

ARTICLE 15

PLANNING BOARD*(added 12.13.10)*

Section 15.1 Establishment

The Wesley Chapel Planning Board, having been created by the Wesley Chapel Village Council, shall be hereafter referred to as the “Planning Board”. The Planning Board shall be considered a “public body” and is subject to all rules and regulations for public bodies contained in North Carolina’s Open Meetings regulations.

The primary objective of the Planning Board is to develop and maintain a continuing, cooperative planning program to benefit the residents of the Village of Wesley Chapel.

Section 15.2 Planning Board Powers and Duties

The Planning Board may perform the following duties;

- (1) Make studies of the area within its jurisdiction and surrounding areas and provide supporting research and documentation;
- (2) Determine objectives to be sought in the development of the study area, in accordance with any applicable officially adopted plan;
- (3) Prepare and adopt plans for achieving these objectives and provide written recommendations for Village Council with supporting research and documentation;
- (4) Develop and recommend policies, ordinances, administrative procedures, and other means, not already adopted by Council, for carrying out plans in a coordinated and efficient manner, with supporting research and documentation;
- (5) Advise the council concerning the use and amendment of means for carrying out plans;
- (6) Exercise any functions in the administration and enforcement of various means for carrying out plans that the council may direct;
- (7) Provide recommendations regarding vested rights, in accordance with Section 10.8.3;
- (8) Provide recommendations regarding conditional uses, in accordance with Section 6.1.3.d;
- (9) Provide recommendations regarding zoning text and map amendments, in accordance with Sections 12.1.4, 12.1.5 and 12.1.6;

- (10) Review and comment on subdivision plats;
- (11) Perform any other related duties that the council may direct.

Section 15.3 Direct, Substantial, and Readily Identifiable Financial Impact

A city council member shall not vote on any zoning map or text amendment where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. Members of appointed boards providing advice to the city council shall not vote on recommendations regarding any zoning map or text amendment where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. Members shall also abide by the Village of Wesley Chapel Ethics Policy for Officials.

Section 15.4 Rules of Procedure

All meetings and hearings shall be open to the public and shall be conducted in accordance with the procedure set forth in these regulations and supplemental Planning Board rules of procedure adopted by the Village Council. Meetings shall have an item for public comment. Such rules of procedures may be amended by the Village Council at any time. The rules of procedure shall be kept on file at the offices of the Zoning Administrator and the Village Clerk, and shall be made available to the public at any meeting of the Planning Board.

Section 15.5 Staff

The Zoning Administrator shall serve as staff to the Planning Board and shall provide technical assistance to the Planning Board as requested.