

November 10, 2014  
Town Board of Commissioners Meeting Minutes

The Wendell Town Board of Commissioners held their regularly scheduled meeting on Monday, November 10, 2014, at 7:00 p.m. in the Board of Commissioner's Meeting Room with Mayor Timothy A. Hinnant presiding. Present at the meeting were Commissioners John Boyette; Virginia Gray; James Parham; Jon Lutz; Sam Laughery; Manager Teresa Piner; Town Clerk Jonnie Driver; IT Administrator Tamah Hughes; Finance Director Butch Kay; Police Chief Bill Carter; Planning Director David Bergmark; Planners Patrick Reidy and Allison Rice.

Mayor Hinnant called the meeting to order at 7:00 p.m.

Mayor Hinnant welcomed Boy Scout Pack 515 to the meeting and stated they were going to lead the Pledge of Allegiance along with Chief Carter.

Invocation was given by Mr. Earl Briggerman of Wendell Baptist Church.

**Adjustment and approval of the agenda**

Commissioner Gray said she would like to add a discussion concerning Town Hall improvements 11A. Commissioner Laughery said he would like a discussion on the status of the two applications for the cell towers, the status of the Wi-Fi and fiber projects which are extremely important to our downtown businesses, and the six month moratorium that the board put on temporary signs 11B.

Commissioner Parham made a motion to approve the agenda with the addition of items 11A and 11B. The vote was unanimous 5-0.

**Item 1 – Public Comment Period**

No one wished to speak.

**Item 2 – Consent Agenda**

- a. Approval of the Minutes from the Monday, October 27, 2014 Board of Commissioner's meeting.
- b. Approval of the 2013-2014 audit report by Petway, Mills and Pearson, PA.

Commissioner Parham made a motion to approve the consent agenda as written. The vote was unanimous 5-0.

**Item 3 – Introduction of Patrol Officer Lenward Morgan Hanks, Jr.**

Chief Carter said Officer Hanks is a Vance County native and after graduating from High School at Northern Vance in Henderson he entered the United States Army where he served four years and specialized as a Medic. Upon honorable discharge from the Army, Lenward worked for the United States Postal Service in Raleigh for seven years.

Chief Carter said he attended Basic Law Enforcement Training at Nash Community College and upon graduating was hired as an Auxiliary Deputy Sheriff by the Vance County Sheriff's Office where he later became full time. He said Lenward worked as a Patrol Deputy and ultimately as an Investigator assigned to narcotics prior to joining the Wendell Police Department.

Chief Carter said Lenward graduated from Columbia Southern University with a Bachelor of Science in Criminal Justice Administration in September 2014. He said Lenward had completed numerous training

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courses specific to his law enforcement duties which will bring additional skill sets to his role as a Patrol Officer in Wendell. He said Lenward is currently a resident of Raleigh.

**Item 4 – Public Hearing on request to apply a single road name to the 4.7 mile stretch of road currently known as Wendell Falls Parkway, Richardson Road, Poole Road, S. Buffalo Street, and N. Buffalo Street.**

Planning Director David Bergmark said following the opening of the interchange on Wendell Falls Parkway, NCDOT contacted town staff regarding simplifying the naming structure of the stretch of road currently comprised of Wendell Falls Parkway, Richardson Road, Poole Road, S. Buffalo Street, and N. Buffalo Street. He said the road changes five times over the 4.7 miles.

David said public safety officials have stated that the numerous name changes on this stretch of road causes a major concern for responding to emergency calls. He said at times the closest ambulance that serves as the first response to an incident may not be a unit of personnel which typically covers the Wendell area and may not be familiar with the Town's road network. He said the current naming system creates unnecessary confusion and could result in a detrimental delay in emergency response time.

David said per general statute; Wendell only has the authority to change the road name for sections of road within its corporate limits. Those sections outside of the corporate limits must be approved by the Wake County Board of Commissioners. He said Wake County would approve a similar ordinance following the approval of a municipal ordinance.

David stated the Town of Wendell, in a joint effort with Wake County, held a public information session on Monday, September 29, 2014 from 4:00-7:00 p.m. at the Wendell Town Hall. He said notification letters advertising the information session and tonight's public hearing were sent to all property owners along the road corridor as provide by Wake County lmaps. He said those present at the meeting acknowledged the need to improve and clarify the road naming system.

