

Agenda
Wesley Chapel Planning Board
Monday, February 24, 2014

1. Pledge and Invocation
2. Public Comment
3. Additions, Deletions and Approval of Agenda
4. Approval of Minutes
5. Review of Senior Housing Questionnaire Results

Staff prepared a questionnaire on senior housing choices. The questionnaire was sent to all Planning Board and Village Council members. A summary of the results is attached.

6. Statement of Consistency on Text Change Recommended for Approval at the January 24, 2014 Planning Board Meeting

The Planning Board made a recommendation to amend the text of the Zoning Ordinance regarding agricultural uses at their January 2014 meeting. The change that the Planning Board recommended is as follows (with text to be deleted being ~~struck through~~):

Agricultural Uses.

The production, keeping or maintenance, for sale or personal use, of plants and animals useful to man, including but not limited to: forages and sod crops; grains and seed crops; dairy animals and dairy products, poultry and poultry products; livestock, including beef cattle, sheep, swine, horses, ponies, mules, or goats or any mutations or hybrids thereof, including the breeding and grazing of any or all such animals; bees and apiary products; fur animals; trees and forest products; fruits of all kinds, including nuts; vegetables; nursery, floral and ornamental products; or lands devoted to a soil conservation or forestry management program; and land used as pasture or in the commercial production of fish hatcheries or aquaculture.

Also included in this definition of agricultural uses are agricultural accessory buildings, and sales of agricultural products. ~~grown or raised on the premises~~. Not included in this definition are the commercial slaughtering of animals for marketing and farm tenant dwellings. Uses which shall not be deemed as "agricultural uses"

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include (i) zoos, (ii) kennels, (iii) riding stables and academies, (iv) non-domesticated animals, and (v) animals commonly perceived to be a threat to humans.

Staff forgot to have the Planning Board adopt a Statement of Consistency with respect to the text change. Shown below is a suggested Statement of Consistency which the Planning Board could adopt:

Statement of Consistency

Most of Wesley Chapel is identified on the Village's Future Land Use Plan (LUP) as "low-density residential". The goal of this classification, as shown in the LUP, is:

Low-Density Residential

This category applies to most of Wesley Chapel. It aims to maintain the low-density, rural atmosphere of the Village, which is characterized by single-family residential and agricultural uses. Minimum lot sizes of forty-thousand (40,000) square feet are envisioned. The location of low impact public facilities and institutional uses will be considered in this area provided that they are compatible with surrounding residential areas.

This change is seen as supporting existing agricultural uses in the Village and therefore is in harmony with the LUP.

7. Candella (formerly known as "Pine Tops") Subdivision

The Planning Board is being asked to consider preliminary plat approval for the 64-lot Candella Subdivision which is located at the intersection of Potter and Beulah Church Roads. A staff report and a letter from the Wesley Chapel VFD are attached.

8. Compact Car Spaces

The Planning Board was asked by the Village Council to look into changing the Zoning Ordinance text re: compact spaces. A staff report is attached.

9. Other Business

10. Adjournment

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