Growth Factor (0.03 per year)	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093
2022 Background Growth	0	0	0	0	0	0	0	68	0	0	29	0
Committed Projects												
Wendell Crossing	0	0	0	0	0	0	0	24	0	0	8	0
Total Committed Traffic	0	0	0	0	0	0	0	24	0	0	8	0
2022 Background Traffic	0	0	0	0	0	0	0	824	0	0	351	0
Project Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	0%	0%	20%	0%	0%	0%	0%	80%
Inbound Project Traffic	0	0	0	0	0	0	2	0	0	0	0	7
Percent Assignment Outbound	80%	0%	20%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Outbound Project Traffic	25	0	6	0	0	0	0	0	0	0	0	0
Total Project Traffic	25	0	6	0	0	0	2	0	0	0	0	7
2022 Buildout Total	25	0	6	0	0	0	2	824	0	0	351	7
Percent Impact (Approach)		100.0%			-			0.2%			2.0%	
Overall Percent Impact	3.3%											

PM PEAK HOUR
PM PHF = 0.90

Description	Site Driveway Eastbound			Site Driveway Westbound			Wendell Boulevard (US 64 Bus.) Northbound			Wendell Boulevard (US 64 Bus.) Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2019 Traffic Count	0	0	0	0	0	0	0	0	0	0	0	0
Count Balancing	0	0	0	0	0	0	0	524	0	0	797	0
2019 Existing Traffic	0	0	0	0	0	0	0	524	0	0	797	0
Growth Factor (0.03 per year)	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093	0.093
2022 Background Growth	0	0	0	0	0	0	0	49	0	0	74	0
Committed Projects												
Wendell Crossing	0	0	0	0	0	0	0	15	0	0	26	0
Total Committed Traffic	0	0	0	0	0	0	0	15	0	0	26	0
2022 Background Traffic	0	0	0	0	0	0	0	588	0	0	897	0
Project Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	0%	0%	20%	0%	0%	0%	0%	80%
Inbound Project Traffic	0	0	0	0	0	0	6	0	0	0	0	25
Percent Assignment Outbound	80%	0%	20%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Outbound Project Traffic	15	0	4	0	0	0	0	0	0	0	0	0
Total Project Traffic	15	0	4	0	0	0	6	0	0	0	0	25
2022 Buildout Total	15	0	4	0	0	0	6	588	0	0	897	25
Percent Impact (Approach)		100.0%			-			1.0%			2.7%	
Overall Percent Impact	3.3%											

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	31	7	6	701	302	12
Future Volume (vph)	31	7	6	701	302	12
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0	35			0
Storage Lanes	1	0	1			0
Taper Length (ft)	25		100			
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.976				0.995	
Flt Protected	0.961		0.950			
Satd. Flow (prot)	1747	0	1770	1863	1853	0
Flt Permitted	0.961		0.950			
Satd. Flow (perm)	1747	0	1770	1863	1853	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	1526			850	533	
Travel Time (s)	34.7			19.3	12.1	
Peak Hour Factor	0.75	0.75	0.75	0.75	0.75	0.75
Adj. Flow (vph)	41	9	8	935	403	16
Shared Lane Traffic (%)						
Lane Group Flow (vph)	50	0	8	935	419	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			12	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane				Yes	Yes	
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 46.9%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	31	7	6	701	302	12
Future Vol, veh/h	31	7	6	701	302	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	35	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	75	75	75	75	75	75
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	41	9	8	935	403	16

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1362	411	419	0	-	0
Stage 1	411	-	-	-	-	-
Stage 2	951	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	163	641	1140	-	-	-
Stage 1	669	-	-	-	-	-
Stage 2	375	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	162	641	1140	-	-	-
Mov Cap-2 Maneuver	284	-	-	-	-	-
Stage 1	664	-	-	-	-	-
Stage 2	375	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	18.6	0.1	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1140	-	316	-	-
HCM Lane V/C Ratio	0.007	-	0.16	-	-
HCM Control Delay (s)	8.2	-	18.6	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0	-	0.6	-	-

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	21	16	6	503	770	27
Future Volume (vph)	21	16	6	503	770	27
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0	35			0
Storage Lanes	1	0	1			0
Taper Length (ft)	25		100			
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.943				0.995	
Flt Protected	0.972		0.950			
Satd. Flow (prot)	1707	0	1770	1863	1853	0
Flt Permitted	0.972		0.950			
Satd. Flow (perm)	1707	0	1770	1863	1853	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	1526			850	533	
Travel Time (s)	34.7			19.3	12.1	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	23	17	7	547	837	29
Shared Lane Traffic (%)						
Lane Group Flow (vph)	40	0	7	547	866	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			12	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane				Yes	Yes	
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 52.2%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	21	16	6	503	770	27
Future Vol, veh/h	21	16	6	503	770	27
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	35	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	23	17	7	547	837	29

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1413	852	866	0	-	0
Stage 1	852	-	-	-	-	-
Stage 2	561	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	152	359	777	-	-	-
Stage 1	418	-	-	-	-	-
Stage 2	571	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	151	359	777	-	-	-
Mov Cap-2 Maneuver	285	-	-	-	-	-
Stage 1	414	-	-	-	-	-
Stage 2	571	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	18.2	0.1	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	777	-	313	-	-
HCM Lane V/C Ratio	0.008	-	0.128	-	-
HCM Control Delay (s)	9.7	-	18.2	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0	-	0.4	-	-

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	58	14	8	766	330	21
Future Volume (vph)	58	14	8	766	330	21
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0	35			0
Storage Lanes	1	0	1			0
Taper Length (ft)	25		100			
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.973				0.992	
Flt Protected	0.961		0.950			
Satd. Flow (prot)	1742	0	1770	1863	1848	0
Flt Permitted	0.961		0.950			
Satd. Flow (perm)	1742	0	1770	1863	1848	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	1526			850	533	
Travel Time (s)	34.7			19.3	12.1	
Peak Hour Factor	0.75	0.75	0.75	0.75	0.75	0.75
Adj. Flow (vph)	77	19	11	1021	440	28
Shared Lane Traffic (%)						
Lane Group Flow (vph)	96	0	11	1021	468	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			12	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane				Yes	Yes	
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 51.0%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	1.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	58	14	8	766	330	21
Future Vol, veh/h	58	14	8	766	330	21
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	35	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	75	75	75	75	75	75
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	77	19	11	1021	440	28

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1497	454	468	0	-	0
Stage 1	454	-	-	-	-	-
Stage 2	1043	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	135	606	1094	-	-	-
Stage 1	640	-	-	-	-	-
Stage 2	339	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	134	606	1094	-	-	-
Mov Cap-2 Maneuver	255	-	-	-	-	-
Stage 1	634	-	-	-	-	-
Stage 2	339	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	23.7	0.1	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1094	-	287	-	-
HCM Lane V/C Ratio	0.01	-	0.334	-	-
HCM Control Delay (s)	8.3	-	23.7	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0	-	1.4	-	-

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	38	18	9	550	841	56
Future Volume (vph)	38	18	9	550	841	56
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0	35			0
Storage Lanes	1	0	1			0
Taper Length (ft)	25		100			
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.956				0.992	
Flt Protected	0.967		0.950			
Satd. Flow (prot)	1722	0	1770	1863	1848	0
Flt Permitted	0.967		0.950			
Satd. Flow (perm)	1722	0	1770	1863	1848	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	1526			850	533	
Travel Time (s)	34.7			19.3	12.1	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	41	20	10	598	914	61
Shared Lane Traffic (%)						
Lane Group Flow (vph)	61	0	10	598	975	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			12	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane				Yes	Yes	
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 57.7%		ICU Level of Service B	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	38	18	9	550	841	56
Future Vol, veh/h	38	18	9	550	841	56
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	35	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	41	20	10	598	914	61

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1563	945	975	0	-	0
Stage 1	945	-	-	-	-	-
Stage 2	618	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	123	318	707	-	-	-
Stage 1	378	-	-	-	-	-
Stage 2	538	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	121	318	707	-	-	-
Mov Cap-2 Maneuver	254	-	-	-	-	-
Stage 1	373	-	-	-	-	-
Stage 2	538	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	22	0.2	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	707	-	272	-	-
HCM Lane V/C Ratio	0.014	-	0.224	-	-
HCM Control Delay (s)	10.2	-	22	-	-
HCM Lane LOS	B	-	C	-	-
HCM 95th %tile Q(veh)	0	-	0.8	-	-

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	58	14	8	768	336	21
Future Volume (vph)	58	14	8	768	336	21
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0	35			0
Storage Lanes	1	0	1			0
Taper Length (ft)	25		100			
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.973				0.992	
Flt Protected	0.961		0.950			
Satd. Flow (prot)	1742	0	1770	1863	1848	0
Flt Permitted	0.961		0.950			
Satd. Flow (perm)	1742	0	1770	1863	1848	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	1526			850	533	
Travel Time (s)	34.7			19.3	12.1	
Peak Hour Factor	0.75	0.75	0.75	0.75	0.75	0.75
Adj. Flow (vph)	77	19	11	1024	448	28
Shared Lane Traffic (%)						
Lane Group Flow (vph)	96	0	11	1024	476	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			12	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane				Yes	Yes	
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 51.2%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	1.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	58	14	8	768	336	21
Future Vol, veh/h	58	14	8	768	336	21
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	35	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	75	75	75	75	75	75
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	77	19	11	1024	448	28

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1508	462	476	0	-	0
Stage 1	462	-	-	-	-	-
Stage 2	1046	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	133	600	1086	-	-	-
Stage 1	634	-	-	-	-	-
Stage 2	338	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	132	600	1086	-	-	-
Mov Cap-2 Maneuver	253	-	-	-	-	-
Stage 1	628	-	-	-	-	-
Stage 2	338	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	23.9	0.1	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1086	-	285	-	-
HCM Lane V/C Ratio	0.01	-	0.337	-	-
HCM Control Delay (s)	8.3	-	23.9	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0	-	1.4	-	-

