

**TOWN OF WENDELL  
BOARD OF COMMISSIONER SPECIAL CALLED MEETING MINUTES  
JUNE 19, 2018**

The Wendell Town Board of Commissioners held a special called meeting on Monday, June 19, 2018, in the Town Board Room, Wendell Town Hall, 15 East Fourth Street at 5:30 p.m. The purpose of the special called meeting was to review and discuss the Municipal Water Allocation Policy.

**PRESENT:** Mayor Virginia Gray; Mayor Pro Tem Jon Lutz [arrived at 6:04 p.m.];  
Commissioners: David Myrick, Ben Carroll and Jason Joyner.

**ABSENT:** Commissioner John Boyette

**STAFF PRESENT:** Town Manger Teresa Piner, Special Assistant to the Manger-Town Clerk Sherry Scoggins, and Planning Director David Bergmark

**MEETING CALLED TO ORDER**

Mayor Gray called the meeting to order at 5:30 p.m.

Town Manager Piner provided an overview of the Town's Municipal Water Allocation Policy. The policy has been in place since 2000 and is modeled after the Town of Garner policy. In reviewing the policy, looked for balance with the housing stock. A major concern is the schools and its population.

**REVIEW CURRENT HOUSING DATE**

Planning Director David Bergmark provided an update on the following handouts:

- May 2018 SFD Housing Statistics (Within Wendell Corporate Limits)
- Map displaying Potential Future Infill Developments (3-20 acres)

*Handouts are included in the Minutes Book for reference.*

**REVIEW POLICY'S PURPOSE STATEMENT**

Town Manager Piner stated the policy was reviewed and the meat of the policy is:

- Diversified housing
- Diversified tax base

Commissioner Carroll questioned the build out of Wendell Falls. Town Manager Piner has not looked at the build out. The last she heard was over \$300,000 for average price of home and the square footage is 2,000 and up.

Planning Director Bergmark stated he is not aware of the average size. He stated the average price went from \$285,000 to \$300,000.

Commissioner Carroll stated Wendell Falls has set the bar high. He questioned what the Wendell Falls build out would do to the numbers.

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Planning Director Bergmark stated Wendell Falls will have a good amount of non-residential.

Town Manager Piner stated Wendell Falls is approved for up to two million square feet of commercial. Wendell Falls would like to see the price point of homes moved up.

Planning Director Bergmark requested the Board review the two paragraphs – the second paragraph and final paragraph under the Statement of Purpose - and pull out what the Board sees as the purpose of the policy and any amendments.

Commissioner Myrick stated more commercial is wanted. He understands why the policy is in place and in looking at the map handout, there are blue spaces in which commercial is unwanted.

Commissioner Joyner requested an explanation as to how a water policy drives commercial.

Town Manager Piner stated the Town of Wendell has water to allocate. In the past when the Town of Wendell had its own system, the number of homes the Town could serve was limited. That is not the case today.

Commissioner Myrick questioned if the square footage amount in the policy was to drive the numbers up.

Planning Director Bergmark stated correct. That was to assist in providing a range of housing options for Wendell. The 2200 came from developments at that time – Grove of Deerfield and Edgemont Landing Subdivisions.

Commissioner Carroll stated he heard this could not be looked at on a case-by-case scenario. That would be his suggestion. It's hard to meet standards consistently throughout town due to past decisions.

Commissioner Myrick questioned where the legislature stands on home sizes.

Commissioner Joyner stated square footage is a tool. If the homebuilders decide this is a priority, it could be addressed in the next session.

Mayor Gray stated some towns do not have a policy because of the larger homes being built.

Town Manager Piner stated one of the purposes of the policy is the promotion of stability in property values.

Commissioner Joyner stated the vast majority of commercial will receive allocation. He does not see the policy as an incentive for commercial growth.

Town Manager Piner stated the Town Attorney advised against including design standards in the Municipal Water Allocation Policy.

Commissioner Carroll stated the Municipal Water Allocation Policy was created due to the

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legislation removing design standards from the municipality. He questioned if there is a large enough point system with options, could design standards be incorporated into the point system. For example, using hardiplank instead of vinyl would be worth three points.

Town Manager Piner stated it may depend on how many design elements are placed in the point system.

Mayor Gray stated she would like some of the point options focused within the development instead of placing banners around Town.

Commissioner Joyner stated he likes more options.

Commissioner Myrick suggested that if someone exceeds the minimum square footage, that it be worth a point.

Town Manager Piner questioned if the Board wants to keep the allocation policy.

The Board was in support of an allocation policy for residential.

Commissioner Carroll questioned if HOA's could be added to the list. If amenities are included, would prefer the responsibility of maintenance within a development fall back on the HOA and not on the Town.

