

**VILLAGE OF WESLEY CHAPEL
PLANNING BOARD MEETING MINUTES
July 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: Chair John Souza, Chuck Adams, David Boyce, Michael Kenary and Vincent Gahren (alternate sitting as regular member), Alternates Deb Bledsoe and Amanda Fuller

Absent: Member Sandra Ells

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

Also present: Council Member Mike Como

1. Pledge and Invocation

The pledge of allegiance and invocation were said.

2. Public Comments - none

3. Additions, Deletions and Approval of Agenda

Michael Kenary motioned to approve the agenda; Vincent Gahren seconded the motion. The motion passed unanimously.

4. Approval of Minutes

Vincent Gahren motioned to approve the minutes of the June 27, 2016 meeting and July 5, 2016 special meeting. Chuck Adams seconded the motion. The motion passed unanimously.

5. Election of Planning Board Vice Chairman

Chuck Adams nominated David Boyce to be Vice Chair. Michael Kenary seconded the motion.

The motion passed unanimously, with Boyce abstaining. Clerk Bennett swore David Boyce in as Vice Chair.

6. Conditional Rezoning Request 16-01: Kolter

Bill Duston briefly reviewed the additional conditions the applicant put on the site plan since the last meeting and noted he forwarded an email from the Ramige's to the Planning Board and Council.

Brian Jenest representing the applicant noted the changes are:

1. Offer to build the .66 mile thread trail and add .81 miles of gravel trails to connect the parts of the development.

2. Along the new road that replaces Hawfield Road they propose an eight foot multipurpose path. Indian Trail will maintain the whole road. There is no traffic light at Wesley Chapel Road, the state doesn't require it.
3. After meeting with the Ramiges, they proposed to buffer the north side of their property with a berm and landscape, there is existing vegetation on the other sides. Mrs. Ramige said no amount of screening will make them ok with this development.
4. Create pavement and right of way but no curb and gutter nor sidewalks on the part of the road that leads to the Ramige's property.
5. Regarding traffic calming, they met with Indian Trail, and they were open to a speed table and stop signs.
6. An annual census by the HOA to ensure the age restrictions. All of the Wesley Chapel portion, and part of the Indian Trail portion is proposed for age restricted living. Part of the Indian Trail portion is not age restricted.
7. Last week at the CRTPO meeting Faith Church Road was discussed, Indian Trail is leading the charge to eliminate it except for the portion between Old Monroe Road and Hwy. 74. The road is under power lines and in a flood zone. A decision is expected in the fall.
8. Additional trees to be planted in Wesley Chapel are 392, and in the entire development 1,680 trees.

Bill Duston added that new plans were submitted to our engineer, and she is okay with the storm water. Also, on the census, it is needed for not only the whole development, but also just for the Wesley Chapel portion. The 80/20 requirement must be met in Wesley Chapel. Brian Jenest added three acres open space is required, but they are providing 65 acres, or almost 60%, and you require 30% tree save, and they are providing 45%. Bill Duston added it will be up to Council to approve the modification to remove twenty inch trees. The applicant took a sample of two 200x200 foot tracts, and did a tree survey there, they extrapolated the number of ten inch and greater trees, with those they meet the mitigation standards.

Brian Jenest noted the mailboxes will be at pod 1, 2 and 3, with designated street parking spaces. The north area in Indian Trail is being kept as traditional housing for more variety, with 102 lots. Bill Duston noted the community center will be limited for use of those living in the age restricted area.

Michael Kenary asked about the Indian Trail area having different ordinances than the Wesley Chapel section. David Goracke from Kolter responded that given the differences they are meeting the requirements whether through HOA covenants or ordinances. They added 400 street trees in Wesley Chapel outside the mitigation calculations. DOT will maintain the street in Wesley Chapel although there are some different street widths from the slight differences in Indian Trail calculations. Michael Kenary noted Indian Trail provides trash pickup, allows golf carts, and has leash laws, all different from Wesley Chapel. Bill Duston noted we cannot enforce anything that is not in our zoning ordinance. David Goracke said for example the leash law would be the purview of the HOA. Michael Kenary said everything above Wesley Chapel will be maintained by Indian Trail or the HOA.

The ten foot wide concrete thread trail will be maintained by the municipalities in which they are located, the spurs will be gravel and HOA maintained. Chuck Adams inquired of the cost to maintain the trail, Brian Jenest offered that if the town doesn't want the trail, they can take it off and do the fee in lieu. Bill Duston noted he gave Council an update, they have not yet committed to a trail. He went to the site with the thread trail rep, and they are different types of trail, but they said asphalt is the least costly to maintain in the long run. The fee in lieu would be just under \$20,000. Another by right development is coming between Hudson Church Road and Potter Road which would have no conditions. There are some intervening properties, we could contact them if so directed. The parking for the trail on the Kolter property is probably along the new road, it hasn't been discussed yet. There is no current thread trail construction in Wesley Chapel.