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	25	6	4	824	351	7
Future Volume (vph)	25	6	4	824	351	7
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0	100			0
Storage Lanes	1	0	1			0
Taper Length (ft)	25		100			
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.973				0.997	
Flt Protected	0.962		0.950			
Satd. Flow (prot)	1744	0	1770	1863	1857	0
Flt Permitted	0.962		0.950			
Satd. Flow (perm)	1744	0	1770	1863	1857	0
Link Speed (mph)	25			30	30	
Link Distance (ft)	535			533	606	
Travel Time (s)	14.6			12.1	13.8	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	28	7	4	916	390	8
Shared Lane Traffic (%)						
Lane Group Flow (vph)	35	0	4	916	398	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			12	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane				Yes	Yes	
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 53.4%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	25	6	4	824	351	7
Future Vol, veh/h	25	6	4	824	351	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	28	7	4	916	390	8

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1318	394	398	0	-	0
Stage 1	394	-	-	-	-	-
Stage 2	924	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	173	655	1161	-	-	-
Stage 1	681	-	-	-	-	-
Stage 2	387	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	172	655	1161	-	-	-
Mov Cap-2 Maneuver	295	-	-	-	-	-
Stage 1	679	-	-	-	-	-
Stage 2	387	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	17.2	0	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1161	-	330	-	-
HCM Lane V/C Ratio	0.004	-	0.104	-	-
HCM Control Delay (s)	8.1	-	17.2	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0	-	0.3	-	-

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	38	18	9	556	845	56
Future Volume (vph)	38	18	9	556	845	56
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0	35			0
Storage Lanes	1	0	1			0
Taper Length (ft)	25		100			
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.956				0.992	
Flt Protected	0.967		0.950			
Satd. Flow (prot)	1722	0	1770	1863	1848	0
Flt Permitted	0.967		0.950			
Satd. Flow (perm)	1722	0	1770	1863	1848	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	1526			850	533	
Travel Time (s)	34.7			19.3	12.1	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	41	20	10	604	918	61
Shared Lane Traffic (%)						
Lane Group Flow (vph)	61	0	10	604	979	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			12	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane				Yes	Yes	
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 57.9%		ICU Level of Service B	
Analysis Period (min) 15			

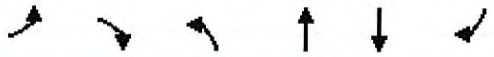
Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	38	18	9	556	845	56
Future Vol, veh/h	38	18	9	556	845	56
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	35	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	41	20	10	604	918	61

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1573	949	979	0	-	0
Stage 1	949	-	-	-	-	-
Stage 2	624	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	121	316	705	-	-	-
Stage 1	376	-	-	-	-	-
Stage 2	534	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	119	316	705	-	-	-
Mov Cap-2 Maneuver	252	-	-	-	-	-
Stage 1	371	-	-	-	-	-
Stage 2	534	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	22.2	0.2	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	705	-	270	-	-
HCM Lane V/C Ratio	0.014	-	0.225	-	-
HCM Control Delay (s)	10.2	-	22.2	-	-
HCM Lane LOS	B	-	C	-	-
HCM 95th %tile Q(veh)	0	-	0.8	-	-



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	15	4	6	588	897	26
Future Volume (vph)	15	4	6	588	897	26
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0	100			0
Storage Lanes	1	0	1			0
Taper Length (ft)	25		100			
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.974				0.996	
Flt Protected	0.961		0.950			
Satd. Flow (prot)	1744	0	1770	1863	1855	0
Flt Permitted	0.961		0.950			
Satd. Flow (perm)	1744	0	1770	1863	1855	0
Link Speed (mph)	25			30	30	
Link Distance (ft)	535			533	606	
Travel Time (s)	14.6			12.1	13.8	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	17	4	7	653	997	29
Shared Lane Traffic (%)						
Lane Group Flow (vph)	21	0	7	653	1026	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			12	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane				Yes	Yes	
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 58.8%		ICU Level of Service B	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	15	4	6	588	897	26
Future Vol, veh/h	15	4	6	588	897	26
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	17	4	7	653	997	29

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1679	1012	1026	0	-	0
Stage 1	1012	-	-	-	-	-
Stage 2	667	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	104	290	677	-	-	-
Stage 1	351	-	-	-	-	-
Stage 2	510	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	103	290	677	-	-	-
Mov Cap-2 Maneuver	233	-	-	-	-	-
Stage 1	347	-	-	-	-	-
Stage 2	510	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	21.2	0.1	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	677	-	243	-	-
HCM Lane V/C Ratio	0.01	-	0.087	-	-
HCM Control Delay (s)	10.4	-	21.2	-	-
HCM Lane LOS	B	-	C	-	-
HCM 95th %tile Q(veh)	0	-	0.3	-	-

Date: January 10, 2022 **Item # 5b**

Item Title:

A21-11: Public Hearing for a Contiguous Annexation for approximately 15.73 acres, PIN# 1784-32-6835, located at 0 Wendell Blvd.

Report to the Board of Commissioners:

January 10, 2022 – Public Hearing
December 13, 2021 – Certificate of Sufficiency & Resolution Setting the Date for a Public Hearing
November 22, 2021 – Direct Clerk to Certify the Sufficiency of the Annexation Petition

Specific Action Requested:

Hold a public hearing for annexation petition A21-11 and consider a motion to adopt the attached ordinance.

Item Summary:

Brian Richards on behalf of Wendell/Larue LLC has submitted an annexation request for 1 parcel totaling approximately 15.73 acres located at 0 Wendell Blvd.

Zoning District:

The property is located within the Town of Wendell extraterritorial jurisdiction. The parcel is currently zoned Corridor Mixed-Use (CMX). The applicant has submitted a Special Use Permit application to allow Townhomes on this property.

Impacts to Town Services:

The proposed annexation area would require services from the Town's Police, Public Works, and Parks and Recreation Departments if annexed and developed. Secondary service impacts will be incurred by other Town departments that support the operational departments. The property is already served by the Wendell-Holmes Fire District. Water and sewer are readily available to the property and provided by the Wendell Service Area by the City of Raleigh Utilities Department. Specific impacts are dependent on the use, density, and design of development and subject to approvals for utility allocations and land use.

Location Map:

Attachments:

A. Ordinance for Adoption

Return Address: Bryan Coates, Planning Director
Town of Wendell
15 E. Fourth Street
Wendell, NC 27591

A21-11

ORDINANCE NO. 0-1-2022
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF
THE TOWN OF WENDELL, NORTH CAROLINA

WHEREAS, the Board of Commissioners has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and

WHEREAS, the Board of Commissioners has directed the Town Clerk to investigate the sufficiency of said petition; and,

WHEREAS, the Town Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at the Wendell Courtroom at 7:00 p.m. on the 10th day of January, 2022, after due notice by publication on the 31st day of December, 2021.

WHEREAS, the Board of Commissioners does hereby find as a fact that said petition meets the requirements of G.S. 160A-31, as amended;

WHEREAS, the Board of Commissioners further finds that the petition has been signed by all the owners of real property in the area who are required by law to sign; and

WHEREAS, the Board of Commissioners further finds that the petition is otherwise valid, and that the public health, safety and welfare of the Town and of the area proposed for annexation will be best served by annexing the area described;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Wendell, North Carolina:

Section 1. By virtue of the authority granted by G.S. 160A-31, the properties within the parcel identified by PIN 1784326835 and also shown as the 15.73 acre tract located at 0 Wendell Boulevard and on the below identified survey plat is hereby annexed and made part of the Town of Wendell, North Carolina, as of the date of adoption of this Ordinance on January 10, 2022. The survey plat that describes the annexed territory is that certain survey plat entitled “Annexation Plat, Extension of Corporate Limits of the Town of Wendell” and recorded in Book of Maps Book Number _____, Page Number _____, Wake County Registry.

Section 2. Upon and after the adoption of this ordinance, the attached described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the Town of Wendell and shall be entitled to the same privileges and benefits as other parts of the Town of Wendell. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the Town of Wendell shall cause to be recorded in the Office of the Register of Deeds of Wake County, and in the Office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 hereof, together with a duly certified copy of the ordinance. Such map shall also be delivered to the County Board of Elections as required by G.S. 163.228.1.

Duly adopted the 10th day of January 2022.

(Town Seal)

_____
Virginia R. Gray, Mayor

ATTEST:

_____
Megan Howard, CMC, Town Clerk

APPROVED AS TO FORM:

_____
James P. Cauley III, Town Attorney

STATE OF NORTH CAROLINA
COUNTY OF WAKE

CLERK'S CERTIFICATION

I, **MEGAN HOWARD,** Town Clerk of the Town of Wendell, North Carolina, do hereby certify that the attached is original ordinance **#0-1-2022**, as adopted by the Wendell Board of Commissioners on the 10th day of January, 2022 for property owned by **Wendell/Larue LLC,** and is approved for recording in the Wake County Register of Deeds.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official Seal of the Town of Wendell, North Carolina this 10th day of January, 2022.

[TOWN SEAL]

_____
Megan Howard, CMC, Town Clerk

Date: January 10, 2022 **Item # 5c**

Item Title:

Public Hearing to rezone approximately 32.395 acres from Rural Agricultural (RA) to Residential-7 Conditional District (R7-CD) for the Jake May Subdivision

Board of Commissioners Meetings:

January 10, 2022 – Public Hearing

Specific Action Requested:

Hold a public hearing on the proposed Conditional District rezoning request and consider making a motion to adopt the attached ordinance.

