Wendell Planning Board

Board Room

Town Hall, 409 Landing View Drive, Wendell, NC, 27591

Regular Session Agenda

Monday, March 16, 2026 @ 7:00 PM

CALL TO ORDER

A quorum of five members of the Planning Board is required before taking official action.

- Welcome by Chairman Jonathan Olson
- Pledge of Allegiance by Planning Board Representative

1. ADJUSTMENT AND APPROVAL OF THE AGENDA

2. ADJUSTMENT AND APPROVAL OF THE MINUTES

2.a February 16, 2026 Planning Board Meeting Minutes

Staff Contact: Sara-Grace Corey
Planning Administrative Assistant

scorey@townofwendellnc.gov

3. NEW BUSINESS

3.a CD25-01: A Request to Rezone Approximately +/- 2.82 Acres from Wake County Residential 30 (WC-R30) to Town of Wendell Neighborhood Center Conditional District (NC-CD) to Construct a Child Daycare

Staff Contact: Stacy Griffin
Assistant Planning Director

sgriffin@townofwendellnc.gov

3.b CD25-01: A Request to Rezone Approximately +/- 4.15 Acres from Manufacturing and Industrial (MI) to Downtown Mixed Use Conditional District (DMX-CD) to Construct Third Street Apollo

Staff Contact: Bryan Coates
Planning Director

bcoates@townofwendellnc.gov

3.c R26-01: Request to Rezone Approximately ± 35.44 Acres Located at 2621 North Carolina Highway 97 from Wake County Residential 40 (R40) to Town of Wendell Neighborhood Center (NC)

Staff Contact: Kevin McCarthy
Planner III

kmccarthy@townofwendellnc.gov

4. PLANNING DIRECTOR UPDATES

ADJOURN

AGENDA ITEM NO. 2.a

Item Cover Page

PLANNING BOARD AGENDA ITEM REPORT

DATE:	March 16, 2026
SUBMITTED BY:	Jeannine Ngwira , Planning
ITEM TYPE:	Minutes
AGENDA SECTION:	ADJUSTMENT AND APPROVAL OF THE MINUTES
SUBJECT:	February 16, 2026 Planning Board Meeting Minutes

ATTACHMENTS:
Planning Board Minutes 2.16.26 - DRAFT.pdf

Town of Wendell
Town of Wendell Planning Board
Monday February 16, 2026 @ 7:00 PM
Town Board Room

MINUTES

Members Present: Graham Andres, Lewis Hardee, Gregory Hopkins Jr., Caleb Sanderson, Jonathan Olson, Kenneth Weeden, Matthew Meining, Nate Wyscarver

Members Absent: Tevis High

Staff Present: Bryan Coates, Planning Director; Stacy Griffin, Assistant Planning Director; Sara-Grace Corey, Planning Administrative Assistant

Call to Order

Chairman Jonathan Olson called the meeting to order at 7 p.m. and recognized a quorum (minimum of five members) was present.

- Pledge of Allegiance was recited.

1. Adjustment and Approval of the Agenda

Caleb Sanderson made a motion to approve the agenda, and Nate Wyscarver seconded the motion. All were in favor and the motion passed unanimously.

2. Adjustment and Approval of the Minutes

Mr. Sanderson made a motion to approve the minutes, and Gregory Hopkins Jr. seconded the motion. All were in favor and the motion passed unanimously.

3. New Business

R26-01: Request to Rezone Portions of an 11.12 Acre Parcel Located at 608 Old Zebulon Rd from Residential 2 (R2), Residential 3 (R3) to Rural Agricultural (RA)

**Note: Graham Andres, the applicant, recused himself and left the dais prior to the presentation of the item.*

Assistant Planning Director Stacy Griffin said the Planning Board is asked to consider the proposed rezoning request and make a recommendation to the

Board of Commissioners, to include a statement of plan consistency and reasonableness.

Ms. Griffin said the applicant is requesting to rezone 11.12 acres located at 608 Old Zebulon Rd (PIN: 1784505327) from Residential 2 (R2), Residential 3 (R3) and Rural Agricultural (RA) to Rural Agricultural (RA) only. She said at this time the subject property has three zoning districts on it and the applicant would like the zoning district to be consistent on his entire property.

Ms. Griffin said the home at 608 Old Zebulon Road was built in 2023. She said to the north, south and west, there are also homes on larger lots and Woodlands of Timberlake is the subdivision to the east.

Ms. Griffin said UDO Section 2.5 says that the Rural Agricultural district is coded to accommodate very low density residential development and agricultural uses, protect natural vistas, and landscape features that define Wendell's rural heritage. She said the minimum lot size for the RA zoning district is 1 acre.

Ms. Griffin said since the property is single family residential, no buffers are required. She said the property owner does not have plans to develop the property at this time.

Ms. Griffin said Blueprint Wendell 2030 classifies this area as Downtown Fringe, which lists one and two-story homes as an appropriate use.

Ms. Griffin said any recommended change to the zoning map should be accompanied by a statement explaining how the change is/is not consistent with the comprehensive plan and is/is not reasonable in nature. She said single-family one- and two-story homes are listed as a recommended use within the Downtown Fringe place type and is consistent with Blueprint Wendell 2030.
Ms. Griffin said it can also be considered reasonable as it meets the following goal:

- Neighborhoods & Housing NH3. Diversify housing to appeal to different groups: age, income, lifestyle preferences, family situations.

Ms. Griffin said a neighborhood meeting was held virtually on Friday, January 30, 2026, with two people in attendance. She said minutes from the meeting are included as an attachment.

Ms. Griffin said since the proposed zoning map amendment is consistent with Blueprint Wendell 2030 Comprehensive Plan and could be considered reasonable since it fulfills a goal of the comprehensive plan noted above, staff recommends approval.

Kenneth Weeden asked if there was sewer and water on the property. Ms. Griffin said the property was on septic and they did annex to get water on the property.

Mr. Wyscarver asked the applicant, Graham Andres, why he wanted to rezone. Mr. Andres stated that it was to get the property under one zoning. Ms. Griffin also added it would help clean up the zoning map.

Mr. Sanderson said I move that the Planning Board recommends approval of zoning map amendment, R26-01, as it is consistent with Blueprint Wendell 2030 comprehensive plan and is reasonable and in the public interest because it will likely diversify housing to appeal to different groups: age, income, lifestyle preferences, family situations. Mr. Hopkins seconded the motion. All were in favor. Motion passed unanimously.

CD25-09: Request to Amend a Previously Approved Conditional District Rezoning (CD21-10) Richardson Farms, located at 0 Wendell Falls Parkway and 1801 & 1825 Martin Pond Road by Rezoning and Adding 1821 Wendell Falls Parkway

Planning Director Bryan Coates said the Planning Board is asked to consider the proposed amendment request and make a recommendation to the Board of Commissioners, to include a statement of plan consistency and reasonableness.

Mr. Coates said the applicant is requesting to amend the previously approved Master Plan for Richardson Farms (CD21-10) located on the southeast corner of Martin Pond Road and Wendell Falls Parkway. He said the reason for the amendment is to rezone and add a 0.85-acre parcel located at 1821 Wendell Falls Parkway (PIN: 1773358442) to the Master Plan. Mr. Coates said the applicant is also requesting an increase in the

maximum front setback for the commercial/multi-family uses from 10 feet to 20 feet. He said the approved Master Plan was for a maximum of 330 apartments, 200 townhome units and 200,000 square feet of commercial space on a total of 41.65 acres. Mr. Coates said the proposed amendment is increasing the maximum allowable townhome units from 200 to 207.

Mr. Coates said the Richardson Farms Conditional District rezoning from Rural Agricultural (RA) to Neighborhood Center Conditional District (NC-CD) was approved in February 2023. He said the proposed addition, 1821 Wendell Falls Parkway, is currently zoned Rural Agricultural and if approved, will be rezoned to Neighborhood Center Conditional District (NC-CD) to become part of the Richardson Farms mixed-use development.

Mr. Coates said the applicant has proposed the following zoning conditions:

1. Amenities will include, but are not limited to:
    a. Apartments: one (1) clubhouse, with a fitness center and business/center coworking space, one (1) swimming pool with grilling stations, dog park, and outdoor pergola or shade structure.
    b. Townhomes: one (1) village green, one (1) playground, one (1) courtyard commons, one (1) mail center, one (1) dog park to include at a minimum a sunshade structure, benches and a dog activity apparatus (ex: doggie crawl, rover jump, or similar, etc.).
2. One (1) community entry feature will be installed at the intersection of Wendell Falls Parkway and Martin Pond Road. In addition, two (2) monuments (one for parcel B and one for parcel C) will be allowed along Wendell Falls Parkway.
3. A maximum of 330 multi-family units (i.e. Apartments), 207 townhome units, and 200,000 square feet of non-residential shall be permitted. Any increase or decrease in these densities shall be allowable if an engineer's certification is provided to confirm trip generations and sewer demands do not exceed maximum volumes included in the traffic impact analysis and preliminary sewer analysis for the project. Parcel A (nonresidential) may modify the number of buildings with administrative approval.
4. Shared Parking and/or a parking reduction may be utilized to accommodate parking for the non-residential uses on site.
5. Architectural Standards: no vinyl siding is to be used.

a. Clubhouse: to consist of brick veneer, fiber cement lap siding and fascia, architectural asphalt shingle roof, no vinyl siding (windows may be vinyl)
b. Apartments: to consist of fiber cement board and batten, fiber cement lap siding and fascia, asphalt shingle roof, no vinyl siding (windows, railings may be vinyl)
c. Townhomes: primary façade cladding shall consist of fiber cement board or similar material (i.e. Hardi-plank). Each unit shall utilize a choice or combination of siding orientations such as horizontal board and batten or shake. No vinyl siding shall be permitted, however trim, windows, soffits, fascia may utilize vinyl. Front facades shall utilize masonry or brick veneer accent elements on each unit (i.e. water table, accent columns, etc.) Each unit shall be staggered either horizontally or vertically a minimum of 1 foot. All end units shall have windows on the side walls.

6. A minimum of three (3) townhome housing types will be provided within Parcel C. Townhome types to include at least one (1) three story rear-loaded garage townhome, one (1) two-story rear-loaded garage townhome, and one (1) front-loaded garage townhome.
7. Front-loaded garage townhomes are to be permitted only where they do not back up to another proposed townhome unit. Street facing garage doors shall have windows or carriage style adornments.
8. Residential driveway lengths shall be a minimum of 20ft.
9. Residential alleys are to be 20ft. in width, paved surface or may utilize the Town's Standard Residential Alley section.
10. Lot and building dimensional standards are as follows:

	COMMERCIAL/OFFICE MIX USE	APARTMENT	TOWNHOME
LOT WIDTH (MIN.)	25 FT	N/A	16 FT
LOT DEPTH (MIN.)	NONE	-	-
FRONT SETBACK (MIN.)	0 FT	0 FT (10 FT) (A)	0 FT (10 FT) (A)
FRONT SETBACK (MAX.)	20 FT	-	NONE
FRONT YARD ENCROACHMENT (B)	8 FT	8 FT	5 FT
SIDE SETBACK (MIN.)	0 FT WITHIN DEVELOPMENT; OTHERWISE 5 FT	10 FT BETWEEN BUILDINGS	5 FT OR 10 FT BETWEEN BUILDINGS
REAR SETBACK (MIN.)	0 FT	0 FT	NONE
REAR SETBACK FROM REAR LANE/ALLEY (MIN.)	0 FT	15 FT FROM CENTERLINE	15 FT FROM CENTERLINE
ACCESSORY STRUCTURE SIDE/REAR SETBACK (MIN.)	0 FT	5 FT	5 FT
MAXIMUM HEIGHT	4 STORIES	4 STORIES	3 STORIES
MINIMUM HEIGHT	2 STORIES OR 20 FT	2 STORIES OR 20 FT (C)	2 STORIES OR 20 FT (C)

NOTES:

(A) ALONG DESIGNATED THOROUGHFARES, THE MINIMUM FRONT SETBACK SHALL BE TEN FEET.

(B) BALCONIES, STOOPS, STAIRS, CHIMNEYS, OPEN PORCHES, BAY WINDOWS AND RAISED DOORWAYS ARE PERMITTED TO ENCROACH INTO THE FRONT SETBACK. UPPER STORY BALCONIES MAY ENCROACH INTO THE RIGHT-OF-WAY (OVER THE SIDEWALK ONLY) WITH PERMISSION FROM THE ADMINISTRATOR.

(C) CLUBHOUSE AMENITY AND ACCESSORY STRUCTURES ARE EXEMPT FROM THE MINIMUM HEIGHT REQUIREMENTS.

11. Parcel A, the non-residential portion of the property, shall be exempt from the gateway overlay buffer requirement.
12. A modified 10-foot gateway overlay street yard consisting of a four (4) foot high decorative split rail fence with masonry columns and plantings installed at a minimum rate of three (3) canopy trees or six (6) understory trees and twelve (12) shrubs per 100 linear feet may be used to meet the gateway overlay buffer required along Wendell Falls Parkway.
13. In lieu of a 20 ft type B buffer, a 10 ft type B buffer with a 6 ft privacy fence will be provided along the northern property boundary adjacent to the single-family parcel that fronts on Wendell Falls Parkway.
14. To assist in creating a unique community feel, maximize aesthetic appeal, minimize impervious surface area, maximize open space, and create a pedestrian friendly environment, townhome units may be oriented onto courtyards or village greens instead of fronting on public rights-of-way.
15. To prevent a surplus of parking and maximize aesthetic appeal, multi-family units will be parked at a minimum of 1 space per bedroom. A minimum of 5% visitor parking for townhomes and multi-family units shall be provided by utilizing the provided on-street parking spaces.

16. Parcel D, as identified on the master plan, is to be dedicated to the adjacent church/school for use as athletic fields and recreation open space.
17. The residential main street section (64ft right of way), per UDO Section 9.4, shall be permitted in the neighborhood center (NC) zoning district unless otherwise noted here. The residential main street section shall be modified to provide a 6-foot sidewalk and a 6-foot landscape strip.
18. A 10-foot multi-use path shall be provided along Martin Pond Road and Wendell Falls Parkway. The path may utilize the use of a public access easement along the property frontage to accommodate the full 10-foot path section. The subject property shall reserve the right to utilize the portion of the path and public access easement for property maintenance for items such as the proposed stormwater facility as required.
19. An alternative wastewater sewer alignment may be utilized per City of Raleigh Public Utilities Department approval.
20. The permitted uses table, shown below, identifies additional master plan permitted uses beyond those allowed within the neighborhood center (NC) zoning district in Wendell UDO.

NOTE: ALL USES PERMITTED IN THE NEIGHBORHOOD CENTER (NC) ZONING DISTRICT ARE APPLICABLE UNLESS OTHERWISE NOTED HERE.

	PARCEL A	PARCEL B	PARCEL C	PARCEL D
DWELLING - SINGLE FAMILY ATTACHED (TOWNHOMES)	-	-	P	-
DWELLING - MULTIFAMILY	-	P	-	-
CHILD CARE	P	-	-	-
MICRO-BREWERY/MICRO-DISTILLERY/ MICRO-WINERY	P	-	-	-
GENERAL RETAIL - 10,000 SF OR LESS	P	-	-	-
GENERAL RETAIL - 10,000 SF - 50,000 SF	P	-	-	-
SHOPPING CENTERY - NEIGHBORHOOD CENTER	P	-	-	-

P = PERMITTED
PS = PERMITTED SUBJECT TO ADDITIONAL STANDARDS IN CHAPTER 3
- = DEFAULT TO UDO STANDARD USE FOR NC ZONING

21. The Townhome portion of the master plan is not a build for rent product.

Mr. Coates said UDO Section 7.5 requires 1,000 square feet of open space per townhome dwelling unit and 500 square feet per multifamily apartment unit. UDO

Section 7.4 requires that 75% of the required open space be passive and 25% be improved park space of which 1/3 needs to be considered active.

- The development plan of 207 townhome units is required to have a minimum of 207,000 square feet of total open space. A minimum of 25% of it (51,750 square feet) will need to be improved open space and 33% of that (17,078 square feet) needs to be active. The applicant is now proposing 283,751 total square feet of open space, which includes 51,868 square feet of improved open space, with 20,070 square feet of active open space. The active open space will include a playground and a dog park.

Mr. Coates said the approved Master Plan condition 3 states "A maximum of 330 multi-family units (i.e., apartments), 207 townhome units, and 200,000 square feet of non-residential shall be permitted. He said any increase or decrease in these densities shall be allowable if an Engineer's certification is provided to confirm trip generations and sewer demands do not exceed maximum volumes included in the traffic impact analysis and preliminary sewer analysis for the project." Mr. Coates said the TIA for Richardson Farms completed in October 2021 assumed the development included the following uses: 336 multi-family units, 200 townhome units and 4,000 square feet of retail space on Parcel A. He said with the adjustment of townhome units, we do not anticipate an updated TIA for the project.

Mr. Coates said the Wendell Blueprint 2030 Comprehensive Plan identifies this parcel as Activity Center 2. He said the project meets characteristics outlined in the description of the Activity Center 2 place type as it relates to uses, street pattern, street types, connectivity and open space.

- Blending of complementary commercial, office and a mix of residential housing types. The project consists of commercial space, townhomes and apartments.
- Street Pattern: Moderately connected externally to adjacent development and roadways. The proposed project will have a 10-foot multi-use path along Martin Pond Rd and Wendell Falls Parkway that connects to internal sidewalks and adjacent neighborhoods.
- Open spaces in the form of courtyards and gathering spaces. The proposed development has a village green, courtyard commons, a playground and a dog park.

Mr. Coates said any recommended change to the zoning map should be accompanied by a statement explaining how the change is/is not consistent with

the comprehensive plan and is/is not reasonable in nature. He said the plan is consistent with Blueprint Wendell 2030, as outlined above, and could be considered reasonable as it assists with the plan goals listed below:

- Neighborhoods & Housing NH3. Diversify housing to appeal to different groups: age, income, lifestyle preferences, family situations.
- Centers of Activity CA1. Support development of key nodes (large and small). Consistent with the Future Land Use map, delineate centers of activity where the more intense development includes a mix of uses.
- Connectivity C2.3 Connect neighborhoods to downtown with greenways and/or a 10' side path along major corridors.

Mr. Coates said the Technical Review Committee completed their review of the applicant's amended Master Plan and the applicant has made corrections based on their comments.

Mr. Coates said a neighborhood meeting was held virtually on December 8, 2025, with no property owners in attendance.

Mr. Coates said the proposed amendment to the approved Master Plan is consistent with the Wendell Comprehensive Plan – Blueprint Wendell 2030 and could be considered reasonable since it fulfills the goals of the comprehensive plan noted above and therefore staff recommends approval.

Mr. Sanderson asked why they asked for the commercial setback to be changed. Mr. Coates said they asked to push it back to allow for more space between the roadway and the commercial property.

The applicant, Adam Ashbaugh with DRB group, said Mr. Coates covered everything with a great presentation and he was here to see if the Planning Board had any questions for him.

There were no questions for the applicant.

Anthony Marrero, 1073 Holly Pointe Dr., asked about the TIA being completed in 2021 and it now being 2026, and how that data can still be supported. He said he comes home past this property and traffic there is already a mess. Mr. Marrero said his main concern was that the data being presented on traffic was not accurate with the traffic today. He said he would like to know more on what traffic improvements they were planning to do.

Mr. Coates said the original site plan is not changing, it is only adding the one small parcel. He said with the applicant adding this parcel they can now do road improvements along their whole frontage, making Wendell Falls Parkway, two lanes from Martin Pond Road to the start of the next parcel, Central Baptist Church. Mr. Coates said this is all the Town can require them to do. He said they cannot make applicants do road improvements, 5 to 10 miles back because their development is going to make traffic. Mr. Coates said the applicant is meeting all guidelines through the Town and the TIA.

Mr. Sanderson said I move that the Planning Board recommends approval of zoning map amendment, CD25-09, as it is consistent with Blueprint Wendell 2030 comprehensive plan and is reasonable and in the public interest because it will likely support development key nodes and connect neighborhoods to downtown with greenways and/or a 10' side path along major corridors. Mr. Andres seconded the motion. All were in favor. The motion passed unanimously.

4. Planning Director Updates

Mr. Coates said there was a new position in the Planning Department, and it is filled. Mr. Coates said Jailynn is our new Code Compliance Officer and the Planning Department is finally fully staffed. He said the Town is working on the traffic calming for Hollybrook Road, Big Falls and Taylor Road. Mr. Coates said Hollybrook Road is in the process of being turned over to be a town road from DOT. He said part of Taylor Road is developer driven and they are turning it over to the Town and the other half is DOT driven and they are also turning it over to the Town. Mr. Coates said Big Falls is already a Town road. He said the meetings for public input on the traffic calming project are starting in the upcoming weeks. Mr. Coates said he presented the UDO update to Town Board last week. He said they are going to have one on ones with the Commissioners and the consultant and then will appoint the steering committee.

Adjourn

Mr. Sanderson made the motion to adjourn the meeting. Mr. Hopkins seconded the motion. All were in favor and the meeting adjourned at 7:32 pm.

AGENDA ITEM NO. 3.a

Item Cover Page

PLANNING BOARD AGENDA ITEM REPORT

DATE:	March 16, 2026
SUBMITTED BY:	Jeannine Ngwira , Planning
ITEM TYPE:	Rezoning
AGENDA SECTION:	NEW BUSINESS
SUBJECT:	CD25-01: A Request to Rezone Approximately +/- 2.82 Acres from Wake County Residential 30 (WC-R30) to Town of Wendell Neighborhood Center Conditional District (NC-CD) to Construct a Child Daycare
SPECIFIC ACTION REQUESTED:	The Planning Board is asked to consider the proposed rezoning request and make a recommendation to the Board of Commissioners, to include a statement of plan consistency and reasonableness.
ITEM SUMMARY:	The request is to rezone approximately 2.82 acres at 729 Eagle Rock Road (PIN 1774-45-6682) from Wake County Residential 30 (WC R-30) to Town of Wendell Neighborhood Center Conditional District (NC-CD) to create a commercial parcel containing a child daycare. The parcel is owned by 729 Eagle Rock LLC. The proposed daycare building is 12,614 square feet with a 7,050 square foot playground space in the rear. The parcel will connect to Eagle Rock Road in the front and to Old Battle Bridge Road in the rear.

ATTACHMENTS:

729 Eagle Rock Staff Report FINAL.doc
729 Eagle Rock Site Plan
729 Eagle Rock Road Neighborhood Meeting Package.pdf

Planning

Staff Analysis

Item Title: CD25-01 – A Request to Rezone Approximately +/- 2.82 Acres from Wake County Residential 30 (WC-R30) to Town of Wendell Neighborhood Center Conditional District (NC-CD) to Construct a Child Daycare.

Specific Action Requested:

The Planning Board is asked to consider the proposed rezoning request and make a recommendation to the Board of Commissioners, to include a statement of plan consistency and reasonableness.

Item Summary:

The request is to rezone approximately 2.82 acres at 729 Eagle Rock Road (PIN 1774-45-6682) from Wake County Residential 30 (WC R-30) to Town of Wendell Neighborhood Center Conditional District (NC-CD) to create a commercial parcel containing a child daycare. The parcel is owned by 729 Eagle Rock LLC.

The proposed daycare building is 12,614 square feet with a 7,050 square foot playground space in the rear.

The parcel will connect to Eagle Rock Road in the front and to Old Battle Bridge Road in the rear.

Impacts to Town Services

The property will be required to annex into Town limits and as such will receive services from Town departments. With the development of the property, there could be a need for services from the Town's Police and Public Works departments. Secondary service impacts will be incurred by other Town departments that support the operational departments. The property is already served by the Wendell-Holmes Fire District. Water and sewer are available to the property and would be provided by the City of Raleigh Public Utilities Department.

Project Setting – Surrounding Districts and Land uses:

DIRECTION	LANDUSE	ZONING
North	Residential	NC-CD
South	Residential	NC-CD
East	Residential	R4-CD
West	Residential	WC R-30

To the north is Old Tarboro Residential and to the east is Peyton Place subdivision. To the south is LEO at Eagle Rock, a build to rent community. To the west are single family homes that are zoned Wake County Residential 30.

Zoning Map



Zoning District

The subject property is within Wake County's jurisdiction and will need to be annexed in conjunction with this rezoning.

The Neighborhood Center District is coded to provide for areas for residential and mixed-use development in close proximity to existing and planned neighborhood centers. The intent is to create higher density residential areas that complement commercial districts with physical proximity and pedestrian connectivity. Different housing types and lot styles are encouraged. Development in this district should encourage pedestrian use through connections to adjacent neighborhoods and the construction of mixed-use buildings.

The applicant is meeting the required setbacks for the NC district other than the maximum setback of 10 feet. They are asking for relief from that requirement via Condition 1.

Minimum setbacks for commercial buildings in the NC district are 0 for front and rear and 5 feet on an exterior zoning border or 0 feet within a NC zoned development.

Proposed Zoning Conditions

The applicant has proposed the following zoning conditions:

1. The proposed building will exceed the maximum setback limit due to site topography conditions.
2. The rear yard buffer between proposed commercial zoning and residential zoning districts will not meet width requirements for a Type B buffer yard. Width shall be what is required for a Type C buffer yard (10 feet reduced to 7.5 feet with addition of opaque fence) and will be planted to meet landscape requirements for Type B buffer yard.

Environmental

The applicant will need to obtain stormwater and sedimentation-erosion control permits from Wake County Environmental Services before any site work can commence. The proposed development plan must meet the requirements of the UDO. Wake County provides stormwater, sedimentation, and erosion control services for the Town of Wendell.

- The proposed plans show the development of one stormwater control measure.

Buffers

When a commercial use borders a single-family residential use, a 20-foot Type B buffer is required. The applicant requests that a 10-foot Type C buffer width, which would be reduced to 7.5 feet with an opaque fence, be allowed but they have agreed to install the amount of plantings that would be required if the Type B buffer were installed.

A Type B buffer is 20 feet wide and contains a tree every 25 feet and a shrub every 6 feet.

The single-family home properties to the east of the proposed 7.5 foot buffer have 20ft of open space at the rear of the lots.

Open Space

The UDO does not require open space dedication for commercial developments.

Streams and Wetlands

UDO Section 16.3 Environmental Survey requires that all streams, wetlands, floodplains, and other features be shown on preliminary plans.

- The plan shows a jurisdictional stream with a riparian buffer on the north side of the site.

Transportation

When projects are anticipated to have more than 100 peak hour trips or 1,000 daily trips, the UDO requires a Transportation Impact Analysis. A TIA was not required for this project as it did not meet the threshold.

The UDO does require right-of-way dedication, additional asphalt, sidewalk, and street trees with a change of use from residential to commercial. Those are shown on both the Eagle Rock and Old Battle Bridge road frontages.

Phasing

The development only has only phase.

Comprehensive Plan

The Wendell Blueprint 2030 Comprehensive Plan identifies this parcel Medium Residential Living 2.

MEDIUM RESIDENTIAL LIVING - 2

MRL-2

Characterized by moderate-density residential development, this area is composed of predominantly single-family detached homes but may have attached single-family units such as townhomes and duplexes. The mix of housing types is intended to create intergenerational neighborhoods. The average density of these neighborhoods is between 4 and 8 dwelling units per acre. Improved open spaces in the form of greens, pocket parks, and neighborhood parks are interspersed. Greenway trails connect internally as well as provide links to trails and walkways in neighboring development.







USES + BUILDINGS

Existing Development:
- *Single-family detached homes, up to 4 unit per acre sf/ac*
- *Attached single-family: Duplex*

New Development:
- *Medium-lot single-family detached homes*
- *Small-lot single-family detached homes*
- *Pocket neighborhood cottages*
- *Attached single-family: Duplex, Triplex, Townhome*

Both:
- *Accessory dwelling units**
- *Neighborhood centers and amenity buildings (clubhouses)*
- *Off-street parking*

STREET PATTERN

Street Pattern: *Grid / Modified Grid*

Max Block Length:
- *400'*
- *800' with mid-block pedestrian connections*

Connectivity:
Highly connected internally and externally (to adjacent development)

Street Types:
- *Private*
- *Local 2-lane*
- *Local 2-lane divided*

OPEN SPACE

- *Pocket parks*
- *Formal and informal greens*
- *Neighborhood parks*
- *Greenway trails*

The proposed development does not meet the description of the Medium Residential Living – 2 placetype as it does not allow for commercial development.

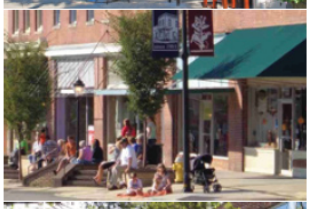
If this conditional district rezoning is approved, the placetype would be changed to Activity Center 1 which is intended for a mix of retail, restaurant, service, office and civic uses in addition to residential. The parcel is adjacent to other parcels designated as Activity Center.

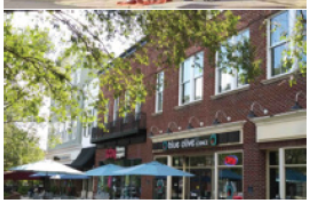
ACTIVITY CENTER 1

AC-1

These areas are intended to be centers of activity that include a mix of retail, restaurant, service, office, and civic uses in addition to a variety of residential housing types. The mix of uses can be horizontal as well as vertical where a change in use can occur between floors of the same building. Buildings of two or more stories are common, and connected streets include short block lengths and pedestrian facilities. Open space is integrated in the form of plazas and formal greens.







USES + BUILDINGS

- *Retail, including specialty and large-format*
- *Restaurants*
- *Movie theaters*
- *Personal services (branch banks, dry cleaners, tailors, hair and nail salons)*
- *Small to medium-sized offices*
- *Attached single-family (townhome)*
- *Multi-family (condominiums, apartments)*
- *Lodging, hotels*
- *Civic uses including governmental offices and services such as library branches*
- *Event spaces such as greens or amphitheaters*

STREET PATTERN

Street Pattern: *Grid, Modified Grid*
Max Block Length: *500'*
Connectivity:

- *High internal and external connectivity (to adjacent development and roadways)*
- *Includes many pedestrian amenities*

Street Types:

- *Private*
- *Local 2-lane with on-street parking*
- *Collector*

OPEN SPACE

- *Plazas and formal greens*
- *Gathering spaces that can be used for events, such as greens and amphitheaters*

Statement of Plan Consistency and Reasonableness

Any recommended change to the zoning map should be accompanied by a statement explaining how the change is/is not consistent with the comprehensive plan and is/is not reasonable in nature.

While the plan is not consistent with Blueprint Wendell 2030, it could be considered reasonable as it assists with the plan goal listed below:

- Centers of Activity CA1. *Support development of key nodes (large and small)*. Consistent with the Future Land Use map, delineate centers of activity where the more intense development includes a mix of uses. This development is adjacent to developments designated as Activity Center 2 and 3.
- Economic Development E3.7. *Reduce retail leakage and increase spending on businesses here*. Daycares are in high demand as the Town grows. This site will help local families who might have to go to adjacent towns to find daycare.

Neighborhood Meeting

The applicant held an in-person neighborhood meeting on August 28, 2025. One neighbor was in attendance. Meeting minutes are added as an attachment.

Technical Review Committee (TRC) Comments:

The Technical Review Committee has completed their review of the applicant's Master Plan and the applicant has made corrections based on their comments. Additional review would occur upon submittal of construction drawings (final development plan for conditional districts).

Staff Comments:

The proposed development is inconsistent with the Wendell Comprehensive Plan – Blueprint Wendell 2030 but could be considered reasonable since it fulfills the goals of the comprehensive plan noted above and therefore staff recommends approval.

