

**TOWN OF WENDELL
BOARD OF COMMISSIONER MEETING MINUTES
November 13, 2018**

The Wendell Town Board of Commissioners held their regularly scheduled meeting on Tuesday, November 13, 2018, in the Town Board Room, Wendell Town Hall, 15 East Fourth Street.

PRESENT: Mayor Virginia Gray; Mayor Pro Tem Jon Lutz; Commissioners: John Boyette, Ben Carroll, Jason Joyner and David Myrick.

STAFF PRESENT: Town Manger Marc Collins, Special Assistant to the Manger-Town Clerk Sherry Scoggins, Town Attorney Jim Cauley, Finance Director Butch Kay, Planning Director David Bergmark, Parks & Recreation Director Jeff Polaski and Police Chief Bill Carter.

CALL TO ORDER:

Mayor Gray called the meeting to order at 7:00 p.m. and welcomed attendees.

PLEDGE OF ALLEGIANCE:

Carson Lane, student at Carver Elementary School, led the Pledge of Allegiance.

INVOCATION:

Errol Briggerman of the Wendell Council of Churches provided the invocation.

1. ADJUSTMENT AND APPROVAL OF THE AGENDA:

ACTION

Mover: Mayor Pro Tem Lutz moved to approve the agenda as presented.

Vote: Unanimous

2. PUBLIC COMMENT PERIOD (*one hour time limit in total*):

No one spoke during the Public Comment Period.

3. CONSENT AGENDA

The Board of Commissioners uses a Consent Agenda to act on non-controversial and routine items quickly. The Consent Agenda is acted upon by one motion and vote of the Board. Items may be removed from the Consent Agenda and placed on the Regular Agenda at the request of the Mayor or a Commissioner. The Consent Agenda contains the following items:

- a. Approval of resolution authorizing sale of surplus personal property valued at less than \$30,000 by electronic auction.
- b. Approval of the minutes from the October 22, 2018, regular meeting.
- c. Approval of the resolution appointing the town manager as budget officer.

ACTION:

Mover: Mayor Pro Tem Lutz moved to approve the consent agenda as presented.

Vote: Unanimous.

**4. RECOGNITION OF CARVER ELEMENTARY SCHOOL TEACHERS: MS. TURNER AND MRS. WISE.
SPEAKER: Mayor Virginia Gray
ACTION: Presentation.**

[Staff Report]

Item Summary

Ms. Turner has been a teacher for the past 17 years at Carver Elementary and serves as Carson's reading teacher.

Mrs. Wise, who joined Carver this year, has 7 years of teaching experience and serves as Carson's math teacher. She knows Carson through their dance program as well.

Mayor Gray provided the introduction of Carver Elementary School Teachers Ms. Turner and Mrs. Wise; staff report included above in italics.

Public Hearing Guidelines:

- Case is announced
 - Staff presentation
 - Applicant presentation
 - Public hearing is opened; citizens will follow the same rules as Public Comment Period and will have five minutes to speak
 - Close public hearing
 - Board members ask questions
 - Board may take action
-

**5a. PUBLIC HEARING TO CONSIDER REQUEST SUBMITTED BY SMITH-EDWARDS LLC TO REZONE 115.74. ACRES OF PROPERTY LOCATED ALONG S. HOLLYBROOK ROAD TO A RESIDENTIAL-4 (R4) CONDITIONAL DISTRICT.
SPEAKER: Planning Director David Bergmark
ACTION: Public hearing.**

[Staff Report]

Applicant:

Smith-Edwards LLC

Petition:

The applicant has requested to create a R4 conditional district for approximately 116.19 acres of property within the parcels identified by PIN #s 1783921299, 1793020954, 1783947008 (partial), and 1783837560. The proposed conditional district consists of 339 single family development lots, an amenity site with a clubhouse and pool, as well as a proposed pump station. A link to view the submitted Master Plan is included as Attachment A.

The applicant has proposed to break the Master Plan into 5 phases, which would allow for separate Final Development Plan submittals.

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.

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A CD may depart from the strict application of the requirements of the town's general zoning districts. The CD alternative may allow uses which are not specifically allowed in standard zoning districts. A primary purpose of this section is to provide standards by which such flexibility may be achieved while maintaining and protecting the public health, safety and welfare of the citizens. In this case, no alternative uses or lot dimensional standards have been proposed by the applicant.

A second purpose of the conditional district is to establish a more complete living and working environment through the application of enlightened and imaginative approaches to community planning and property design. A CD should provide a variety of natural features and scenic areas, efficient and economical land use, improved amenities, orderly and economical development, and the protection of existing and future adjacent development.

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.

Location and History:

This majority of this property is currently located within Wendell's Extra Territorial Jurisdiction (ETJ) and is zoned Residential Agricultural (RA). The RA zone often serves as a holding zone until development is proposed. Approximately 8 acres of land within the parcel identified by PIN # 1783921299 falls within Wake County's jurisdiction and is zoned Residential-30 (R30). Annexation must be approved by the Wendell Board of Commissioners prior to the approval of the conditional district for the applicant to pursue the proposed project. 3.81 acres of the northern tract which has frontage along Selma Road has been excluded from the Conditional District and Annexation request.

To review the complete set of plans, please download the file at:

<http://www.townofwendell.com/files/hollybrook-rd-conditional-district>

Project Profile:

PROPERTY # 1 LOCATION:	1320 S. Hollybrook Rd
WAKE COUNTY PIN:	1783921299
CURRENT ZONING DISTRICT:	RA (Wendell) and R-30 (WC)
CROSS REFERENCES:	N/A
PROPERTY OWNER & APPLICANT:	Smith Edwards LLC 2505 Wendell Blvd Wendell, NC 27591
PROPERTY SIZE:	48.38 acres
CURRENT LAND USE:	Vacant
PROPOSED LAND USE:	Single Family Residential & pump station
PROPERTY # 2 LOCATION:	0 S. Hollybrook Rd
WAKE COUNTY PIN:	1783947008
CURRENT ZONING DISTRICT:	RA
CROSS REFERENCES:	N/A
PROPERTY OWNER & APPLICANT:	Smith Edwards LLC 2505 Wendell Blvd Wendell, NC 27591
PROPERTY SIZE:	60.5 acres of the 64.3 acre tract
CURRENT LAND USE:	Vacant
PROPOSED LAND USE:	Single Family Residential
PROPERTY # 3 LOCATION:	1217 S. Hollybrook Rd
WAKE COUNTY PIN:	1783837560

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CURRENT ZONING DISTRICT: RA
CROSS REFERENCES: N/A
PROPERTY OWNER & APPLICANT: Smith Edwards LLC
 2505 Wendell Blvd
 Wendell, NC 27591

PROPERTY SIZE: 0.47 acres
CURRENT LAND USE: Single Family Residential
PROPOSED LAND USE: Single Family Residential
PROPERTY # 4 LOCATION: 0 S. Hollybrook Rd
WAKE COUNTY PIN: 1793020954