David said based on staff's discussions with NCDOT, Wake county GIS and Addressing, and public safety officials, it is recommended the entire road corridor, between Future I-495 and Wendell Boulevard, be renamed 'Wendell Falls Parkway' because it is the only name currently in use which does not have duplicates in other areas of the county. He said additionally, Buffalo Street has existing errors in its addressing, where the even and odd numbers switch sides of the road. He said due to the realignment of the Poole Road/Richardson Road intersection, motorists now have to stop and turn right in order to stay on Poole Road heading east, which can create confusion and it was thought that keeping the name "Wendell" within the name of this gateway corridor would assist in the economic development promotion of the Town.

David said to citizens ample time to get their addresses changed and numbers put up this would become effective March 1, 2015. He said if the board decides to approve the ordinance in the agenda packet, we would submit to DOT and Wake County for them to approve a similar ordinance.

Mayor Hinnant opened the Public hearing and asked if anyone would like to speak for or against the road name change.

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Paul White said about 10 years ago we addressed a similar situation with what is now Wendell Boulevard because the same request was made from fire, rescue and police. He said when you change the name to Wendell Falls Parkway it is going to run into Wendell so I think you have a major economic impact as well as the fire and rescue situation.

Dale Pixley – Buffalo Street stated I disagree with changing the name of the street. She said Buffalo Street has been around since the town was incorporated. She said I have a special concern about calling it Wendell Falls because that is a subdivision and I live in the Town of Wendell. She said to say it is going to be an inconvenience is putting it mildly. There are people that live on Buffalo Street that have been here longer than I have and the consensus from the neighbors they don't want to name to change, but they say the town is going to do what they want to anyway. She said I would suggest changing the name up to the town limits and leaving Buffalo Street inside the town limits. She said if you want to fix the numbering that is fine, but I want to stay on Buffalo Street.

Ray Stout – Buffalo Street said he grew up on Buffalo Street and I think it is terrible that you are going to rename it. He said everyone will have to change their house number and address and that will be a real problem for people living there. I agree with Ms. Pixley just change it to the City Limits and leave it Buffalo Street into Wendell.

Ray Hinnant – 205 Dogwood Trail said Buffalo Street is a historic street and has been that name almost since the town was established I would think. He said I would recommend we keep the name of Buffalo Street in the City Limits and once it changes to outside the city limits to go with Wendell Falls Parkway. He said there are streets in Raleigh that are one name to a certain point and then the name changes. I don't think this would do any harm to keep Buffalo Street inside the city limits.

Jack Nance-15 S. Buffalo Street said I love my address, but I am aware that sometimes change has to happen. He said the thing that concerns me more than losing my Buffalo address is calling it Wendell Falls Parkway. He said it would seem to me that someone or something that is related to Wendell historically would have more meaning to more people than just naming the street for a new development. He said I do not have an answer for you with the name, but I do want to be on record as recommending that we find a more meaningful name than Wendell Falls.

Brett Zeck – 100 N. Buffalo Street said I also love my address and I support leaving the name Buffalo Street within the city limits.

Brian Staples – Fire Chief stated we get more and more calls to this 5 street corridor and it is an issue that the names constantly change. He said especially for the EMS because it might not always be the Third Street EMS team, it could be any unit in Wake County and they don't know that Richardson Road turns into Poole Road, and that Poole Road turns into Buffalo and that the numbers are incorrect on parts of Buffalo Street so it is a true public safety issue for. He said I do not advocate for any one name for the corridor, but in our fire district we have a Buffalo Road and Buffalo Street which creates some confusion as well. He said we do need one continuous name for public safety, fire, EMS, and police.

No one else wished to speak and the public hearing was closed.

**Item 5 – Discussion and action on a request to apply a single road name to the 4.7 mile stretch of road currently known as Wendell Falls Parkway, Richardson Road, Poole Road, S Buffalo Street, and N. Buffalo Street.**

Commissioner Laughery made a motion to change the 4.7 mile stretch of road to Wendell Falls Parkway due to the safety concerns.

Commissioner Parham said I agree with Commissioner Laughery the safety concerns are the major reason.