SITE PLAN DRAWINGS FOR

729 EAGLE ROCK ROAD

729 EAGLE ROCK RD
WENDELL, NORTH CAROLINA 27591

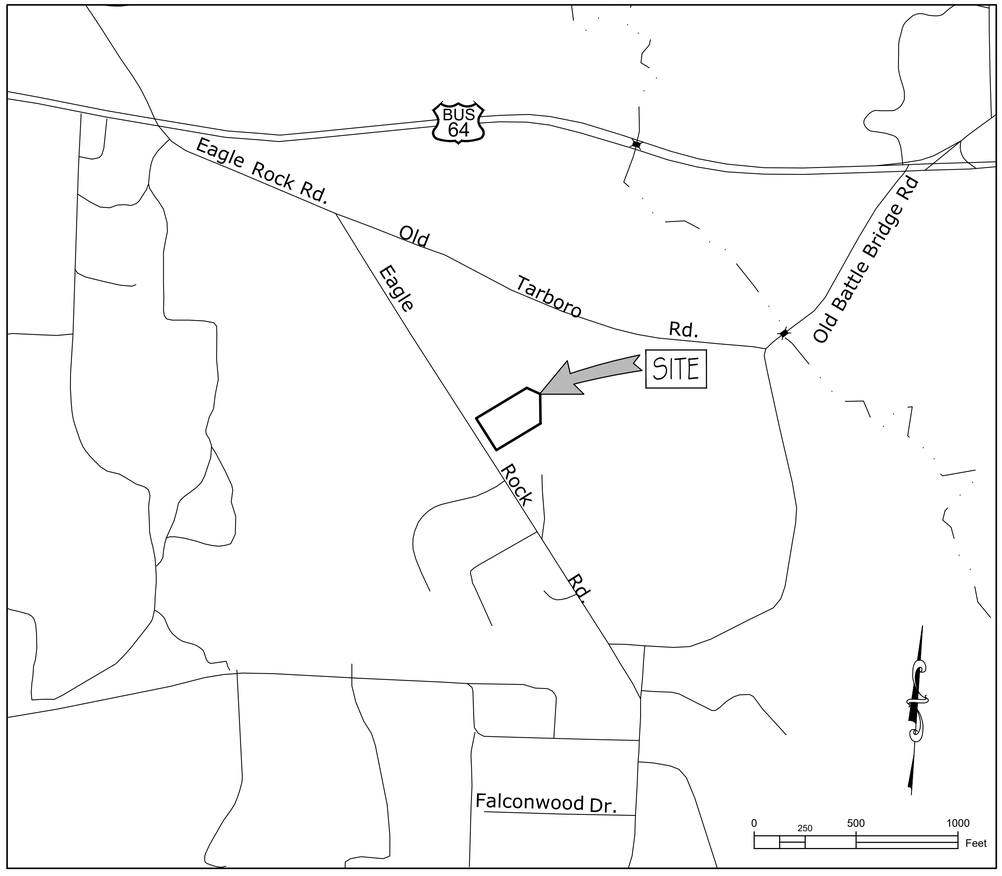
CASE NO. CD25-01

PROPOSED CONDITIONS:

1. THE PROPOSED BUILDING WILL EXCEED THE MAXIMUM SETBACK LIMIT DUE TO SITE TOPOGRAPHY CONDITIONS.
2. THE REAR YARD BUFFER BETWEEN PROPOSED COMMERCIAL ZONING AND RESIDENTIAL ZONING DISTRICTS WILL NOT MEET WIDTH REQUIREMENTS FOR TYPE B BUFFER YARD. WIDTH SHALL BE WHAT IS REQUIRED FOR TYPE C BUFFER YARD (10 FEET AND REDUCED TO 7.5 FEET WITH ADDITION OF OPAQUE FENCE) AND WILL BE PLANTED TO MEET LANDSCAPE REQUIREMENTS FOR TYPE B BUFFER YARD.

RALEIGH WATER CONDITIONS OF APPROVAL

1. ALL WATER, SANITARY SEWER, AND REUSE FACILITIES SHALL BE INSTALLED, INSPECTED, TESTED, AND ACCEPTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT FOR OPERATIONS AND MAINTENANCE PRIOR TO FIRST CO.
2. A PETITION FOR ANNEXATION INTO THE TOWN LIMITS SHALL BE SUBMITTED IN ACCORDANCE WITH TOWN COUNCIL POLICY FOR EXTENSION OF UTILITY SERVICE TO PROPERTIES CURRENTLY OUTSIDE OF TOWN LIMITS PRIOR TO CONSTRUCTION.
3. CONSTRUCTION DRAWINGS MUST BE APPROVED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT FOR ALL PUBLIC WATER, PUBLIC SEWER, AND/OR PRIVATE SEWER EXTENSIONS PRIOR TO PLAT RECORDATION.



PROJECT DATA:

1.	PROJECT ADDRESS:	729 EAGLE ROCK RD WENDELL, NC 27591
2.	PARCEL ID NO:	1774456682
3.	REID NO:	0164188
4.	CONSULTANT:	CSD ENGINEERING JOHN F. OGLESBY, PE 919-624-0997 |M 910-791-1551 |O 910-791-1501 |F john@csd-engineering.com
5.	PROPERTY OWNER:	729 EAGLE ROCK LLC PO BOX 1523 WRIGHTSVILLE BEACH, NC 28480 910-264-2009 hpeebles3@gmail.com
6.	EXISTING ZONING:	R-30 (WAKE COUNTY)
7.	PROPOSED ZONING:	NEIGHBORHOOD CENTER (NC) CONDITIONAL DISTRICT
8.	FUTURE LAND USE CLASS:	NEIGHBORHOOD CENTER (NC)
9.	PROPOSED LAND USE:	CHILD CARE CENTER (MORE THAN 8 PERSONS)
10.	PARCEL AREA	= 2.82 AC (122,839 SQ FT)
11.	MIN/MAX LOT AREA	= NONE
	LOT AREA	= 122,839 SQ FT
12.	MIN LOT WIDTH	= 32 FT
	LOT WIDTH	= 263.5 FT
13.	MIN LOT DEPTH	= NONE
	LOT DEPTH	= 384 FT (AVERAGE)
14.	MAX LOT COVERAGE	= 85 (% OF LOT AREA)
15.	MIN FRONT STREET SETBACK	= 0 FT
	MAX FRONT STREET SETBACK	= 10 FT
	PROP FRONT STREET SETBACK	= 165 FT
16.	MIN SIDE SETBACK	= 5 FT
	PROPOSED SIDE SETBACK	= 5 FT
17.	MIN REAR SETBACK:	= 10 FT
	PROPOSED REAR SETBACK	= 10 FT
18.	MAX BUILDING HEIGHT:	= 3 STORIES
19.	PROPOSED YARD BUFFERS:	= 10 FT IN REAR TO BE PLANTED AS TYPE B
20.	STREET SCAPE BUFFERS:	= 10 FT MIN FROM LOT LINES
21.	ACTUAL LOT COVERAGE:	= SEE LOT COVERAGE NOTE ON SHEET C3.0

GENERAL NOTES:

1. THIS MAP IS NOT FOR CONVEYANCE, RECORDATION OR SALES.
2. BOUNDARY & TOPOGRAPHIC SURVEY WAS PERFORMED BY JOHN DOWNING, PLS.
3. STORMWATER DRAINS TO UT BUFFALO CREEK (C;NSW); RIVER BASIN: NEUSE; STREAM INDEX: 27-57-16-(2).
4. THERE ARE JURISDICTIONAL STREAMS OR WETLANDS ON SITE; STREAM IS SUBJECT TO NC RIPARIAN BUFFER RULES.
5. WATER AND SEWER WILL BE PUBLIC, CITY OF RALEIGH PUBLIC UTILITIES.
6. THE SITE IS NOT LOCATED IN A FEMA DESIGNATED SPECIAL FLOOD HAZARD ZONE (100-YEAR FLOODPLAIN); DFIRM NO. 3720177400K 7/19/22.
7. PERMANENT AND TEMPORARY SIGNAGE REQUIRES AN APPROVED SIGN PERMIT PRIOR TO INSTALLATIONS. SIGNAGE IS A SEPARATE SUBMITTAL, REVIEW, AND APPROVAL.

INDEX TO DRAWINGS

SHEET No.	DESCRIPTION	DRAWING No.
1 OF 13	COVER SHEET & LOCATION MAP	C1.0
2 OF 13	EXISTING CONDITIONS & DEMOLITION PLAN	C2.0
3 OF 13	SITE PLAN WITH OFFSITE IMPROVEMENTS	C3.0
4 OF 13	LANDSCAPE PLAN	C3.1
5 OF 13	PAVEMENT MARKING & SIGNING PLAN	C3.2
6 OF 13	SITE PLAN DETAILS	C3.3
X OF X	RESERVED FOR GRADING & DRAINAGE - OVERALL	C4.0
X OF X	RESERVED FOR GRADING & DRAINAGE PLAN DETAILS	C4.1
X OF X	RESERVED FOR GRADING & DRAINAGE PLAN DETAILS	C4.2
X OF X	RESERVED FOR GRADING & DRAINAGE PLAN DETAILS	C4.3
7 OF 13	UTILITY PLAN	C5.0
8 OF 13	UTILITY PLAN & PROFILE - FRONT WATER LINE	C5.1
9 OF 13	UTILITY PLAN & PROFILE - FRONT FIRE & WATER SERVICE	C5.2
10 OF 13	UTILITY PLAN & PROFILE - REAR FIRE HYDRANT ADDITION	C5.3
11 OF 13	UTILITY PLAN & PROFILE - SANITARY SEWER SERVICE	C5.4
12 OF 13	UTILITY PLAN DETAILS SH.1	C5.5
13 OF 13	UTILITY PLAN DETAILS SH.2	C5.6
X OF X	RESERVED FOR EROSION & SEDIMENT CONTROL PLAN	C6.3
X OF X	RESERVED FOR EROSION & SEDIMENT CONTROL PLAN	C6.4

INDEX TO DRAWINGS BY OTHERS

SHEET No.	DESCRIPTION	DRAWING No.
1 OF 2	ARCH - LICENSING PLAN (GROSS FLOOR AREA)	PR01
2 OF 2	ARCH - BUILDING ELEVATIONS	PR02

I HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE (ADMINISTRATOR) OR (TRC) OF THE TOWN OF WENDELL ON THE _____ DAY OF _____ 20___.

_____
ADMINISTRATOR

CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT

PRELIMINARY APPROVAL ONLY. DOES NOT CONSTITUTE CONSTRUCTION APPROVAL FOR ANY PROPOSED WATER OR SEWER MAIN EXTENSIONS. VALID ONLY WITH SIGNATURE OF A CITY OF RALEIGH REVIEW OFFICER. THIS ELECTRONIC APPROVAL MAY NOT BE EDITED ONCE ISSUED. ANY MODIFICATINS OF THIS APPROVAL ONCE ISSUED WILL INVALIDATE THIS APPROVAL.

CSD ENGINEERING

LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL

P.O. BOX 1250
WENDELL, NC 27591
(910) 791-4441

COVER SHEET & LOCATION MAP

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SITE PLAN/CONSTRUCTION DRAWINGS FOR
729 EAGLE ROCK ROAD
LOCATED IN WENDELL
WAKE COUNTY, NORTH CAROLINA

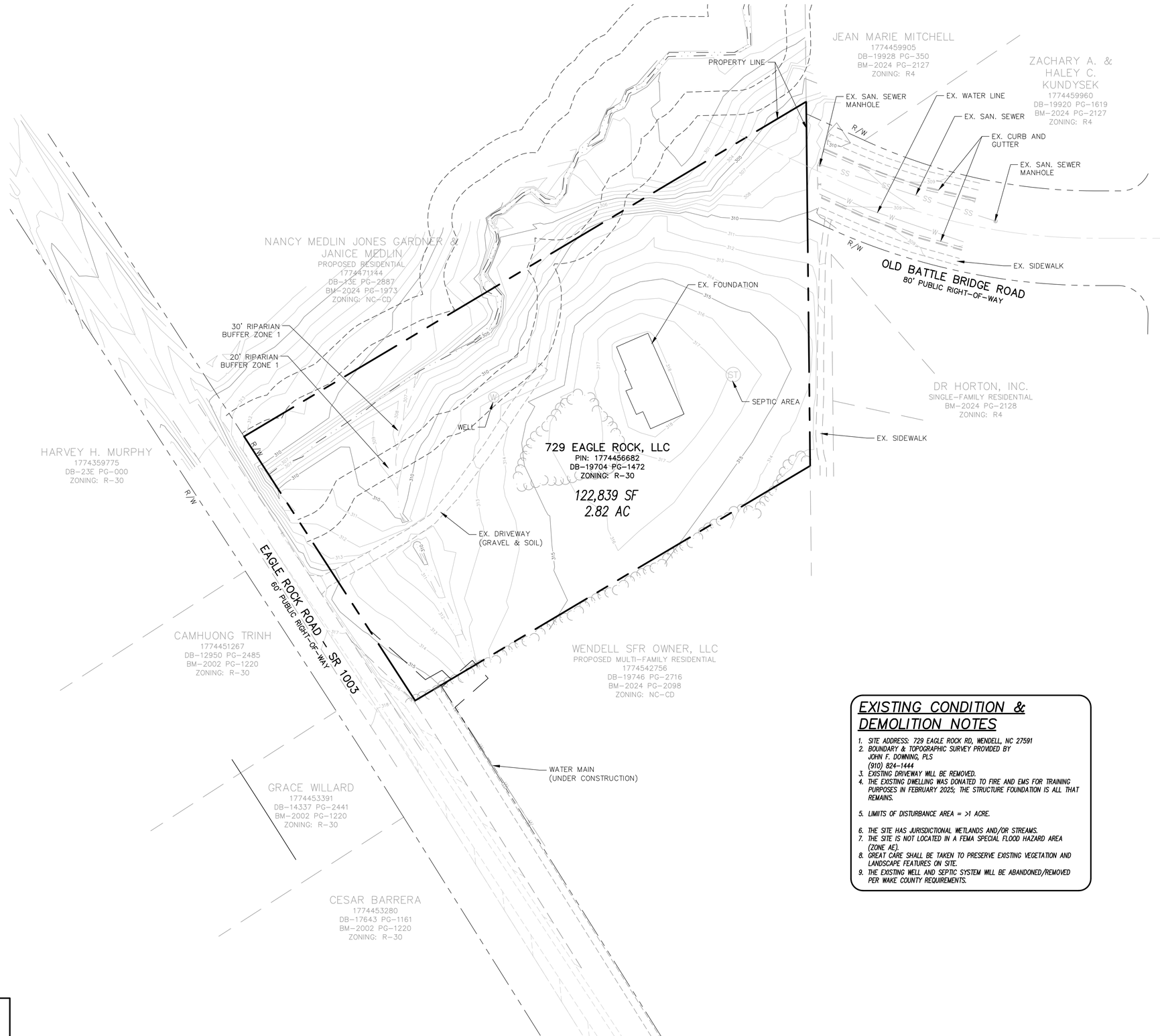
OWNER: 729 EAGLE ROCK LLC
CONTACT: HARRISON PEEBLES
PO BOX 1523
WRIGHTSVILLE BEACH, NC 28480
910-264-2009

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 032721 JOHN F. OGLESBY
PLAN NOT RELEASED FOR CONSTRUCTION

REV. NO.	REMARKS	BY	DATE

DATE: 2/24/2026
HORZ. SCALE: 1" = 500'
VERT. SCALE: N/A
DRAWN BY: LMB
CHECKED BY: JFO
PROJECT NO.: 25-0717

Sheet C1.0
Sheet No. 1 OF 13



EXISTING CONDITION & DEMOLITION NOTES

1. SITE ADDRESS: 729 EAGLE ROCK RD, WENDELL, NC 27591
2. BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY JOHN F. DOWNING, PLS (910) 824-1444
3. EXISTING DRIVEWAY WILL BE REMOVED.
4. THE EXISTING DWELLING WAS DONATED TO FIRE AND EMS FOR TRAINING PURPOSES IN FEBRUARY 2025; THE STRUCTURE FOUNDATION IS ALL THAT REMAINS.
5. LIMITS OF DISTURBANCE AREA = >1 ACRE.
6. THE SITE HAS JURISDICTIONAL WETLANDS AND/OR STREAMS.
7. THE SITE IS NOT LOCATED IN A FEMA SPECIAL FLOOD HAZARD AREA (ZONE AE).
8. GREAT CARE SHALL BE TAKEN TO PRESERVE EXISTING VEGETATION AND LANDSCAPE FEATURES ON SITE.
9. THE EXISTING WELL AND SEPTIC SYSTEM WILL BE ABANDONED/REMOVED PER WAKE COUNTY REQUIREMENTS.

0 20 40 80 Feet

I HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE (ADMINISTRATOR) OR (TRC) OF THE TOWN OF WENDELL ON THE _____ DAY OF _____ 20__.

_____
ADMINISTRATOR

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EXISTING CONDITIONS & DEMOLITION PLAN

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SITE PLAN/CONSTRUCTION DRAWINGS FOR
729 EAGLE ROCK ROAD
LOCATED IN WENDELL
WAKE COUNTY, NORTH CAROLINA

OWNER: 729 EAGLE ROCK LLC
CONTACT: HARRISON PEEBLES
PO BOX 1523
WRIGHTSVILLE BEACH, NC 28480
910-264-6089

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 032721 JOHN F. OGLESBY
PLAN NOT RELEASED FOR CONSTRUCTION

REV. NO.	REMARKS	BY	DATE

DATE: 2/24/2026
HORZ. SCALE: 1" = 40'
VERT. SCALE: N/A
DRAWN BY: LMB
CHECKED BY: JFO
PROJECT NO.: 25-0717

Sheet C2.0
Sheet No. 2 OF 13

PARKING CALCULATIONS:

KEY: (#)

COMMERCIAL – OFFICE/SERVICE

AUTO PARKING SPACES:	2–3 SPACES PER 1,000 SF
BUILDING SIZE:	12,614 SQ. FT.
REQUIRED PARKING CALCULATION:	12,614 SQ. FT. / 1,000 SF = 12.5 X 2 (MIN.) = 25 = 12.5 X 3 (MAX.) = 37.5 = 25 – 38 SPACES
SPACES PROVIDED:	= 40 SPACES (2 ADA)
PROPOSED BICYCLE PARKING:	1 SPACE PER 20 AUTO SPACES = 40 / 20 = 2 SAY 2 SPACES

LOT COVERAGE:

PARCEL AREA	= 122,839 SQ. FT.
PROPOSED ON-SITE IMPERVIOUS	
BUILDING ADDITION	= 12,000 SQ. FT.
DRIVEWAY & PARKING	= 23,347 SQ. FT.
NEW SIDEWALK	= 6,583 SQ. FT.
TOTAL	= 41,930 SQ. FT.
COVERAGE	= 34.1 %

I HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE (ADMINISTRATOR) OR (TRC) OF THE TOWN OF WENDELL ON THE _____ DAY OF _____ 20___.

_____
ADMINISTRATOR

JEAN MARIE MITCHELL
1774459905
DB–19928 PG–350
BM–2024 PG–2127
ZONING: R4

ZACHARY A. & HALEY C. KUNDYSEK
1774459960
DB–19920 PG–1619
BM–2024 PG–2127
ZONING: R4

NANCY MEDLIN JONES GARDNER & JANICE MEDLIN
PROPOSED RESIDENTIAL
1774471144
DB–13E PG–2887
BM–2024 PG–1973
ZONING: NC–CD

HARVEY H. MURPHY
1774359775
DB–23E PG–000
ZONING: R–30

DR HORTON, INC.
SINGLE–FAMILY RESIDENTIAL
BM–2024 PG–2128
ZONING: R4

729 EAGLE ROCK, LLC
PIN: 1774456682
DB–19704 PG–1472
ZONING: NC–CD

WENDELL SFR OWNER, LLC
PROPOSED MULTI–FAMILY RESIDENTIAL
1774542756
DB–19746 PG–2716
BM–2024 PG–2098
ZONING: NC–CD

CAMHUONG TRINH
1774451267
DB–12950 PG–2485
BM–2002 PG–1220
ZONING: R–30

GRACE WILLARD
1774453391
DB–14337 PG–2441
BM–2002 PG–1220
ZONING: R–30

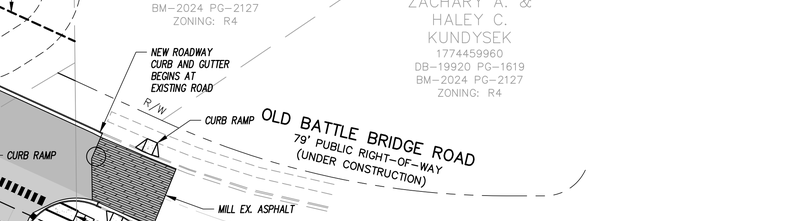
CESAR BARRERA
1774453280
DB–17643 PG–1161
BM–2002 PG–1220
ZONING: R–30

OLD BATTLE BRIDGE ROAD
79' PUBLIC RIGHT–OF–WAY
(UNDER CONSTRUCTION)

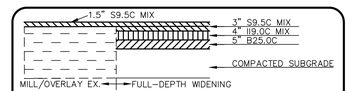
EAGLE ROCK ROAD – SR 1003
60' PUBLIC RIGHT–OF–WAY
LIMITS OF FULL WIDENING SEE TYP. SECTION THIS SHEET)

BUILDING
12,614 SQ. FT. +/–

TEMP. CONSTRUCTION EASEMENT (IF NEEDED)
SET FOR FUTURE CONNECTIVITY WITH NEIGHBORING PROPERTY
10 X 70 SITE TRIANGLE
NEW R/W
BUILDING SETBACK
NEW ROADWAY CURB AND GUTTER BEGINS AT EXISTING ROAD
CURB RAMP
MILL EX. ASPHALT
STREET YARD
CONC
DUMPSTER CORRAL (SEE SHEET C3.3 DETAIL)
6' VINYL FENCE (SEE ARCH. PLANS FOR FENCE DETAILS)
7,050 SF PLAYGROUND SPACE
10' BUFFER YARD WITH 6' PRIVACY FENCE (BUFFER REDUCED VIA CONDITION NO. 2)
30' RIPARIAN BUFFER ZONE 1
20' RIPARIAN BUFFER ZONE 1
LIGHTBRIDGE MONUMENT SIGN (SIGNS REVIEWED AND APPROVED UNDER SEPARATE SUBMITTAL)
LIMITS OF TAPER
2.0' CONC. ISLAND
10.0' UTILITY ESMT.
STORMWATER CONTROL MEASURE (PERMIT WILL BE REQUIRED; FULL DESIGN WILL BE SUBMITTED WITH CONSTRUCTION DRAWINGS)
SCM TOP OF BANK
6' SIDEWALK
RETAIN EX. INLET
PROPOSED WIDENING & PAVEMENT MARKINGS FOR THE LEO AT WENDELL PROJECT
AVAC UNITS & SCREEN
4' VINYL SCREENING (SEE ARCH. PLANS FOR FENCE DETAILS)
GATE FROM PLAYGROUND (EGRESS ONLY)
GATE TO PLAYGROUND



ROAD WIDENING – TYPICAL SECTION
EAGLE ROCK ROAD (NTS)



PAVING NOTES:
1. FULL DEPTH PAVEMENT REQUIRED FOR PAVED SHOULDERS.
2. 1.5" OF SURFACE LAYER SHALL BE FLUSH WITH EXISTING ROAD SURFACE AT EDGE OF EXISTING PAVEMENT.
2. TOP 1.5" OF SURFACE LAYER OVERLAY ON EXISTING ROAD SURFACE AND NEW PAVEMENT (CONTINUOUS).

PAVEMENT DESIGN–ROAD WIDENING
EAGLE ROCK ROAD (NTS)

0 20 40 80 Feet

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SITE PLAN
WITH OFFSITE IMPROVEMENTS

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SITE PLAN/CONSTRUCTION DRAWINGS FOR
729 EAGLE ROCK ROAD
LOCATED IN WENDELL
WAKE COUNTY, NORTH CAROLINA

OWNER: 729 EAGLE ROCK LLC
CONTACT: HARRISON PEEBLES
PO BOX 1523
WRIGHTSVILLE BEACH, NC 28480
910-264-6069

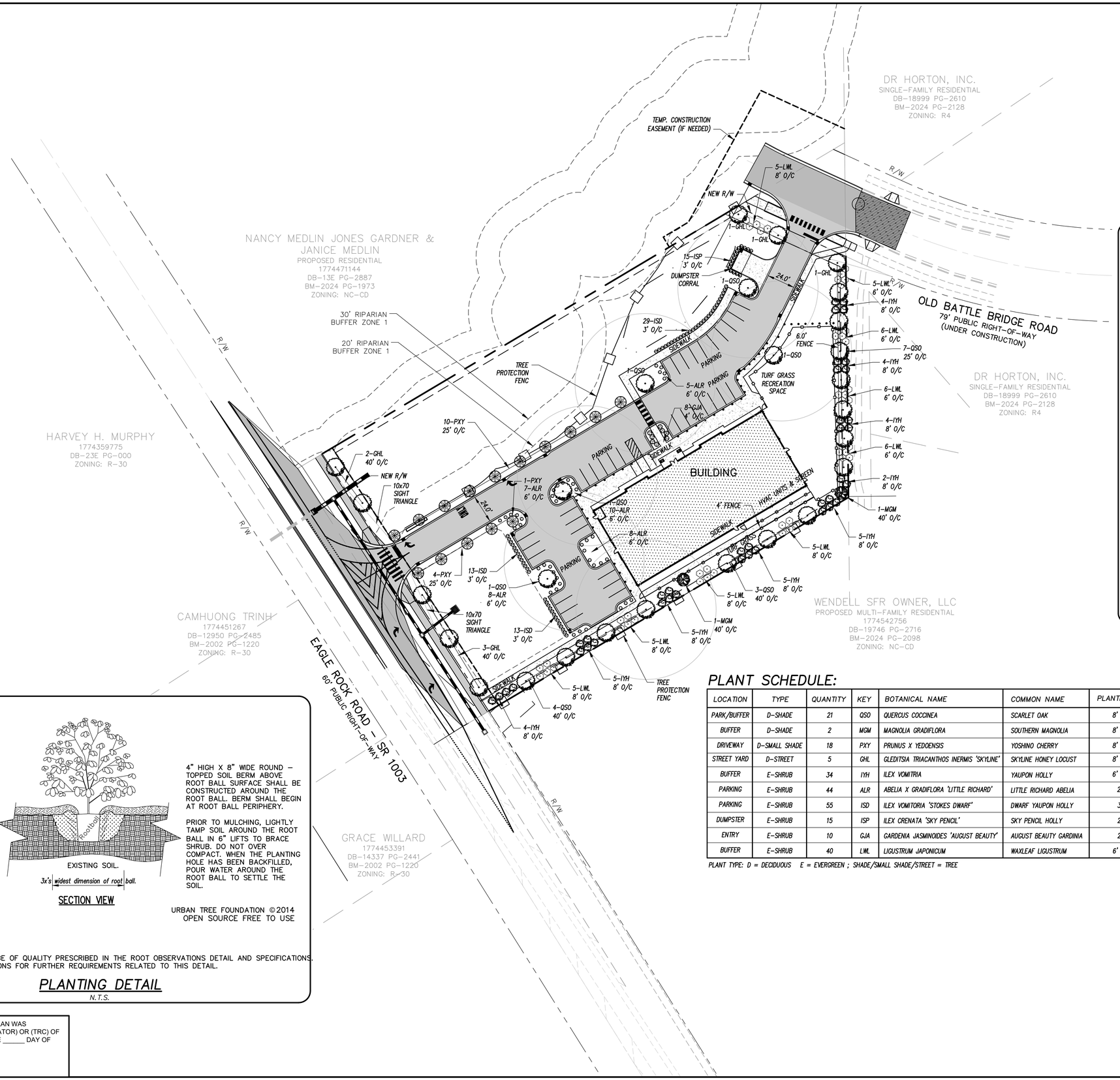
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 032721 JOHN F. OGLESBY

PLAN NOT RELEASED FOR CONSTRUCTION

REV. NO.	REMARKS	BY	DATE

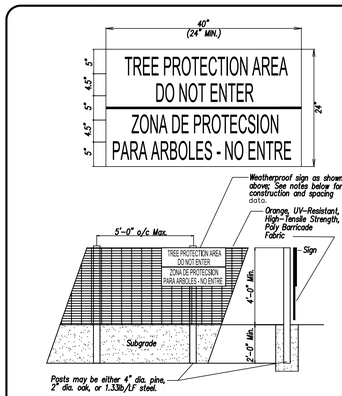
DATE: 2/24/2026
HORZ. SCALE: 1" = 40'
VERT. SCALE: N/A
DRAWN BY: LMB
CHECKED BY: JFO
PROJECT NO.: 25–0717

Sheet **C3.0**
Sheet No. 3 OF 13



LANDSCAPE PLAN LEGEND:

- SCARLET OAK (QSO)
- SOUTHERN MAGNOLIA (MGM)
- YOSHINO CHERRY (PXY)
- YAUPON HOLLY (IYH)
- LITTLE RICHARD ABELIA (ALR)
- DWARF YAUPON HOLLY (ISD)
- SKY PENCIL HOLLY (ISP)
- AUGUST BEAUTY GARGENIA (GJA)
- WAXLEAF LIGUSTRUM (LWL)



NOTES:

1. INSTALL TREE PROTECTION FENCE AND SIGNAGE PRIOR TO CALLING FOR THE INITIAL ON-SITE INSPECTION.
2. WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL.
3. LETTERS ARE TO BE 3" HIGH MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED.
4. SIGNS ARE TO BE PLACED NO GREATER THAN 150' ON-CENTER.
5. PLACE SIGN AT EACH END OF LINEAR TREE PROTECTION AREAS AND 150' ON-CENTER THEREAFTER.
6. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
7. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.

TP **TREE PROTECTION FENCE**
NTS

SECTION VIEW

NOTES:
1- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

PLANTING DETAIL
N.T.S.

PLANT SCHEDULE:

LOCATION	TYPE	QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	PLANTING HT.	PLANTING SIZE	ROOT	MATURE HT.
PARK/BUFFER	D-SHADE	21	QSO	QUERCUS COCCINEA	SCARLET OAK	8' MIN.	2" CALIPER	BALLED & BURLAPPED	50' - 80'
BUFFER	D-SHADE	2	MGM	MAGNOLIA GRADIFLORA	SOUTHERN MAGNOLIA	8' MIN.	2" CALIPER	BALLED & BURLAPPED	60' - 80'
DRIVEWAY	D-SMALL SHADE	18	PXY	PRUNUS X YEDOENSIS	YOSHINO CHERRY	8' MIN.	2" CALIPER	BALLED & BURLAPPED	20' - 30'
STREET YARD	D-STREET	5	GHL	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEY LOCUST	8' MIN.	2" CALIPER	BALLED & BURLAPPED	20' - 30'
BUFFER	E-SHRUB	34	IYH	ILEX VOMITRIA	YAUPON HOLLY	6' MIN.	1.5" CALIPER	BALLED & BURLAPPED	10' - 20'
PARKING	E-SHRUB	44	ALR	ABELIA X GRADIFLORA 'LITTLE RICHARD'	LITTLE RICHARD ABELIA	24"	3 GALLON	CONTAINER	3'
PARKING	E-SHRUB	55	ISD	ILEX VOMITORIA 'STOKES DWARF'	DWARF YAUPON HOLLY	36"	3 GALLON	CONTAINER	3'
DUMPSTER	E-SHRUB	15	ISP	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL HOLLY	24"	3 GALLON	CONTAINER	3'
ENTRY	E-SHRUB	10	GJA	GARDENIA JASMINOIDES 'AUGUST BEAUTY'	AUGUST BEAUTY GARDINIA	24"	3 GALLON	CONTAINER	3'
BUFFER	E-SHRUB	40	LWL	LIGUSTRUM JAPONICUM	WAXLEAF LIGUSTRUM	6' MIN.	1.5" CALIPER	BALLED & BURLAPPED	6' -12'

PLANT TYPE: D = DECIDUOUS E = EVERGREEN ; SHADE/SMALL SHADE/STREET = TREE

I HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE (ADMINISTRATOR) OR (TRC) OF THE TOWN OF WENDELL ON THE _____ DAY OF _____ 20___.

_____
ADMINISTRATOR

0 20 40 80 Feet

CSD ENGINEERING
LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL
P.O. BOX 1250
WENDELL, NC 27591
(910) 791-4441

LANDSCAPE PLAN
WITH TREE PROTECTION

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SITE PLAN/CONSTRUCTION DRAWINGS FOR
729 EAGLE ROCK ROAD
LOCATED IN WENDELL
WAKE COUNTY, NORTH CAROLINA

OWNER: 729 EAGLE ROCK LLC
CONTACT: HARRISON PEEBLES
PO BOX 1523
WRIGHTSVILLE BEACH, NC 28480
910-264-6069

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 032721 JOHN G. LESLIE
PLAN NOT RELEASED FOR CONSTRUCTION

REV. NO.	REMARKS	BY	DATE

DATE: 2/24/2026
HORZ. SCALE: 1" = 40'
VERT. SCALE: N/A
DRAWN BY: LMB
CHECKED BY: JFO
PROJECT NO.: 25-0717

Sheet C3.1
Sheet No. 4 OF 13

SIGNING NOTES

ELECTRIC VEHICLE CHARGING STATION SPACES SHALL BE RESERVED FOR THE CHARGING OF ELECTRIC VEHICLES ONLY AND SHALL BE POSTED WITH SIGNAGE IDENTIFYING THE SPACES AS RESERVED ONLY FOR THE CHARGING OF ELECTRIC VEHICLES, AMPERAGE AND VOLTAGE LEVELS, AND ENFORCEABLE TIME LIMITS OR TOW AWAY PROVISIONS, AND CONTACT INFORMATION FOR REPORTING NON-OPERATING EQUIPMENT OR OTHER PROBLEMS.