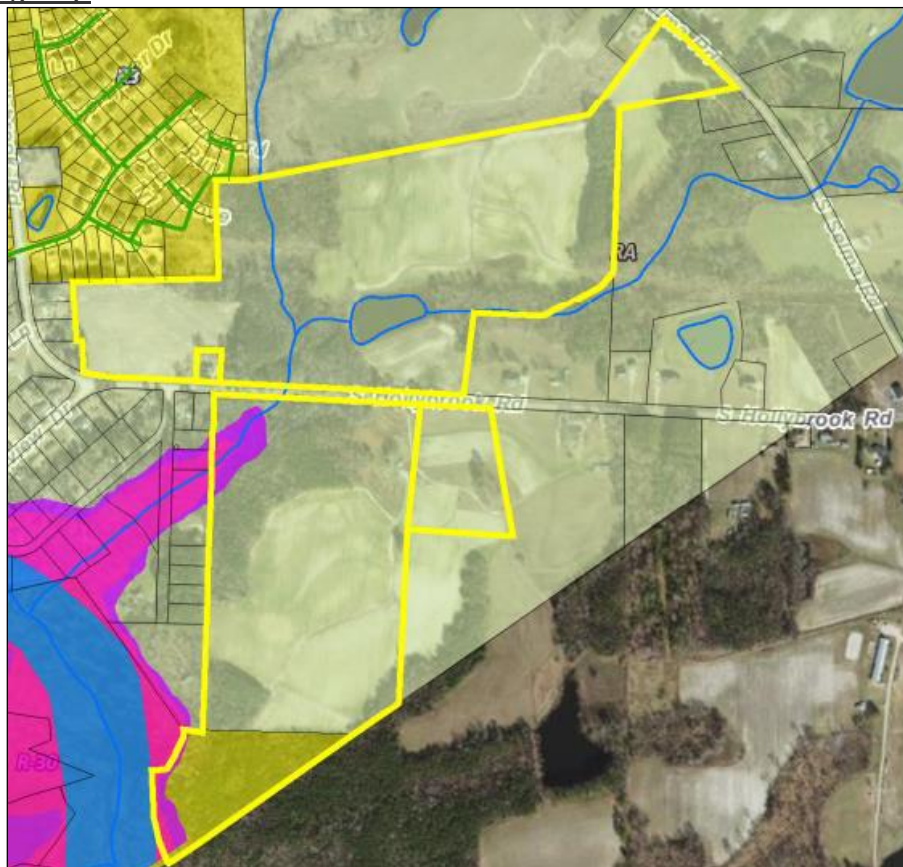
CURRENT ZONING DISTRICT: RA
CROSS REFERENCES: N/A
PROPERTY OWNER & APPLICANT: Smith Edwards LLC
 2505 Wendell Blvd
 Wendell, NC 27591

PROPERTY SIZE: 6.83 acres
CURRENT LAND USE: Vacant
PROPOSED LAND USE: Single Family Residential

Project Setting – Surrounding Districts and Land uses:

<u>DIRECTION</u>	<u>LANDUSE</u>	<u>ZONING</u>
North	Residential	RA & R3
South	Agricultural	JC
East	Residential/Ag	RA
West	Residential	RA/R3

Current Zoning Map:



Proposed Conditional District Conditions:

The applicant's submission requires 6 conditions as proposed, as described below (2 additional conditions are recommended by staff):

1. **(Clarification)** Apply a 5 foot minimum side setback instead of the 20% total lot width being applied to side setback.

Staff Comment: A simple 5' side setback is clearer than a 10% setback on each side (which based on the R-4's standard 50' lot width requirement would be 5' anyways unless they side-loaded all of the lots along a block)

Staff finds that the request is acceptable.

2. **(Clarification)** Apply a parking ratio to the amenity site of 1/1,000 SF + 1/75 SF of water surface for the pool.

The applicant is showing a total of 54 parking spaces on the amenity site. This condition is less of a request of the town, than a clarification of how to address pool parking, which is not clearly defined in the UDO.

Staff Comment: Staff finds that the request is acceptable.

3. **(Clarification)** Approval of the subject Conditional District is contingent upon formal acceptance and annexation of the subject parcels into the Town of Wendell. Absent annexation acceptance the Conditional District application will not be approved.

4. **(Offering Improvement)** Apply a 55 ft. minimum lot width (rather than 50 ft.).

Staff Comment: Staff finds this request acceptable.

5. **(Offering Improvement)** Providing a minimum of 2,500 sq. ft. of open space per dwelling (rather than 1,750 sq. ft. of open space)

Staff Comment: Per Chapter 7 of the UDO, up to one-half of the total open space land required may be located within areas of special flood hazard, including the 100-year floodplain. Easements or areas for public utility transmission lines shall not receive credit as open space. Similarly, dry detention structures may not be towards open space calculations. In response to staff inquiries, the applicant has stated that dry detention structures will not be used.

57.9 percent of the passive open space provided is located within undevelopable property (floodplain or riparian buffers). However, per the revised Master Plan, the applicant is providing 5.27 acres of Improved/Park space, where only 3.42 acres is required.

Staff Comment: Staff finds that the request is acceptable

6. Per the phasing plan, that the club house lot amenities not be required to be constructed until after Phase 3.

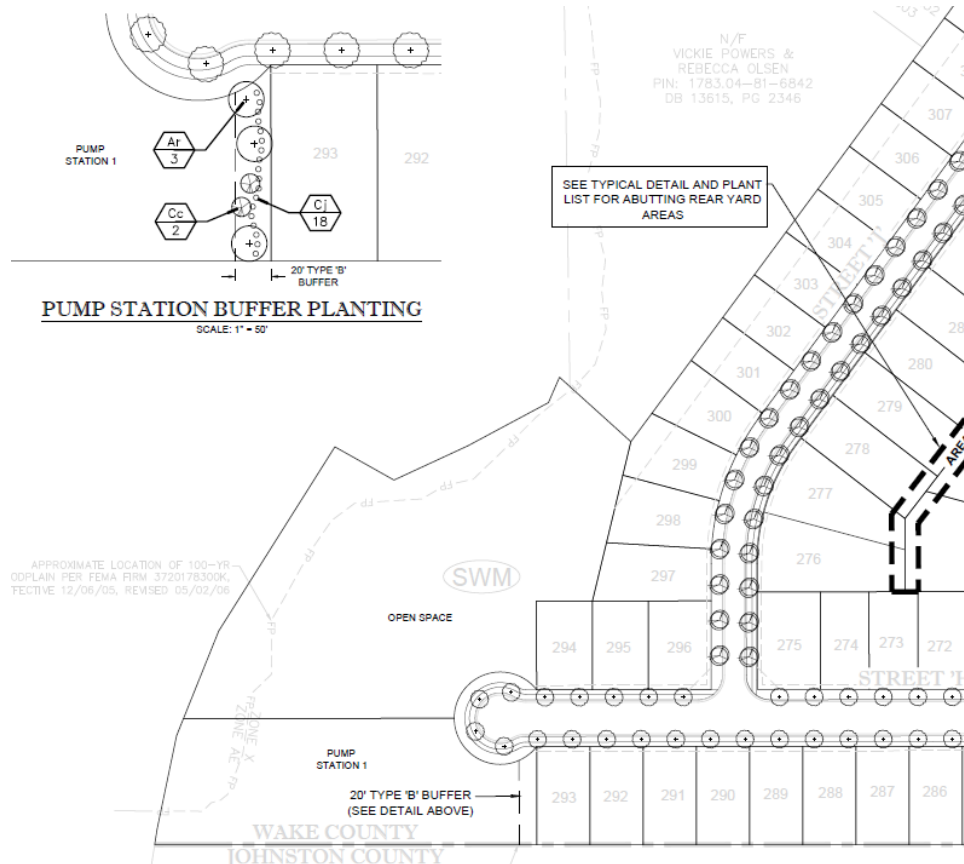
Staff Comment: Phases 1-3 constitute 213 of the 339 proposed lots. The club house lot represents the only active open space for this development.

