

**VILLAGE OF WESLEY CHAPEL
PLANNING BOARD MEETING MINUTES
April 25, 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 Sandra Ells, David Boyce, and Michael Kenary; Deb Bledsoe (alternate sitting as regular member), and Alternate Amanda Fuller

Absent: Chuck Adams and Alternate Vincent Gahren

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

1. Pledge and Invocation

The pledge of allegiance and invocation were said.

2. Public Comments - none

3. Additions, Deletions and Approval of Agenda

David Boyce motioned to approve the agenda; Sandi Ells seconded the motion.

The motion passed unanimously.

4. Approval of Minutes

Sandi Ells motioned to approve the minutes of the March 23, 2016 Joint meeting with Council. Deb Bledsoe seconded the motion.

The motion passed unanimously.

David Boyce motioned to approve the minutes of the March 28, 2016 regular meeting; Sandi Ells seconded the motion.

The motion passed unanimously.

5. Proposed Text Change – Conservation Zoning

Planning Board spent a lot of time on conservation zoning last year, made recommendations to Council, and a public hearing was held. In November Council asked Planning Board to look at some changes. Bill Duston gave an overview of conservation zoning and how it has worked in neighboring towns. Weddington allows lots down to 12,500 square feet, but first computes a yield plan with R40 which is the number of lots you can do, and they specify what types of open space they prefer. Marvin prefers a view shed buffer, and allows smaller lots; most of their open space is in the view shed buffer. Planning Board recommended up to 30% of lots down to 30,000 square feet, a minimum lot width of 120 feet, and require tracts of 15 acres. The conservation land must stay untouched.

Council asked Planning Board to look at: 1. allowing minimum lot size to be reduced to between 20,000 and 25,000 feet; 2. to allow floodplains, lakes, ponds and wetlands to count towards minimum lot sizes in conservation subdivisions, 3. reduce the minimum width of lots to 100 feet, and 4. allow tracts of less than 15 acres.

Tree ordinance was discussed – if you have a heavily treed parcel, you only have to replace the 20 inch trees, and maintain a smaller percentage of trees, and provide tree save areas, which can be used as the open space in conservation zoning.

Bill Duston reported a realtor, and a property owner who comes to meetings have expressed interest in conservation zoning.

Lot width was discussed. John Souza said it came from pie shaped lots and cul de sacs. Bill Duston said he originally had 110 feet and Planning Board changed it to 120 feet. The benefit to developers is less infrastructure, and they might fit 7 lots instead of 6 on a cul de sac. Michael Kenary thought it might be tough to fit all the criteria depending on the lay of the land. Sandi Ells noted they didn't want long skinny lots, although it might make sense on a cul de sac. Bill Duston pointed out you need 35 feet of road frontage, and only where the house is built do you need 120 feet; he also sees that with panhandle lots. John Souza noted that would allow houses closer to the street, and suggested waiting for a survey. Bill Duston noted the recommendations are in Council's hands to do as they see fit. David Boyce noted we are rehashing items we spent months on, and suggested leaving them as they are. Consensus was to leave the text as is.

Sandi Ells motioned to leave the text changes unchanged for conservation zoning.

Michael Kenary seconded the motion.

The motion passed unanimously.

6. Amending the Future Land Use Plan Text

John Souza noted at the special meeting on April 19, 2016 a motion was made by Planning Board, and since then we got the attorney reply that the motion would conflict with the general statutes since you cannot do a moratorium on residential property. Deb Bledsoe motioned to rescind Chuck Adams motion from April 19, 2016 regarding a senior housing moratorium. David Boyce seconded the motion.

The motion passed unanimously.

Deb Bledsoe motioned that the statement of consistency is it is neither consistent nor inconsistent with the future land use plan. David Boyce seconded the motion.

The motion passed unanimously.

Discussion was held, that any senior housing applicants before the text was revised would be able to choose whether to use the old or new text. A spreadsheet was presented showing various jurisdictions in Union County, the acreage, number of approved senior housing units, and density. John Souza noted we have more pending acreage, units and density than was approved in any other jurisdiction; we need more public feedback, and should revisit this after the survey.

Deb Bledsoe motioned to amend the Land Use Plan text to remove all references to senior housing. Sandi Ells seconded the motion. Ideas on a senior housing cap were

discussed. Bill Duston thought you could put a unit cap in the land use plan, not the code, but it might be a sticky widget. You could designate preferred areas on the future land use plan, or create a district on the zoning map. There should be some reason on where it is placed, not be capricious. For any tract over 15 acres Bill Duston would accept an application, but if there were districts and the application was not in a district he would reject the application because it would be an illegal use. The idea of sub-committees came up to study the issues. Sandi Ells withdrew her second. Deb Bledsoe amended her motion to amend the land use plan to remove all references to senior housing until such time as our survey comes back and we can make determinations as to what we want. Sandi Ells seconded the motion. Michael Kenary asked if anyone in North Carolina has a senior housing and conservation housing app together; Bill Duston replied Huntersville had senior housing as a use; most communities address this through density.

The motion passed unanimously.

Deb Bledsoe motioned to remove references to senior housing in the zoning ordinance and subdivision ordinance with the statement of consistency being we just recommended to remove all references to senior housing in the land use plan. Michael Kenary seconded the motion.

The motion passed unanimously.

Bill Duston noted this does not preclude the three applications in process. This will be on the next council agenda, John Souza will mention it in his update. Bill Duston noted Council will have to call for a public hearing. Deb Bledsoe volunteered to be on a sub-committee. John Souza said he will put it on the next agenda.

7. Other Business

Michael Kenary asked about the traffic generation books, the administrative assistant was looking into it, but has been out ill. John Souza noted the second priority was storm water, please sent any questions to Bill Duston by the end of next week so he can present them to the engineer. John Souza will ask Council if the village engineer can attend the next Planning Board meeting.

Deb Bledsoe proposed the idea of Wesley Chapel becoming a Tree City USA; she will share the information with the clerk, and will probably go to Council.

12. Adjourn

David Boyce motioned to adjourn, Deb Bledsoe seconded the motion.

The motion passed unanimously.

The meeting adjourned at 8:31 pm.

Respectfully submitted,

Cheryl Bennett, Village Clerk

Acting Chairman John Souza