

**Planning Board Meeting –
February 15, 2016
Minutes**

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

Members Absent: Billy Bryant, Ashley Anderson

Staff Present: Planning Director David Bergmark

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.

A motion was made to approve the agenda. Ruth Van der Grinten seconded it. The motion passed.

5. Public Comments

There were no comments from the public.

6. Approval of Minutes

A motion was made by Judy Silver to approve the January 19, 2016 minutes. Ruth Van der Grinten seconded the motion. 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 15.08 acres of land (excluding ROW) located at 350, 450, and 500 Lake Glad Road from RA to M&I.

David Bergmark said the Town of Wendell initiated a change in zoning classification for three properties totaling approximately 15.08 acres (identified by PIN #'s 1783562583, 1783560123, & 1783466373). This area was zoned Rural Agricultural (RA) and was being requested to be rezoned to Manufacturing & Industrial (M&I). The Town of Wendell was considering the construction of a new storage building to be located at 350 Lake Glad Rd.

Mr. Bergmark said none of the three properties were located within the Town of Wendell corporate limits. The property at 450 Lake Glad Road contained the Town's Public Works Facility, as well as a sewer treatment facility run by the City of Raleigh. He said the property at 350 Lake Glad Road was vacant and was used for parking for the public works facility. The

property at 500 Lake Glad Road sat behind the other two properties and contained an electrical power station operated by Duke Energy. He said the Town had not yet received a letter of support from Duke Energy, but the proposed zoning category was more in line with the current use of the property.

Mr. Bergmark said the current zoning designation of Residential Agricultural did not reflect the current or intended future use of the property. Rezoning this property to M&I would bring this area into conformance with the intended use of this property.

Mr. Bergmark said the properties were zoned Residential Agricultural (RA). He said the RA zoning designation was often used as a holding zone until development occurs and was established when the Town's Extra Territorial Jurisdiction (ETJ) was first extended. He said the Town initiated this rezoning request in order to bring the zoning classification in line with the current and intended future use of these properties. Both government services and utilities were permitted in both the RA and M&I zoning districts. Mr. Bergmark said the UDO also required that utility uses be buffered from adjacent property. He said there was an existing M&I district to the north along Lake Glad Road.

Mr. Bergmark said the Wendell Comprehensive Plan defined 350 and 450 Lake Glad Road as falling within the S4 "Controlled Growth Area". The property at 500 Lake Glad Road, which did not have road frontage, was defined as S3 "Restricted Growth Area".

Mr. Bergmark said 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. 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 the S3 sector was intended for very limited development. He said the Comprehensive Plan stated that the community types and land uses appropriate for this sector area: single family residential, very limited convenience retail uses, civic uses, and some industrial uses.

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 and S-3 sectors and was reasonable due to the existing and future planned land uses for this area. He said staff recommended approval of this rezoning request.

Mr. Broadwell asked if staff had any contact with Duke Progress Energy. Mr. Bergmark said they were not able to make contact yet, but that staff would keep reaching out. He said support by Duke Progress Energy wasn't legally required, but that it was nice to have.

Ms. Silver asked if this property was close to Curtis Dean's storage facility. Mr. Bergmark said yes, there were some properties zoned M&I adjacent to the properties in question.

Ms. Van der Grinten made a motion to approve the Zoning Map Amendment request to rezone 15.08 acres of land excluding ROW located at 350, 450, and 500 Lake Glad Road from RA to M&I. Ms. Van der Grinten amended her motion to include a statement of plan consistency with the Wendell Comprehensive Plan as outlined by staff. Ms. Wall seconded the motion and the amendment. The motion passed unanimously.

Mr. Bergmark gave the Planning Board an update on the public information sessions for the Transportation Plan. He said they were finalizing three dates in April at three separate locations, and that he would update the Board as soon as he had concrete information.

8. Adjourn to Next Regularly Scheduled Meeting

Judy Silver made a motion to adjourn the meeting at 7:13. The motion passed unanimously.