Staff Comment: Staff recommends that the amenity site be completed prior to the Phase 3 final plat (Phases 1 & 2 constitute 150 of the 339 proposed lots). The applicant is proposing temporarily locating one mail kiosk on each side of Hollybrook to be consolidated into the Club once constructed

Staff Recommended Conditions # 7 & 8

7. That the proposed Pump Station be screened from view from lot 293 and 294 with a Type A buffer (with the exception of an access drive). Existing vegetation may be counted towards this requirement.

Staff Comment: Currently the development plans (see below) show a Type B buffer (20 ft) between the pump station and lot 293, but no screening is provided along the side lot line of the pump station. Staff recommends that a Type A buffer (25 ft.) be applied along the 2 sides facing lots 293 and 294.



8. That a high visibility crosswalk and pedestrian crossing signs be installed to allow pedestrians to safely cross Hollybrook Rd, in adherence with any required DOT standards for the crossing design.

Staff comments: One concern which has been raised is in regards to pedestrians crossing Hollybrook Rd in order to access the Clubhouse lot. Town regulations require all open space to be 'conveniently accessible to all residents of the neighborhood'. The clubhouse lot represents the only active open space in this development and is divided by a collector road. In staff's opinion, these improvements (at a minimum) are needed for pedestrian safety.

Technical Corrections

The following technical corrections were identified by staff based on the most recent development plan submittal. It is not necessary for these types of corrections to be incorporated as conditions of the Conditional District. These items are being provided purely for informational purposes.

1. All lots should have rear lot setbacks along at least one property line. In the case of corner lots, the rear yard will be positioned at the rear of the home orientation.
2. A rear yard landscape buffer should be provided in the rear of lots 116-118, 130-134, and 308-317.
3. Label the rear property line length for lots 7, 225, and 300.
4. Replace oak tree type street trees with a street tree type from Appendix F in the UDO or similar tree. Oaks were not included in list of approved street trees due to acorns.
5. Replace tulip poplar on street trees with a street tree type from Appendix F in the UDO or similar tree.
6. Active recreation requirements are not currently listed in the base standards on the cover sheet. Please detail what is required and provided. If you draw a rectangle that includes the clubhouse, pool and parking area, the required square feet of active recreations space is generally met.

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7. *When calculating rear yard buffer plantings fractions round to a whole. Following areas are missing shrubs and trees due to rounding down.*
 - a. *Area 3: Missing 4 of each*
 - b. *Area 4: Missing 1 of each*
 - c. *Area 5: Missing 1 of each*
 - d. *Area 7: Missing 2 of each*
 - e. *Area 9: Missing 2 of each*
8. *Clubhouse*
 - a. *All parking lot islands should be landscaped with a minimum of one tree and four shrubs.*
 - b. *The clubhouse parking lot facing Hollybrook Rd should be screened with a “semi-opaque screen from the ground to at least a height of 3.5 feet for screening of car lights and glare (minimum width: 10 feet).”*
 - c. *Dumpster area is not currently shown on plan. If one is planned, it should be screened according to UDO Section 8.10D. This does not necessarily need to be addressed in this plan.*

As previously stated one purpose of the conditional district is to establish a more complete living and working environment through the application of enlightened and imaginative approaches to community planning and property design. A CD should provide a variety of natural features and scenic areas, efficient and economical land use, improved amenities, orderly and economical development, and the protection of existing and future adjacent development.

While conditional districts do allow an applicant to ask for exemptions from certain types of standards as part of their application, those exemptions are intended to be offset by other improvements which go above and beyond what is required. This process allows for creative trade-offs that can result in a better overall product.

As currently proposed, the Master Development Plan seeks to gain additional density in exchange for extra open space and an amenity center which exceeds the town’s minimum requirements.

Applicant’s Justification:

Rezoning of the “development” is required as part of the Town’s Annexation process. The Town of Wendell Comprehensive Plan (adopted April 23, 2007) uses a two-step methodology to define future land uses within the Framework Plan.

Step one is to “define regional sector boundaries”, and per the Framework Plan Map, the “development” is within the “Controlled Growth Sector” (S4). Single-family residential is listed as an appropriate use within the S4 sector.

Step two is to “subdivide regional sectors into transect zones”, with transect zones T2, T3, T4, and T5 recommended within the S4 sector. Per UDO section 2.2, the requested base zoning of R-4 is an appropriate base district within the T3 transect zone. As such, R-4 is an appropriate base district for the “development,” and is in keeping with the planned future development outlined in the Town of Wendell Comprehensive Plan.

In addition to an existing 100’ utility easement running the width of Parcel 1, and to be confirmed by field studies: stream corridor buffers (UDO 6.6), FEMA 100-yr floodplain, an existing pond, and appreciable steep slopes (>25%) both expanding the stream buffers and precluding development, account for approximately 26 acres (23%±) of the “development” area.

As such, the Conditional District provisions are requested in order to offset the significant environmental restrictions existing on site by allowing a minimum lot size of 6,000 SF.

The proposed athletic club includes a proposed pool, with significant parking demand expected above the base requirement for the club gross square footage. The Town UDO does not specify a parking ratio for a swimming pool use and based upon the owner’s experience with similar development they currently maintain, a parking ratio of 1 space per 75 square feet of water surface is proposed. Additionally, this parking ratio is consistent with the Town of Cary Land

Development Ordinance, effective 12/14/17, 7.8.2.D.A – Recreation/Entertainment, Outdoor – Swimming Pool.

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Benefits to Town:

*The base requirement for Open Space dedication per UDO 7.5.A.1 is 1,750 SF/dwelling. The subject Conditional District proposes to raise the Open Space dedication requirement to **2,500 SF/dwelling** as further justification in support of the reduced lot size as well as mitigate the additional impervious area from the increased parking ratio.*

Additionally, the proposed Athletic Club and swimming pool exceed the Active Open Space requirements in UDO 7.5.C, with the added benefit of membership in the Fred Smith Sports Club (including access to all four (4) Fred Smith Athletic Clubs and privileges at four (4) Golf Clubs) for Hollybrook residents.

A new pump station is proposed at the southern end of the Glen at Hollybrook parcel. The total Hollybrook development accounts for approximately 10% of the sewer basin. The new pump station, per coordination with the City of Raleigh, will be constructed to provide 25% of total build out for pumps, electrical, generator, odor control, and 50% for structure, electrical building, and force main while also allowing for future expansion for full capacity of the entire basin.

Off-Street Parking:

No off-street parking is required for single family dwellings. Fifty-four parking spaces are shown on the amenity site. The applicant's plans indicate that they will locate their cluster mailboxes at the club-house site. Cluster mailboxes would be required to be provided with the first phase of development, even if other improvements at the club-house site are delayed until a later phase.

Open Space:

The applicant is required to dedicate a minimum of 13.7 acres of open space, with a minimum of 3.42 acres of Park Space, as set forth in the UDO. Of those 3.42 acres of Park Space, 1.13 acres must be designed for active recreational purposes. The applicant is proposing to dedicate 3.03 acres of park space within the Club/amenity tract, plus an additional ~2.2 acres of park space around the pond and for a pedestrian connection between the club tract and the residential road to the north (for a total of ~5.27 acres). The active recreational open space requirement would be satisfied by the pool and club house.