*Mayor Pro Tem Lutz arrived at 6:04 p.m.*

Town Manager Piner suggested if it were a large enough amenity, it could be worthwhile for the Town to manage. The pocket parks are time intensive and costly for maintenance.

Town Manager Piner stated she is hearing strengthening the design standards and the point system.

Commissioner Myrick liked the requirements included in the Town of Garner Water Sewer Allocation Policy.

Commissioner Carroll stated that is good. He added the elephant in the room is the square footage requirement.

Commissioner Myrick stated for that location, that is a fair square footage.

Mayor Gray recommended taking into consideration the square footage of homes in the surrounding residences.

Planning Director Bergmark stated the Board has a public hearing scheduled for the water allocation request.

Mayor Pro Tem Lutz stated his recall of Mayor Gray's recommendation is to take into account

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the average square footage of the homes in the area.

Mayor Gray stated that was to keep from being unreasonable and to take into account the average of the surrounding homes.

Commissioner Carroll stated he is recommending to review requests on a case-by-case basis.

Commissioner Joyner stated include the percentages to protect what is already built and what is proposed.

Commissioner Carroll stated he is comfortable with an 1800 square foot house.

Commissioner Myrick stated he is comfortable with not going below 1800 square foot house.

Commissioner Joyner stated the percentage will not work if the majority of existing homes are 1300 square feet.

Town Manager Piner stated staff can include options for points that incorporate design standards the Board would like to see within Wendell.

Commissioner Carroll stated if the land came up for sale behind Pepper Point, he does not see the developer building homes that are 1000 square feet.

Planning Director Bergmark clarified that scenario 3 applies to in-fill development.

Mayor Gray would rather have more options for points than few options for points and she would like to allow the applicant to make a suggestion.

Planning Director Bergmark stated he did not recommend square footage in scenarios 1 and 2.

Town Manager Piner stated that with options, the policy has flexibility for developers.

Mayor Gray questioned if there is an option to make developments conditional districts.

Town Manager Piner stated that would make review a case-by-case basis.

Mayor Gray stated she likes the give and take of a conditional district.

Planning Director Bergmark stated the timeline would expand if the property / project needs to be rezoned by 60 to 90 days. He stated a conditional district is a mutual agreement between the developer and the Town.

Commissioner Carroll likes the case-by-case basis. He questioned if there is anything that could be done to expedite the process.

Planning Director Bergmark stated the timeline affords opportunity to work with the other

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entities included in the development process. He added the Town's timeline is very tight.

Commissioner Carroll stated 90 days is very tight for a small business.

Planning Director Bergmark stated the 90 days includes statutory notices.

Commissioner Joyner does not want a negative reputation with the development community.

Planning Director Bergmark stated the Town has a number of tracts that are RA and developers will need to come before the Board to rezone the tract(s).

Town Manager Piner stated staff can review the conditional district option. For the allocation policy, she is hearing to review the point system and to add design standards. She questioned if the Board is agreeable to the 1800 square feet.

Town Manager Piner stated when the UDO was initially implemented, it included design standards. With the removal of design standards, the Town is not receiving as much in return.

Commissioner Joyner recommending reviewing the UDO definition section and include as a possible point.

Town Manager Piner stated the former UDO with design standards can be pulled and those pulled items can become points in the allocation policy.

Planning Director Bergmark questioned if additional points be awarded for going above 1800 square feet.

**ACTION:**

Consensus of the Board to include additional points as an option for homes exceeding 1800 square feet.

Commissioner Carroll requested asking the Town Attorney to review the legality of minimum square footage of scenarios 1 and 2 in the Municipal Water Allocation Policy for the Town.

Commissioner Myrick questioned if the 1800 square footage is remaining or if it needs to be increased to 2000 square footage.

Commissioner Joyner would like to see the options for attaining points. He stated square footage does not mean the value of the home goes up. It's the hardiplank or other quality material that adds value to the home that improves the price point. He would like to point system to be vast.

Town Manager Piner stated heated square footage versus square footage is a factor.

Commissioner Myrick stated the goal is to promote scenarios 1 and 2.

Town Manager Piner stated staff can do research and provide information in an email or memo

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format to allow all to review and provide feedback. The Board may schedule a work session prior to this being placed on a regular meeting agenda.

Planning Director Bergmark stated this would also go to the Planning Board for review and recommendation.

**ADJOURN**

**ACTION:**

Mover: Mayor Pro Tem Lutz moved to adjourn at 6:43 p.m.

Vote: Unanimous.

Duly adopted this 13th day of August 2018, while in regular session.

**ATTEST:**

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Virginia R. Gray, Mayor

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Sherry L. Scoggins, MMC;  
Special Asst to the Manager & Town Clerk