

VILLAGE OF WESLEY CHAPEL
PLANNING BOARD MEETING MINUTES
August 23, 2010, 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 Vice Chairman Sandi Bush presiding.

Present: Vice Chairman Sandi Bush, Members Ray Davis, Jeff Davis, Stephen Keeney, Alternates Shirley Wilson and Bill Fairman (as regular members),

Absent: Chairman Chuck Adams, Member John Grexa

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

Citizens: Carol Mullis, Julie Brown

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

1. Pledge and Invocation

Bush led the pledge; Keeney gave the invocation.

2. Public Comments - none

3. Additions, Deletions and Approval of Agenda

Fairman made a motion to approve the agenda with the addition of Item 8A, Sign Ordinance. Ray Davis seconded the motion.

The motion passed unanimously.

4. Approval of Minutes

Keeney made a motion to approve the minutes from July 26, 2010. Fairman seconded the motion.

The motion passed unanimously.

5. Oath of Office for Planning Board Alternate Jeff Davis

Bennett administered the oath of office to Jeff Davis who was appointed by Council to the open alternate position.

6. Discussions of Parking Standards for Parks and Recreation

Bush found Weddington's ordinance had standards like ours for parking; Bennett looked at Simpsonville SC and Jupiter FL; one called for 1 space per 150 square feet of indoor space and a parking study for outside space. It was decided to leave the standard at one space for 500 square feet of outdoor space; the wording requiring a parking study will be re-done by Langen and presented at the next meeting.

7. Park Definitions and Table of Use Change

Keeney made a motion to approve the park definitions; Fairman seconded the motion.

The motion passed unanimously.

Fairman made a motion to approve the changes to the Table of Uses for parks; Wilson seconded the motion.

The motion passed unanimously.

The recommended changes are as follows:

**ARTICLE 2
DEFINITIONS OF TERMS USED IN THIS ORDINANCE**

Passive Recreation.

Recreational activities that generally do not require a developed site or facilities. This generally includes such activities as hiking, horseback riding, and picnicking.

Public Parks.

~~Recreational facilities owned by the public, or non-profit organizations. Recreational facilities may include athletic fields, riding or jogging paths, concession stands serving the recreational area, or tennis courts.~~

Recreation Center Facility, Indoor.

~~Stand-alone~~ Public or private health or exercise clubs, tennis or racquet ball courts, swimming pools, YMCA's, YWCA's or similar uses which constitute principal uses and are enclosed in buildings and are operated on a fee or membership basis primarily for the use of persons who do not reside on the same lot as that on which the recreational use is located. "Indoor recreation" structures may include accessory uses, such as snack bars, pro shops, and locker rooms, which are designed and intended primarily for the use of patrons of the principal recreational use.

Recreational Facility, Outdoor.

~~Public or private outdoor recreation facilities~~ A tract of land, owned and operated by a public entity, designated and used by the general public for active and/or passive recreation, primarily conducted outdoors. An example of such a facility shall include a public park, athletic fields, riding or jogging paths, concession stands serving the recreational area, pools or tennis courts. The term shall not include the terms, "racetrack", "outdoor firing range", "stadiums", "amphitheaters", "amusement park", "baseball hitting ranges", "country club" or "golf course".

**ARTICLE 5
TABLE OF USES**

Change “Recreation Centers and Sports Centers, Indoor, Public Private or Non-Profit (e.g., YMCA, Boys club, Firing Range, etc.) to;

Recreation Facility, Indoor

Allow **Recreation Facility, Indoor** as Conditional Use, “C” in R-80, B-1, B-2, L-1 and O-I.

Change “Recreational Facilities, Outdoor (Parks, Playgrounds,) to;

Recreation Facility, Outdoor

Allow **Recreation Facility, Outdoor** as Conditional Use, “C” in R-80, R-60, RA-40, R-40, RA-20, R-20, B-1, B-2, L-1 and O-I.

8. Tree Retention (in Article 4)

Langen noted that Adams wanted to avoid a lot of work on tree inventory for homeowners, so what he wrote would only apply to minor and major subdivisions, it wouldn't apply to adding an auxiliary structure like a garage, and wouldn't apply to a shopping center. The problem of trees being pruned by utilities and left unsightly was discussed; Langen will check the planners' list serv about that. The wording used came from our transportation study. The inventory lets us know how many trees are there; photos at ground level were discussed along with what would prevent clear cutting before development. The question of how you could take out an under story tree without destroying the canopy tree was posed. Definitions are needed for the types of priority retention areas, wildlife habitat areas, and heritage tree and Langen will check on endangered species. Replacement/mitigation standards are punitive and call for additional planting. Fencing is required for protection during construction.

Langen also presented a change to Section 405.3 Marginal Access Street to clarify it; this will be a separate agenda item at the next meeting. Reference was added to the Transportation Plan.

8A. Sign Ordinance

Mayor Horvath said Council spent a lot of time on the Sign ordinance; definitions were out of alphabetical order and they wanted the rules to be clear, so a chart was requested. Council will wait to see it until after Planning Board has a chance to review it.

9. Other Business – Fairman noted the Warriors and Warbirds event needs volunteers; Mayor Horvath said the festival is on October 2, 2010 starting with a parade at 10 am.

10. Topics to Discuss at Next Meeting

Topics include parking standards, tree retention, signs, marginal access street. Langen said access management will be a new item, for example when deceleration or acceleration lanes are required, etc.; all we call for now is sidewalks. We need a trigger for traffic analysis. Council will also be updating Planning Board on priorities.

11. Adjournment

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

The motion was approved unanimously.

The meeting adjourned.

Respectfully submitted

Cheryl Bennett, Village Clerk

Chairman Chuck Adams