

**VILLAGE OF WESLEY CHAPEL
PLANNING BOARD MEETING MINUTES
March 25, 2013, 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 Stephen Keeney, Bill Bennett, Jeff Davis, John Grexa (arrived during Item 4)

Absent: Vice Chair Chuck Adams, Alternate Jim Mullis

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

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

1. Pledge and Invocation

Chair Keeney led the pledge and gave the invocation.

2. Public Comments – none

3. Additions, Deletions and Approval of Agenda

Bill Bennett made a motion to adopt the agenda; Jeff Davis seconded the motion.

The motion passed unanimously.

4. Approval of Minutes

Approval of the February 2013 minutes was postponed to the next meeting as the minutes were just sent out today.

5. Wesley Chapel Land Use Plan Map

The Planning Board noted that Wesley Chapel United Methodist Church should be shown as blue on the map, and the other three corners should be shown as yellow. Bill Bennett asked why on the map B-1 is listed under neighborhood commercial and also under general commercial. Examples were discussed. Stephen Keeney asked if we should review the map every six months as Bill Duston had said. Joshua Langen said you don't want to change it every time a developer requests, but you can consider all changes every six months. Chair Keeney said it would be good to keep the map at all Planning Board meetings. Langen said there are a lot of uses in B-1 that you wouldn't want next to your house; we might make a new code. The labels were changed to low impact and high impact commercial.

It was noted that adult uses are permitted in L-I, and the current L-I area is too close to a residence to allow an adult use. Discussion ensued.

The map will be brought back to the next meeting. Langen said you also might want an industrial park, and apartments next to them, noting it can be compatible with duck ponds and trails in the industrial park area. John Grexa said he couldn't see that in Wesley Chapel.

6. Article 8 – Section 8.3 Signs

A citizen at the Council meeting complained that the sandwich signs ordinance is too restrictive. Langen said some larger buildings might want to have two signs. He did some research and the results were all over the place. Greensboro and Wilmington were researched, and some allowed them near the building, others near the curb. John Grexa noted those are cities, and asked what Weddington does. Langen said Cornelius allows them ten feet from the entrance, and Durham requires five feet of unobstructed sidewalk clearance be maintained. Langen noted both shopping centers have five feet of width in the sidewalks. Bill Bennett said Bill Duston had stressed we should be reasonable and consistent, but here Wells Fargo can have a sign 35 feet away, and others can't. He said he went and looked at Post Net, and noted another business has four or five signs; he suggested eliminating sandwich signs saying he didn't think it enhances business. Keeney agreed, noting it is primarily for pedestrian traffic. Bill Bennett said when the sign is near the curb, it can obstruct you from walking up from your car to the store. Chair Keeney said the current ordinance says five feet, and it can allow the sign in the middle of the sidewalk; the ordinance doesn't work. Sandwich signs tend to be temporary, and not pleasant to look at. Langen said we can allow them for restaurants and food, we can make it changeable copy, or prohibit sandwich signs. Bill Bennett suggested one sign, within a foot of the building or no signs. John Grexa preferred no signs. Stephen Keeney said for example in Annapolis there are a lot of restaurants, and the signs get obstructive. Jeff Davis made a motion to recommend sandwich signs be eliminated. Bill Bennett seconded the motion.

The motion passed unanimously.

Chair Keeney asked Langen to strike the text, and bring new text and then it can go to Council; he added a Planning Board member should attend the Council meeting to explain the reasoning.

7. Article 3 – Section 310 Information to be Contained in or Depicted on Preliminary and Final Plats

Joshua Langen reported this is to fix cross references, and he did not find "setbacks from streams" in the ordinance. Langen said the setbacks are usually one hundred feet from a stream, and fifty feet from a stream tributary. The word "regulatory" was added to the text amendment. Langen will run it by the engineer, and bring it back next month with flood plain ordinance changes.

8. Other Business

Langen said the Quintessa sign at Underwood Road and Highway 84 is an off premise sign, he sent a letter, and they said they want to acquire the property, and asked for a 90 day extension. Bill Bennett reported there is also a Quintessa sign at Underwood Road and Waxhaw-Indian Trail Road; Langen will check on it. John Grexa motioned to recommend giving a 90 day extension on the sign at Underwood Road and Highway 84. Jeff Davis seconded the motion.

The motion passed unanimously.

Council also told Joshua not to enforce the sandwich sign ordinance for 90 days. Bill Bennett reported the property at Highway 84 and Lester Davis Road has a number of cars

for sale. Joshua Langen said there are state regulations on selling cars, but he will check on it. There is also a large “for sale” sign there.

April 8, 2013 is the public hearing on the “Fee-in-Lieu” ordinance amendment if a member of Planning Board wants to attend.

9. Topics to Discuss at Next Meeting

Topics include the Land Use map, Article 3 and Article 8.

10. Adjournment

Bill Bennett made a motion to adjourn the meeting; John Grexa seconded the motion.

The motion was approved unanimously.

The meeting adjourned.

Respectfully submitted

Cheryl Bennett, Village Clerk

Chair Stephen Keeney