

Minutes 2007.02.26

Approved 03.26.07

VILLAGE OF WESLEY CHAPEL
PLANNING BOARD MEETING MINUTES
Monday February 26, 2007
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 John Troxell presiding.

Present: Chairman John Troxell; Members: Chuck Adams, Ray Davis, John Grexa, Alternate: Shirley Wilson, Bill Fairman (Fairman voted in place of Bill Gwinn)

Absent: Bill Gwinn

Others Present: Cheryl Bennett, Clerk/Tax Collector;
Justin Krieg, Planning/Zoning Administrator,
Mayor Tracey Clinton
Concerned Citizens

Item #1

Welcome

At 7:00 P.M., Chairman Troxell called the meeting to order. A quorum was present.

Item # 2

Pledge and Invocation

Troxell led the pledge and Adams gave the invocation.

Adams made a motion to appoint Cheryl Bennett as Secretary to the Planning Board. Grexa seconded the motion.

The motion was passed unanimously.

Item #3

Approval of minutes

Davis made a motion to approve the minutes of the January 4, 2007 meeting; Adams seconded the motion.

The motion was passed unanimously.

Adams made a motion to approve the minutes of the January 22, 2007 meeting; Davis seconded the motion.

The motion was passed unanimously.

Item #4

Discuss and Possible Vote on Wesley Chase Final Plat

This item was tabled from last month due to questions on the pond on lots 6 and 7. Joel Madden from In-Site Engineering was present to answer questions. Grexa said he looked at it, and it appears to be a good sized pond, with lots of water. If filled in, he wondered what it would do to neighbors and also how can you fill in wetlands; also on lots 18 and 19 it looked like a creek is shown? Madden said there are two ways to drain a pond; if it is connected to a stream, drain and leave it for 6-8 months, and see what's still wet. If it is disconnected, you can breach the dam to empty it. In this case he said there are no plans to drain the pond, but they want to reserve the right to do so. There should not be an effect on other properties, because it is similar to a full bathtub, when one drop comes in, another goes out. Adams said he walked the lot, his concern is Lindenwood, and it looks like the beginning of a creek. Madden said there is a sedimentary device, the utilities are now in, and they will soon get rid of it, and use some fill. Adams was concerned that additional runoff would cause more wet areas. Krieg noted that the planning board's options include conditional approval that they don't fill the pond, or they could take lots 6 and 7 out. Madden said this is not a large drainage area, a floodplain needs 640 acres, this is not close to a floodplain. Grexa asked if there was sufficient room outside the pond for the lot. Madden said yes, he also noted the pond can be considered an amenity. Troxell noted if you fill it in, you are changing the drainage flow. Madden said they are not changing the volume; they would make sure it goes in the same direction. Adams asked if the pond is filled by a spring or runoff; Madden wasn't sure; it is usually full. Davis said he had never seen it low. Fairman said he just wanted to make sure the neighboring community doesn't get extra water. Krieg said we do have rules that you can't negatively affect neighboring lots, and it can be enforced with fines. Adams said lot 32 and to the right, there is a lot of wet area. If water runs out of the pond, the land is flat and it spreads out. Madden said they already cleaned up the upstream part; any more depends on negotiation with the buyers of the lot. Mayor Clinton said Ryland/Crosland had built a swale to

channel water into pipes on the lots that back up to Underwood. The question was asked as to who would you enforce the rules some time down the road, it would be lot owners of lots 6 and 7. Krieg noted the developer is in compliance with all our ordinances. Davis made a motion that we approve, and that lot buyers of 6 and 7 are notified of the ramifications of draining the pond. Davis withdrew his motion. Davis made a motion to accept the final plat of Wesley Chase. Fairman seconded the motion.

The motion was approved 3-1, with Adams, Davis and Fairman voting yea, and Grexa voting nay.

Item #5

Discuss and Possible Vote on minimum road width and cul-de-sac language

Krieg presented the following proposed text changes to the Wesley Chapel Subdivision Ordinance in regards to minimum road widths and cul-de-sac diameters. (new text is underlined, deleted text is shown with a ~~strikethrough~~)

405.1 Public Roads (Revised 09.13.04)

All subdivision lots, except as provided for in Section 409, shall abut public roads. All public and private roads shall be built with a minimum of ~~twenty (20) feet of pavement~~ twenty-six (26) feet not including curb and gutter, and built to construction standards of the North Carolina Department of Transportation (NCDOT) for subdivision roads. Streets which are not eligible to be placed in the NCDOT System because there are too few lots or residences shall, nevertheless, be offered for dedication to the public and shall be designed and constructed in accordance with the above referenced standards. A written maintenance agreement with provision for maintenance of any and all streets until acceptance as part of the NCDOT System shall be included in the proposed preliminary plat.

405.6 Street Design and Standards

Right-of-Way/Pavement Widths: The minimum pavement width for subdivision roads in Wesley Chapel is twenty-six (26) feet not including curb and gutter. Minimum street right-of-way ~~and pavement widths~~, as well as other engineering design standards shall be in accordance with the minimum design criteria for subdivision roads as established from time to time, by the Division of Highways, North Carolina Department of Transportation publication entitled Subdivision Roads - Minimum Construction Standards.

405.7 Cul-de-sacs (Revised 03.12.01, and 01.05.06)

Permanent dead end streets should not exceed six hundred (600) feet in length unless a modification is granted by the Village Council per Section 206. Said modification may be granted as part of the plat approval process. The length of the cul-de-sac shall be computed from the point where the center line of the dead end street intersects with the center of a through street to the center of the turnaround of the cul-de-sac. Where one cul-de-sac intersects with another cul-de-sac, the end of each cul-de-sac shall be no more than 600 feet from a through street, measured as stated above, unless a modification is granted by the Village Council. The minimum radius of cul-de-sacs shall be sixty (60) feet and a minimum diameter of one hundred twenty (120) feet as measured from the center of the turnaround.

Grexa made a motion to approve the changes as written; Adams seconded the motion.

The motion was approved unanimously.

Item # 6

Other business

The Advance will be Friday night March 2 at SPCC, dinner at 6:30 pm; and Saturday March 3 at the Indian Trail branch of the library starting at 9 am; the Planning Board will meet with Council from 9 until noon. The Mayor asked that the Planning Board think about their priorities for the next year, and any items that need clarification; and e-mail suggested topics to her or Justin Krieg. Krieg will check with Nadine Bennett from COG on any pending issues.

Item # 7

Adjournment

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

The motion was approved unanimously.

The meeting was adjourned at 8 pm.

Respectfully submitted

Cheryl Bennett

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Village Clerk

John Troxell, Chairman