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 C (along with a link to the full Master Plan for download).

Project Profile	
Location	Near the intersection of Wendell Falls Parkway & Jake May Dr. **Addresses:** 0 Wendell Falls Parkway & 0 Jake May Drive **PINs:** 1773-96-6469 & 1773-96-7798
Current Zoning	Rural Agricultural (RA)
Requested Zoning	Residential 7 Conditional District- (R7-CD)
Area of Request	32.395 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

Planning Board Action:

At their October 18, 2021 meeting, the Planning Board voted 6-2 on the motion to approve the requested Conditional District with the following condition:

- Condition #8 to be revised to provide fencing along the border of the Whitley property.

Voting in Favor: Ryan Zakany, Deans Eatman, Benjamin Griffin, Cande Killian Wood and Jimmena Huffman-Hall

Voting Against: Jonathan Olson and Michael Firstbrook

Absent: Levin Jones

Statement of Plan Consistency:

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."

Attachments:

A. Staff Analysis
B. Conditional District Application
C. Overall Site Plan
    a. Full Master Plan Link: https://nmcdn.io/e186d21f8c7946a19faed23c3da2f0da/3834b95a93b14b3689a528c1f97c5d69/files/Jake-May-Drive---MPs---2021-12-30.pdf
D. Zoning Condition #9 Map
E. Applicant Justification
F. Neighborhood Meeting Notes
G. Planning Board Recommendation
H. Ordinance for Adoption

Planning

Staff Analysis

Item Title: CD21-01 – This request is to rezone approximately 32.395 acres from Rural Agricultural (RA) to Residential-7 Conditional District (R7-CD) for the Jake May Subdivision.

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.

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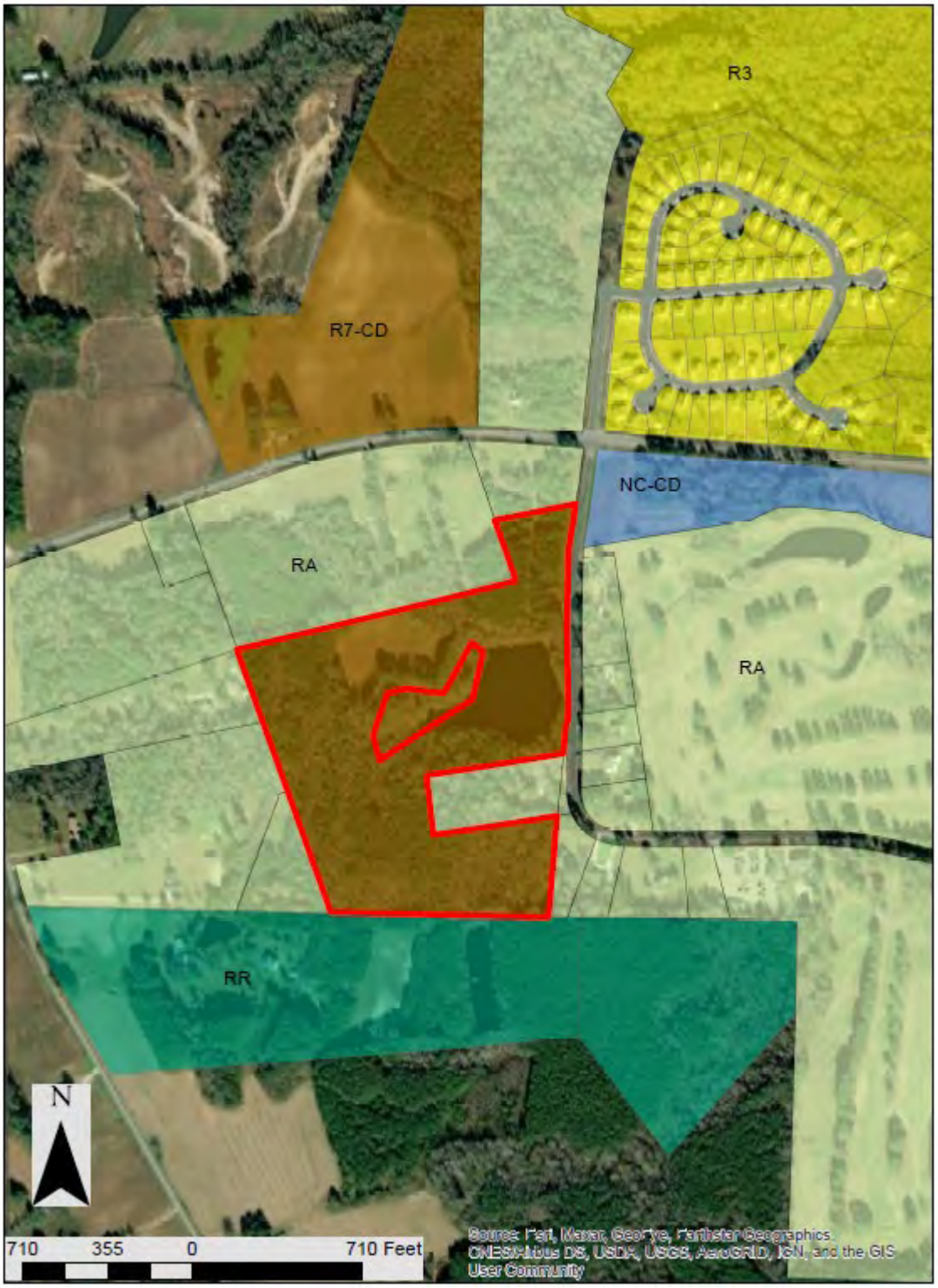
Corporate Limits	ETJ
Current Land Use	Woodlands
Proposed Land Use	Single-Family Residential
Property Owner	Clarence Roberts & Ronnie Collins Jr.
Applicant	Strong Rock Group

Project Setting – Surrounding Districts and Land uses:

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

Zoning Map


R3
R7-CD
NC-CD
RA
RA
RR
N
710 355 0 710 Feet
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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 SF.

- The applicant is proposing a minimum lot size of 4,370 SF and an average lot size of 5,119 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	Proposed Dimensions by the Applicant
Lot Width- 24ft.	Lot Width- 40ft.
Lot Depth- 100ft.	Lot Depth- 100ft.
Front Setback- 10ft.	Front Setback- 20ft.
Side Setback- 3ft.	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 proposed 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. The rear and side elevations of the units that are adjacent to right-of-way shall have trim around the windows.
6. Minimum side setbacks shall be 3' in order to promote diversity in housing products.
7. All units will be solely front loaded.
8. All single family dwellings shall have a 12-inch minimum exposed front foundation, which shall be wrapped in brick or stone veneer.
9. Adjacent properties will be screened as follows:

PINS- 1773866758, 1783050609, 1773868323 & 1773952758- 20’ Type B Bufferyard (undisturbed) with 6’ wooden fence inside buffer.
PINS- 1783062438 & 1783064280- 10ft. Type B Bufferyard (undisturbed) and 6’ wooden fence.
PIN- 1773975429- 10’ Type B Buffer yard (undisturbed with supplemental plantings as applicable)

- Please see Attachment D that includes a map with the PINS identified within zoning condition #9.

Public Utilities:

Development of this site will require connection to city water and sewer which is available along Wendell Falls Parkway. The applicant has requested annexation.

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 four 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 ½ 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 to 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.

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).

Case History:

This project went before the Planning Board in July 2021 and was unanimously recommended for denial. Based on the Planning Board comments, the applicant revised the plan and held a neighborhood meeting. The revised plan went back to the Planning Board in October and was recommended for approval 6-2.

Staff Comments:

The proposed development plan is consistent with the Wendell Comprehensive Land Use Plan and staff recommends approval of the conditional district rezoning.

TOWN OF WENDELL CONDITIONAL DISTRICT PACKET

Town of Wendell Planning Department
15 E. Fourth St.
Wendell, NC 27591

Phone: 919.365.4448
Fax: 919.366.1462
www.townofwendell.com

ACKNOWLEDGEMENT OF CONDITIONAL DISTRICT INFORMATION

I, CHRIS BECORD, acknowledge the receipt of the following items pertaining to the Conditional District rezoning of the property located at PINs 1773966469 & 1773967798.

✓ Application

✓ Submittal Schedule

✓ Framework Plan Map

✓ District Use Regulations Table

✓ Conditional District Procedures

Submittal Deadline Date: 1-7-21

Applicant

12-16-2020
Date

TOWN OF WENDELL
CONDITIONAL DISTRICT APPLICATION

Date of Application: 1-7-21 Application Number: _____

Project Name: JAKE MAY PROPERTY

Location of Property: PINS 1773966469 & 1773967798

Current Zoning District: RA Wake Co. PIN: 1773966469 & 1773967798

Requested Zoning District: CD - R7

Applicant's Name: CHRIS RELORD, STRONGHOLK ENGINEERING GROUP

Applicant's Mailing Address: 6801 FALLS OF NEUSE RD STE 108

City/State/ZIP: RALEIGH, NC 27615

Phone: 843-415-2781 Email: CHRIS@STRONGHOLKGROUP.COM

Property Owner's Name: CLARENCE ROBERTS
RONNIE COLLINS

Property Owner's Address: ROBERTS: 304 WOODCOCK CIR RALEIGH, NC 27615
COLLINS: PO BOX 453 MOREHEAD CITY, NC 28557

City/State/ZIP: _____

Phone: _____ Email: _____

Intended use of property, building or structure as a Conditional District (describe below):

SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD

The following information MUST be included before the application will be accepted and processed:

- ☐ Attachment A – Legal Description of Property: Include on a sheet of paper the property survey, Wake County Tax Map PIN Number, block or lot numbers with metes and bounds description of the area, or any other legal information available.
- ☐ Attachment B – A list of adjacent property owners (including across public right-of-ways) and their mailing and physical addresses.