SIGNING LEGEND

A1 — PARKING ONLY — R59-A
VAN ACCESSIBLE ADA SYMBOL PAINT AND SIGN LOCATIONS (SEE DETAILS SHEET C3.3)

A2 — PARKING ONLY — R59-A
ADA SYMBOL PAINT AND SIGN LOCATIONS (SEE DETAILS SHEET C3.3)

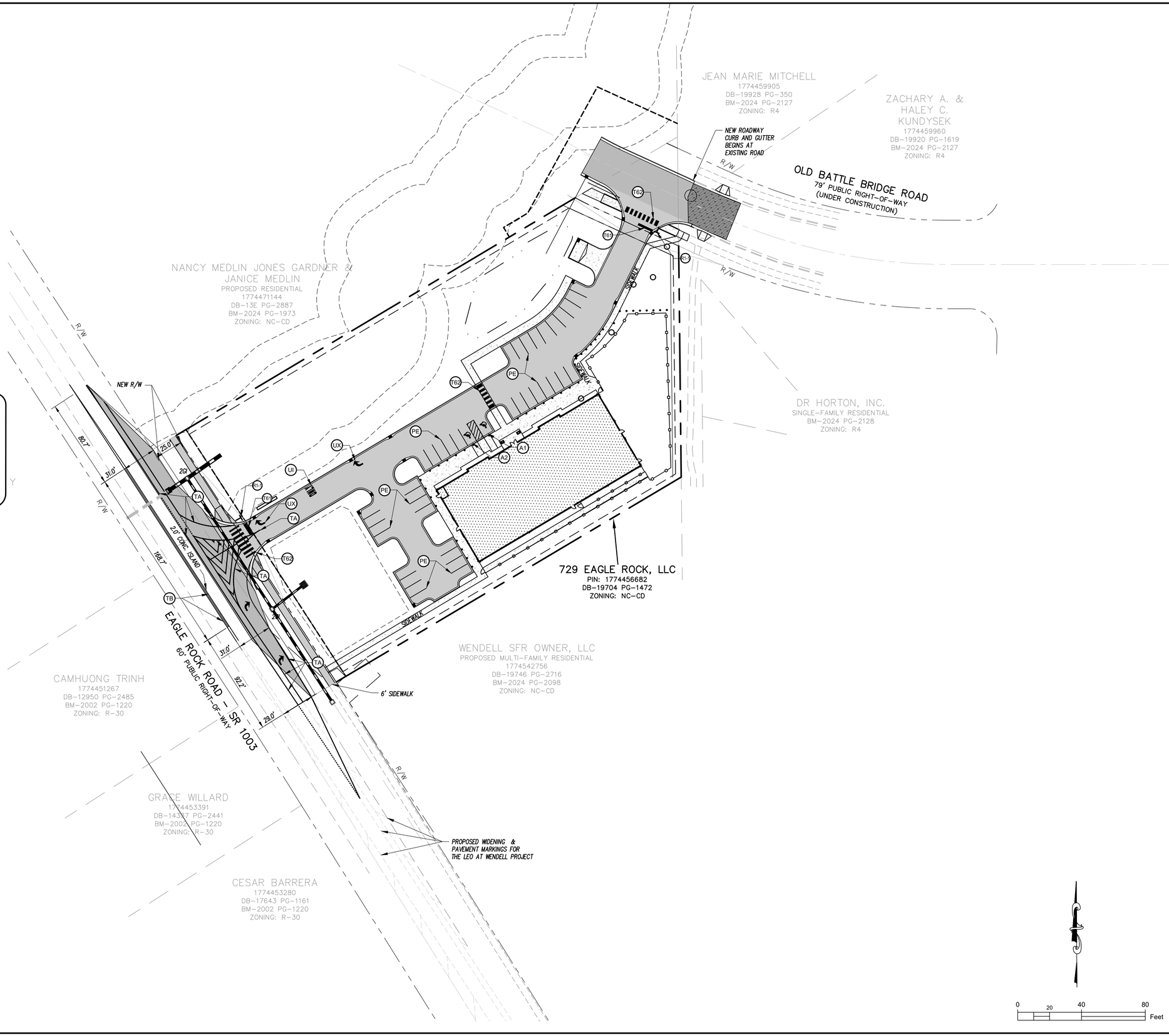
R1-1 — STOP — STOP SIGN 30" x 30" (ONE "U" POST PER SIGN)

PAVEMENT MARKING NOTES

1. PAVEMENT MARKINGS WILL BE CONSISTENT WITH MUTCD AND NCDOT STANDARD SPECIFICATIONS.
2. PAVEMENT PARKINGS WITHIN PARKING LOT WILL BE PAINT PER MUTCD AND NCDOT SPECIFICTIONS.
3. HIGH-VISIBILITY CROSSWALKS, FIRE LANES, AND STOP BARS WITHIN PUBLIC RIGHT-OF-WAY WILL BE THERMOPLASTIC.

PAVEMENT MARKING LEGEND

ON-SITE (PAINT)	NCDOT R/W (THERMOPLASTIC)
PE 4" WHITE SOLID LANE LINE	T61 24" WHITE STOPBAR (90 MIL)
	T62 24" WHITE CROSSWALK LINE (90 MIL)
	TA 4" WHITE EDGELINE (90 MIL)
	TB 4" YELLOW EDGELINE (90 MIL)
	UX FISH-HOOK LEFT/RIGHT ARROW (90 MIL)
	UI ALPHANUMERIC CHAR. (120 MIL)



I HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE (ADMINISTRATOR) OR (TRC) OF THE TOWN OF WENDELL ON THE _____ DAY OF _____ 20___.

_____
ADMINISTRATOR

0 20 40 80 Feet

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LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL
P.O. BOX 1250
WENDELL, NC 27591
(910) 791-4441

SITE PLAN
PAVEMENT MARKING & SIGNING

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SITE PLAN/CONSTRUCTION DRAWINGS FOR
729 EAGLE ROCK ROAD
LOCATED IN WENDELL
WAKE COUNTY, NORTH CAROLINA

OWNER: 729 EAGLE ROCK LLC
CONTACT: HARRISON PEEBLES
PO BOX 1523
WRIGHTSVILLE BEACH, NC 28480
910-264-6069

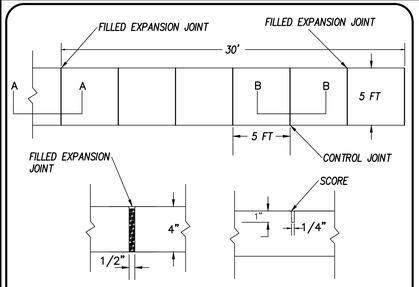
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 032721 JOHN F. OGLESBY

PLAN NOT RELEASED FOR CONSTRUCTION

REV. NO.	REMARKS	BY	DATE

DATE: 2/24/2026
HORZ. SCALE: 1" = 40'
VERT. SCALE: N/A
DRAWN BY: LMB
CHECKED BY: JFO
PROJECT NO.: 25-0717

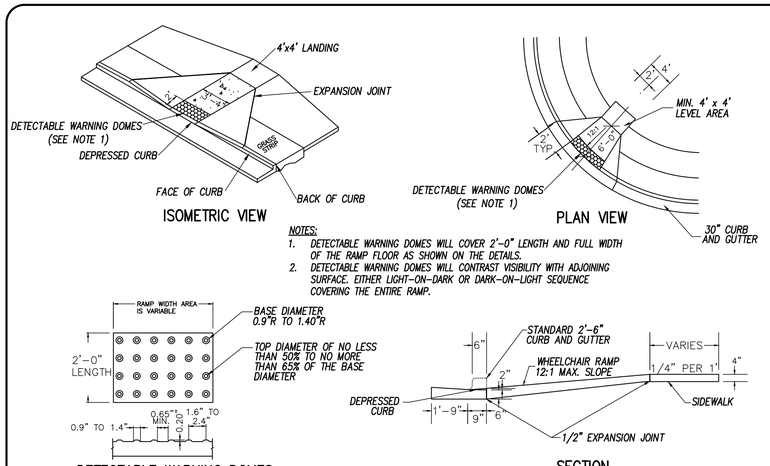
Sheet C3.2
Sheet No. 5 OF 13



GENERAL NOTES:
1. JOINT MATERIAL TO COMPLY WITH CURRENT NCDOT STANDARDS.
2. SANITARY SEWER CLEAN-OUTS, WATER METERS, MANHOLES, AND VALVE LIDS TO BE LOCATED OUTSIDE SIDEWALK WHERE FEASIBLE
3. CONCRETE FOR ALL SIDEWALKS (EXCEPT ANY PORTION CONTAIN WITHIN A DRIVEWAY APRON) SHALL BE CLASS "A" – 3,000 PSI.
4. MINIMUM REPLACEMENT FOR REPAIRS IS A 5' X 5' PANEL
5. 4" STONE BASE MAY BE REQUIRED FOR POOR SOIL CONDITIONS
6. MINIMUM DEPTH FOR TUNNELING BELOW SIDEWALK IS 12"
7. MAX ADJACENT GROUND SLOPE WITHOUT RAILING IS 2:1
8. MIN GRADE FOR PROPER DRAINAGE IS 1% IN AT LEAST 1 DIRECTION. MAX CROSS SLOPE IS 2% ,MAX LONGITUDINAL SLOPE IS 8.3%, 10% IF LIMITED BY EXISTING CONDITIONS, OR NO GREATER THAN THE SLOPE OF THE EXISTING ADJACENT ROAD.

STANDARD SIDEWALK DETAIL

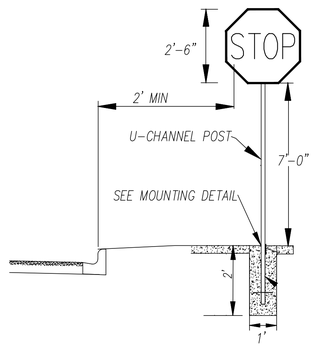
NOT TO SCALE



NOTES:
1. DETECTABLE WARNING DOMES WILL COVER 2'–0" LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON THE DETAILS.
2. DETECTABLE WARNING DOMES WILL CONTRAST VISIBILITY WITH ADJOINING SURFACE. EITHER LIGHT–ON–DARK OR DARK–ON–LIGHT SEQUENCE COVERING THE ENTIRE RAMP.

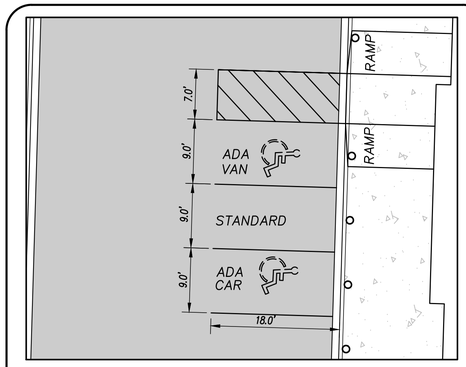
STANDARD "ADA" RAMP DETAIL

NOT TO SCALE



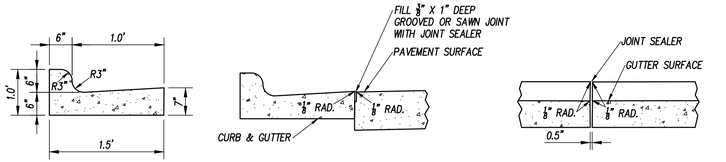
STOP SIGN INSTALLATION

NOT TO SCALE



PARKING SPACE & ADA RAMP DETAIL

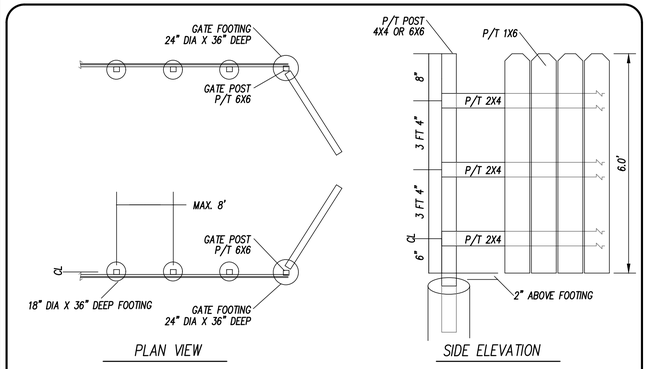
NOT TO SCALE



GENERAL NOTES:
1. USE NCDOT CLASS B CONCRETE (MIN. 3000 PSI).
2. PLACE CONSTRUCTION JOINTS AT 10' INTERVALS, EXCEPT THAT A 15" SPACING MAY BE USED WHEN A MACHINE IS USED OR WHEN SATISFACTORY SUPPORT FOR THE FACE FORM CAN BE OBTAINED WITHOUT THE USE OF TEMPLATES AT 10' INTERVALS.
3. JOINT SPACING MAY BE ALTERED IF REQUIRED BY ENGINEER.
4. CONTRACTION JOINTS MAY BE INSTALLED WITH THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS; CONSTRUCT NON–TEMPLATE FORMED JOINTS A MIN. OF 1.5" DEEP.
5. FILL ALL CONSTRUCTION JOINTS, EXCEPT IN 8" X 6" MEDIAN CURB, WITH JOINT FILLER AND SEALER.
6. SPACE EXPANSION JOINTS AT 90' INTERVALS AND ADJACENT TO A RIGID OBJECTS (I.E. CATCH BASIN).

CONCRETE CURB & GUTTER

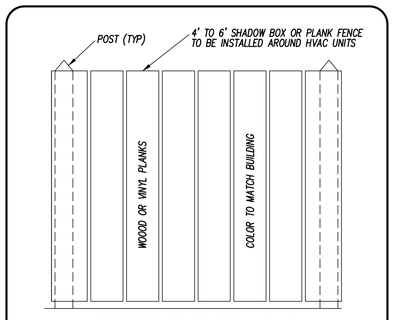
NTS



P/T = PRESSURE TREATED

WOOD "STOCKADE" PRIVACY FENCE

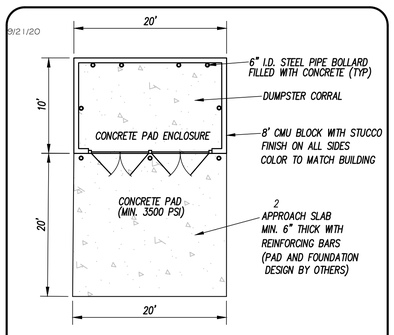
N.T.S.



ENSURE PROPER HEIGHT TO SCREEN HVAC UNITS

HVAC UNIT SCREENING (TYP)

(NOT TO SCALE)



DUMPSTER APPROACH & CORRAL

(NOT TO SCALE)

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SITE PLAN
DETAILS SH.1

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SITE PLAN/CONSTRUCTION DRAWINGS FOR:
729 EAGLE ROCK ROAD
LOCATED IN WENDELL
WAKE COUNTY, NORTH CAROLINA

OWNER: 729 EAGLE ROCK LLC
CONTACT: HARRISON PEEBLES
PO BOX 1523
WRIGHTSVILLE BEACH, NC 28480
910-264-6069

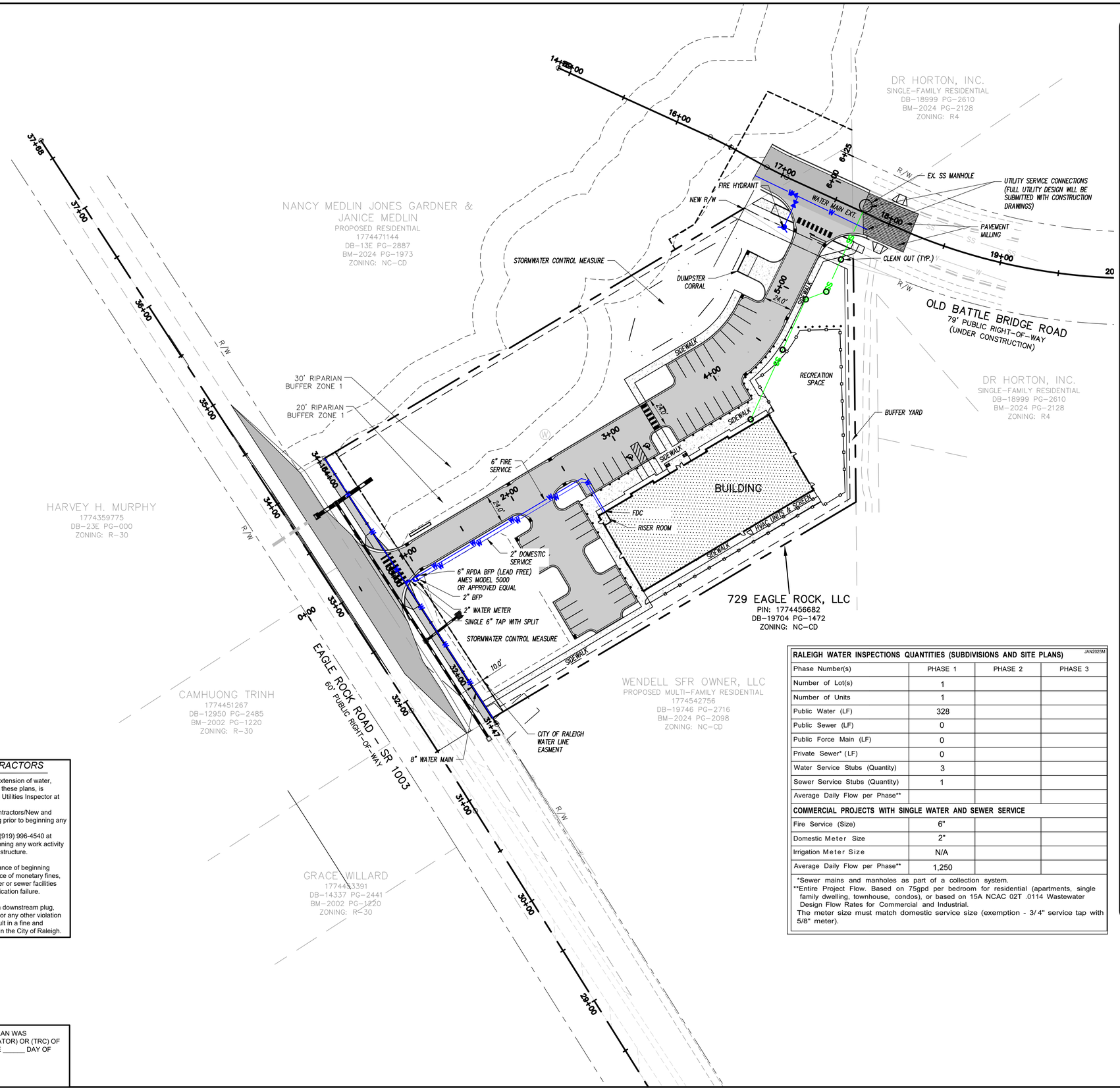
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 032721 JOHN F. OGLESBY

PLAN NOT RELEASED FOR CONSTRUCTION

REV. NO.	REMARKS	BY	DATE

DATE: 2/24/2026
HORZ. SCALE: N/A
VERT. SCALE: N/A
DRAWN BY: LMB
CHECKED BY: JFO
PROJECT NO.: 25–0717

Sheet C3.3
Sheet No. 6 OF 13



CITY OF RALEIGH UTILITY NOTES:

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS:
   a) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
   b) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
   c) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
   d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
   e) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORMDRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W- 41 & S-49).
   f) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
5. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24-HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
6. SEWER BYPASS PUMPING - A BYPASS PLAN SEALED BY AN NC PROFESSIONAL ENGINEER SHALL BE PROVIDED TO RALEIGH WATER PRIOR TO PUMPING OPERATIONS FOR APPROVAL. THE OPERATIONS AND EQUIPMENT SHALL COMPLY WITH THE PUBLIC UTILITIES HANDBOOK.
7. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
8. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
9. INSTALL WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
10. INSPECTIONS OF 4" AND LARGER WATER MAINS OF THE PRIVATE DISTRIBUTION SYSTEM WILL BE INSPECTED AS PART OF THE INFRASTRUCTURE PERMIT.
11. PRIVATE SEWER MAINS AS PART OF A COLLECTION SYSTEM ARE PERMITTED AND INSPECTED UNDER THE PRIVATE INFRASTRUCTURE PERMIT FOR SEWER.
12. ANY WATER OR SEWER SERVICES ON PRIVATE PROPERTY THAT WILL BE INSTALLED UNDER CONSTRUCTION DRAWINGS MAY REQUIRE A PLUMBING UTILITY PERMIT IN THE CITY OF RALEIGH. CONSULT WITH THE ENGINEERING INSPECTION COORDINATOR DURING THE PRE-CONSTRUCTION MEETING ON THE NECESSARY PERMITS.
13. INSTALL SEWER SERVICES WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED PER THE CURRENT NC PLUMBING CODE.
14. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
15. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
16. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
17. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC AND/OR BUILDING PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
18. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON THE DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA.
19. THE DEVICES SHALL MEET THE AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS AND BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST.
20. THE DEVICE AND INSTALLATION SHALL MEET THE GUIDELINES OF APPENDIX A - GUIDELINES AND REQUIREMENTS FOR THE CROSS CONNECTION PROGRAM IN RALEIGH'S SERVICE AREA.
21. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH, INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
22. NOTICE FOR PROJECTS THAT INVOLVE AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT. ANY CITY REIMBURSEMENT GREATER THAN $250,000.00 MUST UNDERGO THE PUBLIC BIDDING PROCESS.
23. PRIVATE SUB-METERING – NO RESALE OF WATER SHALL OCCUR WITHOUT APPROVAL OF THE NORTH CAROLINA UTILITY COMMISSION. SUB-METERING SHALL BE IN ACCORDANCE WITH SECTION 1400 OF THE "SAFE DRINKING WATER ACT".

RALEIGH WATER INSPECTIONS QUANTITIES (SUBDIVISIONS AND SITE PLANS) JAN2025M

Phase Number(s)	PHASE 1	PHASE 2	PHASE 3
Number of Lot(s)	1		
Number of Units	1		
Public Water (LF)	328		
Public Sewer (LF)	0		
Public Force Main (LF)	0		
Private Sewer* (LF)	0		
Water Service Stubs (Quantity)	3		
Sewer Service Stubs (Quantity)	1		
Average Daily Flow per Phase**			
COMMERCIAL PROJECTS WITH SINGLE WATER AND SEWER SERVICE			
Fire Service (Size)	6"		
Domestic Meter Size	2"		
Irrigation Meter Size	N/A		
Average Daily Flow per Phase**	1,250		

*Sewer mains and manholes as part of a collection system.
**Entire Project Flow. Based on 75gpd per bedroom for residential (apartments, single family dwelling, townhouse, condos), or based on 15A NCAC 02T .0114 Wastewater Design Flow Rates for Commercial and Industrial.
The meter size must match domestic service size (exemption - 3/4" service tap with 5/8" meter).

ATTENTION CONTRACTORS

The Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Utilities Inspector at 919-996-3245 or https://cityworks.raleighnc.gov/pucontractors/New and schedule a Pre-construction meeting prior to beginning any construction.
Raleigh water must be contacted at (919) 996-4540 at least twenty-four hours prior to beginning any work activity around critical water and sewer infrastructure.

Failure to notify the Divisions in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for Inspection, install a downstream plug, have permitted plans on the jobsite, or any other violation of City of Raleigh Standards will result in a fine and possible exclusion from future work in the City of Raleigh.

I HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE (ADMINISTRATOR) OR (TRC) OF THE TOWN OF WENDELL ON THE _____ DAY OF _____ 20___.

_____
ADMINISTRATOR

0 20 40 80 Feet

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LICENSE # C-2710
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LAND PLANNING
COMMERCIAL / RESIDENTIAL
P.O. BOX 1250
WENDELL, NC 27591
(910) 791-4441

UTILITY PLAN
PRELIMINARY UTILITY PLAN

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SITE PLAN/CONSTRUCTION DRAWINGS FOR
729 EAGLE ROCK ROAD
LOCATED IN WENDELL
WAKE COUNTY, NORTH CAROLINA

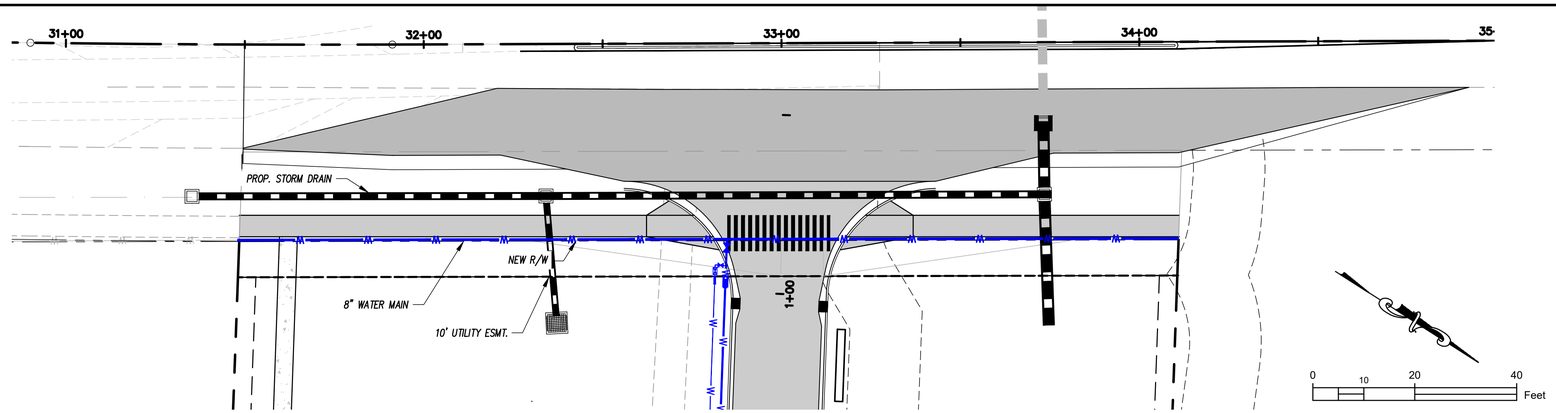
OWNER: 729 EAGLE ROCK LLC
CONTACT: HARRISON PEEBLES
PO BOX 1523
WRIGHTSVILLE BEACH, NC 28480
910-264-6069

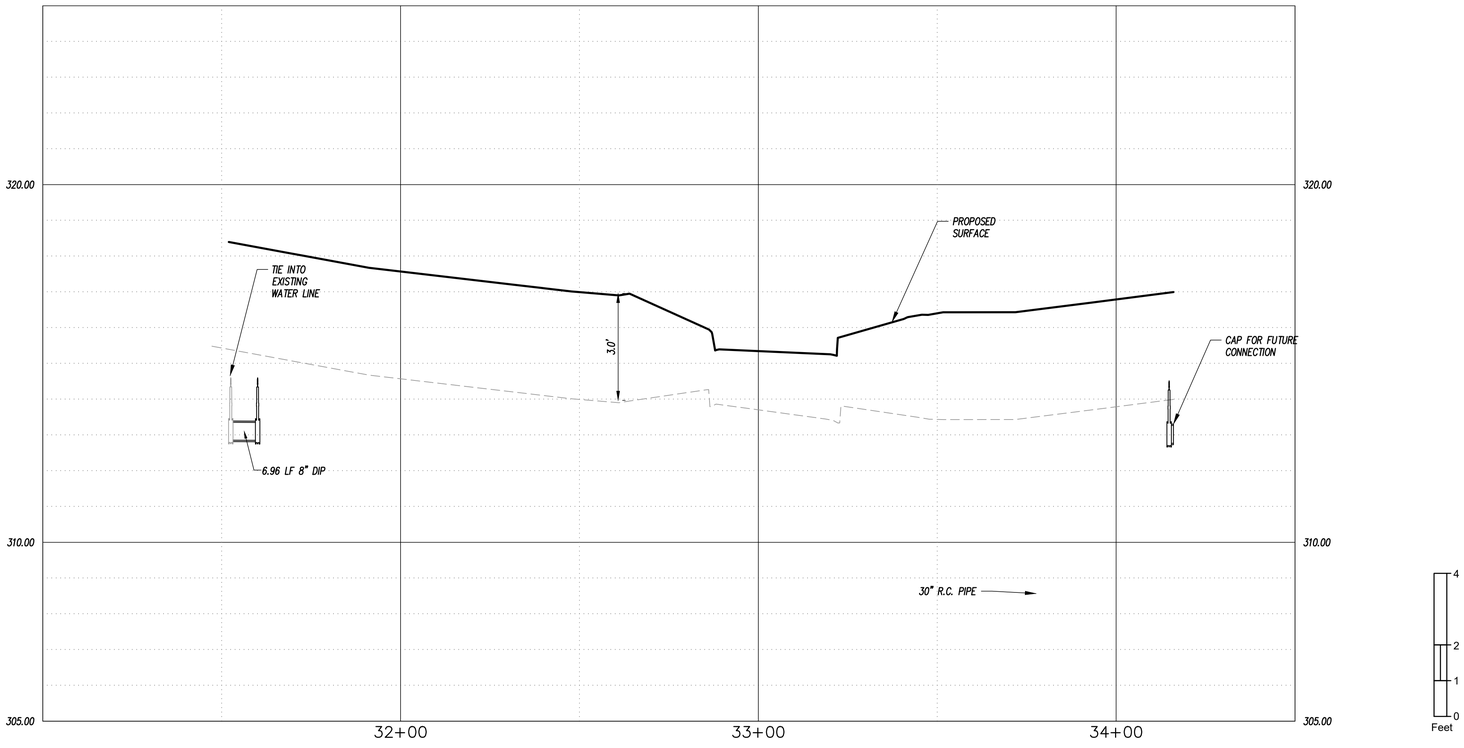
PRELIMINARY

REV. NO.	REMARKS	BY	DATE

DATE: 2/24/2026
HORZ. SCALE: 1" = 40'
VERT. SCALE: N/A
DRAWN BY: LMB
CHECKED BY: JFO
PROJECT NO.: 25-0717

Sheet C5.0
Sheet No. 8 OF 13





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_____
ADMINISTRATOR

CSD ENGINEERING

LICENSE # C-2710
ENGINEERING
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P.O. BOX 1250
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UTILITY PLAN & PROFILE
FRONT WATER LINE

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SITE PLAN/CONSTRUCTION DRAWINGS FOR
729 EAGLE ROCK ROAD
LOCATED IN WENDELL
WAKE COUNTY, NORTH CAROLINA

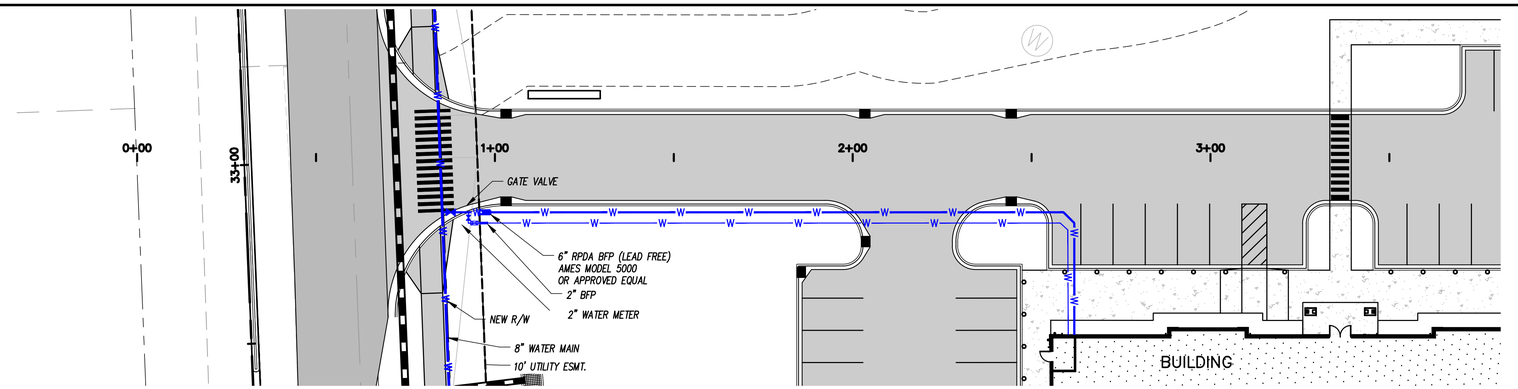
OWNER: 729 EAGLE ROCK LLC
CONTACT: HARRISON PEEBLES
PO BOX 1523
WRIGHTSVILLE BEACH, NC 28480
910-264-6069