Commissioner Boyette said Eagle Rock Road turns into Buffalo Road once it gets into Johnston County and the ambulances also respond to that Buffalo Road. He said there are several streets in Wendell that are duplicated, we have numerous Bobbitt Streets and we use to have 2 Knott Streets, and the safety issue is overwhelming on this one for me.

Commissioner Gray said did DOT contacted us on this issue is that correct Teresa. Teresa said when the parkway was opened in December 2013; DOT came to us and asked us was Wendell Falls Parkway going to remain Wendell Falls Parkway with Newland. She said at that time we were not sure, but Newland decided to keep that name. Commissioner Gray said so that became the fifth name in that stretch of road. Mrs. Piner said that is correct. Commissioner Gray said I don't like change either, and I would not like it if someone was going to change my street name, but my conscience will not allow me to look the other way if someone could be in danger, and it is obviously and emergency services issue. She said I agree it needs to be changed and there would be continuity. She said after all that interchange was built and those folks paid for it and they get to name it Wendell Falls Parkway.

Commissioner Lutz said I agree with Commissioner Gray, continuity is the big question and I am sympathetic to those who live on Buffalo Street. He said it makes sense to have Wendell Falls all the way from the interchange into town.

The motion made by Commissioner Laughery passed unanimously with a vote 5-0.

Mayor Hinnant stated there would be a 5 minute recess.

Mayor Hinnant called the meeting back in order.

**Item 6 – Public Hearing on a Zoning Text Amendment to Chapter 5 of the Unified Development Ordinances as it relates to Design Requirements for Garages.**

David Bergmark stated this amendment was submitted by M/I Homes of Raleigh, to amend Section 5.9E5c (Building Types: Houses) of the UDO to revise the recess requirement for front-loading garages. He said currently, Section 5.9E5c states, "garages with front-loading bays shall be recessed at least 5 feet from the front façade of the house and visually designed to form a secondary building volume.

David said the applicant has requested that this section be amended to change the minimum garage recess requirement from 5 feet to 2 feet from the front façade. He said the applicant's justification is that the proposed change will allow for a wider range of exterior aesthetic and interior layout design options within newly constructed communities.

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David said any amendment to this section should clearly state the point of the house which the garage must be recessed from (i.e. the porch vs. the wall of the house), as this could influence what is considered a reasonable recess. He stated staff recommends that the front of the porch may be used as the point of measurement for those homes where the porch covers at least 30 percent of the front façade. This would avoid a situation where a small stoop was being used so the garage could be closer to the road and would be consistent with what staff has enforced in the past.

David said the proposed text amendment would read as follows: "garages with front-loading bays shall be recessed at least 2 feet from the front façade of the house and visually designed to form a secondary building volume."

David said if the town desires to approve the applicant's request without any additional design standards attached, staff suggests that a minor modification to the language be made to clarify where the point of measurement would begin. He said this modification is incorporated into the ordinance language in Attachment B which would read as follows: "Garages with front-loading bays shall be recessed at least 2 feet from the front façade of the house. Front porches may be considered the front façade and be used as the point of measurement for those homes where the porch comprises at least 30 percent of the façade."

David said staff recommends that the proposed text amendment be expanded beyond what the applicant originally requested, to create additional flexibility in the positioning of the garage when additional design features are incorporated. He said draft language to this effect was presented to the Planning Board at their October 20<sup>th</sup> meeting. The language recommended by staff is based on standards included in the Town of Knightdale's ordinance which allows garages to protrude in front of the front façade of the home when the house incorporates a carriage style garage door; has a trellis, eyebrow roof or column support that is architecturally compatible with the house; does not utilize any single garage door greater than 12 feet in width; and contains window inserts. He said if those requirements are met the garage may then project up to 12 feet in front of the house (in Knightdale the 12 foot projection is not measured from the porch, but rather from the wall of the house).

David said staff's recommended amendment would allow garages to protrude up to 6 feet beyond the porch when additional design criteria are incorporated. He said this language gives the builder the option of having the garage protrude from the house if he is willing to incorporate certain design features. The applicant was contacted prior to the Planning Board meeting and expressed support for staff's proposal.