□ Attachment C – Proposed Conditions and Why Property Should Be a Conditional District: Include on a sheet of a paper the proposed conditions (with UDO sections referenced) and an explanation in detail of why you feel the property should be rezoned as a conditional district. The explanation should include if the rezoning coincides with the Comprehensive Land Use Plan and if the impact of the proposed rezoning affects adjacent or surrounding properties. Also within this attachment should be the impact on governmental services (utilities, schools, police protection, streets, etc.), that the uses permitted within the requested district would create.

The undersigned property owner hereby authorizes the filing of this application and any subsequent revisions thereto. The filing of this application authorizes the Town of Wendell staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature: Clara Pulli Date: 1/6/2021

After completing the attachments listed above, I certify that I am the owner or have the consent of the owner and act on his or her behalf in making this petition for an amendment to the zoning map. It is further understood that if the Conditional District as requested herein is not started within twelve (12) months from the date of approval, that the district shall become invalid. Fees are nonrefundable. The applicant is responsible for presenting their case to the town.

Signature: _____ Date: 12-16-2020

OFFICE USE ONLY

Fee Paid: _____ Check #_____ Recvd By: _____ Date: _____

Planning Board Meeting : _____

Planning Board Recommendation □ Approval □ Approval with Conditions □ Denial

The decision was consistent with the Comprehensive Plan: □ Yes □ No

BOARD OF COMMISSIONERS Date of Public Hearing: _____ Date Sign Erected: _____

Dates Public Hearing Advertised (#1)_____ in _____ (#2)_____ in _____

Town Board Recommendation □ Approval □ Approval with Conditions □ Denial

Conditions _____

_____

_____ _____

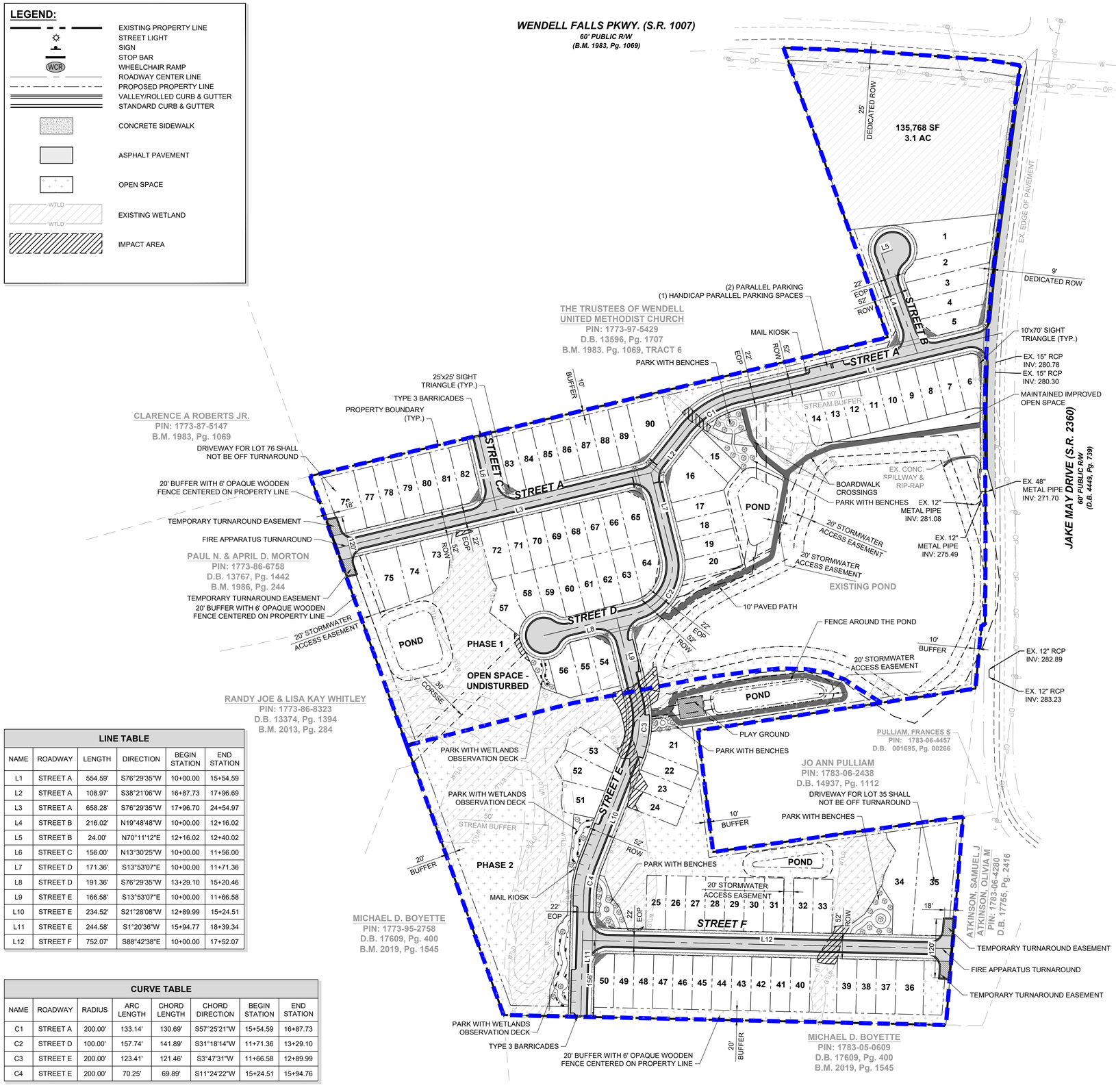
Town Clerk Signature Date

_____ _____

Mayor's Signature Date

LEGEND:

- EXISTING PROPERTY LINE
- STREET LIGHT
- SIGN
- STOP BAR
- WHEELCHAIR RAMP
- ROADWAY CENTER LINE
- PROPOSED PROPERTY LINE
- VALLEY/ROLLED CURB & GUTTER
- STANDARD CURB & GUTTER
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- OPEN SPACE
- EXISTING WETLAND
- IMPACT AREA



LINE TABLE

NAME	ROADWAY	LENGTH	DIRECTION	BEGIN STATION	END STATION
L1	STREET A	554.59'	S76°29'35"W	10+00.00	15+54.59
L2	STREET A	108.97'	S38°21'06"W	16+87.73	17+96.69
L3	STREET A	658.28'	S76°29'35"W	17+96.70	24+54.97
L4	STREET B	216.02'	N19°48'48"W	10+00.00	12+16.02
L5	STREET B	24.00'	N70°11'12"E	12+16.02	12+40.02
L6	STREET C	156.00'	N13°30'25"W	10+00.00	11+56.00
L7	STREET D	171.36'	S13°53'07"E	10+00.00	11+71.36
L8	STREET D	191.36'	S76°29'35"W	13+29.10	15+20.46
L9	STREET E	166.58'	S13°53'07"E	10+00.00	11+66.58
L10	STREET E	234.52'	S21°28'08"W	12+89.99	15+24.51
L11	STREET E	244.58'	S1°20'36"W	15+94.77	18+39.34
L12	STREET F	752.07'	S88°42'38"E	10+00.00	17+52.07

CURVE TABLE

NAME	ROADWAY	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION	BEGIN STATION	END STATION
C1	STREET A	200.00'	133.14'	130.69'	S57°25'21"W	15+54.59	16+87.73
C2	STREET D	100.00'	157.74'	141.89'	S31°18'14"W	11+71.36	13+29.10
C3	STREET E	200.00'	123.41'	121.46'	S3°47'31"W	11+66.58	12+89.99
C4	STREET E	200.00'	70.25'	69.89'	S11°24'22"W	15+24.51	15+94.76

GENERAL NOTES:

1. SEE GENERAL CIVIL NOTES ON SHEET C-1.0.
2. ALL RIGHT OF WAYS SHALL BE PUBLIC STREETS.
3. THIS SITE IN NOT LOCATED IN A FLOOD HAZARD ZONE PER FEMA MAP.
4. ALL DIMENSIONS ARE IN FEET AND TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL SITE ELEMENTS ARE PERPENDICULAR TO EACH OTHER UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, RIGHT-OF-WAYS AND UTILITIES, PUBLIC OR PRIVATE BEFORE WORKING IN THESE AREAS.
7. PROTECT ALL PROPERTY MONUMENTS AND PINS. MONUMENTS AND PINS THAT WILL BE DISTURBED DURING CONSTRUCTION SHALL BE REFERENCED AND REPLACED BY A LICENSED LAND SURVEYOR AT THE COST OF THE CONTRACTOR.
8. CONTRACTOR SHALL MAINTAIN THE SITE IN SUCH A MANNER THAT WORKMEN AND THE PUBLIC WILL BE PROTECTED FROM INJURY AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
9. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
10. IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AID REASONS THEREOF SHALL BE SUBMITTED IN WRITING TO THE FACILITY DESIGNER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS WILL BE ALLOWED WITHOUT APPROVAL BY THE FACILITY DESIGNER.
11. ANY AND ALL QUANTITIES SHOWN OR IMPLIED ON THE PLANS ARE FOR ESTIMATION PURPOSES ONLY.
12. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFFSITE GRADING. PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
13. ENTRY SIGNS SHALL BE LOCATED IN A DEDICATED EASEMENT. SIGN MUST REMAIN OUT OF SIGHT TRIANGLES AS SHOWN ON PLANS.
14. ALL ASPHALT EDGES SHALL BE SAW CUT TO PROVIDE A GOOD LONGITUDINAL JOINT. MILL 1.5 FEET @ 1.5 INCHES DEEP MINIMUM TO PROVIDE A LONGITUDINAL LAP JOIN FOR FINAL SURFACE LAYER. NO MILLING SHALL BE LEFT FOR A PERIOD OF TIME GREATER MIN 48 HOURS BEFORE A STREET IS TO BE PAVED OR RESURFACED.
15. COMMON OPEN SPACE SHALL BE OWNED & MAINTAINED BY HOMEOWNERS ASSOCIATION.
16. ANY SPECIALITY STREET SIGNS INCLUDING POSTS SHALL BE SUBMITTED TO TIE TOWN OF WENDELL FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
17. ALL PUBLIC AND PRIVATE EASEMENTS SHALL BE RECORDED AS PART OF TIE FINAL PLAT OF THE SUBDIVISION. EASEMENTS BASED OF CENTER OF UTILITY OR PIPE SHALL BE PER AS-BUILT LOCATIONS.
18. AREAS OF PARENT PARCEL THAT ARE NOT SUBDIVIDED TO CREATE SINGLE FAMILY RESIDENTIAL LOTS ARE TO REMAIN AS ONE PARCEL TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THE NEIGHBORHOOD.
19. SIGN PERMITS SHALL BE REQUIRED FOR ANY SIGNAGE IN THE TOWN OF WENDELL. PERMITS WILL BE REQUIRED PRIOR TO FABRICATION OR INSTALLATION OF SIGNS. SIGN PERMITTING IS A SEPARATE SUBMITTAL, REVIEW AND APPROVAL PROCESS.
20. AN EROSION CONTROL PERMIT IS REQUIRED FROM WAKE COUNTY ENVIRONMENTAL SERVICES PRIOR TO ANY GRADING ON THIS SITE. GRADING CONTRACTOR SHALL CONTACT WAKE COUNTY FOR FINAL VERIFICATION OF ON-SITE EROSION CONTROL MEASURES PRIOR TO CONSTRUCTION.
21. NO REVISIONS MAY BE MADE WITHOUT PERMISSION FROM THE PERMIT ISSUING AUTHORITY.
22. ALL LANDSCAPING SHOULD BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TOWN OF WENDELL'S STANDARDS.
23. DO NOT SCALE DRAWINGS. DIGITAL INFORMATION SHALL BE PROVIDED FOR CONSTRUCTION.
24. CUL-DE-SAC TO ACT AS TEMPORARY TURNAROUND & STUB UNTIL EXTENSION

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

NO.	REVISIONS	DATE	BY

NORTH CAROLINA PROFESSIONAL SEAL 045688 ENGINEER RHONDA L. BREWINGTON

STRONGROCK
ENGINEERING GROUP
STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2166
6801 FALLS OF NEUSE RD. SUITE 108 RALEIGH, NC 27615 | JOSH@STRONGROCKENGINEERING.COM

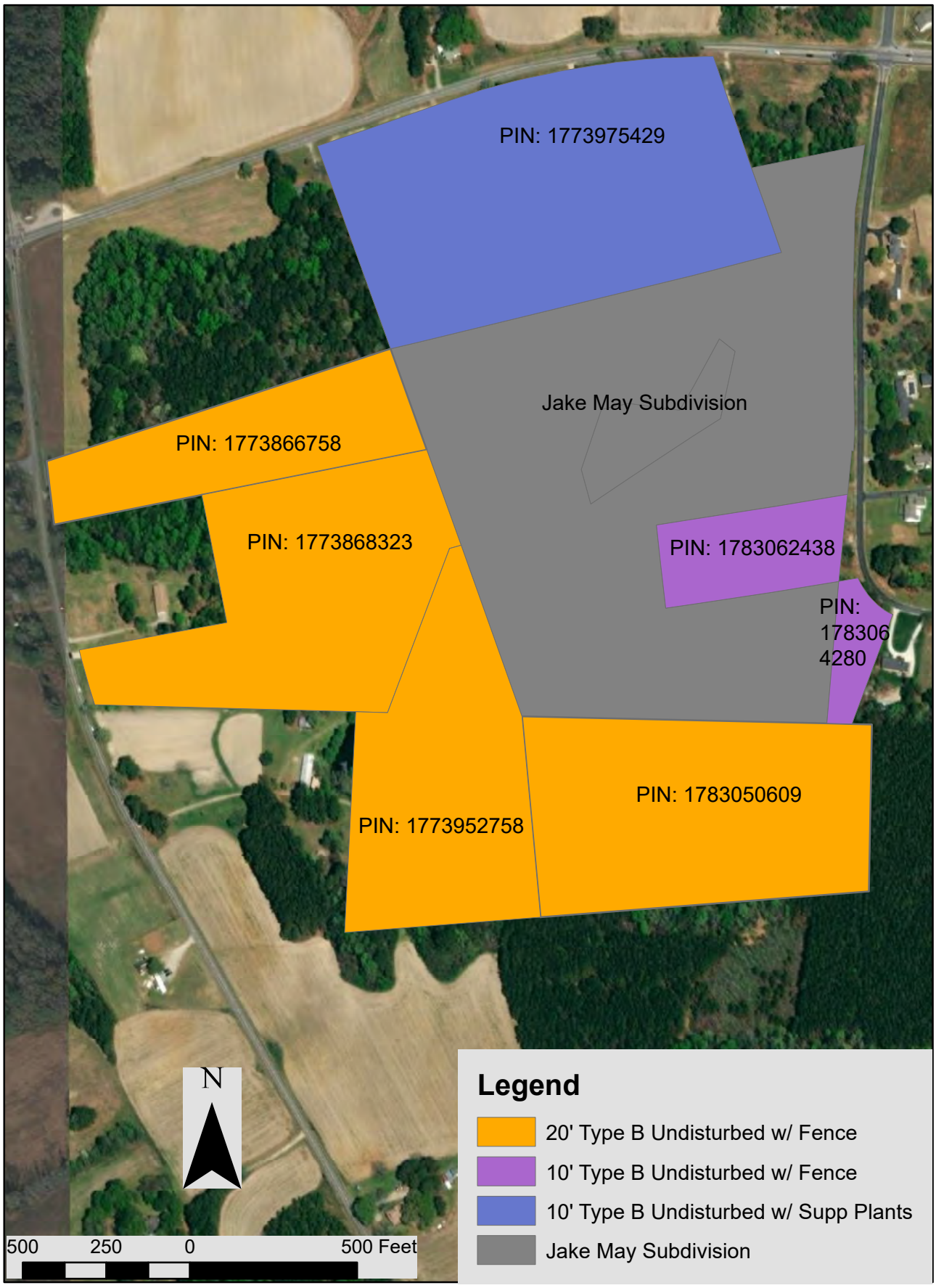
STRONG ROCK PROJECT	
NOT FOR CONSTRUCTION	
SCALE	AS SHOWN
DESIGNED BY	RLB
DRAWN BY	SRG
CHECKED BY	JWL

JAKE MAY SUBDIVISION
TOWN OF WENDELL, WAKE COUNTY, NORTH CAROLINA
PRELIMINARY PLAN

OVERALL SITE LAYOUT

DRAWING SHEET
C-3.0

Jake May Condition #9 Information



STRONGROCK ENGINEERING GROUP, PLLC
8362 Six Forks Rd. Suite 104
Raleigh, NC 27615
Company License # P-2166

Town of Wendell - Planning

15 E. 4th Street

Wendell, NC 27591

Re: 0 Jake May Drive – **Conditional District: Conditions & Consistency**

To Whom It May Concern,

The purpose of this letter is to address Attachment C of the Town of Wendell Conditional District Application in order to explain the proposed conditions and justification for the rezoning as a conditional district. The property, 0 Jake May Drive, is currently zoned Town of Wendell RA. The rezoning petition requests a rezoning to the Town of Wendell NC-R7. The PINs for the properties in question are 1773966469 & 1773967798.

Rezoning this site to NC-R7 is justified due to the following reasons:

1) Rezoning is consistent with the Town of Wendell Comprehensive Land Use Plan – This parcel is currently within an area identified as Controlled Growth Area. This area calls for moderate intensity new development including single-family and multifamily residential. The proposed rezoning and associated master plan is consistent with the Land Use Plan and will not adversely affect surrounding properties.

2) The rezoning and associated master plan will not have adverse impacts to local governmental services and will provide the Town with a high-quality single family residential development.

The proposed conditions for this development are as follows:

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 bufferyards immediately adjacent to existing single family residential lots that do not currently have wetlands abutting the properties.

Thank you in advance for your review. Please contact me with any questions or concerns regarding this project.

Sincerely,

Chris Record

Director, Land Planning + Entitlement

chris@strongrockgroup.com | 843-415-2781

STRONGROCK
ENGINEERING GROUP

Neighborhood Meeting Minutes

Virtual Meeting Date: July 27, 2021, Time: 5:00PM

RE: Neighborhood Meeting with adjacent property owners of 0 Jake May Dr

Attendance:

Presenting from the Engineering Firm & Land Developer for the Project:

- Chris Record – Strong Rock Group
- Anne Oakley – Strong Rock Group
- Stephen Ellis – Ellis Development Group

Adjacent Property Owners:

- Paul and April Morton, 1629 Eagle Rock Rd.
- Randy Whitley, 1705 Eagle Rock Rd.
- Jo Ann Pulliam, 136 Jake May Dr.
- Samuel Atkinson, 146 Jake May Dr.
- Janet Bullock, 71 Jake May Dr. (via email comment)

Minutes:

The meeting began at 5:00pm the presenting team displayed 6 slides giving details of the project for approximately 4 minutes, then opened the meeting for any questions/comments.