PRELIMINARY

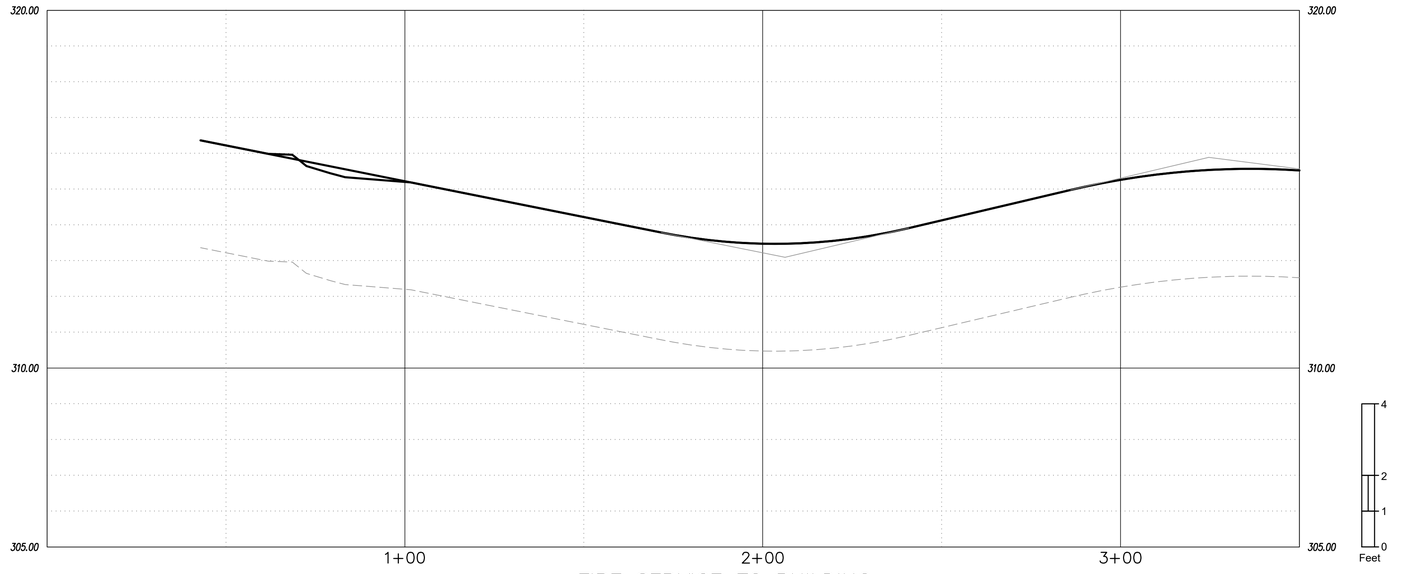
REV. NO.	REMARKS	BY	DATE

DATE: 2/24/2026
HORZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 2'
DRAWN BY: LMB
CHECKED BY: JFO
PROJECT NO.: 25-0717

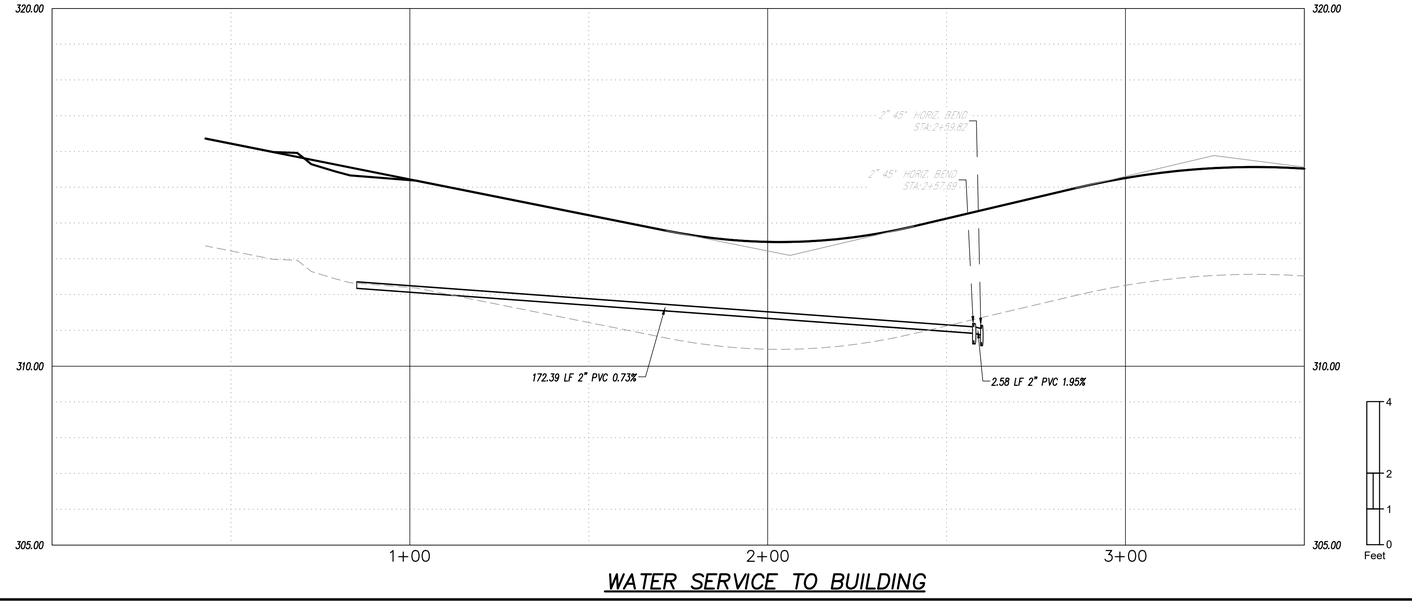
Sheet C5.1
Sheet No. 9 OF 13



FIRE AND WATER SERVICES TO BUILDING



FIRE SERVICE TO BUILDING



WATER SERVICE TO BUILDING

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UTILITY PLAN & PROFILE
FRONT FIRE & WATER SERVICE

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PRELIMINARY

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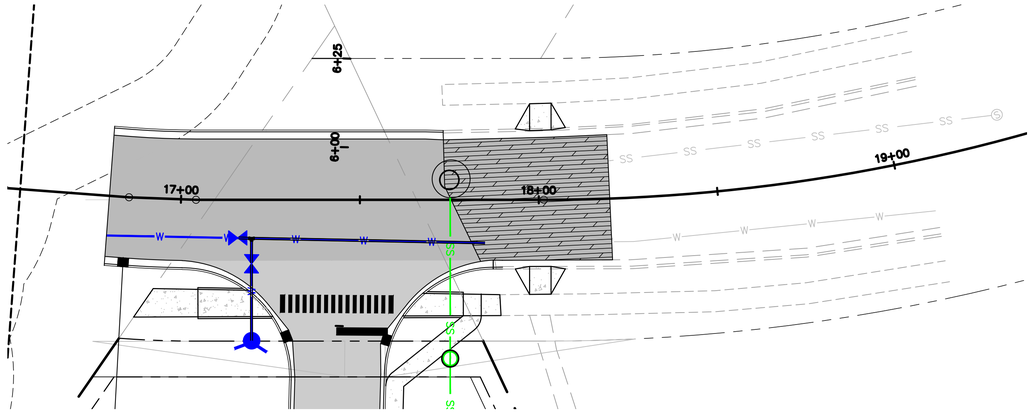
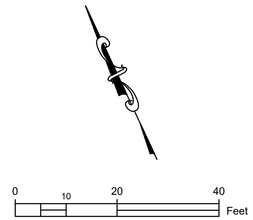
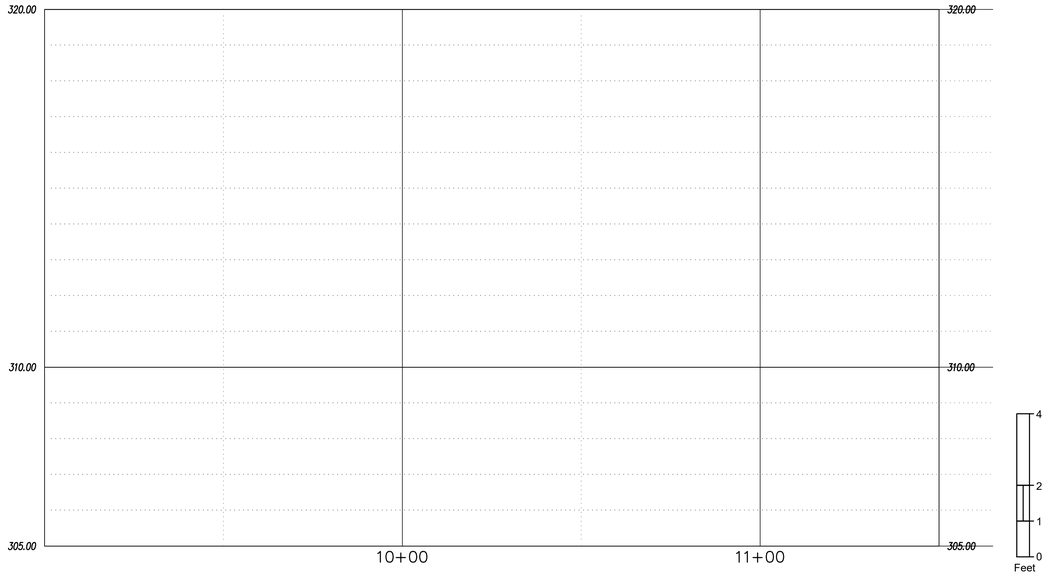
DRAWN BY: LMB
CHECKED BY: JFO
PROJECT NO.: 25-0717

Sheet C5.2
Sheet No. 10 OF 13





REAR FIRE SERVICE / HYDRANT ADDITION



ATTENTION CONTRACTORS

The Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Utilities Inspector at 919-996-3245 or https://cityworks.raleighnc.gov/pucontractors/New and schedule a Pre-construction meeting prior to beginning any construction.
Raleigh water must be contacted at (919) 996-4540 at least twenty-four hours prior to beginning any work activity around critical water and sewer infrastructure.

Failure to notify the Divisions in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for Inspection, install a downstream plug, have permitted plans on the jobsite, or any other violation of City of Raleigh Standards will result in a fine and possible exclusion from future work in the City of Raleigh.

I HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE (ADMINISTRATOR) OR (TRC) OF THE TOWN OF WENDELL ON THE _____ DAY OF _____ 20___.

_____
ADMINISTRATOR

CSD ENGINEERING

LICENSE # C-2710
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LAND PLANNING
COMMERCIAL / RESIDENTIAL

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(910) 791-4441

UTILITY PLAN & PROFILE
REAR FIRE HYDRANT ADDITION

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SITE PLAN/CONSTRUCTION DRAWINGS FOR
729 EAGLE ROCK ROAD
LOCATED IN WENDELL
WAKE COUNTY, NORTH CAROLINA

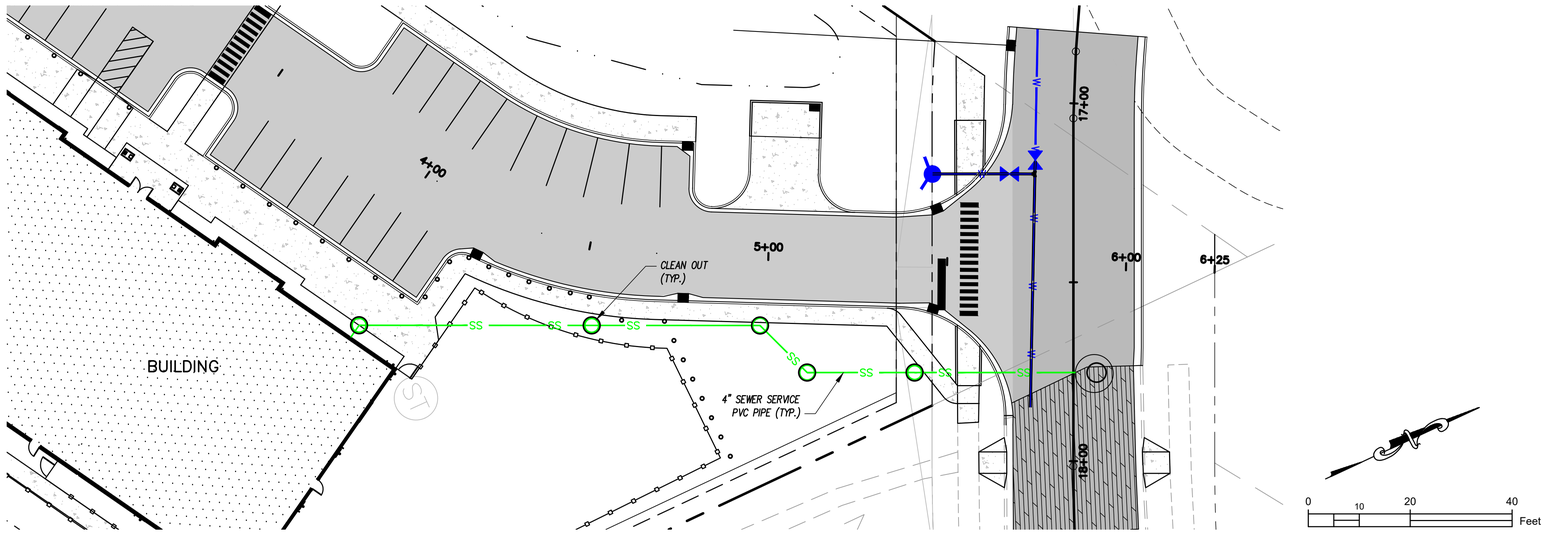
OWNER: 729 EAGLE ROCK LLC
CONTACT: HARRISON PEEBLES
PO BOX 1523
WRIGHTSVILLE BEACH, NC 28480
910-264-6069

PRELIMINARY

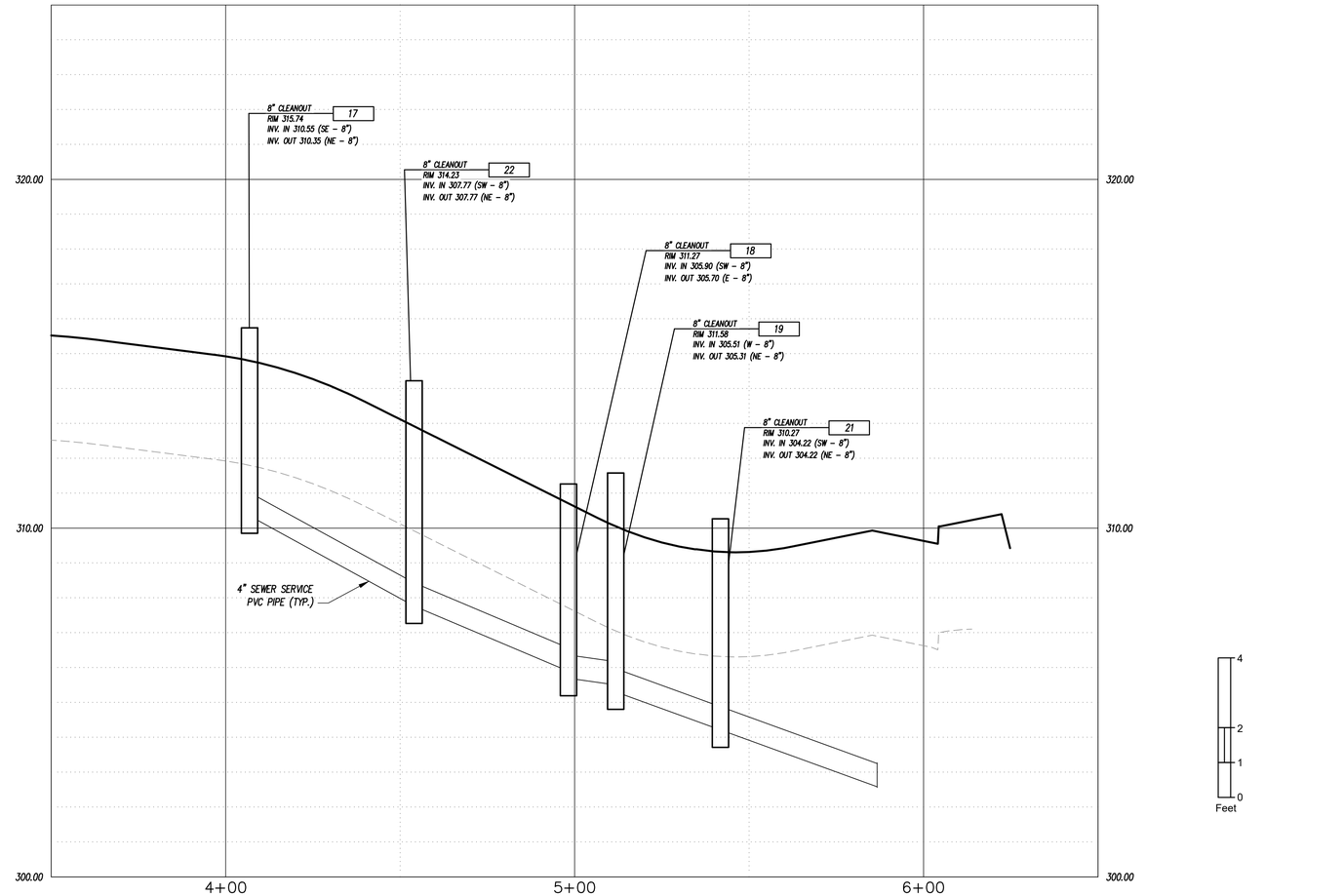
REV. NO.	REMARKS	BY	DATE

DATE: 2/24/2026
HORZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 2'
DRAWN BY: LMB
CHECKED BY: JFO
PROJECT NO.: 25-0717

Sheet C5.3
Sheet No. 11 OF 13



SANITARY SEWER SERVICE TO BUILDING



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_____
ADMINISTRATOR

CSD ENGINEERING

LICENSE # C-2710
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COMMERCIAL / RESIDENTIAL

P.O. BOX 1250
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UTILITY PLAN & PROFILE
SANITARY SEWER SERVICE

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SITE PLAN/CONSTRUCTION DRAWINGS FOR
729 EAGLE ROCK ROAD
LOCATED IN WENDELL
WAKE COUNTY, NORTH CAROLINA

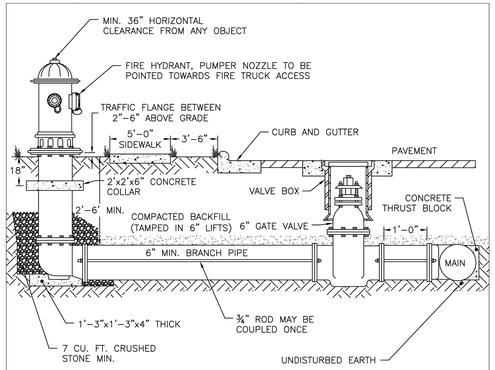
OWNER: 729 EAGLE ROCK LLC
CONTACT: HARRISON PEEBLES
PO BOX 1523
WRIGHTSVILLE BEACH, NC 28480
910-264-6089

PRELIMINARY

REV. NO.	REMARKS	BY	DATE

DATE: 2/24/2026
HORZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 2'
DRAWN BY: LMB
CHECKED BY: JFO
PROJECT NO.: 25-0717

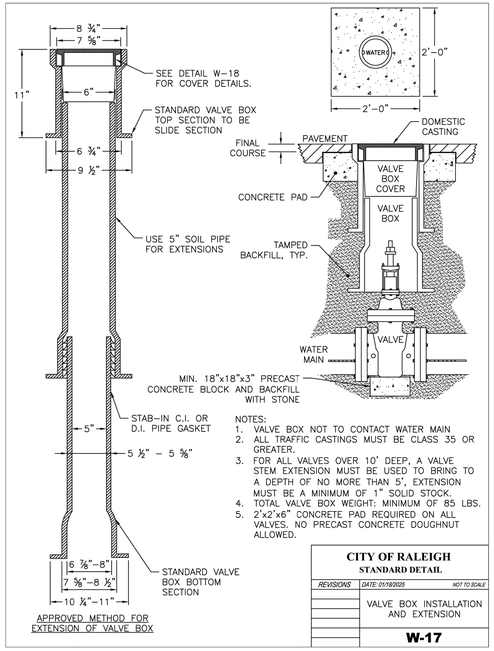
Sheet **C5.4**
Sheet No. 12 OF 13



NOTES:
1. FIRE HYDRANT SHALL BE AS MANUFACTURED: MUELLER, AMERICAN DARLING, KENNEDY OR CLOW.
2. BRANCH PIPE SHALL BE DUCTILE IRON AWWA C150.
3. 6" GATE VALVE SHALL BE AWWA C500 OPEN LEFT.
4. RODS AND BOLTS SHALL BE ¾" 316 STAINLESS STEEL.
5. FIRE HYDRANTS WILL BE INSTALLED IN TRUE VERTICAL POSITION.
6. RODS SHALL NOT BE COUPLED MORE THAN ONCE. IF THE LENGTH FROM THE VALVE TO THE HYDRANT EXCEEDS 20' THEN A MECHANICAL RESTRAINING GLAND WITH A REBAR CAGE SHALL BE INSTALLED NO MORE THAN 10' FROM HYDRANT AND POURED IN CONCRETE.
7. FIRE HYDRANTS TO BE LOCATED IN ROW OR 2.5 FOOT EASEMENT (ON ALL SIDES OF HYDRANT) FOOT EASEMENT ADJACENT TO ROW.
8. ANYTIME SITE WORK, CONSTRUCTION, ROAD WORK, OR ANY OTHER WORK CHANGES THE GRADE OF THE FIRE HYDRANT, THE PERSON RESPONSIBLE FOR THE WORK IS RESPONSIBLE FOR ADJUSTING THE FIRE HYDRANT TO STAY WITHIN COMPLIANCE.

CITY OF RALEIGH
STANDARD DETAIL

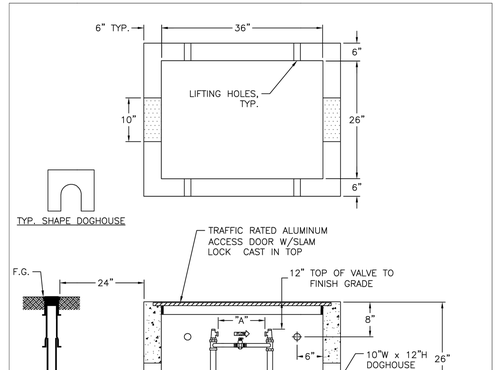
REVISIONS	DATE: 01/18/2025	NOT TO SCALE
	STANDARD FIRE HYDRANT INSTALLATION (RESTRAINT RODS)	
	W-4A	



NOTES:
1. VALVE BOX NOT TO CONTACT WATER MAIN
2. ALL TRAFFIC CASTINGS MUST BE CLASS 35 OR GREATER.
3. FOR ALL VALVES OVER 10' DEEP, A VALVE STEM EXTENSION MUST BE USED TO BRING TO A DEPTH OF NO MORE THAN 5', EXTENSION MUST BE A MINIMUM OF 1" SOLID STOCK.
4. TOTAL VALVE BOX WEIGHT: MINIMUM OF 85 LBS.
5. 2'x2'x6" CONCRETE PAD REQUIRED ON ALL VALVES. NO PRECAST CONCRETE DOUGHNUT ALLOWED.

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 01/18/2025	NOT TO SCALE
	VALVE BOX INSTALLATION AND EXTENSION	
	W-17	



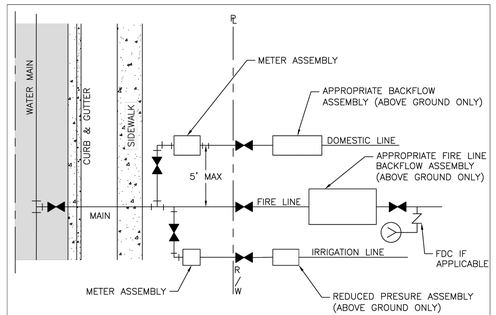
NOTES:
1. METER AS MANUFACTURED BY SENSUS OR NEPTUNE. METER TO BE PROVIDED BY RALEIGH WATER.
2. BACKFILL TAMPED IN 6" LIFTS.
3. REINFORCEMENT: #4 @ 6" O.C.E.W.
4. CONCRETE: 4,000 PSI @ 28 DAYS.
5. ALL RPZ BACKFLOW PREVENTION DEVICES MUST BE INSTALLED PRIOR TO METER BEING SET.
6. ALL COPPER SETTERS ARE TO HAVE A BALL TYPE SHUT OFF VALVE ON BOTH SIDES OF COPPER SETTER WITH HIGH RISE BYPASS THAT IS MANUFACTURED BY FORD, MUELLER, OR AY McDONALD (NO EXCEPTIONS).
7. HEIGHT ADJUSTMENTS ALLOWED BY PRECAST RISERS OR BRICK AND MORTAR. DRY STACKING OF BLOCK IS NOT ALLOWED.

"A"	
1 ½" METER	13 ¼"
2" METER	17 ¼"

** TRAFFIC RATED VAULT WALL THICKNESS

CITY OF RALEIGH
STANDARD DETAIL

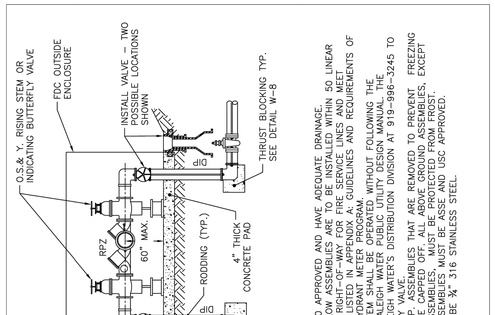
REVISIONS	DATE: 01/18/2025	NOT TO SCALE
	TYPICAL 1 ½"–2" WATER METER BOX INSTALLATION	
	W-31	



NOTES:
1. SERVICE TAPS FOR 2" AND SMALLER DOMESTIC SERVICES MAY BE BY CORPORATION COCKS. LARGER SERVICES WILL REQUIRE A TEE AND GATE VALVE OR TAPPING SLEEVE AND VALVE ASSEMBLY AND 90° BEND.
2. DOMESTIC SERVICE TAPS SHALL BE ALLOWED ON 4" AND LARGER FIRE LINE BEFORE THE BACKFLOW ASSEMBLY, PROVIDED THAT THE FIRE PROTECTION AND SPRINKLER PLANS AND SITE PLANS ARE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER.
3. ONE DOMESTIC TAP PER FIRE LINE ON STREET SIDE OF BACKFLOW.
4. FIRE LINE SHALL HAVE A FIRE HYDRANT OR BLOW OFF ASSEMBLY AT ITS END TO FACILITATE FLUSHING WHEN NEEDED.
5. IRRIGATION METER SHALL BE LOCATED ON THE SIDE OF DOMESTIC METER WITH INCREASING ADDRESSES.
6. THE CONTAINMENT BACKFLOW ASSEMBLY SHALL BE INSTALLED WITHIN 50 LINEAR PIPING FEET OF THE METER OR RIGHT–OF–WAY FOR FIRE SERVICE LINES.
7. DOMESTIC/IRRIGATION BACKFLOW RISER/STANDPIPE SHALL BE OF APPROVED MATERIALS AS LISTED IN NC PLUMBING CODE.
8. THE RP RELIEF VALVE SHALL BE A MINIMUM OF 12" ABOVE ANY MATERIAL (MULCH INCLUDED) OR GRADE.
9. A SERVICE VALVE IS REQUIRED AFTER THE METER BUT BEFORE THE BACKFLOW ASSEMBLY FOR MAINTENANCE AND REPLACEMENT PURPOSES.
10. THE INSTALLATION MUST ALSO MEET ALL CODE REQUIREMENTS PER THE NC PLUMBING CODE.

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 01/18/2025	NOT TO SCALE
	FIRE, DOMESTIC & IRRIGATION OPTIONS SCHEMATIC	
	W-34	



NOTES:
1. ENCLOSURE MUST BE ASSE 1060 APPROVED AND HAVE ADEQUATE DRAINAGE.
2. CONTAINMENT RPZ/RPDA BACKFLOW ASSEMBLIES ARE TO BE INSTALLED WITHIN 50 LINEAR PIPING FEET OF THE METER OR RIGHT–OF–WAY FOR FIRE SERVICE LINES AND MEET INSTALLATION REQUIREMENTS AS LISTED IN APPENDIX A. GUIDELINES AND REQUIREMENTS OF THE CROSS CONNECTION AND HYDRANT METER PROGRAM.
3. NO VALVE IN THE EXISTING SYSTEM SHALL BE OPERATED WITHOUT FOLLOWING THE PROCEDURE OUTLINED IN THE RALEIGH WATER PUBLIC UTILITY DESIGN MANUAL. THE CONTRACTOR SHALL NOTIFY RALEIGH WATER'S DISTRIBUTION DIVISION AT 919–996–3245 TO REQUEST THE OPERATION OF ANY VALVE.
4. RESIDENTIAL LAWN IRRIGATION R.P. ASSEMBLIES THAT ARE REMOVED TO PREVENT FREEZING DURING THE WINTER MONTHS MUST BE CAPPED OFF AT THE GROUND FROM ASSEMBLIES, EXCEPT RESIDENTIAL LAWN IRRIGATION ASSEMBLIES WHICH ARE DETAILED FROM THE FACTORY.
5. ALL CONTAINMENT BACKFLOW ASSEMBLIES MUST BE ASSE AND USC APPROVED.
6. STEEL RODS AND BOLTS SHALL BE ¾" 316 STAINLESS STEEL.

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 01/18/2025	NOT TO SCALE
	REDUCED PRESSURE ZONE AND REDUCED PRESSURE DETECTOR ASSEMBLY	
	W-36	

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UTILITY PLAN
DETAILS SH.1

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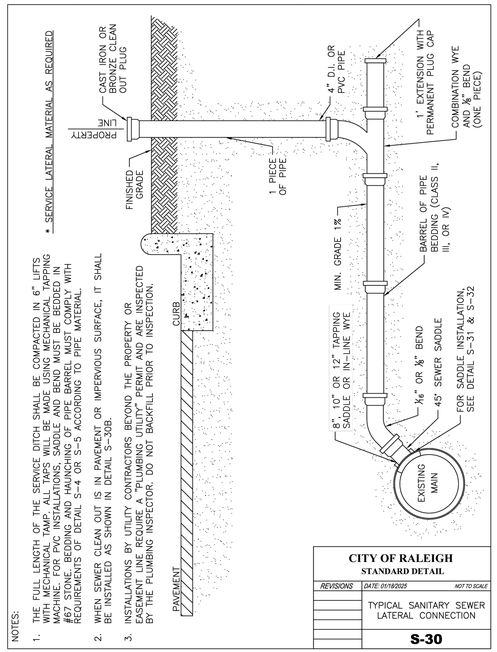
SITE PLAN/CONSTRUCTION DRAWINGS FOR
729 EAGLE ROCK ROAD
LOCATED IN WENDELL
WAKE COUNTY, NORTH CAROLINA
OWNER: 729 EAGLE ROCK LLC
CONTACT: HARRISON PEEBLES
PO BOX 1523
WRIGHTSVILLE BEACH, NC 28480
910-264-6069

PRELIMINARY

REV. NO.	REMARKS	BY	DATE

DATE: 2/24/2026
HORZ SCALE: N/A
VERT. SCALE: N/A
DRAWN BY: LMB
CHECKED BY: JFO
PROJECT NO.: 25–0717

Sheet **C5.5**
Sheet No. 13 OF 13

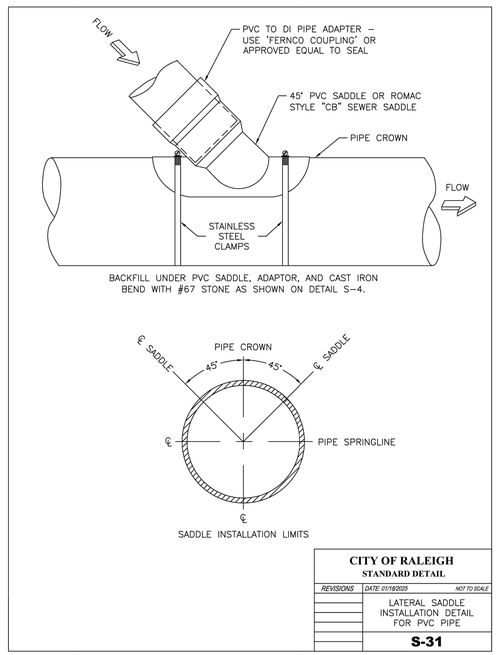


NOTES:

1. THE FULL LENGTH OF THE SERVICE DITCH SHALL BE COMPACTED IN 6" LIFTS WITH MECHANICAL TAMP. ALL TAPS WILL BE MADE USING MECHANICAL TAPPING MACHINE. FOR PVC INSTALLATIONS, SADDLE AND BEND MUST BE BEDDED IN #67 STONE. BEDDING AND HAUNCHING OF PIPE BARREL MUST COMPLY WITH REQUIREMENTS OF DETAIL S-4 OR S-5 ACCORDING TO PIPE MATERIAL.
2. WHEN SEWER CLEAN OUT IS IN PAVEMENT OR IMPERVIOUS SURFACE, IT SHALL BE INSTALLED AS SHOWN IN DETAIL S-30B.
3. INSTALLATIONS BY UTILITY CONTRACTORS BEYOND THE PROPERTY OR EASEMENT LINE REQUIRE A "PLUMBING UTILITY" PERMIT AND ARE INSPECTED BY THE PLUMBING INSPECTOR. DO NOT BACKFILL PRIOR TO INSPECTION.