In response to staff concerns regarding the absence of Park Space on the south side of S. Hollybrook Rd, the applicant revised their plans to show 10,000 square feet of Park Space between Lot 317 and a proposed Stormwater Management device.

Overall, the applicant is proposing to dedicate a minimum of 19.57 acres of open space, with 57.9 percent of passive open space falling within riparian buffers (53.1%) or floodplain (4.8%).

Per Chapter 7 of the UDO, up to one-half of the total open space land required may be located within areas of special flood hazard, including the 100-year floodplain. Easements or areas for public utility transmission lines shall not receive credit as open space. Similarly, dry detention structures may not be towards open space calculations. In response to staff's inquiries, the applicant has stated that no dry detention structures shall be included within the Storm Water Management (SWM) areas.

Lighting:

Lighting shall meet the requirements as set forth in the UDO at the time of the final development plan.

Public Utilities:

Public water and sewer will be extended at the time of development. Per the adopted Water Allocation Policy, this project has 38 base points and must provide 12 bonus points. The applicant has proposed to provide 7.8 acres of additional open space for conservation (7 points), a pool (2 points), an outdoor patio area of more than 3000 square feet (3 points), and a Meeting space without a kitchen more than 3500 square feet in size (8 points). As proposed, these improvements would bring the applicant's point total to 58 points.

Per the applicant's submittal, "A new pump station is proposed at the southern end of the Glen at Hollybrook parcel. The total Hollybrook development accounts for approximately 10% of the sewer basin. The new pump station, per coordination with the City of Raleigh, will be constructed to provide 25% of total build out for pumps, electrical, generator, odor control, and 50% for structure, electrical building, and force main while also allowing for future expansion for full capacity of the entire basin."

The City of Raleigh Public Utilities Department (CORPUD) has confirmed that the applicant would be

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required to over-size the pump station equipment to handle more than just their development. Plans and engineering for the pump station are still under review and would require CORPUD approval.

Streets:

At the time of construction of all new roads, the standards are to be met as specified by Chapter 12 of the UDO.

Per the Town's Arterial and Collector Street Plan (ACS), the applicant will be responsible for minor widening along S. Hollybrook Road, in order for the road to meet the Town's standard for a Minor Collector (2 lane undivided). These improvements are reflected in their plan, and will involve 3.5 feet of additional right-of-way dedication on either side of S. Hollybrook Road.

All internal subdivision roads shall be designed as a Local Street (52' ROW) or Residential Main Street (64' ROW). Residential Main Streets allow for on-street parking on both sides.

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

Based upon the size of this proposed development, a Transportation Impact Assessment was required and submitted to NCDOT for review. At this time, the only improvement called for by DOT's review of the TIA is a left turn lane on 231/Selma Road to turn onto S. Hollybrook Rd.

Landscaping:

All landscaping shall meet the requirements as set forth in the UDO at the time of the Final Development Plan and building permits.

Stormwater Management:

Development of this site would be required to meet the stormwater standards contained in the UDO.

Phasing:

The applicant has proposed to break the Master Plan into 5 phases, which would require separate Final Development Plan submittals. The phasing plan is shown on Page 7 of the Master Plan pdf. (See Attachment A)

TRC Comments:

The majority of TRC comments represented small technical corrections or reminders of items that will need to be provided or added prior to construction document approval. Many of the comments have already been addressed by the applicant's updated plans. Only one TRC comment related to emergency ingress/egress would reasonably impact the subdivision's layout or design. Both sides of this development have only 1 roadway connection to Hollybrook Road and rely largely upon future connections to undeveloped tracts. This could be a serious issue in the event of a natural disaster or accident if the route out of the development were blocked or otherwise inaccessible.

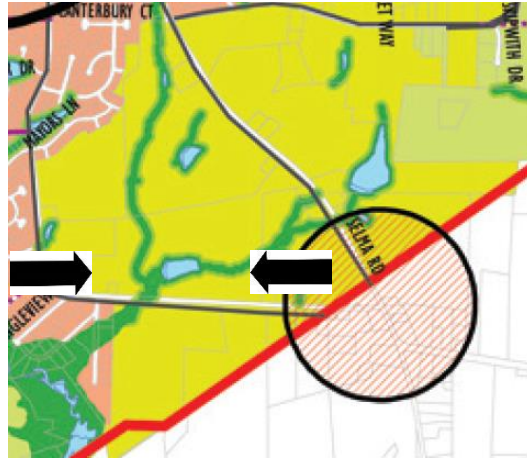
In response to this concern, the applicant revised their plan to show an emergency access way with removable bollards (which doubles as pedestrian access) on the south side of Hollybrook Rd. DOT has allowed this type of request before, but would need to review the construction details at the time of the final development plan. The location of this connection is identified on Page 4 of the Master Plan pdf (See Attachment A).

Comprehensive Plan:

The Wendell Comprehensive Plan defines the subject properties as being completely within the S-4 "Controlled Growth Sector".

The Comprehensive Plan states that S-4 areas "are typically close to thoroughfares and at key cross-road locations. This sector is where moderate intensity new development is appropriate and where the majority of the community's new growth should occur. The typically envisioned community type for S-4 is a traditional neighborhood development (TND), which includes neighborhood serving commercial and civic uses surrounded by a mix of housing types that decrease in density as they get farther away from the commercial area."

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, neighborhood-serving commercial uses (retail and office), civic uses, and industrial uses. The proposed development on the site meets the appropriate uses.



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 conditional district is consistent with the recommended uses and development types outlined in the Wendell Comprehensive Land Use Plan for the S-4 sector.

Planning Board Recommendation:

- At their September 17, 2018 meeting, the Wendell Planning Board voted unanimously to approve the proposed conditional district with two amendments to the plan as presented. The second recommendation has subsequently been incorporated into the developer's plan.
 - 1. To require a Type A buffer between the pump station site and adjacent residential lots.
 - 2. To require a Type B buffer along the eastern boundary of the club house lot.
- **Voting in Favor:** Victoria Curtis, Michael Clark, Jonathan A. Olson, Lloyd Lancaster, Grace Walter, Ryan Zakany, Joe DeLoach, Allen Swaim, and Errol Briggerman.

Staff Comments & Recommendation:

- Staff recommends approval of the proposed conditional district, with the addition of 'Staff Recommended Condition #7 & #8' to properly buffer the pump station and provide for increased pedestrian safety (in addition to adherence to all technical corrections).

Planning Director David Bergmark provided an overview of the request submitted by Smith-Edwards LLC to rezone 115.74 acres of property located along S. Hollybrook Road to a Residential-4 (R4) Conditional District; staff report included above in italics.

Commissioner Boyette questioned the street cross sections for the 64-foot-wide and the 52-foot wide. Planning Director Bergmark stated the 52-foot-wide street allows for parking on one side of the street. Commissioner Boyette questioned how it is determined which side to park on if it is not marked and who enforces parking only on one side of the street.

Mayor Pro Tem Lutz questioned the club house amenities. Planning Director Bergmark stated the club house is slated for Phase 3 and the residents would have access to the other Fred Smith Subdivision amenities.

Commissioner Carroll questioned the exclusion of the acreage from this request. Planning Director Bergmark stated decision was based on cost.

Mayor Gray questioned if the speed limit on Hollybrook Road will be adjusted. Planning

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Director Bergmark stated when annexed it would be reduced unless otherwise indicated.