- Randy Whitley asked if the fence proposed along his property will actually be built. Chris Record responded detailing how conditional rezoning applications work. Anything that is noted as a condition of approval and/or shown on the site plan will be constructed and Town staff will ensure that all approved development conditions are enforced.
- Sam Atkinson asked if the fence will run the length of his property line. Chris Record replied that it will. Sam Atkinson asked if the wetlands have been surveying. Chris Record responded that the site has been surveyed by a survey crew in conjunction with an environmental consultant who placed GPS devices for the survey crew to accurately depict the location of wetlands on the site plan.

- April Morton asked if a fence would be provided along her lot. Chris Record replied that a fence will be provided. Paul Morton stated that he would prefer the buffer yard be immediately adjacent to his property and then the fence. Chris Record said that can be accommodated.
- Randy Whitley expressed concern about people traversing the undisturbed area and wetlands and asked that an existing trail be removed in order to deter people from entering the area. He also inquired about a fence along his property line instead of just natural vegetation. Chris Record replied that the team will look into it and how the wetlands may be impacted by a fence in this area.
- Janet Bullock, via email, expressed concern over the number of homes and its effect on Jake May Dr., the proposed size of the homes, and an anticipated start date. Chris Record replied that a decel and accel lane will be provided into the property so that traffic not entering the development can continue along Jake May unimpeded, that the size of the homes has not been determined at this point, and that the development would start construction in late Spring 2022.
- Janet Bullock, via email, presented questions from Jo Ann Pulliam, who asked about the effect of the development on wildlife and the impact of stormwater runoff on her property. Chris Record replied that extensive natural areas will be retained on the site for wildlife and that stormwater runoff will be handled by new stormwater devices that will be constructed to Town, Wake County, and State standards to ensure that stormwater generated from new development will be retained on the property. These devices will be maintained by an HOA to ensure their effectiveness in the future.
- The presenting team remained on the live call until 5:40 PM to allow any others to attend, at time the meeting concluded, and the call/ Google Meet was closed out.

Respectfully Submitted,

Anne B. Oakley

Strong Rock Group

WENDELL
Planning Department

Wendell Planning Board Recommendation to the Wendell Board of Commissioners

CD21-01:
Request to Rezone approximately 35.7 acres from Rural Agricultural (RA) to Residential-7 (R7) Conditional District for the Jake May Subdivision.

Case Description:

- 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.

Project Profile	
Location	Near the intersection of Wendell Falls Parkway & Jake May Dr. **Addresses:** 0 Wendell Falls Parkway & 0 Jake May Drive **PINs:** 1773-96-6469 & 1773-96-7798
Current Zoning	Rural Agricultural (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

Planning Board Action:

At their October 18, 2021 meeting, the Planning Board voted 6-2 on the motion to approve the requested Conditional District with the following condition:

- Condition #8 to be revised to provide fencing along the border of the Whitley property.

Voting in Favor: Ryan Zakany, Deans Eatman, Benjamin Griffin, Cande Killian Wood and Jimmena Huffman-Hall

Voting Against: Jonathan Olson and Michael Firstbrook

Absent: Levin Jones

Statement of Plan Consistency:

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."

Approved by the Planning Board Chairperson

Planning Board Chairperson

26 Oct 2021
Date

O-2-2022

AN ORDINANCE AMENDING THE ZONING MAP
OF THE TOWN OF WENDELL

WHEREAS a petition has been filed with the Board of Commissioners of the Town of Wendell requesting an amendment to the Zoning Map of the Town of Wendell to create the Residential-7 Conditional District (R7-CD21-01) for the properties described below, said properties formerly being zoned Rural Agricultural (RA); and

WHEREAS said property is owned by Clarence A. Roberts Jr. and Ronnie A. Collins Jr.; and

WHEREAS the Planning Board of the Town of Wendell reviewed the proposed change(s); and

WHEREAS notice of a public hearing to consider the proposed change was published in accordance with law in the Wake Weekly, a local newspaper, as required by Section 160D-601 of the General Statutes; and

WHEREAS a notice of the proposed zoning classification action was mailed to the owner(s) of the parcel(s) of land involved, as shown on the County Tax Listings, and to the owners of all parcels of land abutting that (those) parcel(s) of land, as shown on the County Tax Listings, by depositing a copy of the same in the United States Mail, first class postage paid, as required by Section 160D-602 of the General Statutes; and

WHEREAS, the Wendell Board of Commissioners reserves and exercised the right to change the existing zoning classification of the area in question or any part or parts thereof to a more restrictive general zoning classification without the necessity of withdrawal or modification of the petition.

WHEREAS the said public hearing was actually conducted at 7:00 p.m. on January 10, 2022 in the board room at Wendell Town Hall and wherein a reasonable opportunity was given to all those in attendance to speak either in favor or against the said change or to make relevant comments:

THEREFORE, after duly considering the matter, THE TOWN OF WENDELL DOES HEREBY ORDAIN;

SECTION 1. That the Zoning Map of the Town of Wendell is hereby amended to include in the **Residential-7 Conditional District (R7-CD21-01)** zoning district 32.395 acres of land located at 0 Wendell Falls Parkway and 0 Jake May Drive (PINs: 1773966469, 1773967798).

SECTION 2. The requested zoning map amendment for the parcels within the rezoning area identified as CD21-01 from Rural Agricultural to **R7-CD21-01** is found to be reasonable in that it supports Principle #6 of the Comprehensive Plan “Provide for a range of housing opportunities including upscale housing, senior housing, and downtown living choices” and is found to be

consistent with the recommended uses and development types outlined in the Wendell Comprehensive Land Use Plan for the S4 sector.

SECTION 3. That the application is approved with the following zoning/site plan 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. The rear and side elevations of the units that are adjacent to right-of-way shall have trim around the windows.
6. Minimum side setbacks shall be 3' in order to promote diversity in housing products.
7. All units will be solely front loaded.
8. All single family dwellings shall have a 12-inch minimum exposed front foundation, which shall be wrapped in brick or stone veneer.
9. Adjacent properties will be screened as follows:

PINS- 1773866758, 1783050609, 1773868323 & 1773952758- 20' Type B Bufferyard (undisturbed) with 6' wooden fence inside buffer.
PINS- 1783062438 & 1783064280- 10ft. Type B Bufferyard (undisturbed) and 6' wooden fence.
PIN- 1773975429- 10' Type B Bufferyard (undisturbed with supplemental plantings as applicable)

SECTION 4. That if any section, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 5. That this ordinance shall become effective immediately upon its adoption.

DULY ADOPTED the 10th Day of January 2022

(Town Seal)

_____
Virginia R. Gray, Mayor

ATTEST:

_____
Megan Howard, Town Clerk

APPROVED AS TO FORM:

_____
James P. Cauley III, Town Attorney

Date: January 10, 2022 **Item # 5d**

Item Title:

A21-10: Public Hearing for a Contiguous Annexation for 2 parcels totaling approximately 36.671 acres [34.772 acres for PIN 1773-96-6469, 1.899 acres for PIN 1773-96-7798] located at 0 Wendell Falls Parkway and 0 Jake May Drive.

Report to the Board of Commissioners:

January 10, 2022 – Public Hearing
December 13, 2021 – Certificate of Sufficiency & Resolution Setting the Date for a Public Hearing
November 22, 2021 – Direct Clerk to Certify the Sufficiency of the Annexation Petition

Specific Action Requested:

Hold a public hearing for annexation petition A21-10 and consider a motion to adopt the attached ordinance.

Item Summary:

Zach Anderson of Ellis Development, on behalf of the Roberts and Collins families has submitted an annexation request for two parcels totaling 36.671 acres [34.772 acres for PIN 1773-96-6469, 1.899 acres for PIN 1773-96-7798] located at 0 Wendell Falls Parkway and 0 Jake May Drive.

Zoning District:

The property is located within the Town of Wendell extraterritorial jurisdiction and abuts Corporate Limits at the intersection of Wendell Falls Parkway & Jake May Drive. The parcel is currently zoned Rural Agricultural (RA). The applicant has submitted an application to rezone the parcel to Residential-7 Conditional District (R7-CD).

Impacts to Town Services:

The proposed annexation area would require services from the Town's Police, Public Works, and Parks and Recreation Departments if annexed and developed. Secondary service impacts will be incurred by other Town departments that support the operational departments. The property is already served by the Wendell-Holmes Fire District. Water and sewer are readily available to the property and provided by the Wendell Service Area by the City of Raleigh Utilities Department. Specific impacts are dependent on the use, density, and design of development and subject to approvals for utility allocations and land use.

Location Map:

Attachments:

A. Ordinance for Adoption

Return Address: Bryan Coates, Planning Director
Town of Wendell
15 E. Fourth Street
Wendell, NC 27591

A21-10

ORDINANCE NO. 0-3-2022
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF WENDELL, NORTH CAROLINA

WHEREAS, the Board of Commissioners has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and

WHEREAS, the Board of Commissioners has directed the Town Clerk to investigate the sufficiency of said petition; and,

WHEREAS, the Town Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at the Wendell Courtroom at 7:00 p.m. on the 10th day of January, 2022, after due notice by publication on the 31st day of December, 2021.

WHEREAS, the Board of Commissioners does hereby find as a fact that said petition meets the requirements of G.S. 160A-31, as amended;

WHEREAS, the Board of Commissioners further finds that the petition has been signed by all the owners of real property in the area who are required by law to sign; and

WHEREAS, the Board of Commissioners further finds that the petition is otherwise valid, and that the public health, safety and welfare of the Town and of the area proposed for annexation will be best served by annexing the area described;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Wendell, North Carolina:

Section 1. By virtue of the authority granted by G.S. 160A-31, the properties within the parcels identified by PINs 1773966469 and 1773967798 and also shown as the 34.772 and 1.899 acre tracts located at 0 Wendell Falls Parkway and 0 Jake May Drive and on the below identified survey plat is hereby annexed and made part of the Town of Wendell, North Carolina, as of the date of adoption of this Ordinance on January 10, 2022. The survey plat that describes the annexed territory is that certain survey plat entitled “Annexation Plat, Extension of Corporate

Limits of the Town of Wendell" and recorded in Book of Maps Book Number _____, Page Number _____, Wake County Registry.