David said the Planning Board voted 5-1 in favor of recommending alternative language which would allow garages to be recessed, be flush with the house, or protrude from the house so long as select design elements were incorporated into garage.

Commissioner Parham asked David if he said the Planning Board set no limit on how far the garage could protrude. He said what I am looking at limits it not to exceed 6 feet. David said that was staff's recommendation to limit the protrusion not to exceed 6 feet from the front porch. I put that in there to show the difference in the limit of how far the garage could protrude from what the Planning Board has recommended.

Mayor Hinnant opened the Public Hearing for comments.

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Mr. Paul White said he got a little hung up on 10 foot doors. He said garages are used for something other than carports. He said if you will look over in Pepper Pointe Subdivision 75% of the houses have 10 foot doors and I think they are more practical than what you call carriage doors. He said they look just as good. He said with limitations, people are going to build what people will buy, so we need to be careful how far we limit things.

No one else wished to be heard and the public hearing was closed.

**Item 7 – Discussion and action on a Zoning Text Amendment to Chapter 5 of the Unified Development Ordinance as it relates to design requirements for garages.**

Commissioner Laughery made a motion to pass the recommendation as presented by the Planning Board. He said the town should not be designing houses. He said in using the current ordinance the house I live in now could not be built. He said no builder is going to come in here and build a garage that sticks out 50 feet in front of the house, because the house would not sell. They will build things that will sell and we should not be trying to force builders to build more expensive houses than they can afford, and that people can buy.

Commissioner Parham said my garage is flush with the wall and I have a bay window in between to make it look better, but I don't think that we need to be designing houses either. I base my decisions on research that I have read and studied.

Commissioner Boyette said I do not think the town should be in the business of designing houses, but one of the biggest complaints I hear from citizens a lot is, allowing small track style home to be built that all look the same and that if we are going to ever have anything nice we have to upgrade our standards. I think the builder came and asked for a little bit and the Planning Board gave him everything. I am not sure why that happened, so I am having trouble following the logic there. He said the builder said going from the 5 foot setback to 2 foot and that would greatly improve the product they would be able to bring. He said when you say builders want put a garage sticking out 20 feet off the front of the house, yes they will and you don't have to drive far to see some very ugly houses within a five minute drive of this building with garages that stick out and that is what happens when you don't have standards.

Mayor Hinnant said he supported staff's recommendation for 6 foot, because I am concerned that if we continue to water down the UDO and build cheap square footage it will continue to erode our town. He said if we do not try to raise the bar and attract people that have disposable income our businesses will continue to suffer. I do not support the Planning Board recommendation that sets no limit on this.

Commissioner Gray said towns are not necessarily in the business of telling people how they can build homes, but towns create parameters that building takes place in and if we do not have those parameters you may not want to think it, but you will have things that are extreme at one end or the other, it will happen. She said we need to raise the bar in Wendell. She said I had a business person in town last week and I rode around with her for about an hour and we looked at homes that were pre UDO homes, and it was very clear to me what happens when you do not have guidelines.

Commissioner Lutz said I agree with Commissioner Boyette, they asked for a little and we gave them a lot more and I would like to see that modified with putting a limit on the protrusion. If we put 6 foot on

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there then we will for sure know that no one can come in and put a garage 20 foot in front of the façade.

Commissioner Laughery said having been Chairman of the Planning Board; I like to support our Planning Board. He said they are there for a reason, we give them things to look at and they give us their recommendations. If we would like to change the limit from 6 feet to 15 feet I would be in agreement with that, but I think 6 foot is much too limited.

Commissioner Gray said I don't think we can look around and make a decision based on what could not be here anymore, because a lot of what we have could not be here anymore. She said depending on what you are examining, whether it is residential or commercial if we look back on what was done back years ago there are a lot of thing we can't do that was done back then. She said if we are trying to create a certain image in Wendell and grow in a specific direction, I think it is important that we maintain that.

Commissioner Laughery and Parham voted in favor of the motion to adopt the Planning Boards recommendation.

Commissioners Lutz, Boyette and Gray voted in opposition to the motion. The motion failed by a 3-2 vote.

Commissioner Gray made a motion to adopt staff's recommendation. Commissioners Lutz, Boyette and Gray voted in favor of the motion. Commissioner Laughery and Parham voted in opposition of the motion. The motion passed with a 3-2 vote.