Commissioner Joyner stated conditions one and four seem to relate. Planning Director Bergmark stated condition four was offered by the applicant. Commissioner Joyner stated the infrastructure pieces in place are important to him.

Mayor Gray opened the public hearing at 7:38 p.m.

Fred Smith of 632 Marseilles Way (Clayton), spoke as the applicant and developer for this request and he provided an overview of his projects.

Town Attorney Cauley questioned if Mr. Smith is agreement with staff recommendations and the conditions.

Mr. Smith stated he agrees with the staff recommendations.

David and Judy Arnold of 1429 S Hollybrook Road stated the Robert Price property sold included covenants and questioned if the covenants remain in place.

Town Attorney Cauley stated the restrictive covenants are not affected by the Town's development approvals. If the property sold, the restrictions remain in place.

Shelton Bridgers of 402 N Pine Street spoke in opposition of the request.

Ray Hinnant of 205 Dogwood Trail spoke in opposition of the request.

Becky Olson of 105 Angleview Drive abuts the project and would like more buffering.

Jason Love of 76 Angleview Drive is concerned with the watershed and the buffer as he abuts the project.

Glen Bridgers of 894 Lions Club requested the Board consider transitional zones between homes.

Warren Bridgers of 725 Selma Road spoke in opposition of the project.

Commissioner Myrick questioned how this development impacts traffic throughout Town. Planning Director Bergmark stated that is the reason for the Traffic Impact Analysis [TIA]. He stated the TIA was reviewed by the NCDOT.

Mayor Pro Tem Lutz stated the northside of the development appears to abut Deerfield and he questioned the zoning for Deerfield. Planning Director Bergmark stated R-3 which has a 10,000 square foot minimum lot size and the request for this development is 6,000 square foot minimum lot size.

Planning Director Bergmark stated there was a question about extension of utility line. The City

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of Raleigh requires extension of water lines to the edge of your property. He heard reference of 10 or 10 and a half homes per acre. This request is three homes per acre.

Fred Smith stated the density for this request is 2.94 units per acre and this request exceeds the amount of open space. This project includes a pump station that will benefit the Town and future development(s). This request complies with the rules of the Town and is amenity driven. The proposed homes are not starter homes.

Commissioner Joyner questioned the average lot size. Fred Smith stated approximately 8,300 square foot.

Commissioner Carroll questioned the type of home. Fred Smith stated there are various sizes of homes. The covenants allow for a minimum of 1,300 square feet up to and over 1,800 square feet. Homes are intended for the working class – teachers, police officers and firefighters.

Warren Bridgers of 725 Selma Road questioned if two cars per home will impact the Town.

Fred Smith stated the TIA is not up to the developer. A traffic engineer provided a study that was reviewed by NCDOT and NCDOT recommended the improvements to be made for traffic to flow efficiently.

Mayor Gray questioned how the calculations for traffic study are arrived at. Planning Director Bergmark stated there is a guidebook for acceptable trip numbers based on usage, peak times, existing traffic patterns and then recommendations are made.

Mayor Gray questioned how far out from a development is a traffic study parameter. Planning Director Bergmark stated he would have to consult with the engineer.

John Baronski stated he is the civil engineer for the applicant. The manhole is proposed at the end of street A. He heard concerns for emergency access points. The Town has requirements for the number of stub outs. He stated he heard concerns for the water run-off for impervious areas. For storm water management they are required to design structures to mitigate increased run-off. He heard a concern about density. The request is closer to an R3 density than an R4 density.

Commissioner Boyette questioned with regards to one access on the southern piece, even if a second access is within the footprint, NCDOT has rules as to its proximity. Mr. Baronski stated that is correct.

Jason Love of 76 Angleview Drive questioned where the storm water drainage from the neighborhood goes. Planning Director Bergmark stated as part of the development plan, a storm water and erosion control plan will have to be submitted. He added the post-development flow from this site cannot exceed the pre-development flow. Mr. Baronski stated what they do is break down the site into drainage areas and the storm water facility size is determined. The discharge will continue to go to the creek.

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David Arnold of 1429 S Hollybrook Rd stated traffic is a concern and requested the traffic be looked at further out than Wendell Boulevard as well as neighborhoods off Hollybrook Road.

Susan Love of 76 Angleview Drive questioned where the children will go to school. Commissioner Joyner stated the transportation plan was voted on in 2015 and is based on development numbers for the whole Town and Johnston County. Wake County Public Schools has a similar plan for growth.

Commissioner Boyette stated Lake Myra Elementary was originally designed to be year-round as a 4-track school and is presently running 1-track. At some point in the future, Wendell Elementary will be re-evaluated by Wake County Public Schools. The Board of Commissioners does not have a seat at the table with the Wake County Public Schools. Wendell Elementary was recognized as a magnet school and is a draw.

Judy Arnold of 1429 S Hollybrook Rd questioned the developer for this request. Fred Smith stated the developer is the Fred Smith Company and the owner is Smith-Edwards LLC.

Mayor Gray closed the public hearing at 8:28 p.m.

Commissioner Boyette stated he heard concerns about the open space and how it will be taken care of. He heard concerns about density. When looking at the numbers and if each lot was one acre with street frontage, the Town would not be able to afford paving the streets. It would take far longer to collect trash and deliver the mail and would not have the density to pay for Town services such as police or fire. A higher density neighborhood comes closer to paying for itself short of commercial property. If every lot in Town was an acre, the Town would be bankrupt. That's not getting down on larger lots, some of the nicest new developments in the past few years have been on smaller lots. Restaurants, businesses, and amenities are possible with more people. A medium and higher density development provides the additional people. As far as improvements to Wendell Blvd and the Wendell Falls Parkway, one could look at Holly Springs who did a bond for streets improvements. The western side of Wake County is filling up and eastern Wake County is available. The emergency access along streets I and K is not what he would use. He will drive the fire truck down the street and hope no cars are parked on street. As the development builds out, more access points will be available.

ACTION:

Mover: Mayor Pro Tem Lutz moved to table action until after discussing Item 5b.

Vote: Unanimous.

Commissioner Joyner stated he has a friend that connects big boxes with communities and the Town is between 500 and 3500 rooftops away from a lot of the amenities desired. Density is a requirement if the restaurants are wanted. Developers do not build 300 houses unless the market drives it. He understands the concerns of the road and believes those have been addressed by NCDOT. He heard the concerns with the schools. He's heard the comments that there is no plan and there are plans. He lives directly above this request. He's looking for the middle on this request.

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Mayor Pro Tem Lutz stated this is prime real estate for being developed and it abuts an existing development. His concern is the density beside the adjacent neighborhood. Wendell is fortunate to have land and he wants to take time to ensure this is good use for the land. He agrees with density for restaurants and on the same note he is hearing that people like the charm of Wendell. He wants this to be a valuable asset to the community and not just more rooftops.

Commissioner Myrick stated the traffic is his concern. He is not in favor because the Town has not done its due diligence to traffic impact.

Mayor Pro Tem Lutz stated he concurs with Commissioner Myrick about the traffic impact.

ACTION:

Mover: Commissioner Boyette moved to approve the conditional use district subject to the annexation and includes approval of the conditions as recommended by the Planning Board and Town staff and agreed to by the developer.

Vote:

Commissioner Joyner stated there are a lot of people in the room that have his cell number and this is the first time he is hearing from them. He stated he would be inclined to table to allow time to review the traffic study.

Mayor Gray stated she would like to know the parameters of the traffic study. Planning Director Bergmark stated the traffic study is done and this can be brought back with explanation.

