

**VILLAGE OF WESLEY CHAPEL  
PLANNING BOARD SPECIAL MEETING MINUTES  
January 24, 2015, 10:00 AM**

The Planning Board of the Village of Wesley Chapel, North Carolina, held a special meeting. Planning Board members met at the Village Hall, 6490 Weddington Road, at 10:00 AM.

**Present:** Chair Stephen Keeney, Vice Chair Chuck Adams; Regular Members: John Bowen; Alternate Members: Sandra Ells and John Souza.

**Absent:** Members Jeff Davis, John Grexa, and Alternate David Boyce

**Others Present:** Bill Duston, Planning/Zoning Administrator

The purpose of the meeting was to visit senior housing communities. The Planning Board members present and Duston left the Village Hall shortly after 10:00 AM. Their first visit was at the Courtyards at Weddington community located on Weddington-Matthews Road in Stallings. They were met by Rich Heareth, Carolinas Vice-President of Operations for Epcon Communities and other Epcon representatives. The group met with Mr. Heareth in the model home for the Courtyards. The Planning Board was given a tour of the model home and queried Mr. Heareth and the other Epcon staff on a variety of issues including:

1. **Maintenance of Outdoor Areas:** the outdoor courtyard provided with each unit was the responsibility of the homeowner; all other areas are commonly owned and maintained.
2. **Recreation Facilities:** none are provided at this facility.
3. **Street Maintenance:** streets are privately maintained.
4. **House Size:** they range from 1500-2700 square feet.
5. **Homeowners' Dues:** \$144 month.
6. **Playground Equipment Outside:** can only be provided within the individual courtyards.
7. **Homeowner Characteristics:** 80% of the units must contain at least one adult 55+ in age; the community is targeted for older adults and is not suitable for children; all sales must be reported to HUD.
8. **Sales Price: Depending on size, they range from ~\$270,000- \$357,000. They may be customized** at an added cost.

9. **Development Density:** ~4 units/acre

10. **Mail Service:** Available to residents through group mailboxes. Individual newspaper boxes are not allowed.

The Planning Board then went to the Polo Club community. This is located next door to Courtyards at Weddington, but is located within the City of Charlotte. This is a pinwheel-style development where up to four homes are attached to each other. The Polo Club was also developed by Epcon. The Planning Board gathered in the community center of the Polo Club and was met there by Mr. Hearth. He explained that Epcon no longer favors the development of pinwheel communities. Epcon had surveyed 6,000+ potential buyers and found that seniors prefer detached units over pinwheel units.

The streets in the Polo Club are public and have sidewalks on both sides of the street. Mr. Hearth prefers streets with sidewalks on one side. In addition to the community center, the Polo Club also has a community pool. The Polo Club is also a senior-restricted community like the Courtyards at Weddington. Here as well, all outdoor areas (except for the streets) are commonly owned and maintained. He indicated that monthly homeowner dues were in the mid \$200's/month. Since the community has been built out, there were no models for the Planning Board to visit.

Following this, the Planning Board caravanned to the Woodridge senior community located off of Fowler-Secret Road in Monroe. Bill Duston pointed out that there is an assisted living facility at Woodridge, but that it is separately owned and maintained from the senior units. The Planning Board made attempts to enter two homes that were having open houses on the day of the visit, but were not able to enter either unit. Instead, the Planning Board went into the clubhouse. They engaged in conversation with one of the residents of the community. She explained to them that the streets are private, and that there is visitor parking at the community center. She said that there has never been a problem with overflow parking at the community. The streets are privately maintained and there is no pool at Woodridge. There is a fulltime activities coordinator and there are lots of activities in which residents can partake. Five meals per week (three dinners and two lunches) are provided to each resident; meals can be taken in the community center or be brought to the resident's home. There is a chef who makes the meals on site. There is also a van service available to residents at a cost of \$0.50/mile. Monthly dues range from \$610-\$735/month. Mail service is available for resident pick-up within the community center.

Following this, the Planning Board members discussed what they liked/disliked at each community. The meeting adjourned at approximately 1:30 PM.

Respectfully submitted,

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Bill Duston, Planning/Zoning Administrator

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Stephen Keeney, Chairman