

Agenda
Wesley Chapel Planning Board
Monday, June 23, 2014

1. Pledge and Invocation
2. Public Comment
3. Additions, Deletions and Approval of Agenda
4. Approval of Minutes
5. Conditional Use Permit, Arborbrook Christian Academy

Arborbrook Christian Academy, located at 4821 Waxhaw-Indian Trail Road (at the corner of Beulah Church and Waxhaw-Indian Trail Roads) received a conditional use permit from the Village Council in May 2009 to erect a temporary mobile classroom for the school. One of the conditions placed on the CUP was that the classroom remain for no longer than five (5) years. The Academy would like to have the CUP renewed.

Per Section 6.3.1(e) of the Village's Zoning Ordinance, the Planning Board must conduct a public informational meeting (PIM) regarding the conditional use permit. Adjacent property owners have been notified of the PIM and will have the opportunity to ask questions and seek input from the applicant prior to the Planning Board deliberating on the matter.

Included in your packet are the following items:

- CUP application;
- Pictures of the existing classroom; and,
- A staff report

6. Zoning Ordinance Text Amendment: Bulletin Boards

Dogwood Park is scheduled to open soon. Staff received a request from the Village to place a bulletin board at the Park. Upon reviewing the sign regulations contained in the Zoning Ordinance, it was determined that there were no provisions for "bulletin boards" in parks or other civic or public properties. Accordingly, staff has prepared text to define "bulletin boards" and to allow them as signs allowed without a permit (of which there are numerous examples in the Zoning Ordinance). Included

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in your packets is a staff report that contains the proposed text amendments to Sections 2.2 and 8.3 of the Zoning Ordinance along with an email from Councilman Como who serves as one of the Council's liaisons to the Parks and Recreation Committee.

7. Subdivision Ordinance Text Amendments

NCDOT has indicated that they will maintain streets in new subdivisions submitted for approval only if those streets meet NCDOT road construction standards. There are a number of instances where Wesley Chapel's standards exceed those of NCDOT. NCDOT has indicated that they will not maintain those streets where "more pavement than is required by NCDOT" is mandated. Based on the results of the 2014 Village Advance, where the Village Council directed staff to make the necessary text changes, staff has drafted a series of text amendments that would be in keeping with the directive of NCDOT re: road construction standards. In addition, staff has proposed some minor text amendments to remedy inconsistencies in the text. These changes have been reviewed with NCDOT and with Bonnie Fisher, the Villages Consulting Engineer. Attached are excerpts from Chapters 1, 2, 3 and 4 which contain the proposed text changes.

8. Update to the Planning Board's Rules of Procedure

The Planning Board, at their last meeting, directed staff to draft changes to the Planning Board's Rules of Procedure. A copy of the Rules with the proposed changes is enclosed.

9. Wesley Pond Final Plat

The Planning Board is being asked to make a recommendation on the final plat of the Wesley Pond Subdivision, a seven lot subdivision located on Cuthbertson Road. The Village Council approved the preliminary plat for the subdivision in Fall 2013. All improvements associated with the plat have been installed. Bonnie Fisher of US Infrastructure has inspected the road (private drive) and stormwater improvements and has issued a letter of approval (see attached). A staff report is included

10. Adjournment

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