

Agenda
Wesley Chapel Planning Board Meeting
Monday, March 28, 2016 at 7 pm

- 1. Pledge and Invocation**
- 2. Public Comment**
- 3. Additions, Deletions and Approval of Agenda**
- 4. Approval of Minutes**
- 5. Conditional Zoning Request CZ15-02- EPCON**

EPCON Communities is requesting rezoning of several lots along Cuthbertson Road from R-40 to Conditional Zoning R-40. The purpose of the rezoning is to allow the applicant to develop a proposed 138-unit senior housing development. Two community input meetings were held on this proposal on January 27 and February 9, 2016. Attached in your packets are the following items:

1. Rezoning Application;
2. Staff Report;
3. Site Plan and Conceptual Drawings of the Units Included in the Development;
4. Written Comments Received at the Community Meetings;
5. Minutes of the Community Meetings;
6. Letters of approval from various review agencies; and,
7. Emails received by staff from the general public pertaining to the rezoning

- 6. Proposed Text Change- Temporary Family Health Care Structures (Continued from the October 2015 Planning Board Meeting)**

A staff report and proposed text are attached regarding adding “Temporary Family Health Care Structures” in Wesley Chapel in response to legislation adopted by the North Carolina General Assembly earlier this year. Also attached is a copy of the legislation enacted into law.

- 7. Proposed Text Change- Protest Petitions**

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.

A staff report and proposed text are attached regarding removing the ability of property owners to file a “protest petition” with respect to a proposed change to the Zoning Ordinance map. This is in response to legislation adopted by the North Carolina General Assembly earlier this year. Also attached is a copy of the legislation enacted into law.

8. Proposed Text Change- Subdivision Bonds

A staff report and proposed text are attached regarding adding changes to the Village’s Subdivision Ordinance regarding subdivision performance and maintenance bonds. These changes are in response to legislation adopted by the North Carolina General Assembly earlier this year. Also attached is a copy of the legislation enacted into law.

9. Proposed Text Change- Conservation Zoning (Continued from the October 2015 Planning Board Meeting)

The Village Council has asked the Planning Board to take another look at the conservation zoning text that had previously been recommended for approval. Specifically, the Council would like to get the Planning Board’s opinion on deleting the requirement that any conservation subdivision contain a minimum of fifteen (15) acres, as shown in the definition of “conservation subdivision”. A copy of the proposed conservation zoning text language is included in your handout.

The Village Council, at their November 9, 2015 meeting, also requested the Planning Board look at three additional items relating to conservation zoning:

1. Allowing minimum lot sizes to be reduced to a figure between 20,000 and 25,000 square feet. The text that the Planning Board recommended was to allow lots to be as low at 30,000 square feet. This is referenced as Section 6.10.12(F)(1) in the proposed conservation zoning text.
2. To allow floodplains, lakes, ponds and wetlands to count towards minimum lot sizes in conservation subdivisions. The Village’s current subdivision ordinance text, Section 402.5 (shown below), excludes floodplains and floodways, lakes, ponds, and wetlands from counting towards minimum lot sizes.

402.5 Minimum lot sizes, as prescribed by the Zoning Ordinance, shall be exclusive of any required buffer, open and/or common areas, floodplains and floodways, lakes/ponds and wetlands...

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3. Reducing the minimum width of lots in a conservation subdivision to 100 feet. The text that the Planning Board had recommended was 120 feet as shown in proposed conservation zoning text as Section 6.10.12(F)(5).

NOTE: The portions of the proposed text that the Village Council would like the Planning Board to address are shaded in yellow in the text that accompanies this agenda.

10. Amending the Future Land Use Plan Text

Conditional zoning applications have been filed for two senior housing developments, one that contains 72 units along NC 84 and one that contains 136 units off of Cuthbertson Road. The Planning Board Chairman has asked that the Planning Board have a discussion on potentially placing a cap on the number of senior housing units and senior subdivisions allowed in the Village. Staff felt that such language would be most appropriate in the Village's Future Land Use Plan text. A copy of the Future Land Use Plan text is attached.

11. Other Business

12. Adjourn

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