

**VILLAGE OF WESLEY CHAPEL  
PLANNING BOARD SPECIAL MEETING MINUTES  
April 19, 2016, 7:00 PM**

**MINUTES**

The Planning Board of the Village of Wesley Chapel, North Carolina, met at Town Hall, 6490 Weddington Road, Wesley Chapel, NC 28104.

**Present:** Vice Chair John Souza, Members Chuck Adams, David Boyce, and Deb Bledsoe and Amanda Fuller (alternates sitting as regular members)

**Absent:** Sandra Ells, Michael Kenary and Alternate Vincent Gahren

**Village Staff present:** Cheryl Bennett, Village Clerk; Bill Duston, Planning/Zoning Administrator

Citizens present: Carol Mullis, Jerry Fulmer, Sandy Fenn, Karen Izzo, Mildred Gwinn, Shirley Davis Walser, Becky Plyler and Doug (rest of name was illegible)

1. Pledge and Invocation

The pledge of allegiance was said and invocation given.

2. Discussion and possible action on senior housing issues and ordinance text

Acting Chair John Souza shared comments Sandy Ells had sent regarding the intent vs interpretation of the maximum density definition, the request for consideration for text changes in conservation zoning, and a possible cap or district for senior housing.

A spreadsheet Bill Duston prepared was presented which showed senior housing units in other local entities. Three projects are in our pipeline, one project straddles Indian Trail and has 117 units in Wesley Chapel and a lot of floodplain. John Souza noted we have more pending units here and almost the highest density than any other entity has approved.

Bill Duston was not aware of anyone having done a senior housing district. He noted Marvin did away with conditional zoning for residential, they could still do senior housing but under R-40 zoning. He spoke to the County who felt that the closer to a town, the higher density would be allowed from a staff perspective. Stallings and Indian Trail are across the board denser than us.

Some entities address minimum lot size. Wesley Chapel used the same types of land exclusions for senior housing as with R-40, and did not address right of way and common open space. John Souza noted we did not get a lot of feedback from the community when we were developing the ordinance, we are getting more now.

Chuck Adams noted we have talked about a survey a long time, it is now coming out very soon, and we should listen to it.

Chuck Adams motioned that Planning Board recommend to Council to put a permanent hold on the acceptance of any senior housing projects effective today, further we recommend to Council that no action or approval of senior housing projects take place until after the results of the upcoming survey is processed and the Planning Board has had a chance to digest the citizen's opinions and that after review we then make appropriate recommendations for changes to the ordinances or permanently eliminate senior housing all together; all of this must be approved by Council. David Boyce seconded the motion. This would not affect the current three applicants. Bill Duston noted he looked into the state statutes on moratoriums, and they were changed so you cannot put a moratorium on residential developments. Deb Bledsoe asked if this is telling Council they should not take action on any senior communities including the current three; the reply was yes. Chuck Adams noted we are very close to the survey and ought to hear soon.

Bill Duston noted with proper notice you can pull the senior housing ordinance, it will not affect the three in process, and any new applicant can choose whether the old or new rules apply to them before a change is made. Deb Bledsoe asked about other potential applicants. Bill Duston noted we have one potential 150 acre+ major conventional subdivision, and one in annexation for 20-30 acres conventional housing, and one or two others who talked to him for senior housing.

Bill Duston went and printed the moratorium statutes for the members. Deb Bledsoe noted she read the federal senior housing act, there are very few standards, and a lot is left to the towns. They just suggest an HOA, there is no governing body to maintain it as an 80% seniors; if it reverts to regular housing, the developer doesn't care. Amanda Fuller suggested we get an HUD rep to a meeting here. Deb Bledsoe noted she heard discussion on the most likely spot for senior housing being close to the shopping center, has anyone asked Aston if they would re-zone. Bill Duston returned with copies of the statute - NC GS 160A-381(e) which was updated in 2015. He had not checked with the attorney on it. Chuck Adams noted we need to get legal advice from the attorney.

The motion passed unanimously.

Bill Duston noted this will be on the Council agenda for May 9th.

Bill Duston noted to be on the safe side we need a statement of consistency. Chuck Adams motioned that the statement of consistency is that this is consistent because we are trying to do the will of the people and find out what they want. Deb Bledsoe seconded the motion.

The motion passed unanimously.

### 3. Adjourn

Chuck Adams motioned to adjourn, David Boyce seconded the motion.

The motion passed unanimously.

The meeting adjourned at 7:42 pm.

Respectfully submitted,

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Cheryl Bennett, Village Clerk

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Acting Chairman John Souza