Town Manager Collins stated the Board may hear the road is designed to handle certain capacities at a certain percentage of the time, capacity at certain times of the day and days of the week consistently over time, that is the kind of detail being referenced by the planning director. The further away from an impact point, the more difficult it becomes to determine of all other things happening within the community.

Planning Director Bergmark stated the town's engineer, AMT, can be asked to review and provide comments.

Planning Director Bergmark stated a condition that can be added no parking on the narrow streets.

ACTION:

Mover: Commissioner Boyette withdrew his motion and moved to table Items 5a and 5b until the November 26, 2018, meeting, contingent on additional information from the Town's engineer and any other interested parties.

Vote: Unanimous.

- 5b. **PUBLIC HEARING FOR ANNEXATION PETITION A-18-03 FOR 115.74 ACRES OF PROPERTY (EXCLUDING ROW) LOCATED ADJACENT TO THE GROVE OF DEERFIELD SUBDIVISION ON EITHER SIDE OF S HOLLYBROOK RD AND IDENTIFIED BY PIN NUMBERS 1783921299 [48.38 AC], 1793020954 [6.84 AC], 1783837560 [.47 AC], AND 1783947008 (PARTIAL) [60.05]; CONTIGUOUS.**
SPEAKER: Planning Director David Bergmark
ACTION: Public hearing; continued from the October 8, 2018, meeting.

[Staff Report]

Item Summary:

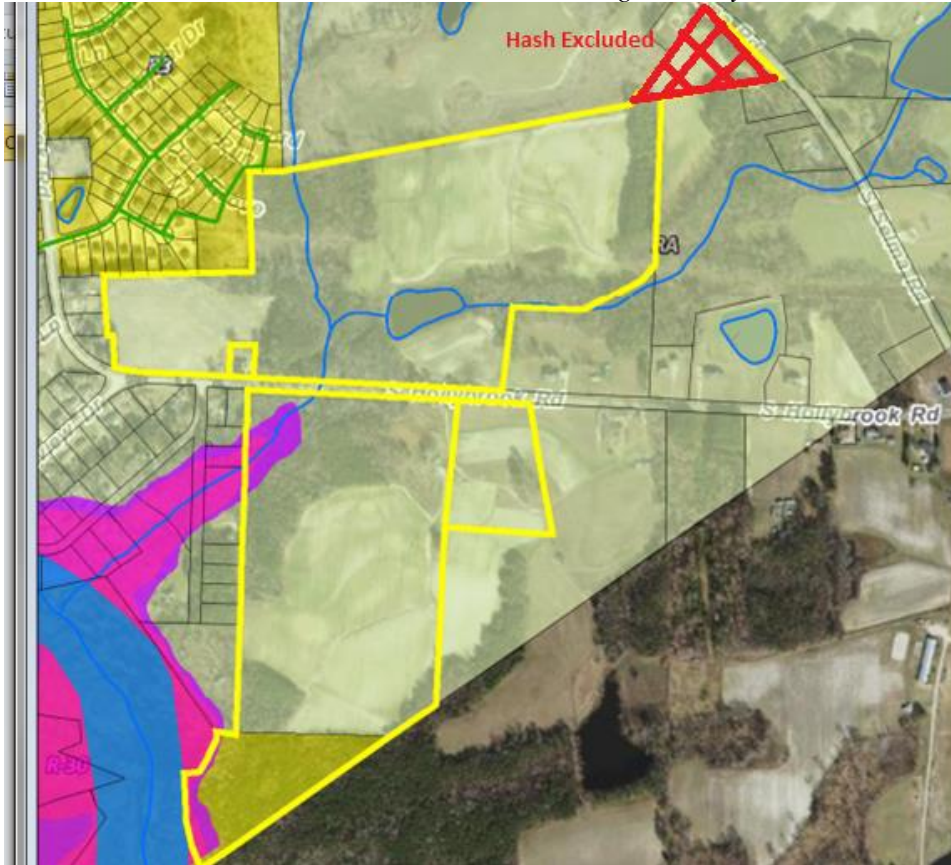
Fred Smith has submitted an annexation request for 116.19 acres of land (and 2.35 ac. of ROW) located on S. Hollybrook Rd. The request includes 4 contiguous parcels as detailed below. These properties currently contain 1 dwelling, but are otherwise vacant. The property owner has submitted an R-4 Conditional District request for this property to create a 339 unit subdivision. The Town Clerk has certified the sufficiency of the submitted annexation petition. The applicant has requested that action on the annexation petition be delayed until an agreement is reached on the submitted Conditional District request. Were no agreement to be reached, the applicant would withdraw their annexation petition.

Project Profile:

PROPERTY # 1 LOCATION:	1320 S. Hollybrook Rd
WAKE COUNTY PIN:	1783921299
CURRENT ZONING DISTRICT:	RA (Wendell) and R-30 (WC)
CROSS REFERENCES:	N/A
PROPERTY OWNER & APPLICANT:	Smith Edwards LLC 2505 Wendell Blvd, Wendell, NC 27591
PROPERTY SIZE:	48.38 acres
CURRENT LAND USE:	Vacant
PROPOSED LAND USE:	Single Family Residential & pump station
PROPERTY # 2 LOCATION:	0 S. Hollybrook Rd
WAKE COUNTY PIN:	1783947008
CURRENT ZONING DISTRICT:	RA
CROSS REFERENCES:	N/A
PROPERTY OWNER & APPLICANT:	Smith Edwards LLC 2505 Wendell Blvd, Wendell, NC 27591
PROPERTY SIZE:	60.5 acres of the 64.3 acre tract
CURRENT LAND USE:	Vacant
PROPOSED LAND USE:	Single Family Residential
PROPERTY # 3 LOCATION:	1217 S. Hollybrook Rd
WAKE COUNTY PIN:	1783837560
CURRENT ZONING DISTRICT:	RA
CROSS REFERENCES:	N/A
PROPERTY OWNER & APPLICANT:	Smith Edwards LLC 2505 Wendell Blvd, Wendell, NC 27591
PROPERTY SIZE:	0.47 acres
CURRENT LAND USE:	Single Family Residential
PROPOSED LAND USE:	Single Family Residential
PROPERTY # 4 LOCATION:	0 S. Hollybrook Rd
WAKE COUNTY PIN:	1793020954
CURRENT ZONING DISTRICT:	RA

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CROSS REFERENCES:	N/A
PROPERTY OWNER & APPLICANT:	Smith Edwards LLC 2505 Wendell Blvd, Wendell, NC 27591
PROPERTY SIZE:	6.84 acres
CURRENT LAND USE:	Vacant
PROPOSED LAND USE:	Single Family Residential



Zoning District:

This property is currently zoned primarily Residential-Agricultural (RA), with a ~8 acre piece of property on the southern tip of this site zoned R-30 (Wake County). The applicant has submitted an R-4 Conditional District request, which is scheduled for the November 13, 2018 board meeting.

Public Utilities:

Public water and sewer will be extended at the time of development.

Per the applicant's submittal, "A new pump station is proposed at the southern end of the Glen at Hollybrook parcel. The total Hollybrook development accounts for approximately 10% of the sewer basin. The new pump station, per coordination with the City of Raleigh, will be constructed to provide 25% of total build out for pumps, electrical, generator, odor control, and 50% for structure, electrical building, and force main while also allowing for future expansion for full capacity of the entire basin."