Attorney Cauley said this will require a second reading, not because of the Planning Board's super majority rule, but because this is an ordinance and the first reading of the ordinance. He said you do not have to advertise for a public hearing, just take a vote.

Commissioner Laughery asked Attorney Cauley if at the second reading it would be possible to amend the motion or do we have to go with the exact motion. The reason I ask is unlimited is awfully big and I think 6 feet is to small so can the motion be changed. Attorney Cauley said it is just a second reading, not an opportunity to modify the motion. If it does not pass on the second reading then it would be back on the agenda for action.

**Item 8 – Public hearing on a special use permit request to operate a church within the Knott Square Shopping Center.**

Planner Allison Rice stated George and Sharon Edmond of Crown Victory Church of Deliverance have requested a Special Use Permit to operate a church at 2485 Wendell Boulevard, in Knott Square.

Allison stated it is about 2,600 square feet and the UDO allows religious institutions in residential, commercial, and manufacturing districts through Special Use.

Allison stated other businesses in the shopping center include medical clinics, accounting services, an insurance agency, a physical therapy office, and a 24 hour gym. She said all offices operate under normal business hours that would not conflict with the operation of the church. The 24 hour gym is the only business that would be open at the same time as the church

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Allison said off street parking is provided for all units in the shopping center with 77 parking spots which would be than adequate even when the gym is open.

Mayor Hinnant opened the public hearing for anyone wishing to speak.

Steven Sanderson and Dene Castleberry were sworn in by Town Clerk Jonnie before speaking.

Steven Sanderson stated he was the owner of Sanderson Engineering and represented Sharon and George Edmond who are pastors of Crown of Victory Church. He said I also represent the owners of Knott Square, Merrimen Development Company which I am one of the owners of that development. He said in speaking with the applicant about renting space we made it clear to him that the time which he could operate could not interfere with the other businesses there. He said the hours of operation for the church would mostly be at night during the week and anytime except from midnight to 6:00 a.m. on weekends. He said the only business that is open on Sunday is Snap Fitness and Saturday mornings the Medical Clinic is open until noon. He said nothing has to change in order for this business to be there.

With no one else wishing to speak Mayor Hinnant closed the Public Hearing.

**Item 9 – Discussion and action on a special use permit request to operate a church within the Knott Square Shopping Center.**

Commissioner Parham made a motion to approve the Special Use permit request to operate a church at 2485 Wendell Boulevard in Knott Square. The motion passed unanimously with a 5-0 vote.

**Item 10 – Discussion and action on the Community Center Fee Waiver Policy.**

Manager Piner stated we discussed the Fee Waiver Policy at the last board meeting and there were several issues brought to our attention such as the requirement that the “Entire” facility would need to be included in the waiver, that a non-profit had to have a 501(C) (3) for a year, and that it could not be a ticketed event.

Teresa said we have plugged those changes into the agreement to pass on to the Parks and Recreation Commission or staff to start implementing right away.

Commissioner Parham made a motion to approve the Community Center Fee Waiver Policy. The vote was unanimous with a 5-0 vote.

**Item 11 – Discussion and action of an Ordinance Amendment of Sec. 20-2 of the Code of Ordinances regarding bicycling, skateboarding and roller skating.**

Chief Bill Carter said at the October 27, 2014 meeting, staff introduced a proposed amendment to Section 20-2 of the Code of Ordinances regarding bicycling, skateboarding and roller skating. We realized that our current ordinance did not line up with what our current development was. We have developed a proposed ordinance that defines the downtown as the area bounded by Wendell Boulevard, Pine Street, Second Street and Cypress Street to include all sidewalks on the identifying edges of the boundary. He said the installation of bicycle racks in the downtown area should help reduce the need for cyclists to drop their bikes at various storefronts. The amendment would allow bicycles and skateboarders on sidewalks or multipurpose paths outside the downtown area.



