

Planning Board Meeting – December 21, 2015 Minutes

Members Present: Harold Broadwell, Ruth Van der Grinten, Errol Briggerman, Kathe Schaecher, Ashley Anderson, Judy Silver, and Gilda Wall.

Members Absent: Billy Bryant

Staff Present: Planning Director David Bergmark

Guests Present: Mark Edmondson and Tommy Moorman (Wake County)

1. Meeting Called to Order

Mr. Broadwell called the meeting to order.

2. Welcome and Recognition of Guests

Mr. Broadwell welcomed the public.

3. Chairman and Board Members' Comments

There were no comments from the Chairperson or any Board Members.

4. Adjustment and Approval of Agenda.

Ms. Wall made a motion to approve the agenda. Ms. Silver seconded it. The motion passed.

5. Public Comments

There were no comments from the public.

6. Approval of Minutes

Mr. Briggerman made a motion to approve the November 16, 2015 minutes. Ms. Van der Grinten seconded it. The motion passed.

7. Discussion, Consideration, and Action on the Following Items:

Item 7A – Discussion and Action on a Zoning Map Amendment request to rezone 3.44 acres of land (excluding ROW) located at 3000 and 3001 Wendell Boulevard from R3 to CMX.

Mr. Bergmark said that Mark Forestieri, Director of Wake County Facilities Construction & Design had submitted a request to rezone 3.44 acres of land (excluding ROW) located at 3000 and 3001 Wendell Boulevard from R3 to CMX. He said this area was zoned Residential-3 (R3) and was requested to be rezoned to Corridor Mixed-Use (CMX).

Mr. Bergmark said both properties were located within the Town of Wendell corporate limits. The property at 3001 Wendell Blvd contained an existing single family dwelling which was planned to be removed. The property at 3000 Wendell Blvd was vacant. All current property owners supported this rezoning request.

Mr. Bergmark said the applicant had provided the following justification for the proposed map amendment within their petition: “Wake County is contemplating the purchase of real property for use as an EMS Station serving the Town of Wendell and consequently we are requesting that the property be zoned from R3 to CMX-Corridor Mixed Use. This rezoning will conform to the adjoining parcels along Wendell Blvd, which have a host of commercial uses. An EMS Station is a permitted use in CMX zoning. The property is currently vacant and in disrepair and our goal is to provide a much needed service to the Town of Wendell.”

Mr. Bergmark said the property was currently zoned Residential-3 (R3). The applicant had indicated a desire to build a Wake County EMS station on the property next to IGA to serve the Town of Wendell. The request also included the rezoning of an adjacent parcel at 3000 Wendell Blvd. The proposed use may combine a portion of this parcel to make the property at 3001 Wendell Boulevard larger. He said Public safety stations were a permitted use in the CMX zoning district. Within the current zoning district (R3), public safety stations required a special use permit. All adjacent parcels along Wendell Boulevard were zoned CMX.

Mr. Bergmark said the Wendell Comprehensive Plan defined this section as S4 “Controlled Growth Area”. The Comprehensive Plan stated the S4 sector was generally close to thoroughfares and key cross-road intersections. It was intended for moderate intensity new development, through a traditional neighborhood development, which included neighborhood serving commercial and civic uses surrounded by a mix of housing types that decrease in density as they get further away from the commercial area. He said the Comprehensive Plan highlighted the following land uses as compatible for this sector: traditional neighborhood developments, neighborhood centers, single-family and multi-family residential, neighborhood-serving commercial uses (retail and office), civic uses, and industrial uses.

Mr. Bergmark said this area was also located within the edge of a neighborhood center identified within the Comprehensive Plan, which were intended to be mixed-use activity centers serving surrounding neighborhoods with retail, services, civic uses, and higher density housing.

Mr. Bergmark said any recommended change to the zoning map should be accompanied by a statement explaining how the change was consistent with the comprehensive plan, and was reasonable in nature. He said in staff’s opinion, the requested zoning map amendment was consistent with the recommended uses and development types outlined in the Wendell Comprehensive Land Use Plan for the S-4 sector. He said staff recommended approval of this rezoning request. Mr. Bergmark said all adjacent properties along Wendell Boulevard were zoned CMX.

Ms. Van der Grinten asked if this project was in addition to or in lieu of the existing property on Third Street. Mark Edmondson said that they planned on primarily using the new property, but they would use the current property for storage, etc. Mr. Broadwell said that he understood that the property on Third Street had some deed restrictions that required the property have a similar use. Mr. Edmondson said that was correct, and that they would not be able to fit the new model onto the site of the existing facility.

Mr. Briggerman made a motion to recommend the amendment for approval to the Town Board. Ms. Schaecher seconded the motion. The motion passed unanimously.

8. Adjourn to Next Regularly Scheduled Meeting

A motion was made to adjourn. The motion passed unanimously.