

**VILLAGE OF WESLEY CHAPEL  
PLANNING BOARD MEETING MINUTES  
September 26, 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.

**Present:** Chair Sandi Bush, Vice Chair Stephen Keeney, Chuck Adams, Ray Davis, John Grexa; Jeff Davis and Dan DeMattos (alternates)

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

**Citizens:** Carol Mullis, Becky Plyler

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

1. Pledge and Invocation

Chairman Bush led the pledge; Keeney gave the invocation.

2. Public Comments – none

3. Additions, Deletions and Approval of Agenda

Oath of office for member John Grexa was added to the agenda. Chuck Adams made a motion to adopt the amended agenda; Ray Davis seconded the motion.

The motion passed unanimously.

3. A. Oath of Office

The oath of office was administered to John Grexa.

4. Approval of Minutes

Dan DeMattos pointed out that on page 35 of the minutes, at Section 405.8(a)(5) there is a reference to Section 405.9(a)(3), which does not exist. Langen will check on this. Adams made a motion to approve the minutes from August 22, 2011; Keeney seconded the motion.

The motion passed unanimously.

5. Health Clubs

Langen reported our current YMCA has about 6500 square feet, if they were to add the space next door it would be an additional 1300 square feet. The facility off Will Plyler has about 9000 – 9500 square feet indoors. He proposed using 8,000 square feet as the maximum size of a health club in the definitions section. He pointed out the bigger the facility, the more likely they are to have events. Adams said he had seen health clubs that are gigantic; why not base the definition on amenities provided. Grexa said a recreation facility would look different inside than a health club. Keeney said if they have machines inside they may have a good deal of space between them. Adams said you might have

8,000 square feet with soccer going on inside. It was felt the definition was ambiguous and vague and we need a trigger for a CUP to evaluate parking and other services. Langen said there is a concern of spectator sports and having fans come out for games. Keeney noted Hickory Tavern packs them in on Saturday nights and stretches the parking. Adams said the definition might have something to do with membership. Ray Davis said he wasn't sure size has too much to do with the impact. Keeney said we might want to link the definition to gallery seating. Grexa said at Carolina Courts on Saturday nights during tournaments and week nights during games and practice it is almost impossible to park at pick-up time. Keeney asked how does a property manager look at a use that may consume a lot of parking. Langen said at Village Commons there is a tenant that looks at it; also you don't want a tenant to use all your sewer capacity. DeMattos asked why the definition of health club excluded those who generate a simple majority of their income through sales of merchandise, other than food and drink. Langen said if it is more retail, like a Dicks Sporting goods that also has a small climbing wall and a putting green, then you would classify them as retail. Grexa said some facilities have tennis courts. Langen said the definition of "Recreation Facility, Indoor" includes having 50% or more of the space being used inside, so outside uses can still go on. Chairman Bush said the Board wants Langen to work on the definition, but he needs direction for the trigger. The Board decided the trigger would be parking. They asked if he checked with other towns, Langen said he did, but didn't get a good consensus locally nor on the NC planners' list serv.

#### 6. Residential Parking

Langen said in looking at the zoning violations, they range from vehicles being operative to inoperative to totally stripped vehicles. He felt that being in disrepair for 72 hours was much too restrictive. He added they should be 50% intact, because otherwise they are junk, which can be stored, but must be screened. Langen also wrote a definition for a "Mobile Home". Adams asked if you could look up the definition, rather than creating one. Adams said he understood a mobile home to be a singlewide hauled in and skirting is put on. He felt travel trailers and non-motorized coaches are different.

Langen went over the proposed changes to the parking Article. The original definition used "stored" and "inoperative" interchangeably. Langen said he received a zoning permit showing a driveway (which is parking area) inside the side/rear setback, which causes a problem. He found most other towns do not regulate driveways in the setbacks. He used angles to differentiate between lines that cross the buffer, but not go all the way down the buffer. He gave an example of a narrow lot and trying to do a side load garage. Grexa said we should separate the residential and non-residential, the definition seems very confusing.

Langen said if a vehicle is operative, it is parked. If it is inoperative, it is stored. Langen said Section 9.1.5 requires parking to be paved, but we have areas where people are parking on gravel or grass. Adams said we should not legislate that, if you have HOA restrictive covenants, that is okay. Ray Davis said we shouldn't tell people what to do on their private property. Langen gave an example of neighbors complaining about cars parked in front of homes, which devalues the neighborhood. Langen said he was trying to go on the middle ground with requiring delineated gravel parking.

Whether we want to require parking be paved was discussed. An option is in major subdivisions or also in minor subdivisions which are 4 to 10 lots. It was decided to stay with major subdivisions. Grexa expressed a concern about a subdivision of five homes, and they cut the price by using gravel driveways.

The definitions and text amendments will be brought back, and residential separated from non-residential.

7. Other Business

Langen noted we need a written statement when we do text amendments. He said he can't see how the amendment can comply with a zoning map. Adams asked if it was made clear that the Planning Board did not recommend the graffiti text amendment. Langen said Council went quickly in approving a public hearing for the items, and he will make it clear at the Public Hearing.

There is a new state law on election signs; it is unclear whether it trumps local law. Grexa said we spent a lot of time talking about parking and parks, and Section 9.1.9 is much different from what Planning Board recommended. Grexa voiced concern that changes were made to ordinances (signs and parking) after a lot of time was spent on it in Planning Board and the Planning Board recommendations seemed disregarded. Grexa said he had received two complaints about the sign being painted on the roof shingles at Southern Whimsy. Langen said he will talk to them tomorrow about it. He noted the sign can be painted, but it is too large.

8. Topics to Discuss at Next Meeting

Election signs will be added to the items that are held over from this month.

9. Adjournment

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

The motion was approved unanimously.

The meeting adjourned.

Respectfully submitted

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Cheryl Bennett, Village Clerk

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Chairman Sandi Bush