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Commissioner Boyette said let's say someone is riding their bicycle downtown as delineated by the streets and they want to go to a business that is not close enough to a bike rack. What is their option, could they park in a parking space or would their decision to prop the bike on a bench or wall close to the store be ok. Bill said while I don't know that there is anything to prohibit parking a bicycle in a parking space, a car will probably hit the bicycle when they pull in to park. He said if they are propping the bike against a building or bench, I don't think we would have an issue with that. Commissioner Gray asked if they could walk their bike to the store and prop it up there. Bill said that is the common thing that we preach to folks when we talk with them.

Commissioner Parham made a motion to adopt the ordinance amending Section 20-2 of the Code of Ordinances. The motion passed with a unanimous vote of 5-0.

**11A – Town Hall Improvements.**

Commissioner Gray said I have been in contact with the manager and Nora Cambier and Ms. Cambier has volunteered to help us fix up town hall a little bit. She said we have come up with a solution for the Board meeting room for the shades and we wanted to discuss and clarify it with the board because it will cost us some money.

Mrs. Piner said the blinds that are up do not block the sun out and it can be difficult when trying to make presentations. She said a blind company came in and looked at covering all of the windows for continuity and filtering the light. The cost would be \$4500. She said when we were looking at doing some fix up to town hall the board approved \$100,000 in July and in September we were given a list of items that included Phase I and carpet and were told not to spend over \$30,000. She said this \$4500 would be in addition to the \$30,000 that the board approved in September.

Mayor Hinnant said I had stated that \$100,000 was more realistic than \$30,000; however it was very specific as to how staff was to spend the \$30,000. He said I am not against the blinds, but I think we do not have a realistic figure with \$30,000 to remodel this building.

Commissioner Laughery said we budgeted \$100,000 and we authorized staff to spend the first \$30,000 in September 2014, and we still have \$70,000 left.

Commissioner Gray said we have discussed some things and this building is 51 years old, but it does have some unique architectural qualities and we thought we need make the best of it and give it a face lift. She said with the \$100,000 we could do carpet, paint, and work on a couple of walls, HVAC and the blinds. You can't tell in the dark in this room, but some have window tinting and some don't and it is peeling off and it looks bad, and we also need some small furniture.

Commissioner Laughery made a motion authorizing the manager to spend \$4500 on blinds for the Board room. The motion passed unanimously with a 5-0 vote.

**Item 11B- Update on the Wi-Fi and cable, the 6 month moratorium on Signs and the two applications on the cell towers.**

Commissioner Laughery said he was surprised when he found out that there was an application for a second cell tower in town on Cook Street

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Manager Piner said the Fourth Street cell tower company is still unable to complete the section 106. Review of the State Historic Preservation Office, which we know as SHPO. SHPO said they were unaware that another tower location in the downtown area was being considered. SCI has proposed to lower the tower at Fourth and Hollybrook to 175 feet and look at a design such as the Flagpole. The Flagpole design is where the antennas are really internal. SCI believes the SHPO will maintain the position that the tower will create an adverse effect; therefore it will cause SCI to through a litigation process. They have not completed the NEPA or the Historical Preservation part of the process.

Teresa said in September we notified the board that there would be a balloon test at Cook Street by Skyway Towers and they submitted an application when they did the balloon test and have they are proposing a 175 foot mono pole at that location and working through the process. They are at about the same place as SCI is in that they will start the NEPA Process as well as the process for SHPO and it is for two totally different carriers.

Commissioner Laughery said this seems to have been at the SHPO level for some time, is this kind of like a pocket veto where we make a request and they just sit on it. He said I have been told they cannot stop the tower from going up they have a recommendation they make. Teresa said SCI has been trying to work with SHPO to litigate this situation and have not asked for that formal recommendation because they have informed them they will sign off on as adverse effect no matter what, so I think that is where it has slowed down is that SCI has not made the formal request because they will not give it a positive recommendation. Laughery said if they give it a negative recommendation it does not mean that they can't put the tower up does it. Mrs. Piner said no.

Commissioner Lutz said when SCI had gone through their first phase of their initial site and it not being favorable, was Cook Street not looked at by SCI at that time. Teresa said I do not know if that particular site was look at or not, but they had developed a ring in which they wanted to look. Commissioner Lutz said if this other company comes through then we could be looking at two towers in town. Mrs. Piner said that is a possibility.