The applicant has been working with the City of Raleigh Public Utilities Department (CORPUD) to facilitate this use, which would require CORPUD approval. Construction details for the pump station would be incorporated into the Final Development Plan for this conditional district.

Tax Information:

Currently, the subject properties contain only one dwelling, and have a total assessed value of \$1,737,087. At the current tax rate of 49 cents, annexation of this property "as-is" would result in approximately \$8,511 in annual tax revenue for the Town. This figure will increase as the area is developed.

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Staff cannot speak to what the average value of the homes would be. However, the applicant's plan calls for 339 lots. If the average value of each developed lot were \$200,000 (which is approximately the average value of the adjacent Groves of Deerfield Lots, though they are zoned R3), the annual tax revenue for the Town at buildout would be \$332,000.

Police & Public Works & Utility Service:

- *The proposed annexation area would require services from the Town's Police and Public Works departments if annexed. Both departments are currently serving adjacent residential developments.*

Planning Director David Bergmark provided an overview of the annexation petition A-18-03 for 115.74 acres of property located adjacent to the Grove of Deerfield Subdivision and on either side of S. Hollybrook Road; staff report included above in italics.

Mayor Gray opened the public hearing at 8:41 p.m. No one spoke. Mayor Gray closed the public hearing at 8:42 p.m.

Commissioner Joyner stated he saw that the Planning Board voted 6-0 to recommend approval with the conditions. He questioned if any other conditions were presented this evening.

Town Attorney Cauley stated the conditions would be a discussion for the rezoning request. He recommended that when discussing the conditional district, if the conditions are acceptable to the applicant, then it could be voted on and approved subject to the annexation. Then the Board may take up the annexation.

Mayor Gray stated the Board would go back to Item 5a.

ACTION:

Mover: Mayor Pro Tem Lutz moved to table action on 5b and resume discussion on Item 5a.

Vote: Unanimous.

ACTION:

Mover: Mayor Pro Tem Lutz moved to continue Item 5b to the November 26, 2018 meeting.

Vote: Unanimous.

6. REQUEST FOR TEMPORARY STREET CLOSURE(S) FOR WENDELL WONDERLAND IN DOWNTOWN WENDELL ON FRIDAY, DECEMBER 7, 2018.

SPEAKER: Parks & Recreation Director Jeff Polaski

ACTION: Board may take action.

[Staff Report]



Item Summary:

Last year's Wendell Wonderland was very well attended! The evening included performances throughout Downtown, Santa and Mrs. Clause at the Town Square, the Light Show at the Woman's Club Lot, trolley ride throughout Downtown, Downtown businesses were open, food trucks, Craft Market, a cookie walk and live nativity scene – just to name a few of the many activities!! Staff is in the preliminary planning phases of activities and performances and this year promises to be memorable and festive for attendees! The safety of those attending our community events is our first and foremost priority. Staff has evaluated

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the locations of last year's performances and noted that a couple of the locations were unsafe due to the volume of people wanting to enjoy the show and spilling into the street. To minimize conflicts between vehicles and pedestrians, the proposal is for performances to be schedule at J Ashley Wall Town Square or at Main and Fourth Streets.

For the well-being and enjoyment of patrons and vendors at this year's Wendell Wonderland, staff is requesting the following temporary street closure(s):

-  *Cypress Street between Third and Second Streets*
-  *Third Street between Cypress and Main Streets*

Parks & Recreation Director Jeff Polaski provided an overview of the request for temporary street closure(s) for Wendell Wonderland on Friday, December 7, 2018; staff report above in italics.

ACTION:

Mover: Mayor Pro Tem Lutz moved to approve as presented.

Vote: Unanimous.

7. DISCUSSION AND ACTION ON A PROPOSED AMENDMENT TO THE TOWN'S NOISE ORDINANCE AS IT RELATES TO CHURCH BELLS.

SPEAKER: Planning Director David Bergmark

ACTION: Board may take action.

[Staff Report]

Item Summary:

The Town's general noise regulations are contained in Article III of the Wendell Code of ordinances. Section 10-80(a) of the Code states, "It shall be unlawful for any person to create or assist in creating, permit, continue, or permit the continuance of any unreasonably loud, disturbing, and unnecessary noise in the town. Noise of such character, intensity, and duration as to be detrimental to the life or health of any individual is prohibited."

The subsequent section then proceeds to identify specific noises which are expressly prohibited. Some noises, such as those associated with garages and construction activities, have specific hours in which they are prohibited. Other noises, such as the use of sirens, have specific exceptions for police fire, rescue or other emergency vehicle use. The Police Department enforces the Town's noise ordinance, and has a fair amount of latitude in interpreting what level, frequency, or duration of noise is excessive or disturbing.

It has come to staff's attention that one specific type of prohibited noise (Bells and Gongs) is in need of an amendment. Section 10-80(b)(13) considers "The sounding of any bell or gong attached to any building or premises which disturbs the quiet or repose of persons in the vicinity" a prohibited noise type. No exceptions or allowances are stated the periodic ringing of church bells. Several churches within Wendell have physical bells, or simulated electronic chimes which periodically sound. While the police department has never received a complaint regarding church bells, the current language would support such a complaint and put the Police Department an unintended enforcement situation.

To address this oversight, staff proposes the following amendment be made to Section 10-80(b)(13) to clarify when a bell/gong/chime would be a prohibited noise.

Proposed Amendment:

(13) Bells, gongs, chimes. The sounding of any bell, gong, chime, or similar electronic simulation attached to any building or premises which disturbs the quiet or repose of persons in the vicinity, with the exception of church bells or chimes when part of a religious observance or service, provided they operate for no more than ten (10) minutes in any hour between the hours of 7:00 a.m. and 8:00 p.m.

Staff Recommendation:

Staff supports the proposed text amendment.

Planning Director David Bergmark provided an overview on a proposed text amendment to the Town's Noise Ordinance as it relates to church bells; staff report included above in italics.

Commissioner Carroll questioned how this item arose. Planning Director Bergmark stated a church requested to add church bells and in checking the ordinances, it is not a permissible use.

Commissioner Myrick stated he was unaware of the noise ordinance until this evening. He questioned if the noise ordinance covers loud mufflers. Police Chief Carter stated there is a piece about vehicles.

Manager Collins requested staff have a focused and timely response rather than a long review of the noise ordinance.

Commissioner Myrick would like a review of the noise ordinance as it relates to loud vehicles.

Commissioner Boyette noted that Wendell Christian Church has chimes.

ACTION:

Mover: Mayor Pro Tem Lutz moved to approve the text amendment as presented.

Vote: Unanimous.

8. PRESENTATION AND APPROVAL OF A MEMORANDUM OF UNDERSTANDING WITH THE DEPARTMENT OF COMMERCE NC MAIN STREET AND RURAL PLANNING CENTER TO COMPLETE THE WENDELL, NC ECONOMIC DEVELOPMENT AND DOWNTOWN ASSESSMENT.

SPEAKER: Manager Marc Collins

ACTION: Board may take action.