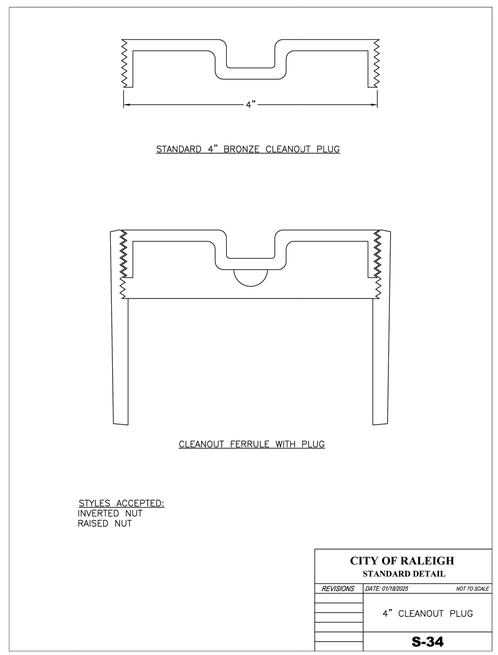
CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 01/18/2025	NOT TO SCALE
	TYPICAL SANITARY SEWER LATERAL CONNECTION	
	S-30	



CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 01/18/2025	NOT TO SCALE
	LATERAL SADDLE INSTALLATION DETAIL FOR PVC PIPE	
	S-31	



STYLES ACCEPTED:
INVERTED NUT
RAISED NUT

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 01/18/2025	NOT TO SCALE
	4" CLEANOUT PLUG	
	S-34	

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UTILITY PLAN
DETAILS SH.2

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SITE PLAN/CONSTRUCTION DRAWINGS FOR:
729 EAGLE ROCK ROAD
LOCATED IN WENDELL
WAKE COUNTY, NORTH CAROLINA

OWNER: 729 EAGLE ROCK LLC
CONTACT: HARRISON PEEBLES
PO BOX 1523
WRIGHTSVILLE BEACH, NC 28480
910-264-6089

PRELIMINARY

REV. NO.	REMARKS	BY	DATE

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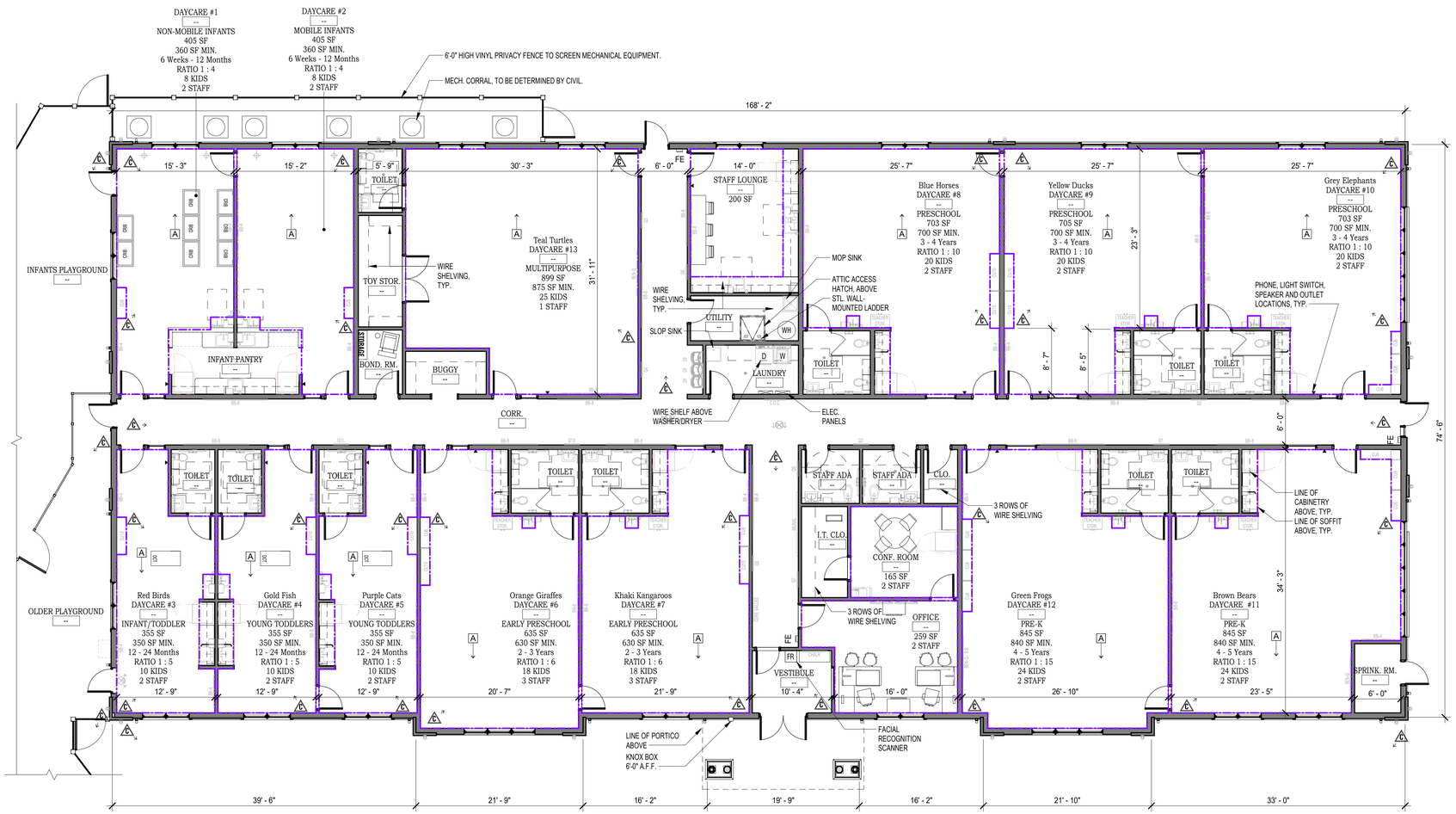
HORZ. SCALE: N/A
VERT. SCALE: N/A
DRAWN BY: LMB
CHECKED BY: JFO
PROJECT NO.: 25-0717

Sheet C5.6
Sheet No. 14 OF 13



1 LICENSING PLAN

1/8" = 1'-0"

TOTAL GROSS FLOOR AREA: 12,614 SF

MINIMUM PLUMBING FIXTURE COUNT :

AS PER 2018 NORTH CAROLINA PLUMBING CODE:

WATER CLOSETS	USE: I-4
	246 occupants
	1 per 15
	246/15 = 16.4
	17 REQUIRED
	20 PROVIDED

LAVATORIES	USE: I-4
	246 occupants
	1 per 25
	246/25 = 9.84
	10 REQUIRED
	39 PROVIDED

DRINKING FOUNTAIN	Use: I-4
	246 occupants
	1 per 100
	246/100 = 2.46
	3 drinking fountains required
	3 drinking fountains provided

BATHTUBS/ SHOWERS	Use: I-4
	246 occupants
	0 bathtub/shower required
	0 bathtub/shower provided

OTHER	Use: I-4
	1 service sink required
	1 service sink provided

LEGEND

- AREA BOUNDARY LINE
- ROOM NAME [101] / AGE DESCRIPTION / ACTUAL S.F. / REQUIRED MINIMUM AREA / MINIMUM - MAXIMUM AGE / TEACHER : CHILD RATIO / NO. OF CHILDREN / NO. OF STAFF — ROOM LICENSING TAG
- ← A — ACCENT WALL ORIENTATION
- 1 → — CAMERA LOCATION

CHILDCARE LICENSING

ROOM	ACTUAL AREA	REQUIRED AREA	AGE	TYPE	TEACHER : CHILD RATIO	# OF CHILDREN	# OF STAFF	LICENSING AREA PER CHILD
CONF. ROOM	165 SF						2	
STAFF LOUNGE	200 SF							
OFFICE	259 SF						2	
DAYCARE #1	405 SF	360 SF	6 Weeks to 12 Months	NON-MOBILE INFANTS	1 : 4	8	2	45 SF
DAYCARE #2	405 SF	360 SF	6 Weeks to 12 Months	MOBILE INFANTS	1 : 4	8	2	45 SF
DAYCARE #3	355 SF	350 SF	12 to 24 Months	INFANT/TODDLER	1 : 5	10	2	35 SF
DAYCARE #4	355 SF	350 SF	12 to 24 Months	YOUNG TODDLERS	1 : 5	10	2	35 SF
DAYCARE #5	355 SF	350 SF	12 to 24 Months	YOUNG TODDLERS	1 : 5	10	2	35 SF
DAYCARE #6	635 SF	630 SF	2 to 3 Years	EARLY PRESCHOOL	1 : 6	18	3	35 SF
DAYCARE #7	635 SF	630 SF	2 to 3 Years	EARLY PRESCHOOL	1 : 6	18	3	35 SF
DAYCARE #8	703 SF	700 SF	3 to 4 Years	PRESCHOOL	1 : 10	20	2	35 SF
DAYCARE #9	705 SF	700 SF	3 to 4 Years	PRESCHOOL	1 : 10	20	2	35 SF
DAYCARE #10	703 SF	700 SF	3 to 4 Years	PRESCHOOL	1 : 10	20	2	35 SF
DAYCARE #11	845 SF	840 SF	4 to 5 Years	PRE-K	1 : 15	24	2	35 SF
DAYCARE #12	845 SF	840 SF	4 to 5 Years	PRE-K	1 : 15	24	2	35 SF
PROFORMA TOTAL	7569 SF					190	30	
DAYCARE #13	899 SF	875 SF		MULTIPURPOSE		25	1	35 SF
TOTAL W/ MULTI. RM.	8468 SF					215	31	

JAM ARCH
IS NOW COLLIERS ENGINEERING & DESIGN

ARCHITECT OF RECORD:
Justin A. Mihalik, AIA
300 Tice Boulevard
Suite 101
Woodcliff Lake, NJ 07677
ph: (845) 352-0411
www.colliersengineering.com

Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.

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JUSTIN A. MIHALIK, AIA NC LIC. #: 11621

Lightbridge Academy℠
Innovators in Educational Child Care

PROJECT
NEW CONSTRUCTION OF:
LIGHTBRIDGE ACADEMY
729 EAGLE ROCK RD.
WENDELL, NC 27591

CLIENT
729 EAGLE ROCK LLC
PO BOX 1523
WRIGHTSVILLE BEACH, NC 28480

LEGAL DESCRIPTION
PIN: 1774456682

SHEET TITLE:
LICENSING PLAN

REV.	DATE	REMARKS
	09/17/2025	SD REVISION - ISSUE FOR LB REVIEW
	09/03/2025	SD REVISION - ISSUE FOR LB REVIEW
	06/27/2025	ISSUE FOR LB REVIEW
	05/13/2025	ISSUE FOR LB REVIEW
	04/28/2025	ISSUE FOR LB REVIEW

JOB NUMBER: 25003182A
DATE: 09/03/2025
DRAWN BY: MN
CHECKED BY: AS

SHEET NO.
PR01

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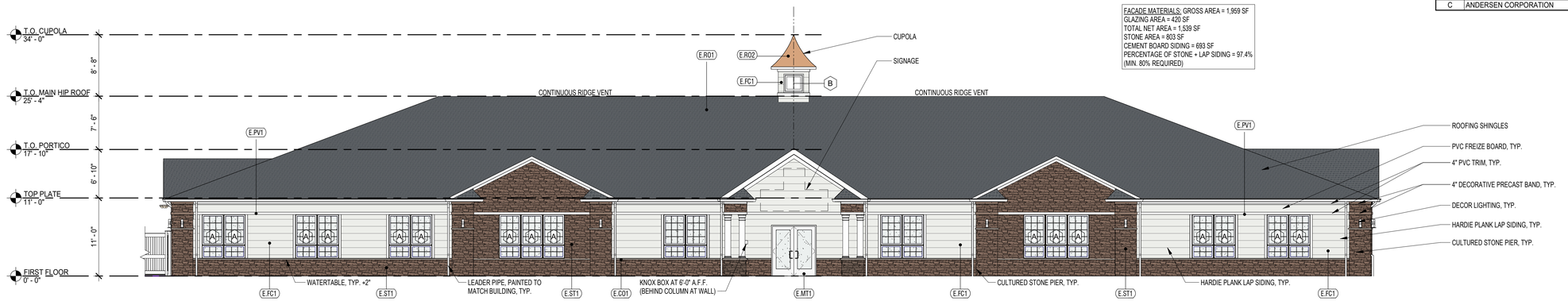
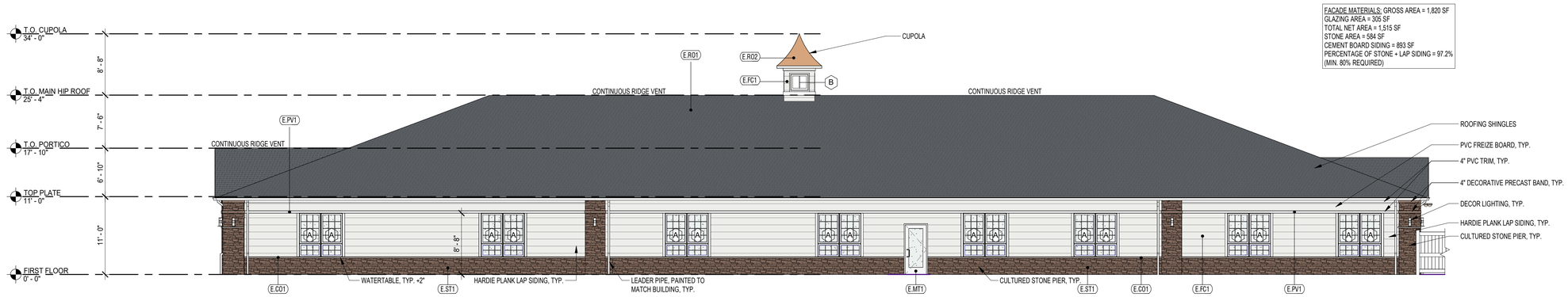
WINDOW SCHEDULE

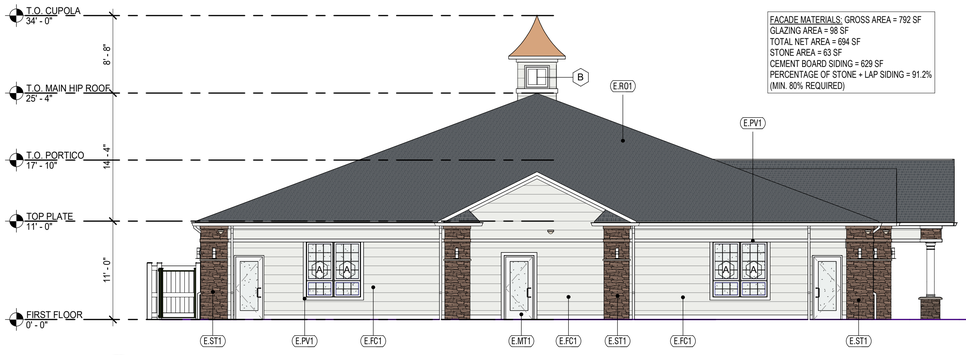
TYPE	MANUF.	SIZE
A	ANDERSEN CORPORATION	3'-0" x 6'-5"
B	ANDERSEN CORPORATION	2'-6" x 2'-4"
C	ANDERSEN CORPORATION	3'-0" x 7'-5"



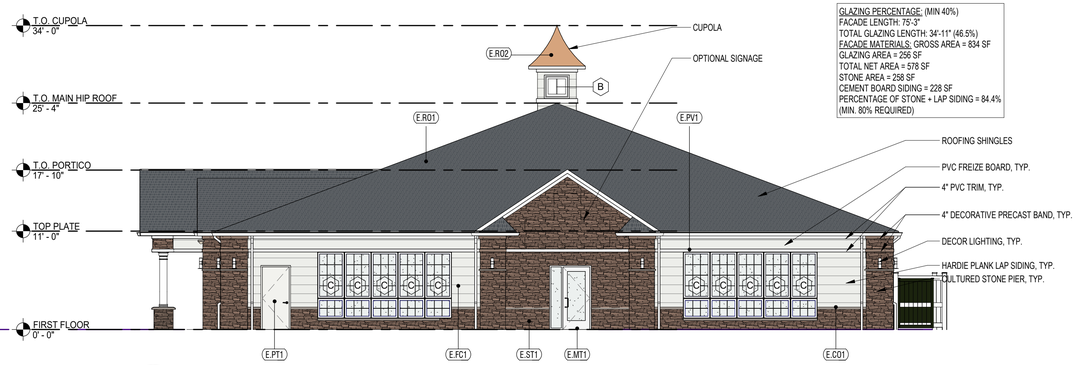
1 FRONT ELEVATION
1/8" = 1'-0"



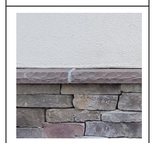
2 REAR ELEVATION
1/8" = 1'-0"



3 LEFT SIDE ELEVATION
1/8" = 1'-0"

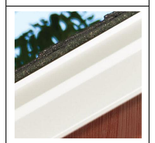


4 RIGHT SIDE ELEVATION
1/8" = 1'-0"

E.CO1


E.MT1


E.FC1


E.PV1


E.RO1


E.RO2


E.ST1


DECORATIVE LIGHT


MANUF. : PROGRESS LIGHTING
MODEL NO. : P5675-20/30K

EXTERIOR FINISH LEGEND

MARK	DESCRIPTION	MANUFACTURER	PRODUCT NUMBER/CODE	COLOR/FINISH	COMMENTS
E.CO1	PRECAST CONCRETE SILL	CULTURED STONE		-	WATER TABLE
E.FC1	FIBER CEMENT SIDING - HORIZONTAL LAP	JAMES HARDIE		STYLE: SMOOTH; PAINT COLOR: SW6106 'KILIM BEIGE'; SIZE:7-1/4" BOARDS WITH 6" EXPOSURE	
E.GL1	1" INSULATED TEMPERED GLASS	-			REFER TO COMCHECK FOR ENERGY REQUIREMENTS FOR WINDOW/DOOR ASSEMBLY
E.MT1	ANODIZED ALUMINUM	TBD		COLOR: WHITE	
E.MT2	METAL COPING	TBD			
E.PS2	PAINTED STUCCO - ACCENT COLOR	STO CORP.	32132	COLOR: SPECTRAL	
E.PT1	EXTERIOR PAINT	SHERWIN WILLIAMS	SW6106	PAINT COLOR: SW6106 'KILIM BEIGE'	PAINT HOLLOW METAL DOOR
E.PV1	PVC TRIM	TBD	-	SIZE:8" WIDE X 1" THICK	PVC SUB-FASCIA
E.RO1	PREMIUM ASPHALT ROOF SHINGLES	GAF		STYLE:TIMBERLINE ULTRA HD; COLOR:WEATHERED WOOD	
E.RO2	STANDING SEAM METAL ROOFING	-	-	COLOR: COPPER	-
E.ST1	CULTURED STONE	CULTURED STONE		TYPE:COUNTRY LEDGESTONE; STYLE:LEDGESTONE CHARDONNAY	STONE VENEER

JAM ARCH
IS NOW COLLIERS ENGINEERING & DESIGN
ARCHITECT OF RECORD:
Justin A. Mihalik, AIA
300 Tice Boulevard
Suite 101
Woodcliff Lake, NJ 07677
ph: (845) 352-0411
www.colliersengineering.com
Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.

PRELIMINARY FOR REVIEW ONLY
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

JUSTIN A. MIHALIK, AIA NC LIC. #: 11621

Lightbridge Academy℠
Innovators in Educational Child Care

PROJECT
NEW CONSTRUCTION OF:
LIGHTBRIDGE ACADEMY
729 EAGLE ROCK RD.
WENDELL, NC 27591

CLIENT
729 EAGLE ROCK LLC
PO BOX 1523
WRIGHTSVILLE BEACH, NC 28480

LEGAL DESCRIPTION
PIN: 1774456682

SHEET TITLE:
BUILDING ELEVATIONS

REV.	DATE	REMARKS
	09/17/2025	SD REVISION - ISSUE FOR LB REVIEW
	09/03/2025	SD REVISION - ISSUE FOR LB REVIEW
	06/27/2025	ISSUE FOR LB REVIEW
	05/13/2025	ISSUE FOR LB REVIEW
	04/28/2025	ISSUE FOR LB REVIEW

JOB NUMBER: 25003182A
DATE: 09/03/2025
DRAWN BY: MN
CHECKED BY: AS

SHEET NO.
PR02

THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTIONS AS AN "ARCHITECTURAL WORK" UNDER SEC.102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990 AND KNOWN AS THE ARCHITECTURAL WORKS COPYRIGHT ACT OF 1990.

Autodesk Docs://Lightbridge Academy - LB NC Wendell/25003182A_ARCH2025.rvt
9/18/2025 2:25:20 PM

CSD ENGINEERING

August 9, 2025

Re: **Neighborhood Meeting Notification**
Subject: **Rezoning and Annexation of property in your vicinity**

Dear Neighbor,

You are invited to a neighborhood meeting to review and discuss the development proposal at:

Address:	**729 Eagle Rock Road** **Wendell, NC 27591**	
Wake County PIN:	**1774456682**	**Real Estate ID: 0164188**

This meeting is required by the Town of Wendell Planning Department. This meeting is intended to be a way for the applicant to discuss the project with adjacent neighbors and neighborhood organization before review and action by the Town of Wendell Planning Board. This provides neighbors an opportunity to raise any questions and discuss any concerns about the impacts of the project. Questions and concerns will be presented to the Planning Board. Once an application has been submitted to the Town, it may be tracked using the Town of Wendell Current Development Project located at https://townofwendellnc.gov/business_detail_T9_R133.php

The Neighborhood Meeting is requested because this project will include an application for **Conditional Zoning .** The proposal is to change the property current zoned Residential – R-30 within the Wake County zoning jurisdiction to Neighborhood Center (NC) – Conditional Zoning (Town of Wendel zoning district). This will allow more flexibility for daycare and early childhood development. The adjoining properties on Eagle Rock Road are currently zoned NC and the adjoining properties on Old Battle Bridge Road are zoned R4. All adjoining properties are within the Town of Wendell zoning jurisdiction and Town Limits. The property is currently vacant except for the brick foundation of a house that was on the property. A **Petition for Annexation** has also been submitted to the Town.

The Planning Board meeting is scheduled for September 15, 2025 according to the Town's meeting schedule. The meeting will be held three weeks before so that the applicant can prepare a presentation for the Planning Board. You can find the meeting schedule at
https://townofwendellnc.gov/calendar.php?view=month&month=09&day=01&year=2025

Meeting Information:

Property Owner's Name:	729 Eagle Rock, LLC
Property Owner Contact:	Harrison Peebles
Contact Information:	hpeebles3@gmail.com (910) 264-2009
Applicant:	CSD Engineering
Applicant Contact:	John F. Oglesby, PE
Applicant Contact Information:	john@csd-engineering.com (919) 624-0997
Date of Meeting:	Thursday August 28, 2025
Time of Meeting:	5:30 to 7:30 pm
Meeting Address:	114 N. Main Street – Wendell, NC 27591 Universal Chevrolet Show Room

If you have any questions, please do not hesitate to contact me at the number provided.

Sincerely,
John F. Oglesby, PE

(on behalf of Harrison Peebles of 729 Eagle Rock, LLC)

Personal Mailing Address		ZIP
1115 HUNTERS GRANDE TRL	WENDELL NC 27591-6805	27591
PO BOX 392	WENDELL NC 27591-0392	27591
1213 PERSEUS HILL CT	WENDELL NC 27591-4202	27591
5091 MARGARITA LN	KNIGHTDALE NC 27545	27591
808 EAGLE ROCK RD	WENDELL NC 27591-9696	27591
17501 BISCAYNE BLVD STE 300	AVENTURA FL 33160-4804	27591
2000 AERIAL CENTER PKWY STE 110	MORRISVILLE NC 27560-9294	27591
3715 SWIFT DR	RALEIGH NC 27606-2543	27591
PO BOX 1523	WRIGHTSVILLE BEACH NC 28480-15	27591
1212 PERSEUS HILL CT	WENDELL NC 27591-4202	27591

Property Address	Owner
1115 HUNTERS GRANDE TRL	TRINH, CAMHUONG
736 EAGLE ROCK RD	WILLARD, GRACE
1213 PERSEUS HILL CT	KUNDYSEK, ZACHARY ANDREW KUNDYSEK, HALEY CHRISTINA
1119 HUNTERS GRANDE TRL	BARRERA, CESAR
808 EAGLE ROCK RD	MURPHREY, HARVEY H
0 OLD BATTLE BRIDGE RD	WENDELL SFR OWNER LLC
805 CANIS MINOR RD	DR HORTON INC
617 OLD TARBORO RD	GARDNER, NANCY MEDLIN JONES, JANICE MEDLIN
729 EAGLE ROCK RD	729 EAGLE ROCK LLC
1212 PERSEUS HILL CT	MITCHELL, JEAN MARIE

NEIGHBORHOOD MEETING SIGN-IN SHEET:

Project Name: 729 Eagle Rock Rd (Lightbridge)
Meeting Address: 114 N. Main St. Wendell, NC 27591
Date of Meeting: 8/28/2025 **Time of Meeting:** 5:30pm
Property Owner(s) Names: 729 Eagle Rock LLC
Applicants: 729 Eagle Rock LLC

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number and email address. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	Name/ Organization	Address	Phone#	E-mail
1	Tracey Lorcaes	808 Eagle Rock Rd	919-819-1578	mematracey@
2	representing Harvey Murphrey ↑			yahoo.com
3	Robert Sanders / CSD Eng	375 E Third St	919-624-0997	Robert@CSD-engineering.com
4	John Oglesby / CSD Eng	375 E Third St	919-414-2705	John@CSD-engineering.com
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Attach Additional Sheets If Necessary.

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

Project Name: 729 Eagle Rock (Lightbridge)
Meeting Address: 114 N. Main St. Wendell, NC 27591
Date of Meeting: 8/28/2025 **Time of Meeting:** 5:30pm
Property Owner(s) Names: 729 Eagle Rock LLC
Applicants: 729 Eagle Rock LLC

Please summarize the questions/comments and your response from the Neighborhood Meeting in the spaces below (attach additional sheets, if necessary). Please state if/how the project has been modified in response to any concerns. The response should not be "Noted" or "No Response". There has to be documentation of what consideration the neighbor's concern was given and justification for why no change was deemed warranted.

Question/ Concern #1 Growth in Area (large projects), traffic

Applicant Response: This is a low-impact project, showed plans to widen road, short discussion on area development, Transportation plan

Question/ Concern #2

Applicant Response:

Question/ Concern #3

Applicant Response:

Question/ Concern #4

Applicant Response:

AFFIDAVIT OF CONDUCTING A NEIGHBORHOOD MEETING, SIGN-IN SHEET AND ISSUES/RESPONSES SUBMITTAL

I, John F. Oglesby, do hereby declare as follows:
Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Master Subdivision Plan, or Special Use Permit.

2. The meeting invitations were mailed to the adjoining property owners as provided by the Town of Wendell via first class mail a minimum of 10 days in advance of the Neighborhood Meeting.

3. The meeting was conducted at 114 N. Main St (location/address) on 8/28/25 (date) from 5:30 (start time) to 7: (end time).

4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.

5. I have prepared these materials in good faith and to the best of my ability.

8/28/2025 By: John F. Oglesby
Date

STATE OF NC
COUNTY OF Franklin

Sworn and subscribed before me, Sheila M Keen, a Notary Public for the above State and County, on this the 28 day of Aug, 2025.

SEAL Sheila M Keen
Notary Public

Sheila M Keen
Print Name

SHEILA M KEEN NOTARY PUBLIC FRANKLIN COUNTY, NC

My Commission Expires: 10-19-29

AGENDA ITEM NO. 3.b

Item Cover Page

PLANNING BOARD AGENDA ITEM REPORT

DATE:	March 16, 2026
SUBMITTED BY:	Jeannine Ngwira , Planning
ITEM TYPE:	Rezoning
AGENDA SECTION:	NEW BUSINESS
SUBJECT:	CD25-01: A Request to Rezone Approximately +/- 4.15 Acres from Manufacturing and Industrial (MI) to Downtown Mixed Use Conditional District (DMX-CD) to Construct Third Street Apollo
SPECIFIC ACTION REQUESTED:	The Planning Board is asked to consider the proposed rezoning request and make a recommendation to the Board of Commissioners, to include a statement of plan consistency and reasonableness.
ITEM SUMMARY:	The request is to rezone approximately 4.15 acres from Manufacturing and Industrial (MI) to Downtown Mixed Use Conditional District (DMX-CD) to construct Third Street Apollo, a mixed-use development for small businesses, entertainment, dining, office, civic spaces, light manufacturing, and other uses. No residential uses are proposed. The parcel, owned by 9 N Hollybrook LLC, is located at 9 N Hollybrook Road and can be referred to by PIN 1783 79 7828. The Monk Henderson building has also been home to Kemp Furniture, Mortex and a variety of other businesses. The building was built in 1945. The development will remove roughly 6,000 square feet of the building to create an open plaza between the two other existing buildings that will remain – one that is 28,254 square feet and the other which is 80,636 square feet. Parking will also be established on the lot.

ATTACHMENTS:
Apollo Staff Report FINAL.doc
Third Street Apollo Master Plan
Minutes of Neighbor Meeting.pdf

Planning

Staff Analysis

Item Title: CD25-01 – A Request to Rezone Approximately +/- 4.15 Acres from Manufacturing and Industrial (MI) to Downtown Mixed Use Conditional District (DMX-CD) to Construct Third Street Apollo.

Specific Action Requested:

The Planning Board is asked to consider the proposed rezoning request and make a recommendation to the Board of Commissioners, to include a statement of plan consistency and reasonableness.

Item Summary:

The request is to rezone approximately 4.15 acres from Manufacturing and Industrial (MI) to Downtown Mixed Use Conditional District (DMX-CD) to construct Third Street Apollo, a mixed-use development for small businesses, entertainment, dining, office, civic spaces, light manufacturing, and other uses. No residential uses are proposed.

The parcel, owned by 9 N Hollybrook LLC, is located at 9 N Hollybrook Road and can be referred to by PIN 1783 79 7828. The Monk Henderson building has also been home to Kemp Furniture, Mortex and a variety of other businesses. The building was built in 1945.

The development will remove roughly 6,000 square feet of the building to create an open plaza between the two other existing buildings that will remain – one that is 28,254 square feet and the other which is 80,636 square feet. Parking will also be established on the lot.

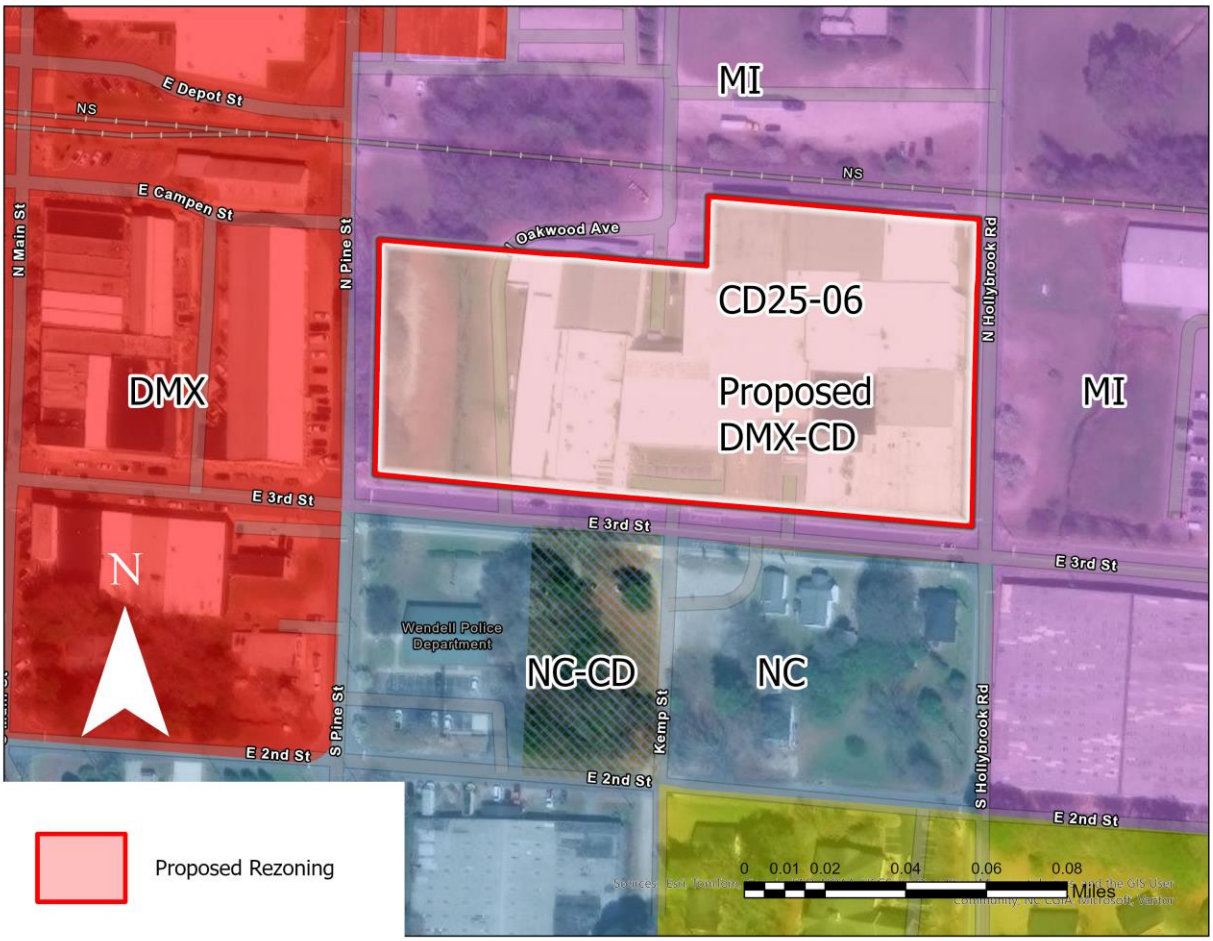
Impacts to Town Services

The property is already in Town limits and as such already receives services from Town departments like the Police and Public Works departments. Secondary service impacts will be incurred by other Town departments that support the operational departments. The property is already served by the Wendell-Holmes Fire District. Water and sewer are already provided by the City of Raleigh Public Utilities Department.