Teresa said on the Wi-Fi the equipment for the testing has been received and a meeting has been scheduled with Maraki to configure the equipment the week of November 19<sup>th</sup>, and once configured we will be testing which should take about two weeks.

Teresa said we have moved forward with the fiber project with TCT and had a phone conference with their lead engineer Matt DeHaven and they are looking at scheduling a site visit within the next two weeks. They are looking at where we can ramp on to the system and Matt is talking with different agencies and businesses that have fiber and finding out what is the closest for us.

Teresa it was recommended that the board do a temporary suspension on the enforcement of temporary signs for a six month time period and unless further action is taken enforcement would renew on February 11<sup>th</sup>. She said staff has received periodic complaints on temporary signs. The Planning Board is going through that process of meeting and discussing possible changes to the UDO and that could certainly be something that is brought up at the next meeting of the Planning Board. She said if changes are made to address the temporary signs, it would not need to be reviewed again in February.

**Item 12 - Commissioners' Comments.**

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Commissioner Gray said the Lake Myra Light show would open on November 22<sup>nd</sup>. She said on the road change name that was addressed tonight, I understand a change is difficult, but I have to be sure that in my role here that all citizens are protected and that emergency services are able to reach people without delay and that is my primary concern. She said we received numerous comments from emergency response agencies that the change was necessary and that is our responsibility and sometimes we have to make tough decisions and that was certainly one of them. She said I hope that you will all understand the position that we are in.

Commissioner Gray said concerning the UDO changes, I want to caution the board and remind them that we need to proceed very carefully especially when it comes to residential changes. She said as I stated earlier I rode around and looked at some houses that were post UDO and windows were broken out of them, paint splattered all over them, boarded up windows and they were homes that had turned into rental homes that have now become dilapidated and cannot even be rented or sold. I feel bad for the neighbors around them. She said we have to maintain some parameters that we are growing within. She said I think a lot of what I saw could have easily been avoided with implementation of the design standards we have in place right now. She said to make a reduction in those standards would be a tremendous step backwards and I think we owe our citizens more than that.

Commissioner Boyette said he would like to think everyone went and voted last week. The election we had just shook a lot of things up; the Wake County Board of Commissioners has completely shifted. He said I think we are going to see some big changes and I look forward to working with them. I think we will see a shift of priorities on the county level. He said the town should investigate how some of the things that have been stalled, we might be able to get more help from some new members on the Wake County Board that we have been unable to secure earlier. He said our delegations to the State House as well as the US Senate have changed. I want to impress the importance of mid-term elections as well as the regular elections where you can vote for me.

Commissioner Parham said without change there is not progress and that goes for road changes, garages and everything. We have to decide what kind of changes we need to make in order to move Wendell forward and those are strategic things to think about, but it has to be change in order for us to move forward.

Commissioner Lutz said in reference to the conversation concerning the road change name, it really came down to a safety common sense thing, and I am glad we did that today.

Commissioner Laughery said he would like to remind the citizens to support the local businesses. We have two new businesses that we will open by January probably; the Amish Bakery and the Tap Room and we need to support those businesses. He said I agree with Commissioner Gray we need to be careful as we are changing portions of the UDO that apply to residential, but there is a reason why the houses you look at were not built under the UDO. He said unless I am mistaken, I don't believe any residential houses have been built since the UDO was passed. Mrs. Piner said a small number has been built. The Planning Board spent two hours talking about this and I think they took it one notch to far so we have to be careful not to do that. He said I support the Planning Board, but we have to be sure that the changes we put in place are the right ones.

**Item 13 - Mayor's Comments**

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Mayor Hinnant said he appreciated our veterans and would like to thank them for their service and sacrifices that they had made. He said Town Hall will be closed Tuesday, November 11<sup>th</sup> in remembrance of Veteran's Day.

Mayor Hinnant said I appreciate the hard work of this board and one thing we have to remember as commissioners is that our Planning Board, Economic Development, Tree Board or any other board, are advisory boards, but the citizens have their trust in us to make the right decisions, not those citizen boards. He said we don't want those advisory boards to be the tail that wags the dog.

**Item 14 – Adjourn**

Mayor Hinnant adjourned the meeting at 8:30 p.m.

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Timothy A. Hinnant, Mayor

Attest:

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Jonnie S. Driver, Town Clerk