

VILLAGE OF WESLEY CHAPEL
PLANNING BOARD MEETING MINUTES
Monday April 23, 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, Bill Gwinn

Absent: Alternate: Shirley Wilson, Bill Fairman

Others Present: Cheryl Bennett, Clerk/Tax Collector; Justin Krieg, Planning/Zoning Administrator, Visitor Carol Mullis

Item # 1

Pledge and Invocation

At 7:00 P.M., Chairman Troxell called the meeting to order. A quorum was present. Troxell led the pledge and Adams gave the invocation.

Item #2

Approval of minutes

Adams made a motion to approve the minutes of the March 26, 2007 meeting; Grexa seconded the motion.

The motion was passed unanimously.

Item #3

Conditional Zoning

Krieg sent information on Conditional Zoning to the members; he noted we now have general districts, such as R-40, with specific criteria for setbacks, etc.; we also have conditional use districts with Conditional Use Permits (CUP). Conditional Zoning (CZ) doesn't have CUP's. CUP's involve a formal quasi-judicial process. CZ allows more communication. Based on a specific site plan, an applicant would apply for a zoning change, and submit a site plan. Now when someone submits for re-zoning, we don't know what

the intended use will be. Case law on CZ is fairly recent, and has legitimized its use. It is in place in Mecklenburg County since the mid 70's and in Matthews since 1981. It has advantages in negotiating for improvements; in the case of the pond at Wesley Chase we could have had impact on how the pond would have been treated. It may not necessarily be faster, due to negotiating. The Planning Board would still be involved, the Council has the ultimate decision. Krieg will find out if owners can be requested to use CZ; and Planning Board members will review the info for next month. The current CUP process requires evidence to meet the five findings of fact; opinions don't count as evidence.

Item #4

Other business

Ray Davis is the only Planning Board member who can attend tomorrow night's Council Work Session meeting. Adams would like to see Council's input on the ranking of planning/zoning items, (Attachment A is Planning Boards rankings). Krieg handed out additional pages for the ordinance books, replacing Article 3, the lighting pages, and the future land use plan.

Item # 5

Topics to Discuss at Next Meeting

Adams questioned when development is done at intersections, to what extent can we say what turn lanes are required, he felt long right turn lanes would help traffic flow.

The Council Work Session agenda for tomorrow night shows road priorities; Troxell asked Krieg to let him know what that was about.

Item # 6

Adjournment

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

The motion was approved unanimously.

The meeting was adjourned at 7:50 pm.

Respectfully submitted

Cheryl Bennett, Village Clerk

John Troxell, Chairman