Project Setting – Surrounding Districts and Land uses:

DIRECTION	LANDUSE	ZONING
North	Cell Tower/Park and Ride Lot	MI
South	Police Station, Residential, Commercial, Vacant	NC
East	Commercial	MI
West	Commercial	DMX

Zoning Map



Zoning District

The Downtown Mixed Use District is coded to encourage the redevelopment and expansion of the traditional Downtown area. Individual buildings are encouraged to be mixed vertically with street level commercial and upper level residential or commercial uses. Higher densities of residential development are encouraged.

The building is existing so there is no requested change to setbacks. Mixed Use buildings in the DMX zoning district do not have a front or rear setback minimum but there is a 10-foot maximum front setback.

Proposed Zoning Conditions

The applicant has proposed the following zoning conditions:

1. Third Street Apollo may consist of the permitted ("P") uses in the Master Plan Table of Allowable Uses and not include those uses indicated as not permitted ("NP"). The additional standards and special use permit requirements contained in Chapter 3 of the Unified Development Ordinance will not be applicable, unless and except the Master Plan Table of Allowable Uses indicates that it is permitted subject to additional standards ("PS").
2. This Master Development Plan for Third Street Apollo is a site-specific Conditional Zoning Plan and is itself a condition of the Conditional District.
3. This Master Development Plan for Third Street Apollo satisfies the requirements set forth in Chapters 3, 4, 5, 7, 8, 9, 10, 11 and 12 of the UDO, including any inconsistent requirement or provision illustrated or depicted therein. Otherwise, the provisions of the UDO shall serve as the prevailing standards which apply to Third Street Apollo. All standards and conditions included within the Master Development Plan and CD application shall supersede any conflicting standards of the UDO.
4. Under circumstances where the Master Development Plan and CD application do not directly address a standard or provision and a UDO provision does, the Zoning Administrator may grant minor deviations (as determined by the Zoning Administrator) from UDO development standards if they are satisfied that doing so will be consistent with the overall intent and approach of the Master Development Plan and CD and not inconsistent with the general objectives of the UDO. Except for substantial changes set forth in Section 15.13.F of the UDO, any changes to the Master Development Plan and CD or subsequent Final Plan are reviewed and approved by the Zoning Administrator.
5. Third Street Apollo and the Master Development Plan require the contemporaneous approval of a Development Agreement by and among Hollybrook Partners LLC, a North Carolina limited liability company and the Town of Wendell, a municipal corporation of the State of North Carolina, satisfactory to the Applicant which is a condition of this CD application.
6. Third Street Apollo's signage will be governed by Chapter 12 of the UDO and the Master Development Plan, which will fulfill the Town's goal to "promote Wendell's attractiveness to business and people of all walks of life." Third Street Apollo's tenants will comply with section 12.7(C) of the UDO; however, as a building greater than 25,000 square feet with multiple points of entry, the overall signage for Third Street Apollo will be exempt from the maximum area of 200 square feet per façade facing right-of-way and specific applicability maximum percentages of ten percent (10 %) of the front

building and five percent (5%) of side or rear façade facing right-of-way. Notwithstanding the foregoing, signage for Third Street Apollo will not exceed the maximum area of 300 square feet per façade facing right-of-way. Third Street Apollo's overall signage will be submitted to the Administrator for approval in accordance with Chapter 12.

What follows is the Master Plan Table of Allowable Uses as mentioned in Condition #1.

I. Office/Service

BASE DISTRICT	DMX
Office/Service	
Animal Services	P
ATM	P
Animal Services—Boarding as Primary	NP
Banks, Credit Unions, Financial Services	P
Business Support Services	P
Child/Adult Day Care Center (More than 8 persons)	P
Community Service Organization	P
Continuing Care Retirement Community	NP
Drive Thru Service	NP
Equipment Rental	NP
Funeral Homes	NP
Group Care Facility (More than 6 residents)	NP
Government Services	P
Laundry Services	P
Medical Services—Clinic, Urgent Care Center	P
Medical Services—Doctor office	P
Outdoor Kennels/Equine Facilities	NP
Post Office	P
Personal Services	P
Professional Services	P
Residential Treatment Facility	NP
Studio—Art, Music	P
Studio—Dance, Martial Arts	P
Tattoo Parlor	P
Vehicle Services—Minor Maintenance/Repair	NP
Vehicle Services—Major Repair/ Body Work	NP

II. Retail/Restaurants

BASE DISTRICT	DMX
Retail/Restaurants	
Alcoholic Beverage Sales Store	P
Auto Parts Sales	P
Bar/Tavern/Night Club	P
Car Wash—Stand Alone, Self Service	NP
Drive-Thru Retail/Restaurants	NP
Gas Station	NP
General Retail—10,000 sf or less	P
General Retail—10,001—50,000 sf	P
General Retail—Greater than 50,000 sf	P
Nursery and Garden Center	NP
Restaurant	P
Shopping Center—Neighborhood Center	NP
Shopping Center—Community Center	NP
Vehicle Sales	NP
Heavy Equipment/RV Sales/ Farm Equipment Sales/Mobile Home Sales	NP

III. Entertainment/Recreation

BASE DISTRICT	DMX
Entertainment/Recreation	
Adult Establishment	NP
Amusements, Indoor	P
Amusements, Outdoor	NP
Cultural or Community Facility	P
Event Venue, Outdoor	P
Farmers Markets	P
Meeting Facility/Indoor Event Venue	P
Recreation Facilities, Indoor	P
Recreation Facilities, Outdoor	P
Shooting Range, Indoor	NP
Sports Training/Fitness Complex	NP
Sweepstakes Center	NP
Theater, Live Performance, Indoor	P
Theater, Live Performance, Outdoor	NP
Theater, Movie	P

IV. Manufacturing/Wholesale/Storage

BASE DISTRICT	DMX
Manufacturing/Wholesale/ Storage	
Agriculture	NP
Commissary Kitchen	NP
Laundry, dry cleaning plant	NP
Manufacturing, Light	P
Manufacturing, Neighborhood	P
Manufacturing, Heavy	NP
Media production	P
Metal products fabrication, machine or welding shop	NP
Micro-Distillery/Micro-Brewery/Micro-Winery	P
Mini-Warehouses	NP
Research and development	P
Storage—Outdoor as a primary use	NP
Storage—Warehouse, indoor storage	P
Wholesale Distribution	NP

V. Civic / Institutional

BASE DISTRICT	DMX
Civic/Institutional	
Campground	NP
Cemetery	NP
Colleges/Universities	P
Hospital	NP
Public Safety Station	P
Religious Institutions	NP
Schools—Elementary & Secondary	NP
Schools—Vocational/Technical	P

Environmental

The applicant will need to confirm whether stormwater and sedimentation-erosion control permits from Wake County Environmental Services are needed before any site work can commence. The site will increase in impervious by just over a half-acre. Wake County provides stormwater, sedimentation, and erosion control services for the Town of Wendell.

- The proposed plan shows a new underground stormwater control measure beneath the proposed parking lot.

Buffers

Buffers are not required between commercial uses; however, the plan does show street trees as required as well as parking lot plantings.

Open Space

The UDO does not require open space dedication for commercial developments.

Streams and Wetlands

UDO Section 16.3 Environmental Survey requires that all streams, wetlands, floodplains, and other features be shown on preliminary plans.

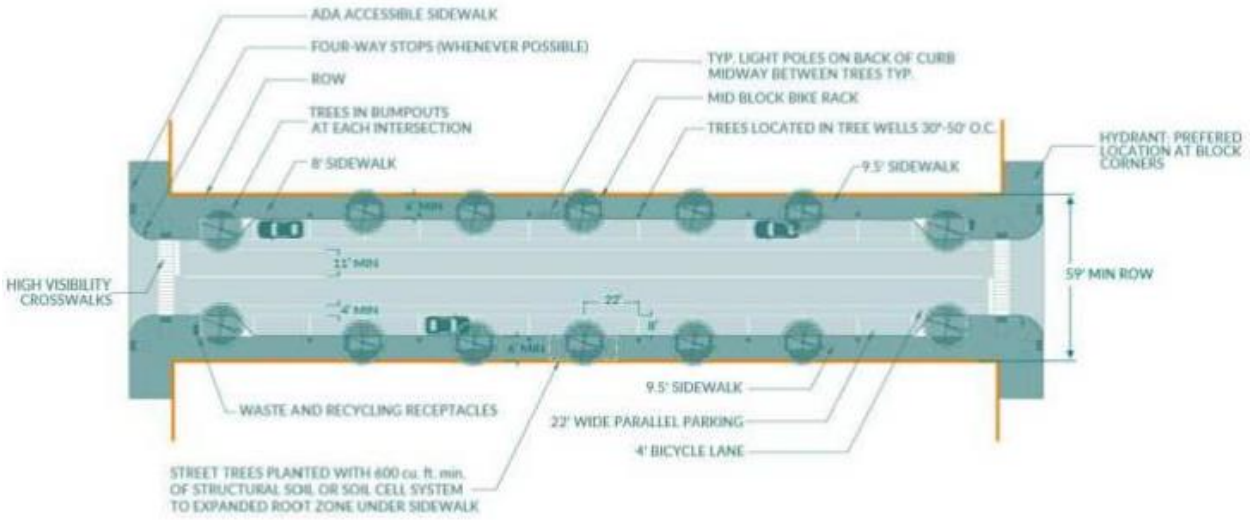
- There are flood prone soils in the area of the parking lot but there are no floodplains or jurisdictional streams on the property.

Transportation

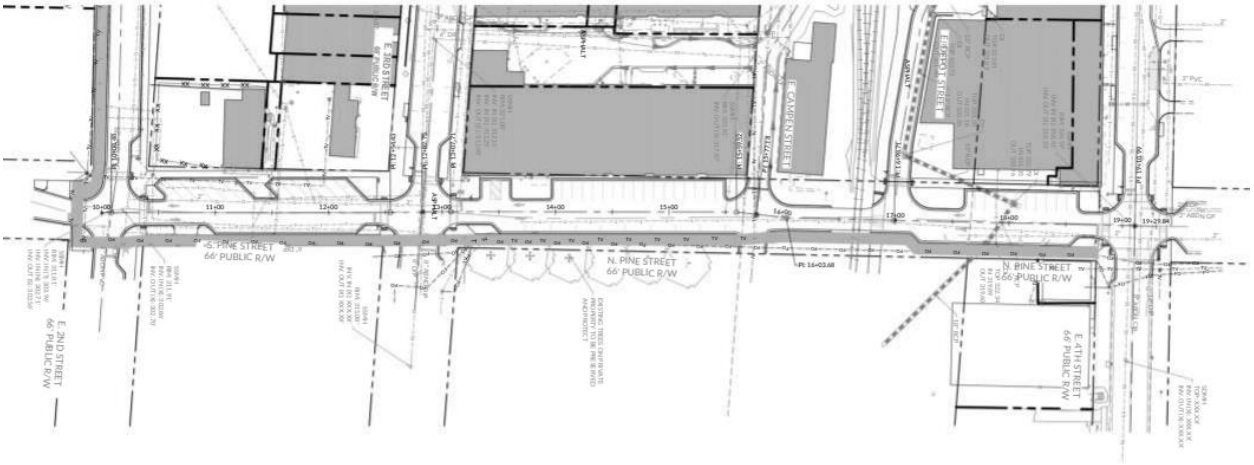
When projects are anticipated to have more than 100 peak hour trips or 1,000 daily trips, the UDO requires a Transportation Impact Analysis. A TIA was not required for this project as it isn't anticipated to exceed the number of trips already accounted for with the building's previous use(s). The applicant is also proposing to remove roughly 6,000 square feet of building square footage in the renovations thereby reducing the number of possible trips.

New sidewalk and curb and gutter are proposed along portions of the project frontage on East Third Street.

As part of the Developer's Agreement and the Town's Downtown Streetscape project the developer will construct the improvements along Third Street frontage. The streetscape design is from the recently approved Downtown Streetscape Plan and will assist with extending the Third Street area of Downtown. The applicants site plan shows the construction of a 63 space parking lot.



The Town of Wendell will construct the improvements along the Pine Street frontage per the Developer's Agreement and will also assist with public parking to be built within the railroad right of way. The Pine Street streetscape includes a greenway that will connect Downtown with the South Main Street Greenway. The Town's parking lot is not fully designed at this time but will be open for the downtown overall.



Phasing

The development only has only phase as most of the improvements will be made inside already existing buildings.

Comprehensive Plan

The Wendell Blueprint 2030 Comprehensive Plan identifies this parcel Downtown Core.

DOWNTOWN CORE / DOWNTOWN FRINGE

DTN/F

Wendell's downtown is one of three major development "nodes" in the study area, but it is unique as a link to community, history, and source of identity for the Town. Commercial buildings have distinct characters, with events and public art contributing to the sense of place. The Downtown Fringe relies more on residential development, with many structures dating back 50 or more years. The synergy between the Downtown Core and Fringe is important to both placetypes, as is creating walking connectivity between them, developing consistent streetscapes, and quality of maintenance to what amounts to the calling card of the Town.







USES + BUILDINGS

Downtown Core:
- *Commercial uses in two-to-four stories including retail restaurants, personal services, and small-to-medium offices*
- *Co-Working space/Makerspace*
- *Attached single-family (townhome)*
- *Multi-family (condominiums, apartments)*
- *Lodging, hotels*
- *Civic uses including government offices and services such as library branches*
- *Event spaces such as greens or amphitheaters*

Downtown Fringe:
- *One- and two-story homes*
- *Institutional (religious and school)*
- *Small-scale neighborhood commercial*
- *Attached single-family (townhome)*

STREET PATTERN

Street Pattern: *Grid/Modified Grid*
Max Block Length: *n/a*

Connectivity:
- *400'*
- *600' with mid-block pedestrian connections*
- *Highly connected internally and externally (to adjacent development); alleys in Core and pedestrian walkways in Fringe*

Street Types:
- *Private*
- *Local 2-lane*
- *Local 2-lane divided*

OPEN SPACE

- *Pocket parks*
- *Formal and informal greens*
- *Neighborhood parks*
- *Streetscaped hard-surface trails*

The proposed project meets characteristics outlined in the descriptions of the Downtown Core placetype as it relates to uses, street pattern, street types, connectivity and open space.



The Third Street Appollo project assists with implementing the small area plan for Downtown from Blueprint Wendell 2030. The infill adaptive mixed-use project partnering with the Town will create a new destination for residents and visitors.

Statement of Plan Consistency and Reasonableness

Any recommended change to the zoning map should be accompanied by a statement explaining how the change is/is not consistent with the comprehensive plan and is/is not reasonable in nature.

The plan is consistent with Blueprint Wendell 2030, and could be considered reasonable as it assists with the plan goal listed below:

- Downtown D1. *Strengthen downtown as the heart and central gathering place of the community.* This plan seeks to create space for numerous small businesses and restaurants and be a hub for entertainment and activity.
- Downtown D2. *Grow downtown as a larger, mixed-use center to better position Wendell as a destination in the region and competitive investment location.* This project itself grows downtown mixed use by more than 100,000 square feet.
- Downtown D2.3 *Participate in efforts to redevelop sites and reuse existing buildings.* The Town is partnering with the developer, through a Developer's Agreement, for improvements including the Downtown Streetscape project with improvements along Pine Street bordering the project.
- Centers of Activity CA1. *Support development of key nodes (large and small)*. Consistent with the Future Land Use map, delineate centers of activity where the more intense development includes a mix of uses.
- Centers of Activity CA2. *Amend zoning to accommodate mixed-use development in key nodes*, including downtown. The change in zoning from MI, a manufacturing-based zoning, to Downtown Mixed Use gives the applicant more available uses to create a mixed-use development.
- Historic Preservation H1.1 *Appreciate history*. Built in 1945, the Monk-Henderson building has been the site of some of the town's largest employers and an anchor to the downtown.
- Economic Development E3.7. *Reduce retail leakage and increase spending on businesses here*. The project as proposed will have retail and entertainment uses where citizens can shop and enjoy local stores and entertainment.

Neighborhood Meeting

The applicant held a virtual neighborhood meeting on October 30, 2025. Two neighbors were in attendance. Meeting minutes are added as an attachment.

Technical Review Committee (TRC) Comments:

The Technical Review Committee has completed their review of the applicant's Master Plan and the applicant has made corrections based on their comments. Additional review would occur upon submittal of construction drawings (final development plan for conditional districts).

Staff Comments:

The proposed development is consistent with the Wendell Comprehensive Plan – Blueprint Wendell 2030 and could be considered reasonable since it fulfills the goals of the comprehensive plan noted above and therefore staff recommends approval.

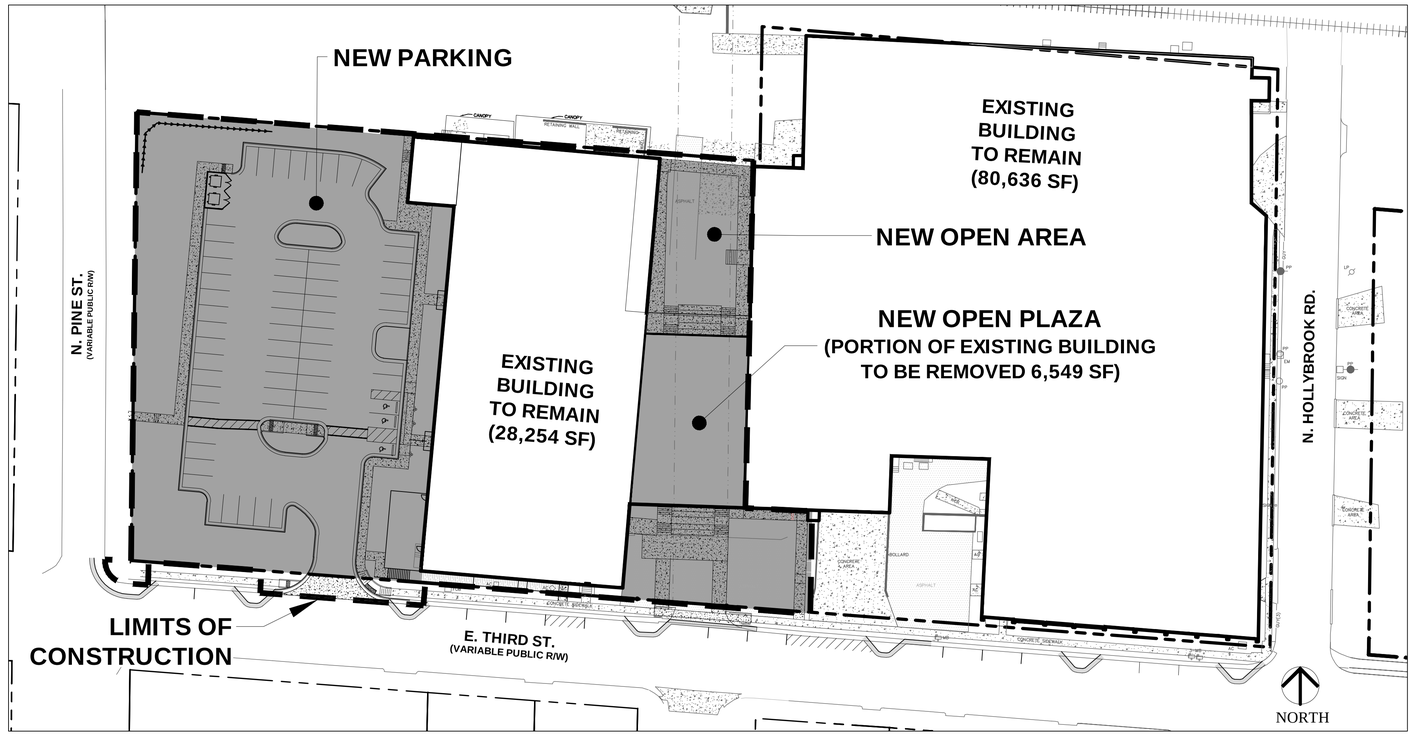
MASTER DEVELOPMENT PLAN

FOR

THIRD STREET APOLLO

WENDELL, NORTH CAROLINA

CASE # CD25-06



VICINITY MAP SCALE: 1"=40'

GENERAL NOTES

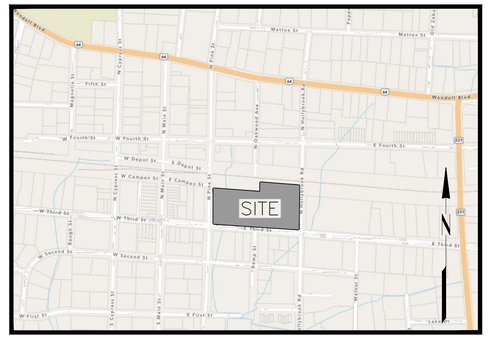
1. SURVEY DATA PROVIDED BY ROBINSON & PLANTE, PC. LAND SURVEYING, C-2687, 970 TRINITY ROAD, 27607, (919) 859-6030

RALEIGH WATER CONDITIONS OF APPROVAL:

1. ALL WATER, SANITARY SEWER AND REUSE FACILITIES SHALL BE INSTALLED, INSPECTED, TESTED, AND ACCEPTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT FOR OPERATIONS AND MAINTENANCE PRIOR TO 1ST CO
2. CONSTRUCTION DRAWINGS MUST BE APPROVED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT
3. A DOWNSTREAM SEWER CAPACITY STUDY IN COMPLIANCE WITH CORPUD HANDBOOK SHALL BE SUBMITTED BY THE PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION DRAWING APPROVAL

City of Raleigh Public Utilities Department

Preliminary approval only. Does not constitute construction approval for any proposed water or sewer main extensions. Valid only with signature of a City of Raleigh Review Officer. This electronic approval may not be edited once issued. Any modification to this approval once issued will invalidate this approval.



VICINITY MAP NTS

SITE DATA

1.	CURRENT PROPERTY OWNER/ /DEVELOPER	HOLLYHOCK PARTNERS LLC PO BOX 6247 RALEIGH NC 27628-6247
2.	CONTACT PERSON	PIEDMONT LAND DESIGN, PLLC ATTN. MIKE SCHNEIDER 8522-204 SIX FORKS ROAD RALEIGH NORTH CAROLINA 27615 (919) 845-7600 (PHONE) (919) 845-7703 (FAX) MIKES@PIEDMONTLANDDESIGN.COM
3.	TOTAL PROJECT AREA	4.15 AC
4.	PARCEL DATA:	PIN: 1783797828 ADDRESS: 9 N HOLLYBROOK RD. REF: D.B. 019241, PAGE 02419
5.	ZONING	EXISTING: MI PROPOSED: DMX CONDITIONAL DISTRICT
6.	USES	EXISTING USE: MANUFACTURING FACILITY PROPOSED USE: REFER TO ZONING DOCUMENT
7.	DISTURBED AND IMPERVIOUS AREA	DISTURBED AREA = 1.0 AC EXISTING IMPERVIOUS AREA = 133,500 SF TOTAL IMPERVIOUS AREA AFTER CONSTRUCTION BUILDING 108,486 SF * PARKING 23,755 SF SIDEWALK 22,651 SF TOTAL = 154,892 SF * THE BUILDING IMPERVIOUS AREA (108,486 SF) IS LESS THAN THE ACTUAL PROPOSED BUILDING AREA (108,890 SF) BECAUSE 404 SF OF THE EXISTING BUILDING IS OUTSIDE OF THE PROPERTY (IT IS WITHIN THE RAILROAD ROW)
8.	BUILDING AREAS	EXISTING = 115,439 SF PROPOSED = 108,890 SF
9.	PROPOSED USE	PARKING LOT 62 SPACES PROVIDED (INCLUDES 3 H/C SPACES) REFER TO PROPOSED CONDITIONAL USE SECTION III.H.PARKING
10.	INFRASTRUCTURE TOTALS	PUBLIC SIDEWALK - 86 LF STORM PIPE - 14 LF PRIVATE SIDEWALK - 730 LF STORM PIPE - 487 LF

SHEET INDEX:

MP 1.0	COVER SHEET
MP 2.0	ZONING CONDITIONS
MP 3.0	EXISTING CONDITIONS PLAN
MP 4.0	SITE PLAN
MP 5.0	UTILITY PLAN
MP 6.0	BUILDING ELEVATIONS
MP 7.0	BUILDING ELEVATIONS
MP 8.0	ILLUSTRATIVE LANDSCAPE PLAN

I hereby certify that the Plan was approved by the (Administrator) or (TRC) of the Town of Wendell on the _____ day of _____20_____.

_____
Administrator

PLD

PIEDMONT LAND DESIGN, PLLC
8522-204 SIX FORKS ROAD
RALEIGH, NORTH CAROLINA 27615
919.845.7600 PHONE
919.845.7703 FAX
ENGR. FIRM LICENSE NO. F-0843

PRELIMINARY
NOT FOR CONSTRUCTION

THIRD STREET APOLLO
9 N HOLLYBROOK RD.
WENDELL, NORTH CAROLINA

ISSUED: **18 JUNE 2025**

REVISIONS:
- 1 17 DEC 2025
- PER TOWN COMMENTS
- 2 27 JAN 2026
- PER TOWN COMMENTS

DRAWN BY: **JET**
CHECKED BY: **MLS**

PROJECT: **CCPSW**

COVER SHEET

DWG. NO. **MP 1.0**

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A. District Provisions: Master Plan Table of Allowable Uses (UDO Section 2.3.C and 2.19.C.3.c)

Among the eight general categories of uses in the UDO, Third Street Apollo proposes to draw from uses in the following: (I) office/service, (II) retail/restaurant, (III) entertainment/recreation, (IV) manufacturing/wholesale/storage and (V) Civic / Institutional. These uses are set forth more specifically in the Master Plan Table of Allowable Uses that follow:

I. Office/Service

BASE DISTRICT	DMX
Office/Service	
Animal Services	P
ATM	P
Animal Services—Boarding as Primary	NP
Banks, Credit Unions, Financial Services	P
Business Support Services	P
Child/Adult Day Care Center (More than 8 persons)	P
Community Service Organization	P
Continuing Care Retirement Community	NP
Drive Thru Service	NP
Equipment Rental	NP
Funeral Homes	NP
Group Care Facility (More than 6 residents)	NP
Government Services	P
Laundry Services	P
Medical Services—Clinic, Urgent Care Center	P
Medical Services—Doctor office	P
Outdoor Kennels/Equine Facilities	NP
Post Office	P
Personal Services	P
Professional Services	P
Residential Treatment Facility	NP
Studio—Art, Music	P
Studio—Dance, Martial Arts	P
Tattoo Parlor	P
Vehicle Services—Minor Maintenance/Repair	NP
Vehicle Services—Major Repair/ Body Work	NP

II. Retail/Restaurants

BASE DISTRICT	DMX
Retail/Restaurants	
Alcoholic Beverage Sales Store	P
Auto Parts Sales	P
Bar/Tavern/Night Club	P
Car Wash—Stand Alone, Self Service	NP
Drive-Thru Retail/Restaurants	NP
Gas Station	NP
General Retail—10,000 sf or less	P
General Retail—10,001—50,000 sf	P
General Retail—Greater than 50,000 sf	P
Nursery and Garden Center	NP
Restaurant	P
Shopping Center—Neighborhood Center	NP
Shopping Center—Community Center	NP
Vehicle Sales	NP
Heavy Equipment/RV Sales/ Farm Equipment Sales/Mobile Home Sales	NP

III. Entertainment/Recreation

BASE DISTRICT	DMX
Entertainment/Recreation	
Adult Establishment	NP
Amusements, Indoor	P
Amusements, Outdoor	NP
Cultural or Community Facility	P
Event Venue, Outdoor	P
Farmers Markets	P
Meeting Facility/Indoor Event Venue	P
Recreation Facilities, Indoor	P
Recreation Facilities, Outdoor	P
Shooting Range, Indoor	NP
Sports Training/Fitness Complex	NP
Sweepstakes Center	NP
Theater, Live Performance, Indoor	P
Theater, Live Performance, Outdoor	NP
Theater, Movie	P

IV. Manufacturing/Wholesale/Storage

BASE DISTRICT	DMX
Manufacturing/Wholesale/ Storage	
Agriculture	NP
Commissary Kitchen	NP
Laundry, dry cleaning plant	NP
Manufacturing, Light	P
Manufacturing, Neighborhood	P
Manufacturing, Heavy	NP
Media production	P
Metal products fabrication, machine or welding shop	NP
Micro-Distillery/Micro-Brewery/Micro-Winery	P
Mini-Warehouses	NP
Research and development	P
Storage—Outdoor as a primary use	NP
Storage—Warehouse, indoor storage	P
Wholesale Distribution	NP

V. Civic / Institutional

BASE DISTRICT	DMX
Civic/Institutional	
Campground	NP
Cemetery	NP
Colleges/Universities	P
Hospital	NP
Public Safety Station	P
Religious Institutions	NP
Schools—Elementary & Secondary	NP
Schools—Vocational/Technical	P

Zoning Conditions (revised December 12, 2025)

1. Third Street Apollo may consist of the permitted ("P") uses in the Master Plan Table of Allowable Uses and not include those uses indicated as not permitted ("NP"). The additional use standards and special use permit requirements contained in Chapter 3 of the Unified Development Ordinance will not be applicable, unless and except the Master Plan Table of Allowable Uses indicates that it is permitted subject to additional standards ("PS").

2. This Master Development Plan for Third Street Apollo is a site-specific Conditional Zoning Plan and is itself a condition of the Conditional District.

3. This Master Development Plan for Third Street Apollo satisfies the requirements set forth in Chapters 3, 4, 5, 7, 8, 9, 10, 11 and 12 of the UDO, including any inconsistent requirement or provision illustrated or depicted therein. Otherwise, the provisions of the UDO shall serve as the prevailing standards which apply to Third Street Apollo. All standards and conditions included within the Master Development Plan and CD application shall supersede any conflicting standards of the UDO.

4. Under circumstances where the Master Development Plan and CD application do not directly address a standard or provision and a UDO provision does, the Zoning Administrator may grant minor deviations (as determined by the Zoning Administrator) from UDO development standards if they are satisfied that doing so will be consistent with the overall intent and approach of the Master Development Plan and CD and not inconsistent with the general objectives of the UDO. Except for substantial changes set forth in Section 15.13.F of the UDO, any changes to the Master Development Plan and CD or subsequent Final Plan are reviewed and approved by the Zoning Administrator.

5. Third Street Apollo and the Master Development Plan require the contemporaneous approval of a Development Agreement by and among Hollybrook Partners LLC, a North Carolina limited liability company and the Town of Wendell, a municipal corporation of the State of North Carolina, satisfactory to the Applicant which is a condition of this CD application.

6. Third Street Apollo's signage will be governed by Chapter 12 of the UDO and the Master Development Plan, which will fulfill the Town's goal to "promote Wendell's attractiveness to business and people of all walks of life." Third Street Apollo's tenants will comply with Section 12.7(C) of the UDO; however, as a building greater than 25,000 square feet with multiple points of entry, the overall signage for Third Street Apollo will be exempt from the maximum area of 200 square feet per façade facing right-of-way and specific applicability maximum percentages of ten percent (10%) of the front building and five percent (5%) of side or rear façade facing right-of-way. Notwithstanding the forgoing, signage for Third Street Apollo will not exceed the maximum area of 300 square feet per façade facing right-of-way. Third Street Apollo's overall signage will be submitted to the Administrator for approval in accordance with Chapter 12.

PLD
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RALEIGH, NORTH CAROLINA 27615
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ENGR. FIRM LICENSE NO. F-0843

PRELIMINARY
NOT FOR CONSTRUCTION

THIRD STREET APOLLO
9 N HOLLYBROOK RD.
WENDELL, NORTH CAROLINA

ISSUED: **18 JUNE 2025**

REVISIONS:
1 19 SEP 2025
PER TOWN COMMENTS
2 17 DEC 2025
PER TOWN COMMENTS

DRAWN BY: **JET**
CHECKED BY: **MLS**

PROJECT: **CCPSW**

ZONING CONDITIONS

DWG. NO. **MP 2.0**

F:\Projects\CCPSW\Drawings\Site\CCPSW_BASE.dwg - MP 1-2-COVER Dec 17, '25 - 3:05pm

KEMP STREET
(FORMERLY N.
OAKWOOD AVE.)

