

**Planning Board Meeting
February 19, 2018
Minutes**

Members Present: Ashley Anderson, Michael Clark, Gilda Wall, Jonathan A. Olson, Errol Briggerman, Victoria Curtis, and Lloyd Lancaster.

Members Absent: Kathe Schaecher, Terry “Allen” Swaim

Staff Present: Planning Director David Bergmark and Wyatt McGhee

Guests Present: Joel Jesse with Berridge Manufacturing Co. & 2 engineering consultants, and 1 citizen

1. Meeting Called to Order

Chairwoman Ashley Anderson called the meeting to order at 7:00 pm and recognized that a quorum was present.

2. Welcome and Recognition of Guests

Chairwoman Anderson welcomed everyone present.

3. Chairman and Board Members’ Comments

Lloyd Lancaster indicated that he enjoyed the Christmas party and complimented the chair for suggesting that the Board have one. He said he wished the Chair could have attended the event.

4. Adjustment and Approval of Agenda.

Chairwoman Anderson asked if there were any adjustments to the agenda; as there were none, she then asked for a motion to approve. Vice-Chairman Michael Clark made a motion to approve the agenda; Jonathan Olson seconded the motion. The motion passed unanimously.

5. Public Comments

Chairwoman Anderson asked if anyone signed up for public comments; there were no public comments.

6. Approval of Minutes

Chairwoman Anderson asked if there were any adjustments to the minutes or a motion to approve the minutes. Vice-Chairman Clark made a motion to approve the minutes of the previous (November 20, 2017) meeting as submitted by staff. Gilda Wall seconded the motion. The motion passed unanimously.

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

- A. ZM18-01 – Zoning Map Amendment request to rezone 10.96 acres of land (excluding ROW) located by the Knott Square Shopping Center (PIN # 1784177071) from MI to CH.**

Chairwoman Ashley Anderson introduced this case and Mr. Bergmark presented the following staff report shown in *italics* below.

Item Title:

ZM18-01 – Zoning Map Amendment request to rezone 10.96 acres of land (excluding ROW) located by the Knott Square Shopping Center (PIN # 1784177071) from MI to CH.

Report to the Planning Board:

- Monday, February 19, 2018

Specific Action Requested:

- That the Planning Board consider the proposed rezoning request and make a recommendation to the Board of Commissioners, to include a statement of comprehensive plan consistency and reasonableness.

Applicants:

Ver Dar Properties LLC

Petition:

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

Location and History:

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

Justification:

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

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

Project Profile:

PROPERTY LOCATION: 0 Wendell Boulevard

WAKE COUNTY PIN: 1784177071

ZONING DISTRICT: Proposed CH/ Current MI

CROSS REFERENCES: ZM17-03

PROPERTY OWNER: Ver Dar Properties LLC.

APPLICANT: Ver Dar Properties LLC.

PROPERTY SIZE: 10.96 acres

CURRENT LAND USE: vacant

PROPOSED LAND USE: Commercial/Light Industrial

Project Setting – Surrounding Districts and Land uses:

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

Zoning District:

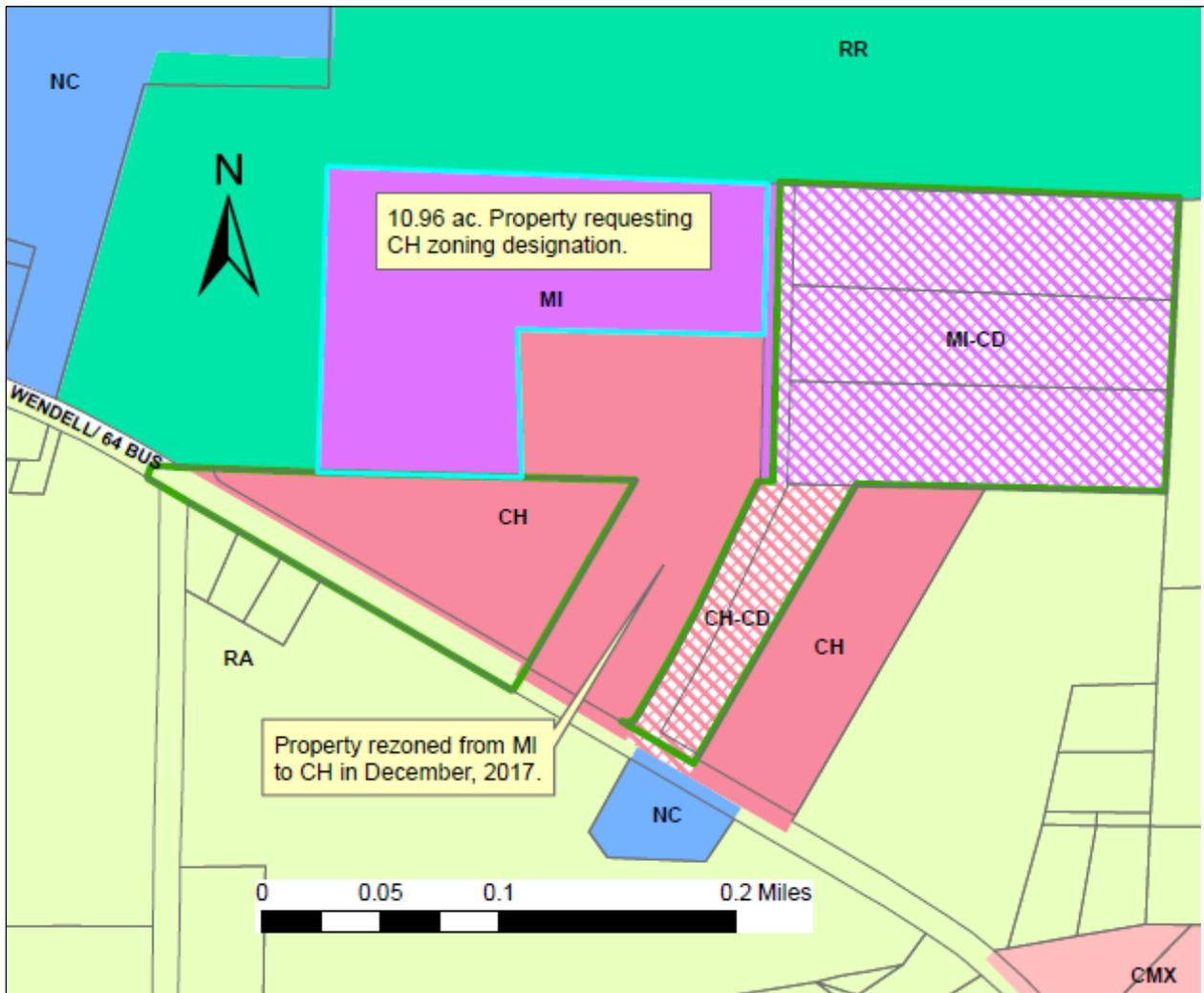
The property included within this request is currently zoned Manufacturing and Industrial (MI). The applicant has indicated a desire to rezone the property in order to make it more marketable to potential buyers by removing the 100’ district buffer mandated by the current MI zoning. In

