

Planning Board Meeting – March 21, 2016 Minutes

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

Members Absent: Billy Bryant, Kathe Schaecher

Staff Present: Planning Director David Bergmark, Planner Allison Rice

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

Ms. Van der Grinten asked what had happened with the rezoning of the properties next to Food Lion. Mr. Bergmark that the applicant for that rezoning hadn't submitted anything. He said he wasn't sure if the plan had fallen through.

Ms. Van der Grinten said that she had attended a meeting about Wake County's health needs assessment on Tuesday, March 8th and that it was very interesting. She said it was tied to planning and she was curious to see what peoples' needs were as it related to community health.

Mr. Briggerman asked what was the administrative process to update the zoning records after a zoning approval. Mr. Bergmark said that planning staff would send the change to Wake County GIS and to the Tax Assessor so that they could update their records. He said on that particular property it took some time for the tax assessor to update their records

4. Adjustment and Approval of Agenda.

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

5. Public Comments

There were no comments from the public.

6. Approval of Minutes

A motion was made by Gilda Wall to approve the February 15, 2016 minutes. Errol Briggerman 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 2.65 acres of land (excluding ROW) located at 60 and 0 Liles Dean Road from RA to CMX.

Mr. Bergmark said the applicants, Jane Stephens, Glenda Stephens, and Lisa Stephens, submitted a request for a change in zoning classification for two properties totaling approximately 2.65 acres (identified by PIN #'s 1784346178 and 1784345003). This area was currently zoned Rural Agricultural (RA) and was being requested to be rezoned Corridor Mixed Use (CMX). He said the applicants had no current development plans for this property, but desired to rezone it to CMX so as to increase its potential for development.

Mr. Bergmark said both properties were located within the Town of Wendell's corporate limits. The property at 60 Liles Dean Rd contained three existing single family dwellings and associated accessory structures. The property at 0 Liles Dean Road was vacant. He said it consisted of a thin strip of land providing additional road frontage to the property at 60 Liles Dean Road. He said all property owners had signed the rezoning petition.

Mr. Bergmark said the applicants provided the following justification as part of their request: "My sisters, Glenda and Lisa Stephens, and I would like to request that the residential property on 60 Liles-Dean Road, Wendell, NC be rezoned as commercial property. It is our desire that it will then open the door for growth and development opportunities for the Town of Wendell and its residents."

Mr. Bergmark said the properties were currently zoned Residential Agricultural (RA). He said the RA zoning designation was often used as a holding zone until development occurred and was established when the Town's Extra Territorial Jurisdiction (ETJ) was first extended. He said the two parcels currently contained a total of three dwellings. David said single family dwellings were a permitted use in the requested zoning district (Corridor Mixed Use). However, very few non-residential uses were permitted in the current zoning designation (Residential Agricultural).

Mr. Bergmark said the Corridor Mixed Use (CMX) district was the primary commercial zoning designation used along Wendell Boulevard. He said a portion of this property along Wendell Boulevard was also within the Gateway Overlay (GO) zoning district, which would not change. The Gateway Overlay district implemented additional development standards related to parking, building setbacks, and buffering.

Mr. Bergmark said the Wendell Comprehensive Plan defined 60 Liles Dean Road as falling within the S6 "Infill/Redevelopment Area". He said the Comprehensive Plan stated the S6 sector was generally urbanized and well served with infrastructure and access to services and amenities. It identified these areas as "the most efficient and most attractive areas for redevelopment of underutilized sites or infill of vacant parcels. He said the Comprehensive Plan highlighted the following land uses as compatible for this sector: neighborhoods, downtowns, single-family and multi-family residential, commercial uses (retail and office), civic uses, and light industrial uses.

Mr. Bergmark said any recommended change to the zoning map should be accompanied by a statement explaining how the change is consistent with the comprehensive plan, and was reasonable in nature. 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 S6 sectors and was reasonable due to the surrounding zoning districts and the property's location along a major thoroughfare.

Mr. Bergmark said staff recommended approval of this rezoning request.

Ms. Van der Grinten asked if a buffer would be required between properties if it were developed as a commercial use. Mr. Bergmark said that a medium grade buffer would be required separating the commercial district and a residential district.

Mr. Briggerman made a motion to recommend the rezoning of the two parcels of land at 60 and 0 Liles Dean Road from RA to CMX, declaring that the change was consistent with the recommended uses and development types outlined in the Comprehensive Plan for the S6 sectors and was reasonable due to the surrounding zoning districts and the property's location along a major thoroughfare. Ms. Silver seconded the motion. The motion was passed unanimously.

Mr. Bergmark said that the Economic Development Committee was meeting the following Wednesday. He said there would be two guest speakers from Greater Raleigh Visitor's Bureau and Capital Area Workforce Development. He invited the members of the Planning Board to attend.

8. Adjourn to Next Regularly Scheduled Meeting

Judy Silver made a motion to adjourn the meeting. Ms. Van der Grinten seconded the motion. The motion passed unanimously.