

VILLAGE OF WESLEY CHAPEL
PLANNING BOARD MEETING MINUTES
January 24, 2011, 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, Vice Chairman Sandi Bush, Members Ray Davis, John Grexa, Stephen Keeney; Alternates Shirley Wilson, Jeff Davis and Bill Fairman

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

Citizens: Carol Mullis

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

1. Pledge and Invocation

Chairman Adams led the pledge; Keeney gave the invocation.

2. Public Comments – none

3. Additions, Deletions and Approval of Agenda

Sandi Bush made a motion to approve the agenda; Ray Davis seconded the motion.

The motion passed unanimously.

4. Approval of Minutes

Bush made a motion to approve the minutes from November 22, 2010; Keeney seconded the motion.

The motion passed unanimously.

5. Review of Parking Requirements for Recreation and Assembly

Joshua Langen presented proposed language for Section 9.1.9 Off-Street Parking and explained he didn't split indoor vs. outdoor spaces, because most applications will include both. Six feet by six feet is about the size of a blanket, and equates to one car which is how he came up with the 36 square feet for area designated for assembly but not containing fixed seats. An applicant has the alternative of submitting a parking study. Adams noted this text language would apply to Dogwood Acres and the Town Hall property. He suggested Langen look at the length of the proposed park trails, amphitheater, fishing and house and see if these guidelines will provide sufficient parking spaces. Grexa noted cars are more likely to carry two passengers than four. Bush made a motion that the discussion on this be postponed to next month after Langen can do some review of the park plans. Grexa seconded the motion.

The motion passed unanimously.

6. Definition change for Subdivision

Langen noted this had come to our attention and the definitions in Article 2 of the Zoning Ordinance and in the Subdivision Ordinance didn't match, since text changes were made pursuant to State law changes several years ago. He proposed the following change to the definition of Subdivision in Article 2 of the Zoning Ordinance:

Subdivision.

The division of a tract of land into two (2) or more lots, building sites, or other divisions when any one or more of those divisions is created for the purpose of sale or building development (whether immediate or future) and including all divisions of land involving the dedication of a new street or a change in existing streets; but the following shall not be included within this definition nor be subject to the regulations of this Ordinance: (i) the combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to or exceed the minimum standards set forth in this Ordinance, (ii) the division of land into parcels individually greater than ten (10) acres where no street right-of-way dedication is involved; or (iii) the public acquisition by purchase of strips of land for widening or opening streets; or (iv) the division of a tract in single ownership whose entire area is no greater than two (2) acres into not more than three (3) lots, where no street right-of-way dedication is involved and where the resultant lots are equal to or exceed the minimum standards set forth in this Ordinance, or ~~(v) in residential districts only, the division of one (1) lot into two (2) lots so as to create one (1) additional lot~~ of the Village of Wesley Chapel as shown in the Subdivision Ordinance and the Zoning Ordinance.

Bush made a motion to approve the above change to the Zoning Ordinance; Grexa seconded the motion.

The motion passed unanimously.

7. Minimum Yard Standards

Langen stated the definition of junk is not very good; he has problems often in subdivisions. He said options are to use the existing junkyard definition and exclude single family homes; keep what we have; or come up with new standards. Keeney suggested another option is to approach one's neighbor or create an HOA. Carol Mullis gave three examples: the abandoned house in Hunters Pointe; her neighbor with an abandoned house, and the problems in a subdivision with no HOA. Bush suggested Langen find out what Council wants Planning Board to work on in this area. Adams disagreed as all Council members live in HOA developments; he agreed with Keeney there should be more communication among neighbors. Bush noted the current ordinance language is inadequate for Langen to enforce. Adams asked Langen to send the Planning Board members exactly what he has to enforce, and what the complaints are that he receives. Ray Davis made a motion to table this to next month pending that information; Keeney seconded the motion.

The motion passed 3-1, with Grexa voting nay and commenting that we won't ever come to a consensus on this issue.

8. Traffic Management

Langen brought Appendix C of the Local Area Regional Transportation Plan document which contains possible ordinance language. He noted a traffic impact analysis study could be required, and if deficiencies were shown they could lead to conditions in the CUP permit, or we could legislate transportation improvements such as number of entrances, de-acceleration lanes, and distance between curb cuts. He noted there is a balance between not requiring small developments to do turn lanes and the reality that DOT won't ever widen the roads. With enough improvements and sidewalks, it almost creates a widened road. Another problem is that the last developer to exceed the capacity ends up with the cost of intersection improvements. He noted SC can make more rules because they have home rule, but NC is a Dillon rule state. Fairman said he was in favor of requiring de-acceleration lanes for developments over a certain number of homes; Keeney agreed. Bush agreed the burden should be spread among developers. Langen suggested a combination is needed including a Traffic Impact Analysis (TIA) to study intersections and possibly a fund for contributions to intersection improvements. He said we can take this in two chunks; look at what we can do by ordinance first, and then look at the TIA and what standards are required. Langen also noted if right-of-way is designated on your plan, you can prevent having expensive building on it which is costly when the road needs to be widened.

9. Other Business

Grexa said cars are still creating a hazard with illegal U-turns after pulling out of McDonalds and Hickory Tavern.

10. Topics to Discuss at Next Meeting

Topics include traffic management and minimum yard standards (along with data on complaints and their frequency -time limit of 20 minutes), and parking requirements.

11. Adjournment

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

The motion was approved unanimously.

The meeting adjourned.

Respectfully submitted

Cheryl Bennett, Village Clerk

Chairman Chuck Adams