

**Planning Board Meeting –
June 19, 2017
Minutes**

Members Present: Harold Broadwell, Ashley Anderson, Lloyd Lancaster, Victoria Curtis, Allen Swaim, Ruth Van der Grinten, Gilda Wall, and Kathe Schaecher.

Members Absent: Errol Briggerman

Staff Present: Planning Director David Bergmark, Planner II Patrick Reidy

Guests Present: Mayor Virginia Gray, Anderson Marlowe, and Curt Phipps

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.

4. Adjustment and Approval of Agenda.

Ruth van der Grinten made a motion to accept the agenda. Gilda Wall seconded the motion. The motion passed.

5. Public Comments

There were no public comments.

6. Approval of Minutes

Harold Broadwell asked that the minutes be amended to show that he voted against the planning board's recommendation for the electronic billboard text amendment, along with Ashley Anderson. Mr. Bergmark said he would make the change to reflect his vote. Allen Swaim made a motion to accept the minutes as amended. Victoria Curtis seconded the motion. The motion passed.

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

Item 7A – Discussion and Action on the Final Development Plan for Olde Wendell Phase II.

Mr. Reidy gave the following report, in italics:

Applicant:

Marlowe Builders

Petition:

The applicant has requested to create a Final Development Plan for 33 single family dwelling lots and related infrastructure in the R2-CD16-04 conditional district zone for approximately 16.19 acres of property within the parcels identified by PIN #s 1794223959 and 1794324805. This consists of all of Olde Wendell, Phase II; as shown on the approved Master Development Plan.

Purpose of a Conditional District:

The purpose of the Conditional Districts (CD) is to provide an alternative means of land development and an alternative zoning procedure that may be used to establish residential, commercial, and industrial Conditional Districts at appropriate locations and in accordance with the planning and development objectives of the Town.

A CD may depart from the strict application of the requirements of the town's general zoning districts.

The provisions of the CD Master Plan shall replace all conflicting development regulations set forth in this Ordinance which would otherwise apply to the development site. The Planning Board may recommend and the Board of Commissioners may attach reasonable and appropriate conditions including, but not limited to, the location, nature, hours of operation, and extent of the proposed use(s). Conditions and site-specific standards shall be limited to those that address conformance of the development and use of the site to this Ordinance and officially adopted plans and those standards and conditions that address the impacts reasonably expected to be generated by the development and use of the site.

Project Profile:

PROPERTY LOCATION:	0 Trumpet Vine Court and 0 Kirkhill Drive
WAKE COUNTY PIN:	1794223959 and 1794324805
CURRENT ZONING DISTRICT:	R2CU
CROSS REFERENCES:	N/A
PROPERTY OWNER:	Stonebriar Inc
APPLICANT:	Marlowe Builders 3700 Computer Drive, Suite 280 Raleigh, NC 27609
PROPERTY SIZE:	16.19 acres
CURRENT LAND USE:	Vacant
PROPOSED LAND USE:	Single Family Residential

Project Setting – Surrounding Districts and Land uses:

<i>DIRECTION</i>	<i>LANDUSE</i>	<i>ZONING</i>
<i>North</i>	<i>Residential</i>	<i>RA and RR</i>
<i>South</i>	<i>Residential</i>	<i>RA</i>
<i>East</i>	<i>Residential</i>	<i>RA</i>
<i>West</i>	<i>Residential</i>	<i>RA, RR, and R3</i>

Location and History:

This property is located within the corporate limits of the Town of Wendell and is zoned R2-CD16-04.

On December 19, 2016, the Planning Board recommended approval for the Master Development Plan as part of the Conditional District. The Board of Commissioners granted approval of the Master Development Plan on January 9, 2017. The approval of the master development plan allowed the developer to proceed, under the conditions proposed by the developer and the Town. The full list of approved conditions is provided below.

