

Agenda
Wesley Chapel Planning Board
Monday, April 27, 2015

- 1. Pledge and Invocation**
- 2. Public Comment**
- 3. Additions, Deletions and Approval of Agenda**
- 4. Approval of Minutes**
- 5. Public Information Meeting, Branch Towers, LLC**

Branch Communications has filed a conditional use permit to erect a 180 foot monopole cellular tower on Lot 06003067, an 18.14 acre tract of land located off Jim Parker Road. The property is Zoned R-40, but also lies within the Village's AO Airport Overlay District. A staff report is provided along with a complete application provided by the applicant.

A public informational meeting will be conducted by the Planning Board in association with their review of this agenda item.

6. Wesley Manor, Final Plat

Final plat approval is being requested for the Wesley Manor Subdivision. The subdivision received preliminary plat approval in 2014. Final plat approval is being requested subject to the approval of a bond for infrastructural improvements within the subdivision and payment of a fee-in-lieu. Attached are the following items:

- Final Plat
- Staff report

7. Conservation Zoning

The Village Council has asked that the Planning Board initiate the review of the concept of conservation zoning. Attached are sample texts from the Village of Marvin and the Town of Weddington, along with a summary of the salient points of each. Both communities have previously incorporated conservation zoning mechanisms into their land use regulations. Bill Duston will further explain the concept, and how it works, at the Planning Board meeting. **(NOTE: Some of 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.

illustrations that are referenced in the Marvin text were not able to be downloaded from the Village of Marvin's website.)

8. Land Use Plan

The Village Council has asked that the Planning Board continue its discussion on the draft update to the Land Use Plan (LUP). The Planning Board had recommended approval of changes to the LUP in 2013. As a result of a joint meeting with the Village Council in late 2014, the Planning Board had asked that they reconsider their recommendation.

Attached are the following items:

1. The draft 2013 text that was recommended for approval by the Planning Board.
2. The draft 2013 text that was recommended for approval by the Planning Board.
3. A summary of the major changes between the 2013 LUP and the LUP that is currently in place.
4. A list of potential changes to the draft 2013 Land Use Plan that was recently developed.

9. Set Meeting Date for May 2015 Planning Board Meeting

The Planning Board's regularly scheduled meeting date for May is May 25, 2015. That day is celebrated as Memorial Day. A new meeting date should be established.

10. Other Business

11. Adjourn

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