Section 2. Upon and after the adoption of this ordinance, the attached described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the Town of Wendell and shall be entitled to the same privileges and benefits as other parts of the Town of Wendell. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the Town of Wendell shall cause to be recorded in the Office of the Register of Deeds of Wake County, and in the Office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 hereof, together with a duly certified copy of the ordinance. Such map shall also be delivered to the County Board of Elections as required by G.S. 163.228.1.

Duly adopted the 10th day of January 2022.

(Town Seal)

_____
Virginia R. Gray, Mayor

ATTEST:

_____
Megan Howard, CMC, Town Clerk

APPROVED AS TO FORM:

_____
James P. Cauley III, Town Attorney

STATE OF NORTH CAROLINA
COUNTY OF WAKE

CLERK'S CERTIFICATION

I, **MEGAN HOWARD,** Town Clerk of the Town of Wendell, North Carolina, do hereby certify that the attached is original ordinance **#0-3-2022**, as adopted by the Wendell Board of Commissioners on the 10th day of January, 2022 for property owned by **Clarence A. Roberts Jr. and Ronnie A. Collins Jr.**, and is approved for recording in the Wake County Register of Deeds.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official Seal of the Town of Wendell, North Carolina this 10th day of January, 2022.

[TOWN SEAL]

_____
Megan Howard, CMC, Town Clerk

Date: January 10, 2022 **Item # 6a**

Item Title:

Appointment of a Partial-Term, In-Town Planning Board Vacancy

Specific Action Requested:

Take action to appoint a citizen to serve on 1 vacant position for the Planning Board.

Item Summary:

Due to the recent resignation of former In-Town Planning Board Member Deans Eatman, the Town Board of Commissioners will need to appoint a new In-Town Planning Board Member with a partial term ending June 30th, 2024 to fill the vacancy. The Town Board of Commissioners was sent all In-Town Planning Board applications that were received since June 2021 after a 30-day recruitment period. 7 applications were received by the deadline, 6 from previously-received applicants, 1 new.

The Citizen Advisory Board recruitment process is a voting process done by written ballot. Applicants must receive an affirmative vote from a majority of the Board members present and voting to be appointed. Appointees will start their new positions immediately following tonight's meeting. Applicants received letters informing them of the appointment process and were encouraged to introduce themselves at the beginning of tonight's Town Board meeting if they choose. The Town Clerk will follow up with applicants with the results of tonight's appointments.

Attachments:

None

Date: January 10, 2022 **Item # 6b**

Item Title:

Request by the Wendell Chamber of Commerce to host the Wendell Chamber Banquet at the Wendell Community Center

Report to the Board of Commissioners:

January 10, 2022

Specific Action Requested:

The Wendell Chamber of Commerce requests a fee waiver to host the Wendell Chamber Banquet at the Wendell Community Center on February 3, 2022, from 2:00 p.m. to 10:00 p.m.

Item Summary:

On November 24, 2021, the Wendell Chamber of Commerce submitted a request to use the Wendell Community Center for their Annual Chamber Banquet. This banquet will be recognizing local business achievements for the previous year and is also a networking event for these local businesses. They will be setting up starting at 2:00 p.m., with the event lasting from 5:30 p.m. until 9:00 p.m. and clean up would conclude at 10:00 p.m. This event is not open to the public and they are expecting around 150 people to attend. They plan to have alcohol at this event which would require 1 police officer and two staff.

The non-waived fees would include 2 part time staff ($280), 1 police officer ($140), dumpster fee ($125), and clean up fee ($250) for a total of $795.

The Parks & Recreation Commission received the request on December 7, 2021 and voted unanimously in favor of waiving the rental fee.

Attachments:

A. Application

Item 6b

Town of Wendell
Parks & Recreation
Waiver of Community Center Rental Fee Application

(Waiver request is for the rental of the entire Community Center.)

Applicant Information

Applicant Name: WENDELL CHAMBER OF COMMERCE

Applicant Address: 115 N. PINE ST. WENDELL NC 27591
Street/Route City State Zip

~~Home~~ Telephone # 919-365-6318 Business Telephone # _____

Shelley Cell Phone # 574-514-8737 Fax # _____

Email Address: SHELLEY@WENDELLCHAMBER.COM

Name of Sponsoring Organization: _____

Organization Address: _____
Street/Route City State Zip

Organization Telephone # _____ Number of Organization Members: _____

Purpose of Organization: _____

Status of Organization Requesting Waiver

_____ Non-profit / Tax exempt [U.S.C. 501(C)(3)] Non-profit / Tax exempt # 56-0526508

_____ For Profit

_____ Government Agency:

_____ Federal _____ State _____ County _____ Municipal

***NOTE**: Applications will be considered when a copy of the organization's IRS Determination Letter is attached.*

Event Information

Name of Event: ANNUAL BANQUET

How will this event benefit the citizens of Wendell? Recognizing BUSINESS ACHIEVEMENTS for the previous year. NETWORKING EVENT FOR LOCAL BUSINESSES.

Purpose of Event and the types of activities during the Events: AWARDS / INTRODUCE NEW BOARD / DINNER MAYOR'S AWARD Presented

Event Date:	FEBRUARY 3, 2022
Set-up Time Begins	2 pm
Time Event Begins:	5:30 pm
Time Event Ends:	9:00 pm
Clean-up Time Ends:	10:00 pm

Proposed Event is:	
___/___ Charitable	_____ Social Welfare
_____ Public Health or Safety	_____ Youth Amateur Sports
_____ Gallery, Music, Literary, or Performance Arts	_____ Youth Development (e.g. Boy/Girl Scouts)
_____ Town of Wendell Co-Sponsored Event	

Is this Event open to the public? _____ Yes ___/___ No

Will there be a fee charged to participants? ___/___ Yes _____ No If yes, how much? _____

Anticipated Attendance: 150

Expected Participants	Less than 250	250-500
No Alcohol	1 P&R supervisor	1 police officer & 2 P&R supervisors
~With Alcohol	1 police officer & 1 P&R supervisor	2 police officers & 2 P&R supervisors

~Code of Ordinance Section 14-21; Parks and Recreation Policies and Procedures

Will alcohol be served at this event?	Yes	No
✓ If yes, contact the Alcoholic Beverage Control Commission at 400 East Tryon Road, Raleigh or call 919-770-0700 to secure a Special Occasion Permit. ✓ If yes, contact the Wendell Parks and Recreation Department at 601 West Third Street or call 919-366-2266 to obtain the required insurance. ✓ If yes and this is an outdoor event, contact the Town Manager at 15 East Fourth Street or call 919-365-4450 to have this request placed on the agenda for an upcoming board meeting for board action. ✓ If yes, police attendance is required. ✓ Code of Ordinance Section 14-21; Parks and Recreation Policies and Procedures		
Will you need police (security) for this event?	Yes	No
✓ If yes, contact the Wendell Police Department at 9 South Pine Street or call 919-365-4444 to arrange security and payment. ✓ Full payment is due without 48 hour notice of cancellation.		
Will signs be requested to advertise the event?	Yes	No
✓ If yes, contact the Wendell Planning Department at 15 East Fourth Street or call 919-365-4448 prior to placement of any signs or advertisements. ✓ How else will your event be advertised?		

Will vendors be a part of your event?	Yes	No

Item 6b

- Please indicate the number of vendors in each of the following types:
  - Food: _____
  - Merchandise: _____
  - Amusement rides: _____
  - Total number of vendors: _____
- **Food Vendors**: Contact the Wake County Environmental Services, Temporary Food Establishment at 336 Fayetteville Street in Raleigh or call 919-856-7419 to secure a Temporary Food Event Coordinators Application and to schedule an inspection. A copy of all food vendor applications must be on file with the Town of Wendell 30 days prior to the event.
- **Amusement Ride Vendors**: Contact the Department of Labor and Amusement Device Bureau at 11 Hillsborough Street in Raleigh or call 919-807-2770 to insure compliance and schedule an inspection. A copy of all inspection reports must be on file with the Town of Wendell thirty days prior to the event.
- **Merchandizing Vendors**: Contact the Wendell Parks and Recreation Department at 601 West Third Street or call 919-366-2266. A complete list of merchants and their wares must be on file with the department prior to the event.

Why are you requesting the Waiver of Rental Fees? ARRANGEMENT WITH TOWN

Parks and Recreation Commission

Action by the Wendell Parks and Recreation Commission at its _____ (meeting date):

_____ Approved

_____ Denied

Wendell Town Board of Commissioners

Action by the Wendell Town Board of Commissioners at its _____ (meeting date):

_____ Approved

_____ Denied

Applicant Responsibilities

- Waiver request is for the entire Community Center only.
- Application must be on file 90 days prior to the date of the event.
    - Parks and Recreation Commission review request and make a recommendation.
    - Recommendation of the Parks and Recreation Commission is forwarded to the Wendell Town Board of Commissioners.
    - Wendell Town Board of Commissioners will review the request and make decision.
- Space is reserved when the non-refundable deposit of the cleaning fee is received.
- Event coordinator must present a valid picture ID when submitting application.
- Requests must be in writing for each occasion and are **not** automatically renewed.
- Certificate of liability naming the Town of Wendell as an additional insured to be received when paying the deposit.
- Payment for the staffing fees and/or dumpster fee must be paid a minimum of 30 days prior to the event, cash, certified check or money order.
- If alcohol will be served, applicant must abide by the rules for the Wendell Community Center; **and** have all applicable Alcohol Beverage Control (ABC) permits on file with the Town of Wendell 30 days prior to the event.
- If food trucks will be on site, all commercial food vendors must be approved by Wake County Environmental Services; **and** a copy of all food vendor applications must be on file with the Town of Wendell 30 days prior to the event.
- If amusement rides will be on site, all rides must be inspected and approved by the Department of Labor and Amusement Device Bureau; **and** a copy of all inspection reports must be on file with the Town of Wendell 30 days prior to the event.
- If merchandise will be sold, a listing of all vendors the ware for sell must be provided to the Parks and Recreation Department 30 days prior to the event.