[Staff Report]

Item Summary:

Following a meeting between Town and Department of Commerce staff, the NC Main Street and Rural Planning Center proposes to prepare an economic development and downtown assessment. The assessment will provide economic development assistance to achieve the following outcomes:

- *Provide community input into desired economic growth and develop stakeholders.*
- *Update the Economic Development Strategic Plan to reflect current strategic initiatives.*
- *Conduct trade area and business gap analysis to identify needed businesses with locations.*
- *Prepare a retail market analysis to identify retail leakage.*
- *Engage two areas (potentially downtown and one other area) with the findings to seek input and opportunities for implementation.*

The work will position staff and identify resources needed to implement economic development goals of the Town. The NC Main Street and Rural Planning Center staff will complete the work in coordination with Town staff. The project schedule provides for a January 2019 start and deliverables to be provided prior to July 2019. The only fiscal impact is mileage and materials estimated to be \$400. The expense will be covered in the existing Town budget.

Town Manager Marc Collins introduced Community Economic Development Planner Bruce Naegelen of the NC Department of Commerce.

Community Economic Development Planner Bruce Naegelen provided an overview of the services for the proposed economic development and downtown assessment.

ACTION:

Mover: Mayor Pro Tem Lutz moved to approve as the town manager to sign the memorandum of understanding with the NC Department of Commerce as presented.

Vote: Unanimous.

9. REVIEW AND APPROVAL OF AN AMENDMENT TO THE DOWNTOWN FAÇADE GRANT PROGRAM USE OF THE DOWNTOWN REVITALIZATION FUNDS.

SPEAKER: ~~Manager Marc Collins~~ Planning Director David Bergmark

ACTION: Board may take action.

[Staff Report]

Item Summary:

The Expanded Façade Grant Program was approved on September 10, 2018. The program recognized uses \$45,000 of funding available for the grant award from the NC Department of Commerce available for Downtown Revitalization.

The current Expanded Façade Grant Program provides for the following:

1. *Use the Downtown Revitalization Funds to Create an expanded Downtown Façade Grant program with the following structure:*
 - a. *Façade grant awards must be matched by the private property owner 1:1, but may be awarded for up to \$10,000.*
 - b. *Eligible projects must be located within the core of the downtown, as identified on the attached boundary map.*
 - c. *Eligible façade grant improvements and review processes shall follow the existing Façade Grant program requirements. (i.e. Review by Appearance Commission and approval by the Town Board)*
 - d. *All approved façade grant projects must be completed and submit their reimbursement requests by July 1, 2019.*
2. *In the event that funds remain following July 1, 2019, the remaining balance would be applied towards downtown electric improvements.*

Note – This 2-step approach would ensure that the Town would use all \$50,000 granted by the Commerce Department, but would require the Town to budget for any overages in the event that additional funding was needed to complete electrical repairs and streetlight replacement.

Staff requests to amend the approved program language to provide flexibility for larger impact projects by removing the \$10,000 cap on grant amounts subject to staff review and Commission approval. The applicant is still required to provide a minimum 1:1 match with additional match, increased valuation, job development, and prominent location for aesthetic improvement considered to receive additional funding.

There is no change to the façade grant program approval process. The total funds available remain restricted to the NC Department of Commerce grant funds. No additional funding is required by the amendment.

Planning Director David Bergmark provided an overview of the amendment to the Downtown Façade Grant Program using the Downtown Revitalization Funds; staff report included above in italics.

Commissioner Myrick questioned if the Economic Development Committee or planning staff have anything on the horizon as this is a lot of tax payer dollars.

Manager Collins stated this would be eligible to projects with a one-to-one match and a demonstrated return on investment. There have been inquiries that would be substantial investments.

Commissioner Joyner stated the funds are grant monies from the State.

ACTION:

Mover: Mayor Pro Tem Lutz moved to amend the Downtown Façade Grant Program as presented by staff.

Vote: Unanimous.

10. AUTHORIZATION TO ESTABLISH A PLANNER I POSITION IN THE PLANNING DEPARTMENT.

SPEAKER: ~~Manager Marc Collins~~ Planning Director David Bergmark

ACTION: Board may take action.

[Staff Report]

Item Summary:

Staff requests mid-year authorization to add a Planner I position to the Planning Department due to the continued increases in permit and site plan workload of the department. The increased development activity combined with the new County permitting system created a backload of approximately one month of permitting and review activity. Management and staff are receiving concerns from the development community regarding the impact of review delays. The additional staff is necessary to alleviate the concern of the development community and maintain the past level of service.

The Planner I position has a salary range of \$47,875 to \$71,798. Benefits costs are approximately \$7,920 dependent on salary. The actual cost of the position will depend on the hiring rate and length of time the position is filled in FY2019. An effective start date of February 1, 2019 will cost approximately \$23,555. Staff is requesting the position to be funded from fund balance reserves during the end of year budget amendment if sufficient revenues are not received above budget to cover the expense. The position would be budgeted and paid for with recurring revenue funds in the FY2020 Budget. Ancillary expenses for technology, office supplies, and operating expenses will be provided from existing budget lines. The position will be located in the Town Hall offices in an existing vacant office.

Planning Director David Bergmark provided an overview of the request to establish a Planner I position in the Planning Department; staff report included above in italics.

Manager Collins stated this is a choke point for processing within planning at this time. The Town's revenues are tracking to cover this expense.

ACTION:

Mover: Mayor Pro Tem Lutz moved to approve as presented.

Vote: Unanimous.

11. SNAP SHOT

ACTION: Information. Board may take action.

ACTION: Reviewed.

12. UPDATE ON BOARD COMMITTEE(S) BY TOWN BOARD MEMBERS:



East Wake Senior Center Auxiliary [Commissioner Myrick]



Triangle J Council of Governments [JCOG] Board of Delegates [Mayor Pro Tem Lutz]



Wendell Fire Board [Commissioner Joyner]



Triangle J Council of Governments – County Chairs and Mayors [Mayor Gray]

An update was provided by each representative.

13. COMMISSIONERS' REPORTS.

Commissioner Joyner stated there many events upcoming and for citizens to check out the Town's Facebook page. He added not every issue is the last line in the sand. Talk about what you want to achieve and together we can get to a solution. He wants to hear from people. This is not the first or last development in our community and we need to be able to work together toward a solution.

14. MAYOR'S REPORT.

Mayor Gray provided the following:



Attended a second-grade field trip with East Wake Academy hosted within Downtown Wendell



Attended a third-grade field trip with Wendell Elementary to discuss civics. The weather necessitated hosting the civic lesson at the school.



Attended a third-grade field trip at East Wake Academy on civics lesson



Treat Trail hosted at Parks & Recreation was a success



Attended three ribbon cuttings in five days:

- Cruizers
- Turnipseed Nature Preserve
- Eastern Wake EMS – Wendell Main



Appearance Commission hosts numerous projects throughout the year for the Town of Wendell. Wendell Falls and the Appearance Commission hosted the Trick or Trot 5k and the proceeds benefitted the Appearance Commission



Wendell Rams have two out of three teams competing in this year's Super Bowl.

15. CLOSED SESSION.

ACTION: Will be called if necessary.

ACTION:

Mover: Mayor Pro Tem Lutz moved to into closed session to consult with the Town Attorney in accordance with NC GS 143-318.11 (a) (5) for land acquisition at 9:53 p.m.

Vote: Unanimous.

ACTION:

Mover: Mayor Pro Tem Lutz moved to return to open session at 9:59 p.m.

Vote: Unanimous.

16. ADJOURN.

ACTION:

Mover: Mayor Pro Tem Lutz moved to adjourn at 9:59 p.m.

Vote: Unanimous.

Duly adopted this 25th day of February 2019, while in regular session.

ATTEST:

Virginia R. Gray,
Mayor

Sherry L. Scoggins, MMC;
Sp. Asst. to the Town Manager - Town Clerk