

**VILLAGE OF WESLEY CHAPEL
PLANNING BOARD MEETING MINUTES
June 27, 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, Sandra Ells, Michael Kenary; and Amanda Fuller and Vincent Gahren (alternates sitting as regular members)

Absent: Members David Boyce, and Chuck Adams; and Alternate Deb Bledsoe

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

Jill Ramige spoke that hers was the only home in Wesley Chapel affected by the Kolter development, and will affect their home value and future salability. She is working with a realtor on an impact analysis.

3. Additions, Deletions and Approval of Agenda

Amanda Fuller motioned to approve the agenda; Sandra Ells seconded the motion.
The motion passed unanimously.

4. Approval of Minutes

Vincent Gahren motioned to approve the minutes of the May 23, 2016 meeting. Sandra Ells seconded the motion.
The motion passed unanimously.

5. Senior Housing Updates

Bill Duston noted that since senior housing has been rescinded, we asked Planning Board what we should look at and he compiled the issues in a handout. He also provided copies of "Q and A" produced by HUD. The Village survey results should be out in July. Vincent Gahren motioned to table this item until the results of the survey are in. Sandra Ells seconded the motion.
The motion passed unanimously.

6. Rezoning of Recently Annexed Lots

Bill Duston noted recent voluntary annexations occurred, effective June 30, 2016. Per State Statutes, we must apply zoning within 60 days. His recommendation was to zone the lots in Wesley Oaks and Estates of Wesley Oaks subdivisions as RUC, and the new lots at Cuthbertson Road and New Town Road as R-40. This is consistent with prior annexed lots. Michael Kenary motioned to zone the lots in Wesley Oaks and Estates at

Wesley Oaks as RUC, and the lots at Cuthbertson Road and New Town Road as R-40, and amend the future land use plan to show all the lots as low density residential, and the statement of consistency is the changes are consistent with the Village's Land Use Plan (LUP) as the LUP does call for zoning, other than R-40, for lots that were previously platted and approved by Union County and which were subsequently annexed into the Village. Otherwise the LUP calls for new lots to be developed to R-40 standards.

Amanda Fuller seconded the motion.

The motion passed unanimously.

7. Conditional Zoning Request 15-02: EPCON

Bill Duston noted we are looking at changes in the application; the original application went through Planning Board and it was unanimously recommended against; the principal issue was trees. Council held a public hearing June 16, 2016, and continued it to July 11, 2016. The Mayor suggested it come back to Planning Board since they changed the trees, and reduced two lots. There was also discussion of a right turn lane going north on Cuthbertson Road.

Rich Hearth from EPCON said they made two changes, reducing the number of lots from 138 to 136 and this allowed them to keep several heritage trees and reduce tree mitigation. They now meet the tree mitigation standards. A town council member asked for a right turn in lane; the Traffic Impact Analysis (TIA) does not require that, and he provided correspondence with the DOT engineer on that. He did have a potential compromise.

Wes Smith said before they were asking to remove 57 heritage trees, they saved several when they removed two lots, and modified some other areas. Regarding the road, DOT, the town engineer, and their engineer looked at the TIA. Cuthbertson Road is a three lane road, and the concern was to prevent people cutting around those trying to turn right-in. He proposed a concrete median, four to six inches high, it will have a sign but won't obstruct the view. They also provided a tree mitigation plan and two new home elevations with the porch on front. The entrance is wide enough for truck movement. Sandra Ells asked how the median would affect left turns out; Wes Smith said he looked at the movements, and it is okay. The incoming lane is eighteen feet wide, larger than the typical; the outgoing is twenty two feet of pavement.

Trees were discussed. EPCON's landscape architect Gary Fankhauser stated mature trees take about four hundred square feet, on the map the pink trees are a red flag since there is not quite four hundred square feet for each. Trees have a range of two hundred to six hundred square feet, so they will have to be careful of the tree selection.

Further discussion was held on the median, and if it would interfere with left turns in. DOT rejected a turning lane with bollards, it may be a maintenance issue. Wes Smith will look at the data on accidents at Lawson, which is a similar intersection, to see what types of accidents occur there.

Michael Kenary motioned to recommend approval contingent on a means to safely decelerate into the community heading north (a taper) and a median or alternate solution to the median for safety, and the statement of consistency that the Land Use Plan (LUP)

at the time the application was submitted, contemplated senior housing in the Village by stating that lots sizes of less than 40,000 square feet are allowed in senior housing developments; the proposed development has lots of less than 40,000 square feet and has a density of less than the maximum of 3.0 units /acre; The LUP does not give significant guidance as to where in the Village senior housing should be located. Thus the rezoning is neither consistent nor inconsistent with the Future LUP. Vincent Gahren seconded the motion. Rich Heareth was agreeable to the taper and median.

The motion passed unanimously.

8. Conditional Rezoning Request 16-01: Kolter

The electricity went off earlier in the meeting, and the room was getting dark. Vincent Gahren motioned to hold a special Planning Board meeting July 5, 2016 at 7 pm at Town Hall, 6490 Weddington Road, Wesley Chapel, NC 28104 to consider the Conditional Rezoning Request 16-01: Kolter, and to appoint representatives to a storm water committee. Sandra Ells seconded the motion.

The motion passed unanimously.

9. Other Business - none

10. Adjourn

Vincent Gahren motioned to adjourn, Michael Kenary seconded the motion.

The motion passed unanimously.

The meeting adjourned at 8:30 pm.

Respectfully submitted,

Cheryl Bennett, Village Clerk

Acting Chairman John Souza