CMP 36"
INV 314.65

RAILROAD TRACKS

NORFOLK & SOUTHERN
RAILROAD 200' R/W

CMP 36"
INV 311.72

S 85°30'38" E 349.27'

GRAVEL DRIVE

CANOPY

RETAINING WALL

CONCRETE PAD

4' x 8' METAL LANDING W/ 5 METAL STEPS

CONCRETE RAMP

(NO TOP)
INV. 322.05

EX. DROP INLET
TOP TOP 324.28
INV. 321.28

N 00°57'11" E 289.25'

S 85°16'33" E 289.25'

CONCRETE STEPS

HVAC

8" BLOCK

WOOD LANDING AND STEPS

RISER ROOM

FDC

OVERHANG

PROPANE TANK

DROP INLET
TOP= 321.59 INV.
319.89

CONCRETE AREA

ASPHALT

EXISTING BUILDING
115,439 SF

HATCH INDICATES PORTION OF THE EXISTING BUILDING THAT WILL BE REMOVED TO BECOME AN OPEN PLAZA

ENCLOSED MECHANICAL AREA

30' UTILITY EASEMENT
D.B. 2829, PG. 196
B.M. 1989, PG. 443

STEPS TO ROOF

OVERHANGING POWER LINES ON SIDE OF BLDG.

COVERED LANDING – 8 STEPS

SIGN

CONCRETE AREA

N 00°44'01" E 324.23'

S 00°47'28" W 323.17'

REID 0442113 0.425 ACRES 18,539 S.F. (VACANT)

N. HOLLYBROOK RD.
(55.33' PUBLIC R/W)
(B.M. 2016 PG. 2048 / B.M. 2016, PG. 310)

EX CB
TOP 318.70 INV.IN(12") 315.9
INV.IN(8") 316.3 INV.OUT 315.5

12"RCP

8"VCP

15" RCP

RCP 36"

CB

PROPANE TANK

EX. MH
TOP 318.46
INV IN (1) 313.76
INV IN (2) 310.78
INV OUT 310.72

S 85°27'54" E 116.67'

N. PINE ST.
(VARIABLE PUBLIC R/W)
RECORDED AS: 66' @ B.M. 1989 PG. 443)

N 00°45'49" E 290.74'

41" OAK

21" OAK

52" OAK

39" OAK

25" OAK

44" OAK

WETLANDS

EXISTING PROPANE TANK (TO BE REMOVED)

EXISTING CONCRETE PAD (TO BE REMOVED)

EXISTING GRAVEL DRIVE (TO BE REMOVED)

EXISTING 5/8" WATER SERVICE (APPROXIMATE LOCATION)

EXISTING 6" FIRE LINE (APPROXIMATE LOCATION)

EXISTING 4" SANITARY SERVICE (APPROXIMATE LOCATION)

EXISTING 4" SANITARY SERVICE (APPROXIMATE LOCATION)

HEADWALL
TOP 313.59
INV 310.11

30" RCP

CB
TOP 314.67
INV IN 309.89
INV OUT 309.79

CB
TOP 314.53
INV IN 309.94
INV OUT 307.82

10" SS MAIN

EX 1" WL

EX 8" WCP

EX 8" PVC

MH
TOP 315.07
INV IN (1) 307.45
INV IN (2) 307.58
INV OUT 307.37

E. THIRD ST.
(VARIABLE PUBLIC R/W)
(B.M. 1990 PG. 527 / B.M. 1989 PG. 443)

N 89°38'48" W 638.43'

TOWN OF WENDELL
PIN 1783.07-79-3672
D.B. 16899, PG. 1036

DLR PROPERTIES
PIN 1783.07-79-4671
D.B. 6991 PG. 609

DLR PROPERTIES
PIN 1783.08-79-5630
D.B. 11456 PG. 779

KEMP STREET
(FORMERLY N.
OAKWOOD AVE.)
(66' PUBLIC R/W)
(B.M. 1989, PG. 443)

HOLLYBROOK PARTNERS LLC
PIN 1783.08-79-7828
BOOK 19241 PG. 2419

REBECCA N. BRIDGERS
PIN 1783.08-79-7633
BOOK 21-E PG. 0

BENJAMIN & SARAH BRIDGERS
PIN 1783.08-79-8613
D.B. 19149 PG. 244

REBECCA N. BRIDGERS
PIN 1783.08-79-8682 BOOK
21-E PG. 0

NORTH

0 30 60 90
SCALE IN FEET 1"=30'

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WENDELL, NORTH CAROLINA

ISSUED: **18 JUNE 2025**

REVISIONS:

DRAWN BY: **JET**
CHECKED BY: **MLS**

PROJECT: **CCPSW**

EXISTING CONDITIONS PLAN

DWG. NO. **MP 3.0**

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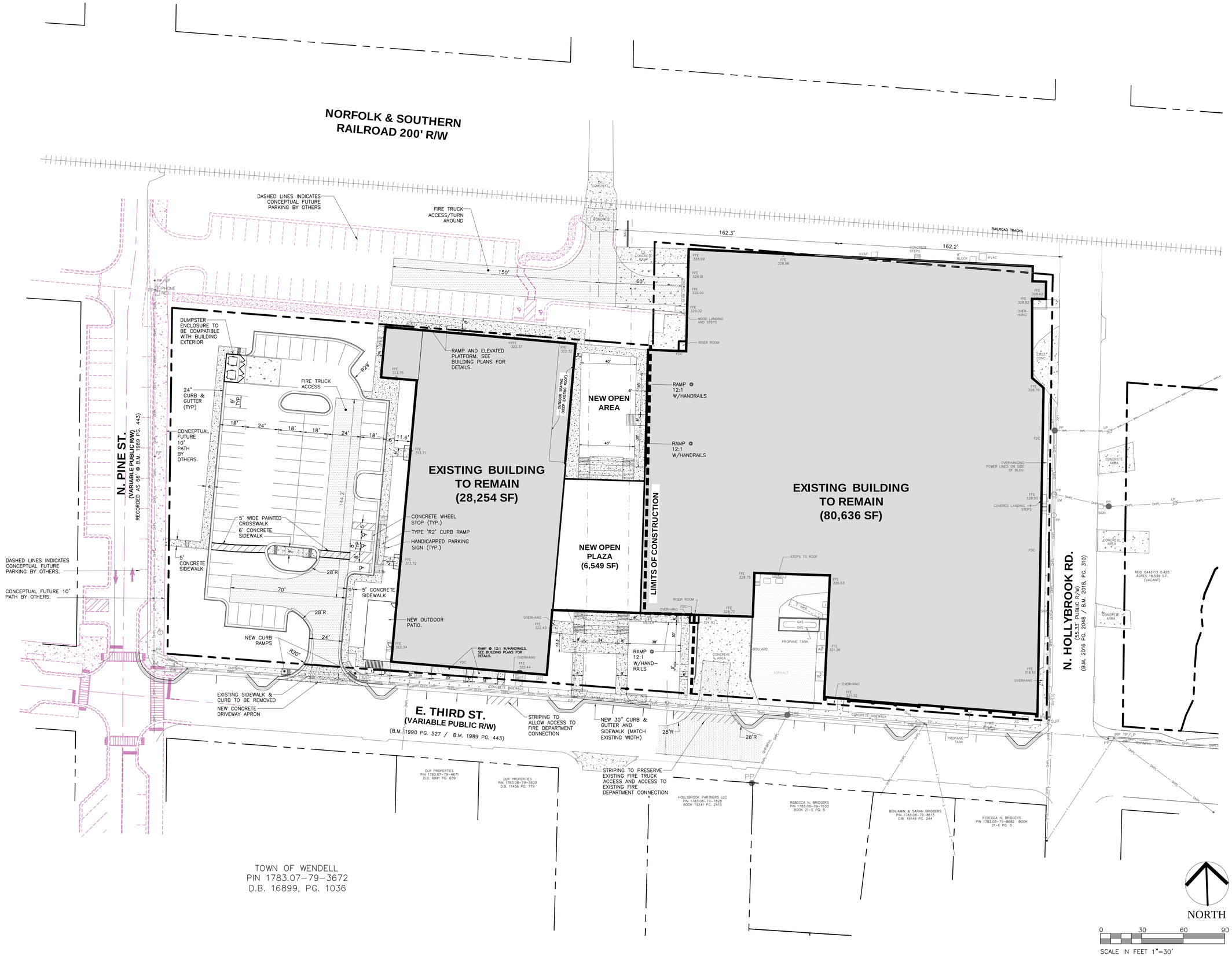

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- 2 27 JAN 2026 PER TOWN COMMENTS

DRAWN BY: **JET**
CHECKED BY: **MLS**
PROJECT: **CCPSW**

SITE PLAN

DWG. NO. **MP 4.0**

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NORFOLK & SOUTHERN
RAILROAD 200' R/W

N. PINE ST.
(VARIABLE PUBLIC R/W)
RECORDED AS: 66' @ B.M. 1969 PG. 443)

NEW UNDERGROUND STORMWATER SCM

EXISTING BUILDING TO REMAIN

NEW OPEN AREA

NEW OPEN PLAZA

LIMITS OF CONSTRUCTION

EXISTING BUILDING TO REMAIN

RAILROAD TRACKS

N. HOLLYBROOK RD.
(55.33' PUBLIC R/W)
(B.M. 2016 PG. 2048 / B.M. 2018, PG. 310)

E. THIRD ST.
(VARIABLE PUBLIC R/W)
(B.M. 1990 PG. 527 / B.M. 1969 PG. 443)

NEW 4" PVC SANITARY SERVICE @ 1.0% MINIMUM SLOPE

CONNECT NEW 4" SANITARY SEWER SERVICE LINE TO EXISTING 4" SANITARY SEWER SERVICE LINE

NEW 2" FULL CIRCUMFERENCE SADDLE, 2" TYPE K COPPER WATER LINE, 2" CURB STOP, 2" METER, 2" GV AND 2" CITY APPROVED RPZ LOCATED INSIDE THE BUILDING

RELOCATED FDC
EXISTING FDC TO BE RELOCATED

EXISTING 4" SANITARY SERVICE (APPROXIMATE LOCATION) TO BE REMOVED AND REPLACED WITH NEW 4" PVC (NOT A NEW TAP)

REMOVE AND REPLACE EXISTING ASPHALT PER NCDOT REQUIREMENTS

EXISTING 6" FIRE LINE (APPROXIMATE LOCATION) TO REMAIN). NEW CITY APPROVED RPDA TO BE ADDED INSIDE BUILDING.

EXISTING 5/8" WATER SERVICE AND METER (APPROXIMATE LOCATION) TO BE ABANDONED

EXISTING 4" SANITARY SERVICE TO REMAIN (APPROXIMATE LOCATION)

TOWN OF WENDELL
PIN 1783.07-79-3672
D.B. 16899, PG. 1036

DLR PROPERTIES
PIN 1783.07-79-4671
D.B. 6991 PG. 609

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PIN 1783.08-79-8613
D.B. 19149 PG. 244

REBECCA N. BRIDGERS
PIN 1783.08-79-8682 BOOK 21-E PG. 0

REID 0442113 0.42 ACRES 18,539 S.F. (VACANT)

NORTH

0 30 60 90
SCALE IN FEET 1"=30'

JAN2025

ATTENTION CONTRACTORS

The Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Infrastructure Inspections Division to schedule a Pre-construction meeting on the Development Portal prior to beginning any construction.
Raleigh Water must be contacted at (919) 996-4540 at least twenty-four hours prior to beginning any work activity around critical water and sewer infrastructure.

Failure to notify City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require re-installation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for inspection, install a downstream plug. have permitted plans on the jobsite, or any other violation of Raleigh Water Standards will result in a fine and possible exclusion from future work in the City of Raleigh.

STANDARD UTILITY NOTES

- **Utility Plan(s) for City of Raleigh and Merger Towns**

STANDARD UTILITY NOTES:

1. All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
2. Utility separation requirements:
   a) A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to waterline specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.
   b) When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter.
   c) Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed for sanitary sewer applications.
   d) A 10' horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer
   e) Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 18" min. vertical separation at all sanitary sewer & RCP stormdrain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W- 41 & S-40).
   f) All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
3. Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction.
4. Developer shall provide 30 days advance written notice to owner for any work required within an existing City of Raleigh Public Utility easement or right-of-way.
5. Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24-hour advance notice to the City of Raleigh Public Utilities Department
6. SEWER BYPASS PUMPING – A bypass plan sealed by an NC Professional Engineer shall be provided to Raleigh Water prior to pumping operations for approval. The operations and equipment shall comply with the Public Utilities Handbook.
7. 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all reuse mains.
8. It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedures.
9. Install water services with meters located at ROW or within a 2'x2' Waterline Easement immediately adjacent. NOTE: it is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure.
10. Inspections of 4" and larger water mains of the private distribution system will be inspected as part of the infrastructure permit.
11. Private force mains as part of a collection system are permitted and inspected under the private Infrastructure Permit for sewer.
12. Any water or sewer services on private property that will be installed under Construction Drawings may require a Plumbing Utility Permit in the City of Raleigh. Consult with the Engineering Inspection Coordinator during the pre-construction meeting on the necessary permits.
13. Install sewer services with cleanouts located at ROW or easement line & spaced per the current NC Plumbing code.
14. Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream/downstream manhole.
15. All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
16. NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
17. Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the RWFOG Program Coordinator prior to issuance of a UC and/or Building Permit. Contact (919) 996-4516 or FOG@raleighnc.gov for more information.
18. Cross-connection control protection devices are required based on the degree of health hazard involved as listed in Appendix B of the Rules Governing Public Water Systems in North Carolina.
19. The devices shall meet the American Society of Sanitary Engineering (ASSE) standards and be on the Unversity of Southern California approval list.
20. The device and installation shall meet the guidelines of Appendix A – Guidelines and Requirements for the Cross Connection Program in Raleigh's Service Area.
21. The devices shall be installed and tested (both, initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross connection control program, whichever is more stringent. Contact Cross.connection@raleighnc.gov for more information.
22. NOTICE: for projects that involve an oversized main or urban main replacement. Any City reimbursement greater than $250,000.00 must undergo the public bidding process.
23. Private sub-metering - No resale of water shall occur without approval of the North Carolina Utility Commission. Sub-metering shall be in accordance with Section 1400 of the "SAFE DRINKING WATER ACT."

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NOT FOR CONSTRUCTION

THIRD STREET APOLLO

9 N HOLLYBROOK RD.
WENDELL, NORTH CAROLINA

ISSUED: **18 JUNE 2025**

REVISIONS:
- 1 17 DEC 2025 PER TOWN COMMENTS
- 2 27 JAN 2026 PER TOWN COMMENTS

DRAWN BY: **JET**
CHECKED BY: **MLS**

PROJECT: **CCPSW**

UTILITY PLAN

DWG. NO. **MP 5.0**

F:\Projects\CCPSW\Drawings\Site\CCPSW_BASE.dwg - MP 5 UTILITY Feb 17, '26 - 2:33pm



SOUTH



WEST



NORTH

PLD
PIEDMONT LAND DESIGN, PLLC
8522-204 SIX FORKS ROAD
RALEIGH, NORTH CAROLINA 27615
919.845.7600 PHONE
919.845.7703 FAX
ENGR. FIRM LICENSE NO. F-0843

PRELIMINARY
NOT FOR CONSTRUCTION

THIRD STREET APOLLO
9 N HOLLYBROOK RD.
WENDELL, NORTH CAROLINA

ISSUED: **18 JUNE 2025**

REVISIONS:

DRAWN BY: **JET**
CHECKED BY: **MLS**

PROJECT: **CCPSW**

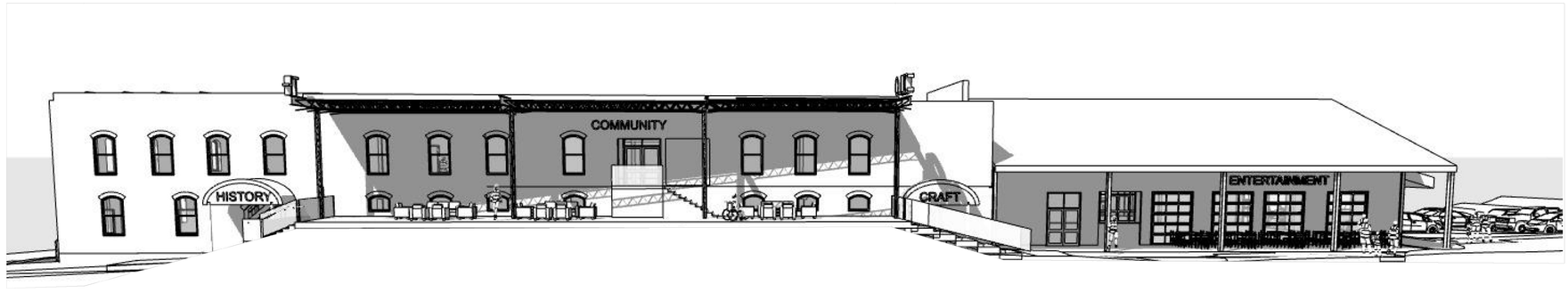
BUILDING ELEVATIONS

DWG. NO. **MP 6.0**

F:\Projects\CCPSW\Drawings\Site\CCPSW_BASE.dwg - MP 6-7 ELEVATIONS Dec 17, '25 - 3:08pm



FACTORY YARDS



MONK-HENDERSON YARDS



NORTH YARD



WEST SIDE



SOUTH YARD

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BUILDING ELEVATIONS

DWG. NO. **MP 7.0**

F:\Projects\CCPSW\Drawings\Site\CCPSW_BASE.dwg - MP 6-7 ELEVATIONS Dec 17, '25 - 3:08pm

NORFOLK & SOUTHERN
RAILROAD 200' R/W

N. PINE ST.
(VARIABLE PUBLIC R/W)
RECORDED AS: 66' @ B.M. 1989 PG. 443)

EXIST. OAK TREES TO BE REMOVED BY TOWN OF WENDELL IN CONJUNCTION WITH PUBLIC PINE STREETSCAPE IMPROVEMENTS PROJECT

EXIST. 41" OAK TREE (TYP.)

21" OAK

52" OAK

39" OAK

23" OAK

44" OAK

70.0'

EXISTING BUILDING TO REMAIN

NEW OPEN AREA

NEW OPEN PLAZA

LIMITS OF CONSTRUCTION

EXISTING BUILDING TO REMAIN

RISER ROOM

WOOD LANDING AND STEPS

DROP INLET TOP= 321.59 INV. 319.89

DROP INLET TOP= 324.28 INV. 321.78

(NO TOP) INV. 322.05

CONCRETE RAMP

CONCRETE STEPS

HVAC

8" BLOCK

OVER-HANG

OVERHANGING POWER LINES ON SIDE OF BLDG.

COVERED LANDING - 8 STEPS

STEPS TO ROOF

PROPANE TANK

BOLLARD

CONCRETE AREA

ASPHALT

GAS

RAILROAD TRACKS

N. HOLLYBROOK RD.
(55.33' PUBLIC R/W)
(B.M. 2016 PG. 2048 / B.M. 2018, PG. 310)

REID 0442113 0.42; ACRES 18,539 S.F. (VACANT)

EX. CB TOP 318.70 INV.IN(12") 315.9 INV.IN(8") 316.3 INV.OUT 315.5

EX MH TOP 318.46 INV IN (1) 313.76 INV IN (2) 310.78 INV OUT 310.72

E. THIRD ST
(VARIABLE PUBLIC R/W)
(B.M. 1990 PG. 527 / B.M. 1989 PG. 443)

10" SS MAIN

EX 7" WL

EX 24" RCP

CB TOP 314.52 INV IN 307.94 INV OUT 307.82

MH TOP 315.07 INV IN (1) 307.45 INV IN (2) 307.58 INV OUT 307.37

EX 10" SS MAIN

TOWN OF WENDELL
PIN 1783.07-79-3672
D.B. 16899, PG. 1036

DLR PROPERTIES
PIN 1783.07-79-4671
D.B. 6991 PG. 609

DLR PROPERTIES
PIN 1783.08-79-5630
D.B. 11456 PG. 779

HOLLYBROOK PARTNERS LLC
PIN 1783.08-79-7828
BOOK 19241 PG. 2419

REBECCA N. BRIDGERS
PIN 1783.08-79-7633
BOOK 21-E PG. 0

BENJAMIN & SARAH BRIDGERS
PIN 1783.08-79-8613
D.B. 19149 PG. 244

REBECCA N. BRIDGERS
PIN 1783.08-79-8682 BOOK 21-E PG. 0

LEGEND

- CANOPY TREES
- SHRUBS

NORTH

0 30 60 90

SCALE IN FEET 1"=30'

F:\Projects\CCPSW\Drawings\Site\CCPSW_BASE.dwg - MP 8 ILLUSTRATIVE LS Jan 27, '26 - 2:14pm

PLD
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8522-204 SIX FORKS ROAD
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ENGR. FIRM LICENSE NO. F-0843

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THIRD STREET APOLLO

9 N HOLLYBROOK RD.
WENDELL, NORTH CAROLINA

ISSUED: 17 DEC 2025

REVISIONS:

DRAWN BY: JET
CHECKED BY: MLS

PROJECT: CCPSW

ILLUSTRATIVE LANDSCAPE EXHIBIT

DWG. NO. MP 8.0

CUNNINGHAM LAW
PROFESSIONAL LIMITED LIABILITY COMPANY

Two Hannover Square
434 Fayetteville Street, Suite 2330
Raleigh, North Carolina 27601
www.CalCunninghamNC.com

CAL CUNNINGHAM
Direct: (919) 295-2270
Email: Cal@CalCunninghamNC.com

MEMORANDUM

To: Town of Wendell Planning Department
From: Cal Cunningham
Date: October 31, 2025
Re: Third Street Apollo
Minutes of Neighborhood Meeting

Background:

These Minutes of Neighborhood Meeting ("Minutes") relate to the application for conditional district rezoning for Third Street Apollo, Application No. CD25-06, Project ID: 1874492 for that tract of land at 9 North Hollybrook Road, Wendell, North Carolina, Parcel Identification Number: 1783797828; Real Estate ID: 0048165

A meeting of adjacent property owners was noticed by US Mail on October 6, 2025 and held by Zoom at 6:00PM on October 30, 2025.

Attachments:

1. Notification of Neighborhood Meeting, dated October 6, 2025, with enclosure
2. Mailing list for adjacent property owners
3. Scanned copy of mailing envelopes for mailing of notice

Attendees:

1. Cal Cunningham, 434 Fayetteville Street, Suite 2330, Raleigh, NC 27601, counsel for developer and host
2. David Arnold, 204 and 210 East Fourth Street and 1429 South Hollybrook Road, Wendell, NC 27591
3. Sandy Tyndall, Vessel Properties LLC, 375 East Third Street, Wendell, NC 27591
4. Tyler Morris, Hollybrook Partners, LLC, 9 North Hollybrook Road, Wendell, NC 27591, developer
5. Jason Stegall, Hollybrook Partners, LLC, 9 North Hollybrook Road, Wendell, NC 27591, developer

Minutes:

1. The meeting of neighbors was called to order at 6:00PM via Zoom, the above attendees were present.

2. Mr. Cunningham provided a general overview of the zoning application, with reference to the exhibits attached to the meeting notice.

3. Mr. David Arnold asked any plans for the site with cell tower on it at Oakwood Avenue and North Hollybrook. The development team noted that no development is proposed for that site at this time.

4. Ms. Sandy Tyndall raised the topic of parking and noted that she has posted signs at her building (375 West Third Street) because members of the public park in her lot for downtown events. The development team outlined the onsite and off-site parking plans for the project.

5. Ms. Tyndall asked about development timeline for phases 1 and 2 for the project. The development team indicated an intent, subject to approval of zoning and construction drawings, to have work complete and tenants in phase 1 by early 2027. Phase 2 will be subject to the development team's experience with market demand.

6. The development team offered to remain in direct touch with Mr. Arnold and Ms. Tyndall should they have additional questions or concerns. There being no further questions, input or dialogue, the meeting of neighbors was adjourned at around 6:30PM.

So certified this 31st day of October, 2025.



James C. ("Cal") Cunningham III
Counsel for Hollybrook Partners, LLC

CUNNINGHAM LAW
PROFESSIONAL LIMITED LIABILITY COMPANY

434 Fayetteville Street, Suite 2330
Raleigh, North Carolina 27601
www.CalCunninghamNC.com

CAL CUNNINGHAM
Direct: (919) 295-2270
Email: Cal@CalCunninghamNC.com

October 6, 2025

Notification of Neighborhood Meeting
9 North Hollybrook Rd., Wendell, North Carolina
Parcel Identification Number 1783797828; Real Estate ID: 0048165
Zoning Map Amendment for Conditional District

Dear Neighboring Property Owner:

We would like to cordially invite you to attend an online Neighborhood Meeting to discuss a proposed zoning map amendment affecting +/- 4.15 acres at 9 North Hollybrook Road, with other addresses at 115 East Third Street, 205 East Third Street, 209 East Third Street, 219 East Third Street and North Pine Street. A site diagram is included with this letter.

My client, Hollybrook Partners, LLC ("Hollybrook"), has submitted an application to amend the zoning map from Manufacturing & Industrial to a Conditional District with Downtown Mixed Use as the base district ("DMX-CD") (Case Number: CD25-06).

Hollybrook proposes to redevelop the property that historically contained Monk Henderson Tobacco from circa 1930-1977, the Third Street Screen Printer, and the Wenco Factory.

Third Street Apollo will consist of approximately 115,000 square feet, over two floors and a basement, with space for such offerings as: restaurants, retail shops, a theater, and offices. The site will be redeveloped in phases to accommodate absorption and stage investment. At full build-out, the project proposes to be a hub for creativity, culture and community, featuring small businesses, food concepts, office spaces and retail. No residential uses are proposed for Third Street Apollo.

As part of the Town's rezoning and development process, we seek to provide you information about the proposed Conditional District, the Master Plan and consider any comments you have. Our goal is to be transparent with the application and address any concerns you may have. Your questions and feedback will be provided to the Planning Board and the Board of Commissioners as they evaluate the application.

The meeting will be held by Zoom. Attendees may call into the meeting via telephone or access via the internet using the Zoom meeting telephone number or login information on the following page.

When you first log-on, you will be asked to register by providing your name, address, phone number and email, since we are required to provide the Town of Wendell a list of attendees. After registering, you will be provided admission to the meeting.

A recording of the meeting will be made, which will then be reduced to a written set of minutes. These minutes will also be shared with the Town.

You are invited to a Zoom meeting.
When: Oct 30, 2025 06:00 PM Eastern Time (US and Canada)

Register in advance for this meeting:
https://us06web.zoom.us/meeting/register/DY4qnH9hROq7QXue_wrqhg

After registering, you will receive a confirmation email containing information about joining the meeting.

If you have any trouble registering in advance, or accessing the meeting, please call or email at my contact information above. If you have questions before the meeting, you may do the same.

Once again, we are inviting you, as neighbors who live in this area, to attend this virtual meeting. It is important to the future of your neighborhood area that we receive your input.

Sincerely,



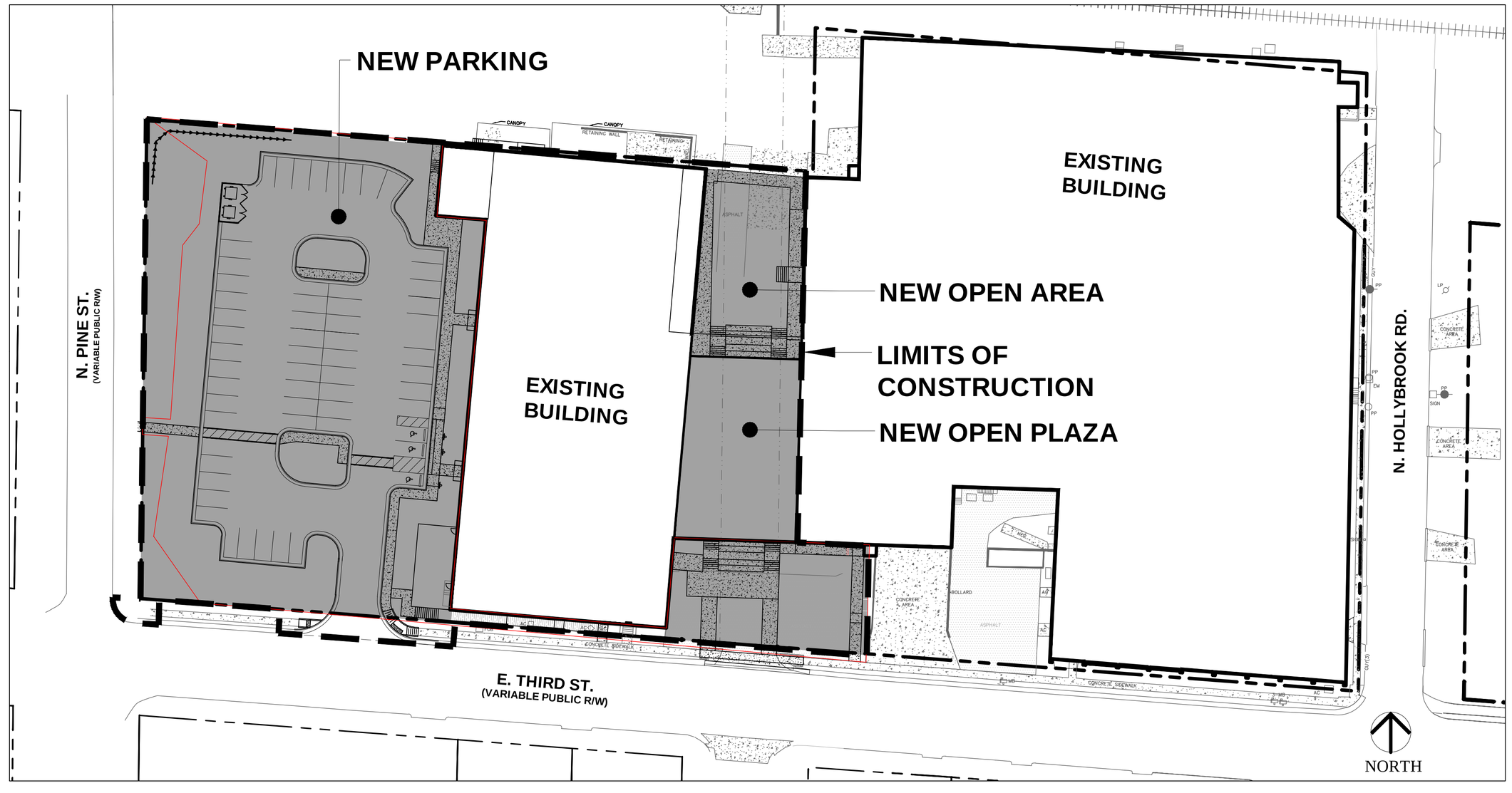
James C. Cunningham III

MASTER DEVELOPMENT PLAN

FOR

THIRD STREET APOLLO

WENDELL, NORTH CAROLINA



VICINITY MAP SCALE: 1"=40'



VICINITY MAP NTS

SITE DATA

1.	CURRENT PROPERTY OWNER/DEVELOPER	HOLLYHOCK PARTNERS LLC PO BOX 6247 RALEIGH NC 27628-6247
2.	CONTACT PERSON	PIEDMONT LAND DESIGN, PLLC ATTN: MIKE SCHNEIDER 8522-204 SIX FORKS ROAD RALEIGH NORTH CAROLINA 27615 (919) 845-7600 (PHONE) (919) 845-7703 (FAX) MIKES@PIEDMONTLANDDESIGN.COM
3.	TOTAL PROJECT AREA / # LOTS	4.15 AC
4.	PARCEL DATA:	PIN: 1783797828 ADDRESS: 9 N HOLLYBROOK RD. REF: D.B. 019241, PAGE 02419
5.	ZONING	EXISTING: MI PROPOSED: DMX CONDITIONAL DISTRICT
6.	USES	EXISTING USE: MANUFACTURING FACILITY PROPOSED USE: REFER TO ZONING DOCUMENT
7.	DISTURBED AND IMPERVIOUS AREA	DISTURBED AREA = 1.0 AC EXISTING IMPERVIOUS AREA = 133,500 SF TOTAL IMPERVIOUS AREA AFTER CONSTRUCTION = 154,800 SF
8.	EXISTING BUILDING AREA	115,439 SF

SHEET INDEX:

MP 1.0 COVER SHEET
MP 2.0 ZONING CONDITIONS
MP 3.0 EXISTING CONDITIONS PLAN
MP 4.0 SITE PLAN
MP 5.0 UTILITY PLAN
MP 6.0 BUILDING ELEVATIONS
MP 7.0 BUILDING ELEVATIONS

GENERAL NOTES

1. SURVEY DATA PROVIDED BY ROBINSON & PLANTE, PC. LAND SURVEYING, C-2687, 970 TRINITY ROAD, 27607, (919) 859-6030

I hereby certify that the Plan was approved by the (Administrator) or (TRC) of the Town of Wendell on the _____ day of _____20_____.