Following approval of the Conditional District rezoning and the Master Plan by the Board of Commissioners, the applicant must submit a Final Development Plan to the Planning Board for approval. A final plan shall consist of a detailed set of construction plans that fully demonstrate compliance with all applicable construction regulations and provisions of the Town of Wendell and with all applicable performance criteria, conditions, and other requirements of the enacting Conditional District zoning ordinance. Following Final Development Plan approval, permits for the installation of infrastructure only (streets, utilities, etc.) may be issued for development of the site.

All conditions have been met, or will be verified at the time of building permit processing and construction. Staff will provide an overview of the final development plan at the June 19th meeting. To review the complete set of plans, please download the file at: <http://www.townofwendell.com/files/olde-wendell-phase-ii-final-development-plan>

Approved Conditional District Conditions:

The approved Master Development Plan created 14 conditions, as follows:

- 1. Fee-in-lieu approved for sidewalk along Wendell Boulevard (in the amount of \$9,320) due to severe topography is allowed.*
- 2. Waiver of sidewalks within the subdivision, however sidewalks must be provided along the frontage of Kirkhill Drive and Whitley Way.*
- 3. Phase II is subject to existing recorded covenants of Olde Wendell, Phase I.*
- 4. Fee-in-lieu for Open Space is approved. Appraisals shall be submitted to staff in order to determine the payment in lieu dedication fee in accordance with Section 7.6 of the UDO.*

5. *All single family dwellings shall have exterior materials consisting of brick, stone, stucco, wood, and hardiplank. Under no circumstances shall vinyl siding be used.*
6. *All single family dwellings shall be at least 1,900 square feet (finished and heated areas).*
7. *All single family dwelling shall have a two car garage. If the two car garage is a front load, it shall not extend past the main building wall more than 7 feet. This rule does not apply to a side loaded garage.*
8. *Each house shall use a stem-wall or crawl space, with a minimum of 3 steps at least 6 inches in height for a total of at least 18 inches above grade.*
9. *The parcels shall not be clear cut during the development process.*
10. *Each dwelling shall be landscaped with a minimum of four trees in the front yard, and shrubs along the foundation of the house spaced 3 feet apart.*
11. *The site shall develop using the nitrogen load exemption for small residential infill projects. Due to a history of erosion issues with the ditches in Phase 1 of Olde Wendell, developer shall be responsible for correcting any erosion problems with the existing ditches that will be used to tie in to for drainage of the new lots.*
12. *The USPS required cluster mailbox units shall be consistent with the style and color of the mailboxes in Phase 1 of Olde Wendell.*
13. *Streetlights shall be uniform and consistent with Phase 1 of Olde Wendell.*
14. *Curb and gutter is required along the Whitley Way and Kirkhill Drive frontages.*

Phasing:

No phasing is requested.

Off-Street Parking:

At the time of construction of any new building, parking spaces shall be provided in all districts in the amounts specified by Chapter 10 of the Unified Development Ordinance (UDO).

Lighting:

Street lighting meets the requirements as set forth in the UDO.

Public Utilities:

Public water and sewer are available at this site and have been approved for construction by City of Raleigh Public Utilities.

Streets:

All proposed streets and drives meet the requirement as set forth in the UDO and as approved by the Master Development Plan.

Landscaping:

All proposed landscaping (street trees, abutting rear yard buffer) meets the requirements as set forth in the UDO and as approved by the Master Development Plan. All other landscaping requirements will be verified at the time of building permits.

Stormwater Management:

Wake County Environmental Services has not approved the proposed stormwater management and erosion control plans, but the plans are pending. Those plans are expected to be issued shortly after the Planning Board meeting.

Patrick Reidy said the only change staff was proposing was for the applicant to show the cluster mailbox detail on their approved plan.

Mr. Lancaster asked if the applicant had any comments for the Planning Board. Mr. Anderson said he had no comments.

Ruth Van der Grinten made a motion to approve the Final Development plan with staff's recommendations as it related to cluster mailbox details. Kathe Schaecher seconded the motion. The motion passed unanimously.

8. Adjourn to Next Regularly Scheduled Meeting

Kathe Schaecher made a motion to adjourn the meeting. Victoria Curtis seconded the motion. The motion passed unanimously.