Insurance Requirements and Affidavit of Event Coordinator

I understand that evidence of insurance is required before final approval. The event coordinator must provide a certificate of insurance which names the Town of Wendell as an additional insured for a minimum of one million in general liability insurance. Events that include alcohol will require an additional one million in liquor liability insurance and the policy will indemnify and hold harmless the Town of Wendell, its employees, and the Board of Commissioners. I also understand that as the event coordinator, I am responsible for any accidents or damages to persons or property resulting from the issuance of this permit.

I certify that the information in this application is correct to the best of my knowledge. I understand that if the information is found to be incorrect or the event does not accurately represent what has been applied for that the Town of Wendell is authorized to amend the event, including closure of the event if warranted to protect the health, safety and welfare of the Town and its citizens and businesses. All programs and facilities of the Town of Wendell are open to all citizens regardless of race, sex, age, color, religion, national origin or limitation.

I understand the space is reserved when the non-refundable deposit of the cleaning fee is received in full by the Town of Wendell.

SHELLEY LESNIEWICZ

Name of the Event Coordinator

Signature of the Event Coordinator

Date

Town of Wendell Staff Use Only

Date application received:	Received by:
Valid picture ID: Yes ☐ No ☐	

All non-waived fees paid and all permits received by the Town of Wendell 30 days prior to the event.

Hourly rates are available in the Parks & Recreation Fee Schedule

Non-waived Fees	Number of staff	Hours	Amount	Cost	Account Code
Amount due for P&R staff	2	4hrs	$ 35.00	$ 280.00	
Amount due for police	1	4hrs	$ 35.00	$ 140.00	10-208-0000
Amount due for public works staff			$ ~~30.00~~	$ —	
Total Amount Due for Staffing				$420.00	
Amount due for dumpster				$ 125.00	
Amount due for clean up *(based upon number of people in attendance)*				$ 250.00	10-620-4600
Total Amount Due for Cleaning				$375.00	
Total Amount Due for Staffing and Cleaning				$795.00	

Waived Facility Fees		Hours	Amount	Cost	Account Code
Amount due for setup		4	$ 20.00	$ 80.00	
Amount due for breakdown		1	$ 20.00	$ 20.00	
Amount due for event				$ 1600.00	
Total Amount Due for Facility Fees				$ 1805.00	10-365-0200
Total Amount Due for Staffing and Cleaning				$795.00	
Total Amount Due for Facility Fees				$ 1805.00	
Amount Waived				$ 1805.00	
TOTAL Amount Due to the Town of Wendell				$ 795.00	

Payment Schedule	Amount Due	Amount Paid	Date Received:	Received by:	Receipt Number:
Cash or Check [Check Number _____]	$ -				
Cash or Check [Check Number _____]	$ -				
Cash or Check [Check Number _____]	$ -				
Cash or Check [Check Number _____]	$ -				
Cash or Check [Check Number _____]	$ -				

Date: January 10, 2022, **Item # 6c**

Item Title:

Review and Approval- 2 & 4 N Main Street Mural- Simply Blush

Report to the Board of Commissioners:

Monday January 10, 2022

Appearance Commission:

Monday, January 3, 2022

Specific Action Requested:

The Board of Commissioners is requested to take action on the proposed mural at 2 & 4 N Main Street in Downtown Wendell.

Item Summary:
At the January 3, 2022, meeting, the Appearance Commission reviewed the proposed mural at 2 & 4 N Main Street and unanimously recommended approval to the Board of Commissioners.

The proposed mural would be located at 2 & 4 North Main Street at the intersection of Third Street. The mural consists of flowers and vines (see attachment A). The applicant is proposing to have 50 square feet along the Main Street frontage and 30 square feet along Third Street. The applicant is proposed a metal structure "vine" be added to the exterior of the building that would extend up to 6" from the plane of the wall. The Town of Wendell will require an encroachment agreement for any extension into the Main Street right of way and would get confirmation from NCDOT on any extension into the Third Street right of way as well.

Section 12.8.Q of the UDO states that:
A mural as defined in Chapter 19 of this ordinance is subject to the following regulations:

1. No mural shall be added to the primary façade of the building. However, the Town Board reserves the right to approve a primary façade mural if it does not exceed 50 sq. ft in size.
2. Murals are not intended to be placed on residential structures or their accessory structures.
3. The mural shall not extend more than 6 inches from the plane of the wall upon which it is tiled or painted or to which it is affixed.
4. If the name of any business with within the town's jurisdiction is included, it will be counted as a sign and must meet the regulations for signage.
5. The proposed mural must be recommended by the Appearance Commission and the final decision made by the Board of Commissioners prior to any paint being added to the building to review for appropriateness. A certificate of appropriateness will be issued by the administrator if approved by the Board of Commissioners.

The buildings at 2 & 4 N Main Street are located within the Town of Wendell's National Register District and was designated in 1998. Listing in the National Register is primarily an honorary designation. Both state and federal tax credits may be available for building renovations. The NC State Historic Preservation Office has more information on the tax credits https://www.ncdcr.gov/about/history/division-historical-resources/nc-state-historic-preservation-office

Staff Recommendation:

Staff requests that the Board of Commissioners review the recommendation of the Appearance Commission in relation to the mural regulations in order to render action on the mural. Staff has reviewed the mural and has determined that, the mural meets the Town's regulations.

Attachments:

A) Simply Blush- Exterior Mural

Q. Murals or Wall Art: A mural as defined in Chapter 19 of this ordinance is subject to the following regulations:

1. Murals are generally discouraged from being placed on the primary façade of a building. However, the Town Board reserves the right to approve a primary façade mural if it does not exceed 50 square feet in size.
2. Murals are not intended to be placed on residential structures or their accessory structures.
3. The mural shall not extend more than six inches from the plane of the wall upon which it is tiled or painted or to which it is affixed.
4. If the name of any business within the town's jurisdiction is included, it will be counted as a sign and must meet the regulations for signage.
5. The proposed mural must be recommended by the Appearance Commission and the final decision made by the Board of Commissioners prior to any paint being added to the building to review for appropriateness. A certificate of appropriateness will be issued by the administrator if approved by the Board of Commissioners.

No. O-08-2017, §§ 2, 3, 3-13-2017; Ord. No. O-4-2017, § 1, 1-9-2017; Ord. No. O-3-2020, 2-10-2020.)

Custom bent metal structure added to exterior of building
Painted mural with exterior grade paint, to match this illustration

~50 SQ FT

~30 SQ FT

4 NORTH MAIN ST

Date: January 10, 2022 **Item # 7a**

Item Title:

Update on board committee(s) by Town Board members.

- Capital Area Metropolitan Planning Organization (CAMPO) – Mayor Virginia Gray
- Wendell Volunteer Fire Department Board of Directors – Mayor Pro Tempore Jason Joyner

Specific Action Requested:

None

Attachments:

None

Date: January 10, 2022 **Item # 8**

Item Title:

Commissioners' Reports.

Specific Action Requested:

None

Attachments:

None

Date: January 10, 2022 **Item # 9**

Item Title:

Mayor's Report.

Specific Action Requested:

None

Attachments:

None

Date: January 10, 2022 **Item # 10**

Item Title:

Closed Session [NC GS 143-318.11].

Specific Action Requested:

Will be called if necessary for one or more of the following within NC GS 143-318.11(a):

(1) To prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or of the United States, or not considered a public record within the meaning of Chapter 132 of the General Statutes.

(2) To prevent the premature disclosure of an honorary degree, scholarship, prize, or similar award.

(3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged. General policy matters may not be discussed in a closed session and nothing herein shall be construed to permit a public body to close a meeting that otherwise would be open merely because an attorney employed or retained by the public body is a participant. The public body may consider and give instructions to an attorney concerning the handling or settlement of a claim, judicial action, mediation, arbitration, or administrative procedure. If the public body has approved or considered a settlement, other than a malpractice settlement by or on behalf of a hospital, in closed session, the terms of that settlement shall be reported to the public body and entered into its minutes as soon as possible within a reasonable time after the settlement is concluded.

(4) To discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations, or to discuss matters relating to military installation closure or realignment. Any action approving the signing of an economic development contract or commitment, or the action authorizing the payment of economic development expenditures, shall be taken in an open session.

(5) To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract.

(6) To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee. General personnel policy issues

may not be considered in a closed session. A public body may not consider the qualifications, competence, performance, character, fitness, appointment, or removal of a member of the public body or another body and may not consider or fill a vacancy among its own membership except in an open meeting. Final action making an appointment or discharge or removal by a public body having final authority for the appointment or discharge or removal shall be taken in an open meeting.

(7) To plan, conduct, or hear reports concerning investigations of alleged criminal misconduct.

(8) To formulate plans by a local board of education relating to emergency response to incidents of school violence or to formulate and adopt the school safety components of school improvement plans by a local board of education or a school improvement team.

(9) To discuss and take action regarding plans to protect public safety as it relates to existing or potential terrorist activity and to receive briefings by staff members, legal counsel, or law enforcement or emergency service officials concerning actions taken or to be taken to respond to such activity.

(10) To view a recording released pursuant to G.S. 132-1.4A.

Attachments:

None