

Agenda
Wesley Chapel Planning Board
Monday, November 24, 2014

- 1. Pledge and Invocation**
- 2. Public Comment**
- 3. Additions, Deletions and Approval of Agenda**
- 4. Approval of Minutes**
- 5. Wesley Pond Subdivision, 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 as has Union County Public Works. A staff report is included.

- 6. Senior Housing Text (continued)**

The Planning Board began their review of the proposed text dealing with senior housing at their October 2014 meeting. After reviewing the text, the Planning Board asked that amendments be made that dealt with: visitor parking, driveways and exterior building materials. The text which is attached reflects those recommendations.

Please note that the Village's Land Use Plan does not address senior housing with the exception of Goal 2, Policy 2 under the "Non-Residential Development" section. This verbiage states that "...continuing care facilities should occur along with the existing elementary school at the intersection of NC 84 and Potter Road". If senior housing text is to be adopted by the Village, the Land Use Plan should be modified accordingly to address this type of development.

- 7. Nuisance Ordinances**

At their October 21 meeting, the Village Council heard a report from John Ganus, the Village's Code Enforcement Official, on a variety of "nuisance ordinances" that the *The Village of Wesley Chapel holds all public meetings in accessible rooms. Any individual with a disability that needs an interpreter or other auxiliary aids or services for this meeting should call (704)839-0157 at least 48 hours before the scheduled meeting.*

As a courtesy, please turn off cell phones and pagers while meeting is in progress.

Village could consider adopting. After hearing Mr. Ganus' presentation, the Village Council directed staff to present the concept of nuisance ordinances to the Planning Board for their consideration and recommendation. Attached is a summary of the five separate ordinances that the Village could adopt. These five address:

- General Penalties
- Minimum Housing Standards
- Abandoned, Junked and Nuisance Vehicles
- Public Nuisances; and,
- Non-Residential Buildings and Structures

8. Sign Location

A staff report is attached that talks about amending the Village's sign regulations as it pertains to the placement of free-standing signs in non-residential zoning districts.

9. Other Business

10. Adjourn

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