

VILLAGE OF WESLEY CHAPEL
PLANNING BOARD MEETING MINUTES
August 4, 2009, 7:00 PM

The Planning Board of the Village of Wesley Chapel, North Carolina, met in the Fellowship Hall of the Wesley Chapel United Methodist Church at 120 Potter Road South, Wesley Chapel, North Carolina, with Chairman Chuck Adams presiding.

Present: Chairman Chuck Adams; Members- Sandi Bush, Ray Davis, John Grexa, Stephen Keeney

Absent: Alternate Shirley Wilson, Bill Fairman,

Others Present: Cheryl Bennett, Clerk; Joshua Langen, Planning/Zoning Administrator

Citizens: Carol Mullis, Mayor Tracey Clinton

The meeting was called to order at 7:00 pm; a quorum was present.

1. Pledge and Invocation

Adams led the pledge of allegiance, and Keeney gave the invocation.

2. Additions, Deletions and Approval of Agenda

Adams thanked Grexa for his good work as Chair of the Planning Board for the last two years. Grexa expressed his thanks for everyone on the board.

3. Approval of Minutes

Bush made a motion to approve the June 2, 2009 minutes, Davis seconded the motion.

The motion passed unanimously.

Grexa made a motion to approve the June 22, 2009 minutes, Bush seconded the motion.

The motion passed unanimously.

4. Installment of New Planning Board Chairman – Chuck Adams

Bennett swore in the new Planning Board Chairman Chuck Adams.

5. Oath of Office for New Members

Bennett swore in the planning board members for their new terms; Sandi Bush, Ray Davis and John Grexa.

6. Vote on Planning Board Vice-Chairman

Davis nominated Sandi Bush for Planning Board Vice Chairman. Keeney seconded the nomination.

The nomination was approved unanimously.

Thanks were extended to Carol Mullis for faithfully attending the Planning Board meetings.

7. Discussion of Section 3.1.1

Langen noted from our last meeting we had decided to discuss the definition of R-20 in Section 3.1.1. Langen said he had called the owner of the 2 acre parcel zoned R-20 in the county that the Planning Board suggested be zoned R-40, but they have not called back. Bennett noted last month the Planning Board had asked if all the annexed parcels were at least 20,000 square feet, and she had said yes, but she checked since then and found that they are not all that large, some were as small as 8407 square feet. She then checked some of the parcels in Stonegate, and some were 15,290 square feet. Bennett suggested we either amend the definition of R-20 or create a new zoning code. Langen noted the County had R15 and R8 zoning districts. Mayor Clinton said she thinks Weddington and Marvin have a UC zoning code for lots built under County rules; Langen said he will research it and how it works for them. Currently he honors the setbacks on the original plats, as has previous planners. We want to allow property owners to have the same setbacks that they were originally built with. Bennett noted there were a couple of lots in Wesley Oaks built in Wesley Chapel under R-40, and in one case the line split the lot in half. Bennett asked if we would have one zoning code for the smaller lots in Wesley Oaks, primarily the road backing up to the shopping center, and another code for the rest of the subdivision.

8. Discussion of Article 6 and Conditional Use Permit Checklist

Langen presented a 95% complete draft from the Ordinance Review Committee. Chairman Adams noted they are meeting tomorrow, so if we have any changes tonight they can review them tomorrow. Langen said the changes are an attempt to tighten the requirements and ensure agreement with State law. The first change is to add an additional staff conference at 6.3.1(a). There is also a checklist at 6.3.1(b). Chairman asked if the applicant wanted to come informally before the Planning Board, Langen said that comes in under Article 14, Stormwater. The Board went over the Checklist. There were questions as to what “quarantined vegetation” was in Section I, item I. Langen said the wording came from the CUP application, but he will look into what it is. Discussion was held on Section I, item K. (2), what are the soil classifications, and why we need this. Langen noted there is a book from the Agriculture Department that shows the classifications, and this is probably something the engineer needs. Regarding Section I, item V., the Board asked why we need a statement regarding the applicant’s proprietary or contractual interest, if any, in neighboring properties. Langen said it helps in connectivity, and address impact, as well as allowing you full information if they claim they can’t do something because they only own a small parcel of land. Section II is a new information meeting. The numbering will have to be re-done in this Section. In Section II, item BB. the definition of “neighboring property owners” needs to be specifically defined; Planning Board suggested it be changed to “adjacent property owners”. Langen will add a final landscaping plan to Section VI, Item NN.

Next the Planning Board went over changes to Article 6, Conditional Uses. At 6.3.1(e) the Planning Board public hearing is a new addition; the Mayor wanted this so that concerns are brought out before it goes to Council. The reference to Section 12.1.7 is to the Council Public Hearing. Planning Board changed the wording at 6.3.1(e) to delete the reference “as described in Section 12.1.7”; and add the text from Sections 12.1.7 (A),

08.04.09 Planning Board minutes

Approved 08.24.09

(B), (C) and (D). A Section on Sanctions for Violation of Conditions was added, it will be put at Section 6.9.3.

Next step is the Ordinance Review Committee will look at the text and the changes made by the Planning Board and a final copy will come back to Planning Board in late August.

9. Topics to Discuss at Next Meeting

Items will include the sign ordinance changes, essential services definitions, policy on annexation and Section 3.1.1 zoning classifications, and definition of height of a wall. Bush brought up the list of planning items from the Advance which was reviewed. The LARTP presentation will be at the Council meeting on August 10, 2009 at 7 pm. Another item to be discussed is curb cuts and turning radii from the June 2, 2009 Planning Board meeting – Langen to follow up. Discussion of form based codes and overlay districts was held; Langen said an overlay or a mixed use district are most likely to be used. Langen said a good example of a mixed use district is Baxter in South Carolina. An overlay gives additional requirements in the area to control how it looks, with their zoning staying what it was to start with.

10. Other Business

Chairman Adams asked the Mayor about her expectations of the Planning Board. Mayor Clinton said the Ordinance Review Committee has been meeting, and Planning Board members are welcome to attend. She found from experience that we need to clean up certain areas of the zoning ordinance, and there are items that will be coming out of Parks & Rec and the Downtown Committees. Grexa noted he could attend if the meetings were in the evening; Adams said he would also try to attend. The August meetings will be at noon, but in September the Committee will start to meet in the evening.

11. Adjournment

Bush made a motion to adjourn the meeting; Davis seconded the motion.

The motion was approved unanimously.

The meeting was adjourned at 9:00 pm.

Respectfully submitted

Cheryl Bennett, Village Clerk

Chairman Chuck Adams