_____
Administrator

PLD
PIEDMONT LAND DESIGN, PLLC
8522-204 SIX FORKS ROAD
RALEIGH, NORTH CAROLINA 27615
919.845.7600 PHONE
919.845.7703 FAX
ENGR. FIRM LICENSE NO. F-0843

PRELIMINARY
NOT FOR CONSTRUCTION

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9 N HOLLYBROOK RD.
WENDELL, NORTH CAROLINA

ISSUED: **18 JUNE 2025**

REVISIONS:

DRAWN BY: **JET**
CHECKED BY: **MLS**

PROJECT: **CCPSW**

COVER SHEET

DWG. NO. **MP 1.0**

F:\Projects\CCPSW\Drawings\Site\CCPSW_BASE.dwg - MP 1-2-COVER Jun 18, '25 - 3:48pm



SOUTH



WEST



NORTH

PLD
PIEDMONT LAND DESIGN, PLLC
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PROJECT: **CCPSW**

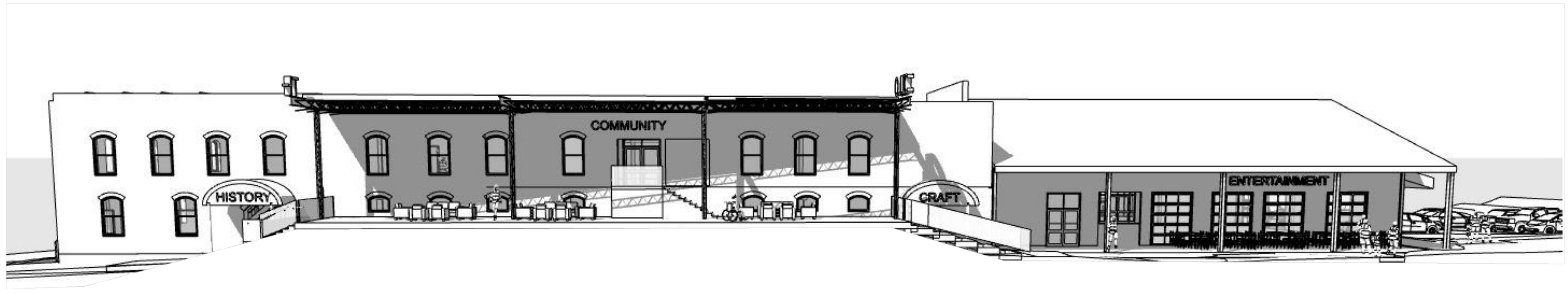
BUILDING ELEVATIONS

DWG. NO. **MP 6.0**

F:\Projects\CCPSW\Drawings\Site\CCPSW_BASE.dwg - MP 6-7 ELEVATIONS Jun 18, '25 - 3:56pm



FACTORY YARDS



MONK-HENDERSON YARDS



NORTH YARD



WEST SIDE



SOUTH YARD

PLD
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PROJECT: **CCPSW**

BUILDING ELEVATIONS

DWG. NO. **MP 7.0**

F:\Projects\CCPSW\Drawings\Site\CCPSW_BASE.dwg - MP 6-7 ELEVATIONS Jun 18, '25 - 4:00pm

Adjacent Property Owners - 150' from 9 North Hollybrook Road (Attachment B)

Physical Address	REID	Owner	Mailing Address 1	Mailing Address 2	Mailing Address 3
0 E FOURTH ST	73687	TUTTLE, JUNE W	4220 SHILOH DR	MOUNTAIN BRK AL 35213-2216	
302 E THIRD ST	51525	CARTER, WILLIAM L JR CARTER, MARY	108 STARFISH DR	HOLDEN BEACH NC 28462-1973	
34 S MAIN ST	21696	PERRY, BARRY B	428 VINTAGE POINT LN	WENDELL NC 27591-6859	
21 E THIRD ST	76454	PERRYS OF WENDELL INC	PO BOX 745	WENDELL NC 27591-0745	
210 E THIRD ST	8174	BRIDGERS, REBECCA N	BRIDGERS RENTALS	PO BOX 2200	WENDELL NC 27591-2200
218 E THIRD ST	26888	BRIDGERS, REBECCA N	BRIDGERS RENTALS	PO BOX 2200	WENDELL NC 27591-2200
22 E THIRD ST	76457	DKD GLOBAL LLC	2832 PEEBLES RD	RALEIGH NC 27616-8738	
375 E THIRD ST	75566	VESSEL PROPERTIES LLC	262 WYTHE LN	WENDELL NC 27591-9008	
9 S PINE ST	19927	WENDELL TOWN OF	409 LANDING VIEW DR	WENDELL NC 27591-4559	
9 N HOLLYBROOK RD	48165	HOLLYBROOK PARTNERS LLC	PO BOX 6247	RALEIGH NC 27628-6247	
202 E THIRD ST	76448	HOLLYBROOK PARTNERS LLC	PO BOX 6247	RALEIGH NC 27628-6247	
0 N HOLLYBROOK RD	442113	HOLLYBROOK PARTNERS LLC	PO BOX 6247	RALEIGH NC 27628-6247	
15 E THIRD ST	76455	PERRY, JUNE G PERRY, PATSY K	PO BOX 745	WENDELL NC 27591-0745	
204 E FOURTH ST	33544	ARNOLD, JUDY G ARNOLD, DAVID W	1429 S HOLLYBROOK RD	WENDELL NC 27591-8896	
210 E FOURTH ST	70919	ARNOLD, JUDY G ARNOLD, DAVID W	1429 S HOLLYBROOK RD	WENDELL NC 27591-8896	
108 E THIRD ST	62293	DOWNTOWN WENDELL PARTNERS LLC	PO BOX 6247	RALEIGH NC 27628-6247	
112 E THIRD ST	14065	DOWNTOWN WENDELL PARTNERS LLC	PO BOX 6247	RALEIGH NC 27628-6247	
7 N OAKWOOD AVE	9581	GW&WB LLC	PO BOX 980	WENDELL NC 27591-0980	
214 E THIRD ST	168158	BRIDGERS, BENJAMIN BRIDGERS, SARAH	892 LIONS CLUB RD	WENDELL NC 27591-8857	

AGENDA ITEM NO. 3.c

Item Cover Page

PLANNING BOARD AGENDA ITEM REPORT

DATE:	March 16, 2026
SUBMITTED BY:	Jeannine Ngwira , Planning
ITEM TYPE:	Rezoning
AGENDA SECTION:	NEW BUSINESS
SUBJECT:	R26-01: Request to Rezone Approximately ± 35.44 Acres Located at 2621 North Carolina Highway 97 from Wake County Residential 40 (R40) to Town of Wendell Neighborhood Center (NC)
SPECIFIC ACTION REQUESTED:	The Planning Board is asked to consider the proposed rezoning request and make a recommendation to the Board of Commissioners, to include a statement of plan consistency and reasonableness.
ITEM SUMMARY:	The applicant requests to rezone ± 35.44 acres located at 2621 North Carolina Highway 97 from Wake County Residential 40 (R40) to Town of Wendell Neighborhood Center (NC). The property is located near the corner of Mashburn Road and NC 97 and can be identified by PIN 1785417801. The Wake County Public School System (WCPSS) acquired the property on September 24, 2024. The school system intends to develop the site as an elementary school. Concurrent with this request, WCPSS has petitioned for annexation into the corporate limits of Wendell. The Town Board of Commissioners initiated the process described at §160A 31 of North Carolina General Statutes on February 23, 2026, directing the Town Clerk to investigate a non-contiguous annexation and provide a certificate of sufficiency at a future meeting. At that time, the Board of Commissioners may fix the date for a public hearing on the annexation to coincide with its consideration of the Planning Board's

recommendation related to this request for rezoning.

The applicant intends to develop the site as an elementary school campus. If the Town Board of Commissioners approves the annexation and zoning map amendment, WCPSS will submit site construction documents for review by Town staff. The plan will likely show buffers along the property lines and leave existing wetland on the eastern portion of site undisturbed. The school system intends to construct a ± 115,000 square foot building with capacity for 800 students in the southwest portion of the property. The site plan will likely include parent drop-off, bus drop-off, and a carpool loop. Primary vehicular access to the property will be from Marshburn Road with emergency access via NC 97. However, the Municipal and School Transportation Assistance Traffic Management Unit within the North Carolina Department of Transportation requested that the applicant evaluate primary access from NC 97. The recommendations of the traffic impact analysis will influence the final site design decisions. The applicant anticipates that the school will open in 2030.

ATTACHMENTS:
R26-01_2621 NC 97 Rezoning Staff Report_Final_03112026.pdf
Attachment 1_NC_LandUseChart.pdf
Attachment 2_Neighborhood Meeting Minutes.pdf

WENDELL
Planning

Staff Analysis

Item Title: Request to Rezone (R26-01) Approximately ± 35.44 Acres Located at 2621 North Carolina Highway 97 from Wake County Residential 40 (R40) to Town of Wendell Neighborhood Center (NC)

Item Summary:

The applicant requests to rezone ± 35.44 acres located at 2621 North Carolina Highway 97 from Wake County Residential 40 (R40) to Town of Wendell Neighborhood Center (NC).

The property is located near the corner of Mashburn Road and NC 97 and can be identified by PIN 1785417801.

The Wake County Public School System (WCPSS) acquired the property on September 24, 2024. The school system intends to develop the site as an elementary school. Concurrent with this request, WCPSS has petitioned for annexation into the corporate limits of Wendell. The Town Board of Commissioners initiated the process described at §160A 31 of North Carolina General Statutes on February 23, 2026, directing the Town Clerk to investigate a non-contiguous annexation and provide a certificate of sufficiency at a future meeting. At that time, the Board of Commissioners may fix the date for a public hearing on the annexation to coincide with its consideration of the Planning Board's recommendation related to this request for rezoning.

The applicant intends to develop the site as an elementary school campus. If the Town Board of Commissioners approves the annexation and zoning map amendment, WCPSS will submit site construction documents for review by Town staff. The plan will likely show buffers along the property lines and leave existing wetland on the eastern portion of site undisturbed. The school system intends to construct a ± 115,000 square foot building with capacity for 800 students in the southwest portion of the property. The site plan will likely include parent drop-off, bus drop-off, and a carpool loop. Primary vehicular access to the property will be from Marshburn Road with emergency access via NC 97. However, the Municipal and School Transportation Assistance Traffic Management Unit within the North Carolina Department of Transportation requested that the applicant evaluate primary access from NC 97. The recommendations of the traffic impact analysis will influence the final site design decisions. The applicant anticipates that the school will open in 2030.

Project Setting – Surrounding Districts and Land uses:

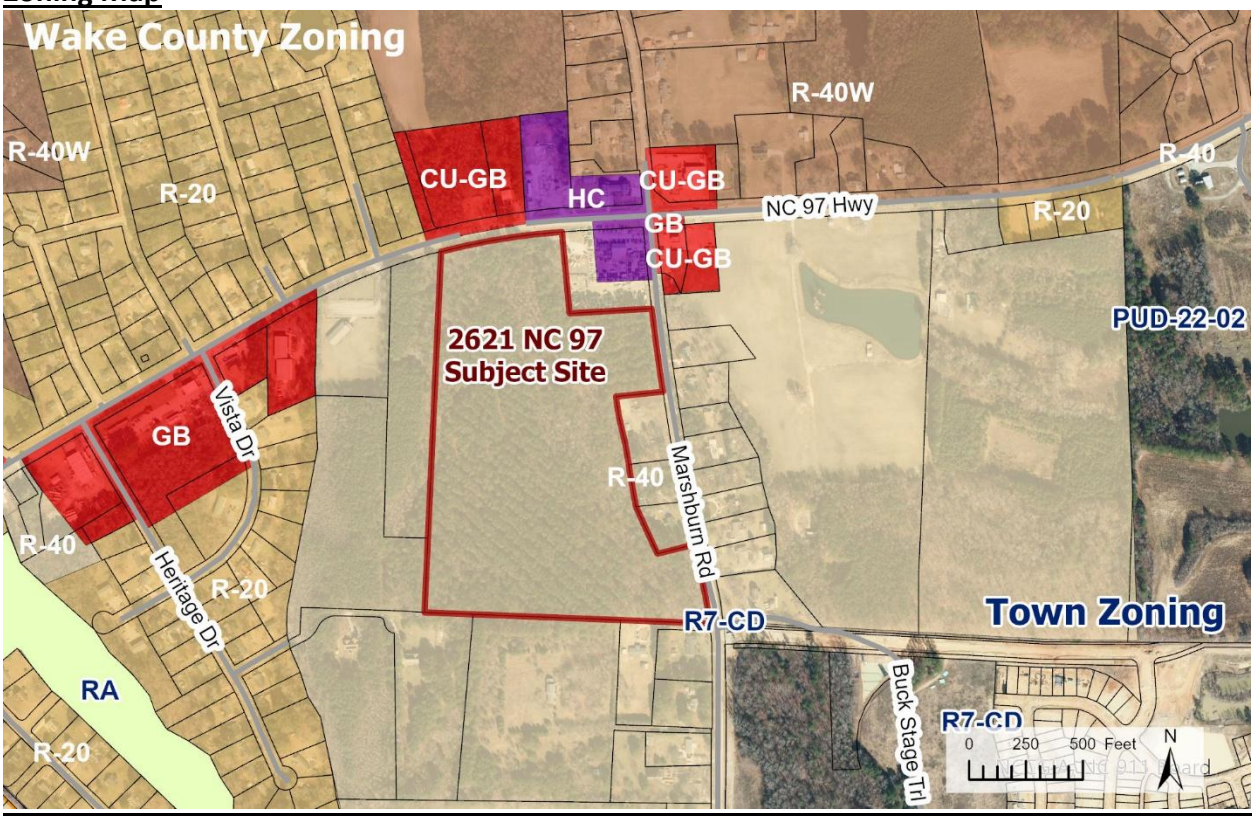
DIRECTION	LANDUSE	ZONING
North	Commercial/Vacant	(County) HC/GB
South	Residential	(County) R40
East	Commercial/Residential	(County) HC/R40
West	Vacant	(County) R40

The subject property is located near the corner of Mashburn Road and NC 97. Another parcel under separate ownership occupies the corner northeast of the subject site. Vacant and active commercial sites under Wake County zoning are located to the north, across NC 97. Three parcels with frontage along Marshburn Road abut the subject site to the east. Those parcels are occupied by single family homes in Wake County residential districts. The abutting properties to the south are also occupied by single family homes and remain under Wake County zoning in residential districts. The undeveloped properties to the west are within Wake County residential zoning districts. The Marshburn Manor 404-unit single-family subdivision is located southeast of the site across Marshburn Road; the Ponder Planned Unit Development 1,903-unit neighborhood is nearby with access directly onto NC 97 through Marshburn Manor.

Transportation

A traffic impact analysis is underway; the findings will inform site design and off-site improvements. New public schools are unlike other developments. North Carolina General Statutes §160A-307.1 limits the improvements a municipality may require of a new public school within its jurisdiction. Moreover, municipalities must reimburse the school system for the cost of improvements to municipal streets and related right-of-way acquisition. The cost of roadway improvements associated with the new school will be borne by the Town.

Zoning Map



Zoning District

The subject property is in a Wake County Residential 40 (R40) zoning district. The applicant requests annexation into the corporate limits of Wendell and rezoning to Neighborhood Center (NC). The Unified Development Ordinance (UDO) provides for a mix of uses in NC districts, including schools (UDO §2.8; §2.3.C). The intent of the district is to create higher density residential areas that compliment commercial districts with pedestrian connectivity. The UDO permits a range of structure types and lot configurations in the district. The UDO encourages pedestrian activity through mixed-use development and connection to adjacent neighborhoods.

The school system requests a traditional zoning map amendment. No conditions have been proposed; no development plans have been submitted at this time. There is a high degree of certainty that WCPSS will develop the site as an elementary school. The school system is currently developing site construction plans. A traffic impact analysis (TIA) is underway. However, the UDO permits a wide range of uses in the NC zoning district. If the Town Board of Commissioners approves the map amendment and the applicant elects not to develop the site, future owners could establish any of uses permitted by right under the UDO, provided the development conforms to all physical standards of the ordinance. The NC Land Use Chart is provided as an attachment.

Development and Design Standards

The bulk standards of the UDO vary by district and structure type. The standards for mixed-use and commercial buildings are listed below (UDO §5.13; §5.14). As discussed above, if the Town Board of Commissioners approves the rezoning request, and WCPSS does not proceed with development of the site, future owners could develop the site in conformity with the UDO.

	Mixed-Use	Commercial
Lot Width (Min)	25 feet	32 feet
Front Setback (Min)	0 feet	0 feet
Front Setback (Max)	10 feet	10 feet
Side Setback (Min)	5 feet*	5 feet*
Rear Setback (Min)	0 feet	0 feet
Maximum Height	3 Stories	3 Stories
Minimum Height	2 stories or 20 feet	None

*Zero feet within development

The applicant intends to develop the site as an elementary school. The UDO contains special provisions for Civic and Institutional buildings. Institutional buildings, including schools, serve specialized populations within the community and function as landmarks and public gathering places (UDO §19.3; §5.16). These singular structure types are not subject to the same prescriptive bulk standards as commercial and mixed-use buildings. However, they must conform to the design standards paraphrased below (UDO §5.16).

- Institutional buildings should create visual anchors for the community.
- Secondary buildings must be located at least 20 feet behind the front facade of the principal structure.
- Institutional building walls must be clad in clapboard, stone, stucco, cementitious fiber board, brick, or marble. Decorative concrete masonry units (CMU), exterior insulation finishing systems (EIFS), and vinyl siding may be used as a secondary element, or on facades not facing public streets.
- Flat roofs are allowed, but principal buildings adjacent to residential structures must have similar architectural features to ensure compatibility.

The standards for Institutional Buildings are in addition to the general building design requirements.

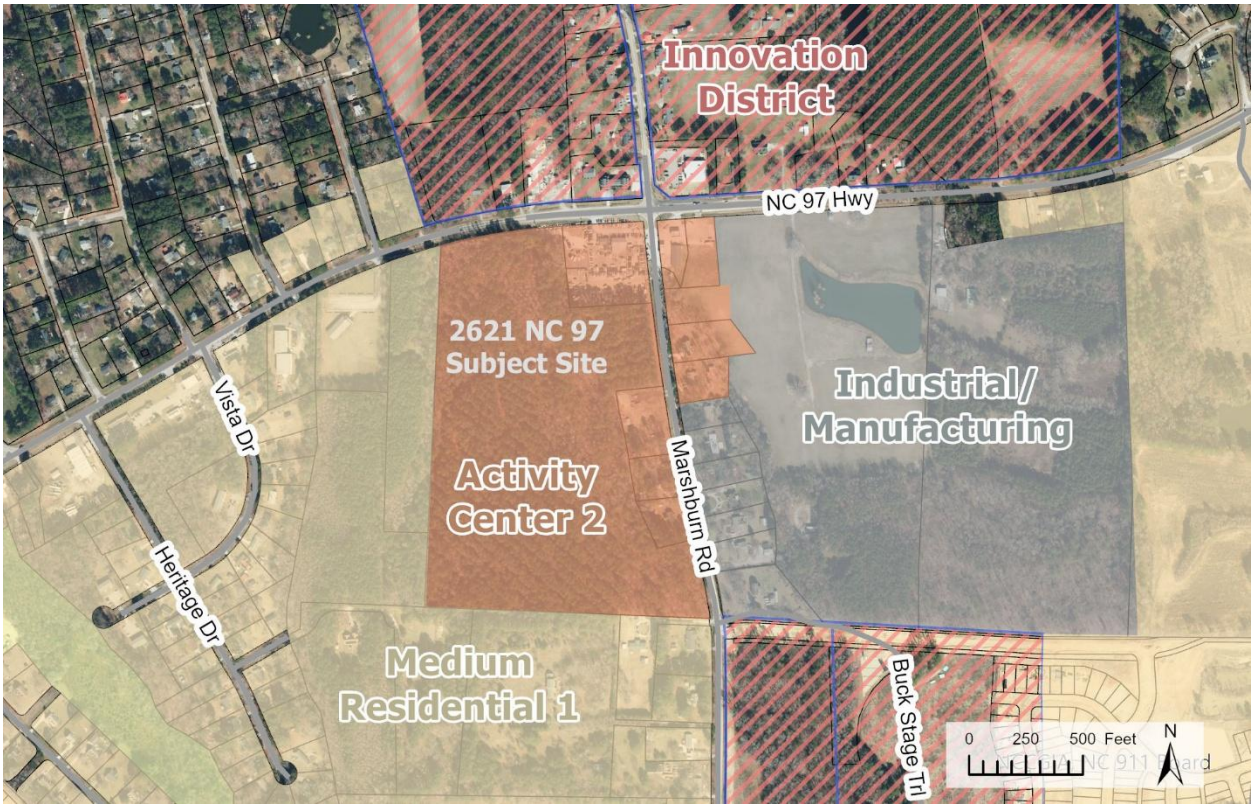
Any development of the site must conform to all standards of the UDO. Wake County provides stormwater, sedimentation, and erosion control services for the Town of Wendell; development of the site will require a Land Disturbance Permit from the County.

Buffers

The UDO mandates the use of landscaped buffers to separate incompatible adjacent land uses. Buffers provide privacy and mitigate potential adverse impacts upon less intense land uses (UDO §8.6).

- The UDO prescribes a "Type B" buffer wherever a more intense proposed use abuts an existing single family residential use within any zoning category (UDO §8.6.A(2)(a)). Therefore, WCPSS will be required to show conforming buffers on future site plans where the subject site abuts single family homesites to the east and south. The Type B buffer requires complete opacity by means of plantings, walls, or fencing at a height 6 feet. The minimum width is 10 feet.
- The property to the northeast of the subject site, at the corner of Marshburn Road and NC 97, is a higher intensity automotive related land use. At the time of site plan review, a buffer may not be required where the WCPSS property abuts the higher intensity land use.

Comprehensive Plan



Blueprint Wendell 2030 classifies the subject site as Activity Center 2. The placetype encourages the blending of uses and structure types (Blueprint Wendell, p.46). Activity Center 2 typically offers a horizontal mix of complimentary uses where changes occur between adjacent buildings. Buildings are typically one and two stories. Designed to facilitate access via walking and biking, mixed-use areas should be located where access via the road network, sidewalks, greenways, and transit service is feasible.

ACTIVITY CENTER 2

AC-2

This area encourages the blending of complementary commercial, office and a mix of residential housing types. These areas typically offer a horizontal mix of uses where changes in use occur between adjacent buildings. Buildings are typically one and two stories. Designed to facilitate access via walking and biking, mixed-use areas should be located where access via the road network, sidewalks, greenways, and/or local shuttle/circulator service is feasible.



USES + BUILDINGS

- *Grocery stores*
- *Pharmacies*
- *Retail*
- *Restaurants*
- *Gyms, Fitness studios*
- *Personal services (branch banks, dry cleaners, tailors, hair and nail salons)*
- *Small to medium-sized offices*
- *Medical (office, urgent care)*
- *Attached single-family (Townhome)*
- *Multi-family (Condominiums, apartments)*
- *Event spaces such as greens or amphitheaters*

STREET PATTERN

Street Pattern: *Grid, Modified Grid*
Max Block Length: *500'*
Connectivity:

- *Moderately connected externally (to adjacent development and roadways)*
- *High internal connectivity with many pedestrian amenities*

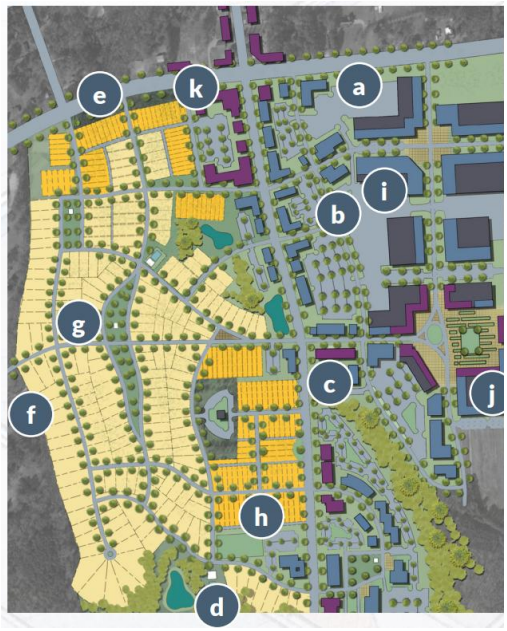
Street Types:

- *Private*
- *Local 2-lane with on-street parking*
- *Collector*

OPEN SPACE

- *Walking and biking paths and trails*
- *Courtyards and gathering spaces*
- *Stormwater as an amenity (to include trails, green space, recreation)*

Blueprint Wendell 2030 identified four focus areas where development is anticipated in the near future. The plan provides design concepts to guide land users and decision makers as the focus areas develop. The subject site is within a focus area located around the intersection of NC 97 and Marshburn Road. The NC 97/Marshburn Road concept depicts a mix of commercial and residential development with civic uses integrated into development accessible to area residents (Blueprint Wendell, p. 89). The plan emphasizes that the focus area concepts are simply illustrative guides and not rigid prescriptions for development (Blueprint Wendell, p. 87).



a. The concentration of flex-tech space is located with easy access to I-87.
b. Innovation is fostered with a mix of complementary uses including a variety of employment types: office, makerspaces, and light industrial manufacturing.
c. Supporting commercial uses serve employees and area residents.
d. Access to the future greenway network.
e. Housing choices include attached single-family (townhouse) and small-lot detached single-family homes.
f. Medium density single-family homes offer a compatible transition to adjacent residential development.
g. Neighborhood amenities include pocket parks and community centers for recreation and social activities.
h. Civic uses are integrated into development to be accessible to the area residents via walking or biking. They supplement neighborhood amenities to offer a broader array of gathering spaces.
i. The internal network of streets support various modes, providing trucks direct access to loading areas while accommodating local traffic to shops, restaurants, services, and flanking neighborhoods.
j. The greatest mix of uses is organized around a greenspace that supports informal gatherings as well as programmed events. The location makes the space accessible to the workday population but remains usable for area residents' enjoyment at night and on weekends.
k. The visibility of development to both pass-through and local traffic improves the viability of this crossroad as a commercial location.

Statement of Plan Consistency and Reasonableness

Any recommended change to the zoning map should be accompanied by a statement explaining how the change is/is not consistent with the comprehensive plan and is/is not reasonable in nature.

The applicant requests a traditional zoning map amendment; no conditions have been proposed and no development plans are under review.

The requested zoning map amendment is consistent with the Activity Center 2 placetype in Blueprint Wendell 2030. Although the placetype description does not explicitly list civic uses, it describes a complimentary horizontal mix of uses which includes necessary services like schools. Furthermore, the Marshburn Road/NC 97 focus area description calls for civic uses accessible to area residents. The requested zoning map amendment could be considered reasonable as it assists with implementation of plan goals one, three, and five, as well as the associated objectives listed below:

- *Goal 1: Effective Growth Management – To support new growth with adequate infrastructure, which improves the quality of life for residents and provides for a clean and green environment.*
- *Goal 5: Quality of Life + Equity – To be able to offer quality education, bolstering the County's efforts by adding resources to ensure value and increasing engagement with local businesses.*
- *Goal 3: High Level of Connectivity – To connect Wendell to communities in all directions for work, recreation, school, etc.*

The requested zoning map amendment partially fulfils the following recommended implementation actions of Blueprint Wendell 2030:

- *CA1. Support development of key nodes*
- *E3.3 Create space (land and buildings) to meet varied demands*
- *E3.4 Focus on job creation*
- *E3.5 Strengthen partnerships with businesses, institutions, and neighboring jurisdictions*

Neighborhood Meeting:

The applicant held a virtual neighborhood meeting on Monday, December 1, 2025, with eight people in attendance. Resident questions related to potential traffic improvements and clarifications about the annexation and rezoning processes. Minutes from the meeting are included as an attachment.

Staff Comments:

The applicant requests a traditional zoning map amendment; all uses allowed within the NC zoning district should be considered. A list of permitted uses is included as an attachment. The rezoning request is consistent with Blueprint Wendell 2030 and would likely be considered reasonable. Staff recommends approval of the zoning map amendment.

Town of Wendell, NC
Neighborhood Center (NC) Zoning District
Land Use Chart
Chapter 3 (Additional Standards)

PERMITTED USES	PERMITTED WITH ADDITIONAL STANDARDS	SPECIAL USES (Requires Board Approval)
Auto Parts Sales	ATM	Alcoholic Beverage Sales Store
Banks, Credit Unions, Financial Services	Child/Adult Day Care Home (8 or less persons)	Bar/Tavern/Night Club
Bed and Breakfast Inns	Drive Thru Service	Billiard/Pool Hall
Business Support Services	Dwelling-Secondary	Child/Adult Day Care Center (more than 8 persons)
Community Service Organization	Family Care Home (6 or fewer residents)	Colleges/Universities
Cultural or Community Facility	General Retail - 10,000 sf or less	Dwelling - Multifamily
Dwelling-Single Family	Group Care Facility (More than 6 residents)	Event Venue, Outdoor
Funeral Homes	Live-Work Units	General Retail - 10,001 - 50,000 sf
Government Services	Manufacturing, Neighborhood	Hospitals
Home Occupation	Meeting Facility/Indoor Event Venue	Religious Institutions
Housing Services for the Elderly	Micro-Distillery/Micro-Brewery/ Micro-Winery	Residential Treatment Facility
Laundry Services	Rooming or Boarding House	Shopping Center - Neighborhood Center
Medical Services - Clinic, Urgent Care Center	Transit Station - Passenger	Wireless Telecommunication Facility - Stealth
Medical Services - Doctor Office	Utilities - Class 1	Wireless Teleocmmunication Facility - Tower
Personal Services	Utilities - Class 2	
Post Office		
Professional Services		
Public Safety Station		
Recreation Facilities, Indoor		
Recreation Facilities, Outdoor		
Restaurant		
Schools - Elementary & Secondary		
Schools - Vocational/Technical		
Studio - Art, Music		
Studio - Dance, Martial Arts		
Theatre, Live Performance, Indoor		

Marshburn Elementary – Neighborhood Meeting Summary

DATE / TIME: December 1, 2025 (7PM – 8PM)

LOCATION: Virtual Zoom Meeting

Attendees: Adjacent property owner contact information attached, downloaded from Zoom Chat

Wake County Public Schools: Alice Reese, Elizabeth Sharpe, Leah Petriccione

McAdams: David Bergmark, Bronwyn Redus

Development Team Presentation (see attached presentation):

- David Bergmark provided team introductions of the WCPSS team and the McAdams team and gave an overview of the meeting agenda.
- David informed attendees of the purpose and process of a neighborhood meeting.
- David explained the steps of the rezoning process and what that looks like in the Town of Wendell. David clarified the difference between traditional and conditional rezoning.
- Items covered within the presentation included: Site location and surrounding developments, Future Land Use Plan consistency, Project Need, Preliminary programming and notable site elements, Expected timing, Conceptual Site Sketch, and next steps in the process.
- David concluded the meeting by opening up the floor for questions and discussion.

Questions / Responses:

- Question: What is #5 on your school slide? (iPad 2)
  - Response: This number indicates a new development (Marshburn Manor), not a proposed school site.
- Question: Was there a conversation with DOT regarding designing the north entry for right in right out only? (iPad 2)
  - Response: The northern entry will ultimately be right in right out because Wendell's CTP shows a median to be constructed in this road. This will happen sometime in the future (not as a part of this project), which would restrict traffic to right-in, right-out movement.
- Question: Apologies [I meant] on 97. Would this be a right-in, right-out? (iPad 2)

    - Response: This access would also be right in right out. The access on 97 would only be for emergency access. It will have bollards or a gate up as a barrier and will not be used on an everyday basis.
- Question: Will the stoplight at the intersection of 97 & Marshburn be enhanced for turning? (Billy Hughes)
    - Response: It is too early to tell since we are just in the rezoning process right now. A traffic study will be done with the site plan which will take into account new trips from this proposed school development, and the impact it will have on existing traffic. The TIA will identify needed improvements like turn lanes, signal timing, etc. So, we can't answer this question fully now, but hopefully that answer gives a little context for what we will be looking into in the future.
- Question: Will we be annexed into the city of Wendell? (Billy Hughes)
    - Response: No. All annexation in North Carolina must be requested by property owners. The annexation request for the school is only related to this specific parcel and no one else. For your property to be annexed, you would need to request that the Town annex the property.
- Question: Is the future road extension [shown on Wendells ACS Plan] connecting to ridge rd.? (Vince)
    - Response: Wendell's CTP shows a future connector road to the south of our site (called Ridge Street). The construction of this road would not be part of our project. David can take a further look at the CTP and share a clip with Vince so he can see where that connector is ultimately going to go in the future.
        - *Note: Following the meeting, David Bergmark emailed those neighbors who provided their email addresses and confirmed that the future roadway shown on the Towns ACS Plan was shown to connect to Ridge Rd.*
- Question: I understand that this meeting is being recorded. Will we have access to that recording? (Billy Hughes)
    - Response: David can look into sending the video file through as a ShareFile link, but the video file will be very large. We are happy to share the PowerPoint presentation, which would be easier to send through email because it is a smaller file.
- Question: I would like a copy of the PowerPoint.
    - Response: We are happy to send it to all folks who provide their email address in the chat.

Meeting Conclusion

- There were no further comments and questions around 7:35 pm. The project team remained on the call until 8:00 pm, but no further attendees joined the meeting.

Meeting Participation List

Billy & Sherry Hughes - bobafett112@hotmail.com

Mary & Paul Moser - Mmoser3@icloud.com

Trish Pullin - Trishpullinhomes@gmail.com

Leonard Matier - matier98@bellsouth.net

Vince - Vbtz1960@gmail.com

Tim Hopkins - timreadsbooks@yahoo.com

