

Agenda
Wesley Chapel Planning Board
Monday, January 26, 2015

- 1. Pledge and Invocation**
- 2. Public Comment**
- 3. Additions, Deletions and Approval of Agenda**
- 4. Approval of Minutes**
- 5. Candella Subdivision, Phase 3, Final Plat**

Meritage Homes of the Carolinas received preliminary plat approval from the Village Council in March 2014 for the Candella Subdivision (formerly known as “Pinetops”). The preliminary plat approved contained 64 lots. The tract is located at the corner of Potter and Beulah Church Roads. Final plat approval had previously been granted to Meritage for Phases 1 and 2, which included 21 lots. Meritage is now looking to get final plat approval for the remaining lots in the subdivision. Included in your packets is the following information:

- Final plat drawings; and,
- Staff report.

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 discussing this at their November 2014 meeting, they requested that a field trip be taken to look at senior housing communities in the area. That trip took place on January 24, 2015. Results of the field trip will be discussed.

Attached is the proposed senior housing text that had previously been given to the Planning Board.

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.

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.

7. Sign Setbacks

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.

8. Other Business

9. Adjourn

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