Faith Church Road was discussed. Lucas Shires said the connection to Tan Yard Road is a potential solution. Chair Souza suggested they could go up the back of Sheridan and connect through Hawfield Road to Wesley Chapel Road. Lucas Shires suggested talking to Indian Trail and their consultant RS&H, there is zero funding for a new road for a long time. Brian Jenest said it would be very challenging to make the alignment, and the sharp turn at the traffic light. Bill Duston said there are some homes on Tan Yard that would be affected. To get a line on the CTP map it must be brought to the MPO and a feasibility study would have to be done, and it faces the same issue with the proposed Howey development.

Chuck Adams requested more detail and a traffic analysis on the intersection with Wesley Chapel Road. Lucas Shires cited the site distance exhibit which he will get for Mr. Adams, and said they met with DOT and got their approval. Chuck Adams noted 55 year olds still go to work each day, but Brian Jenest contended the traffic numbers are very different for senior communities, and stated the difference is an additional 84 cars per day from a by right development, 2114 to 2198. Planning Board noted while there will be more connections, there will be more cars coming down to use those connections. Bill Duston noted the TIA was done, and reviewed by our third party engineer. Amanda Fuller noted they could have sold the excess land on the south and was glad they are keeping it and all the trees. Traffic Engineer Ramey Kemp will provide a copy of the TIA to Mr. Adams. Bill Duston noted with a conventional subdivision, you cannot mandate a thread trail, only ask. The ordinance could be changed to require it. David Boyce asked if there will be any other improvements to the roads in Sheridan, there will not. There was no timeline for when Wesley Chapel Road will be widened. Brian Jenest said moving the east west road 225 feet closer to the roundabout from where Hawfield is will increase the sight distance. Lucas Shires noted the connection at Magna Lane was re-aligned.

The Ramige's situation was discussed. An email from the Ramige's was shared by the planner to Planning Board. Lucas Shires said they added a berm and planting on the north side. The sidewalk on the connection to the Ramige's was removed. Chair Souza noted the sidewalk is still shown on the plans. David Boyce inquired what the value impact will be on the Ramige's. Brian Jenest said with a by right plan there would be no buffer, although there are more lots abutting the Ramiges now, so he felt it may be equal. The road is gravel now, it will be paved. There will also be water available 800 feet

away, also the power lines on the existing road go out with the storms, and with new underground lines it should improve.

John Souza stated he likes the thread trail and the connectivity, but didn't like the single family area being connected to the senior housing, and had concerns about traffic, and surrounding the Ramige's. Brian Jenest noted the ordinance allows up to three units per acre, and they have a 1.76 density. David Boyce had concerns about traffic, noting seniors still work, he walked the property and had concerns on the sight distance, we still don't know about Faith Church Road, and his main concern was on the Ramige's being landlocked. The Ramige's said they expected to have one acre homes around them, now they will have cluster homes on three sides. Travis Manning showed plans from 2006 for a Longford Village subdivision on this land. Mr. Jenest said there are more abutting lots, 16 instead of 9, but more of a buffer around them. Chuck Adams noted this may not be better to the Ramige's. Amanda Fuller noted the land will be developed one way or another, and felt better the Ramige's had a chance to speak with the developer.

The decorative lights are included on the plans.

Pending items are:

1. The traffic engineer will send a bigger picture of the intersection and info on the traffic numbers to Bill to send to Planning Board.
2. More information is needed on Faith Church Road, Lucas Shires suggested talking to Indian Trail's consultant RS&H who made the recommendation; Bill Duston will send their PowerPoint to Planning Board and can ask them to attend a meeting or get something in writing from them, and can get a timeline for improvements to Wesley Chapel Road.

Deb Bledsoe noted we need to just be concerned with what goes in in Wesley Chapel and what they are doing will improve the Ramige's and added this gives me the least concerns of the three senior housing subdivisions noting the density is lower. Vince Gahren's concerns were on increased traffic and the Ramige's impact.

Chuck Adams motioned to table this item to the next meeting. Vince Gahren seconded the motion.

The motion was approved unanimously.

Lucas Shires asked about the possibility of a special meeting. It was noted that holding a special meeting will not move the decision to Council any sooner.

7. Other Business

Bill Duston noted we will be holding the storm water meeting on a future Thursday evening. The results of the survey of residents are on the website.

8. Adjourn

Chuck Adams motioned to adjourn, Vincent Gahren seconded the motion.

The motion passed unanimously.

The meeting adjourned at 9:02 pm.

Respectfully submitted,

Cheryl Bennett, Village Clerk

Acting Chairman John Souza