order to protect adjacent properties from the more intense manufacturing uses allowed in the Manufacturing and Industrial District, a 100 ft. buffer is applied from any structure within the district to the exterior of the zoning district's boundary.

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

A copy of those uses allowed in each zoning district is included as Attachment A.

Current Zoning Map:



Off-Street Parking:

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

Lighting:

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

Public Utilities:

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

Streets:

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

Landscaping:

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

Stormwater Management:

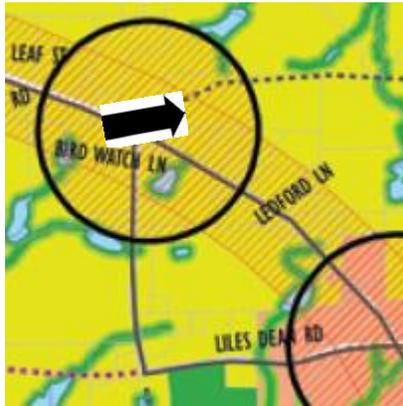
Development disturbing more than 20,000 square feet of land would be required to meet the stormwater standards contained in the UDO at the time of site plan submission.

Comprehensive Plan:

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

The Comprehensive Plan states the S4 sector is where moderate intensity new development is appropriate and where the majority of the community’s new growth should occur. The comprehensive plan lists the following uses as appropriate land uses/development types within

this sector: traditional neighborhood developments, neighborhood centers, single-family and multifamily residential, commercial uses, civic uses, and industrial uses.



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

Statement of Plan Consistency and Reasonableness

- *Any recommended change to the zoning map should be accompanied by a statement explaining how the change is consistent with the comprehensive plan, and is reasonable in nature.*
 - *In staff’s opinion, the requested zoning map amendment is consistent with the recommended uses and development types outlined in the Wendell Comprehensive Land Use Plan for the S-4 sector.*

Staff Recommendation:

Staff recommends approval of the rezoning request.

Attachments:

- A. *Table of Uses (CH and MI zoning districts)*

At the conclusion of his presentation, Mr. Bergmark answered questions from the Board, as follows:

Errol Briggerman asked whether the site of the proposed rezoning is within the Town limits; David Bergmark replied that it is not, but we anticipate it being annexed. Michael Clark inquired as to whether there had been any letters of support or opposition to the rezoning request that had been submitted to the Town; Mr. Bergmark replied that there had not. Jonathan Olson then sought to clarify with staff that the request was a rezoning, not a specific development proposal; Mr. Bergmark agreed. Lloyd Lancaster asked if anyone in the audience was representing the applicant; Mr. Bergmark responded that there were two engineering consultants working for the applicant, who were in attendance.

Joel Jesse, President of Berridge Manufacturing Company then provided a summary of his proposed business plan for the property under consideration for rezoning, which could include a 15,000 square foot distribution facility and the hiring of 15 to 20 employees. He said his metal manufacturing and finishing process was not intense, and should have little impact outside of the building itself. Errol Briggerman asked if his painting process included spraying. Mr. Jesse said his painting process used roll applied paint. Michael Clark asked David Bergmark if the proposed business would be considered light industrial, which is allowed in the Highway Commercial zoning district. Mr. Bergmark said it would be considered light industrial, not a 24-7 operation, based on how it had been described to staff. Chairwoman Ashley Anderson asked if there were any other questions on this request; there were none.

Lloyd Lancaster then made a motion to approve the rezoning request. Jonathan Olson seconded the motion. Ashley Anderson asked if there was any discussion on the motion. Michael Clark asked if Lloyd Lancaster would amend his motion to include accepting staff's proposed statement of comprehensive plan consistency. Mr. Lancaster agreed to amend the motion as stated. The motion passed unanimously (7-0).

8. Adjourn to Next Regularly Scheduled Meeting

Chairwoman Ashley Anderson asked for a motion to adjourn. Michael Clark made a motion to adjourn the meeting; Lloyd Lancaster seconded the motion. The motion passed unanimously and the meeting adjourned at approximately 7:14 p.m.