

08.24.09 Planning Board minutes  
Approved 09.28.09

VILLAGE OF WESLEY CHAPEL  
PLANNING BOARD MEETING MINUTES  
August 24, 2009, 7:00 PM

The Planning Board of the Village of Wesley Chapel, North Carolina, met in the Fellowship Hall of the Wesley Chapel United Methodist Church at 120 Potter Road South, Wesley Chapel, North Carolina, with Chairman Chuck Adams presiding.

**Present:** Chairman Chuck Adams; Members- Sandi Bush, Alternates Shirley Wilson and Bill Fairman (both sitting as regular members)

**Absent:** Members Ray Davis, John Grexa, Stephen Keeney

**Others Present:** Cheryl Bennett, Clerk; Joshua Langen, Planning/Zoning Administrator

**Citizens:** Carol Mullis

The meeting was called to order at 7:05 pm; a quorum was present.

1. Pledge and Invocation

2. Additions, Deletions and Approval of Agenda

Chairman Adams reported that Ray Davis was in the hospital to be checked out since he was not feeling well. Bush made a motion to approve the agenda; Wilson seconded the agenda.

The motion passed unanimously.

3. Approval of Minutes

Fairman made a motion to approve the August 4, 2009 minutes, Bush seconded the motion.

The motion passed unanimously.

4. Discussion of Section 3.1.1 & RUC districts

Langen had sent out copies of Marvin Section 3.1.1A and Weddington Section 58-59, their zoning classifications for property developed under the County and annexed into the town. Langen said he was waiting for the attorney and the Mayor to get back to him on proposed language. He said he was hoping to make the change simple without a bunch of new zoning districts.

5. Discussion of Turning Radii

Langen said he was not prepared to discuss this item; we will look at it next month.

6. Discussion of Article 6 and Conditional Use Permit Checklist

Langen noted the copy of Article 6 showed a Planning Board public hearing and checklist added. The Planning Board could vote on the project the same night as the hearing, or the next month. Langen recommended they let staff set the date for the Planning Board

public hearing. Chairman Adams asked how the Planning Board public hearing would be conducted. Langen said we would post signs, send letters and do a newspaper ad. Discussion agreed that their public hearing would differentiate from a council public hearing in that they would hear public comments, and allow for two way communication with the Planning Board and the developer. Discussion included whether citizens would sign up to speak as pro or con, or just sign up; how long citizens would be allowed to speak, who would respond to comments, and when. It was agreed that the developer would explain the project, then Langen would give the staff report; the public would offer comments or statements, the Planning Board would ask questions of the developer, and then the developer would offer replies to citizen questions. Planning Board changed the name from a public hearing to a public information session on page 6-4 and 6-16. On page 6-6, Langen explained the changes to Council's findings of fact; (d) and (e) were deleted because it was felt that applicants would need a variance if they did not meet the ordinance specifications. Langen moved the section on sanctions to 6.1.2 but the Board felt they should be at 6.9.3.

The checklist at 6.13 was reviewed. On page 6-16 it was noted the public comment session would be the same time as the Planning Board meeting, so those two items will be merged and an (s) added to meeting, as it may involve more than one meeting. The typo at the end of page 6-17 will be fixed.

Planning Board asked that they receive copies of the Ordinance Review Committee minutes as soon as they are ready; they felt it would help them. Langen said he would also e-mail them his report to Council; it lists what is going on with the amendments. Langen noted Council has a public hearing on this ordinance change scheduled for September 14, 2009. Planning Board wants to see the final changes before then; Langen will send it to them.

Bush made a motion to change the name of the session from public hearing to public comments, move sanctions to 6.9.3, fix the typo on the last page and recommend approval of the changes to Article 6 to Council, provided they get a corrected copy back before September 14. Fairman seconded the motion.

The motion passed unanimously.

Langen said he had been requested to send out the ordinance for Baxter, he noted it was much too complicated for us. Bennett said they had asked for him to send them a link to the website where the Baxter ordinance was. Langen noted this was something the Downtown Committee wanted; he is working on his own language which would be much less complicated. Adams asked if this would be something Planning Board would ultimately review; Langen said yes; Adams asked that Council not schedule the public hearing on it until Planning Board has reviewed it. It was noted that Baxter involves much more than would occur in Wesley Chapel.

#### 7. Topics to Discuss at Next Meeting

Topics include RUC, turning radii, and the sign ordinance; essential services language will be coming from the Ordinance Review Committee. The LARTP was discussed, it was said those changes were going to the Ordinance Review Committee first, and Bush asked whether the protocol was for changes to go to the Ordinance Review Committee first, and then to Planning Board. If so, then suggested changes should go to them first.

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Questions were asked why there was an Ordinance Review Committee. This further reinforced the need for seeing the minutes of the Ordinance Review Committee. There was some confusion as to whether Planning Board should be looking at something like the sign ordinance, or if they should wait for the Ordinance Review Committee to come up with language for them to review.

Height of a wall was discussed; Langen said the language should include reference to the sight of view from neighboring first floor windows as it is looked at regarding visual screening. In October the Board will discuss buffer screening.

8. Other Business

Bush purchased two books on zoning, and Bennett got a copy of Introduction to Zoning. It was suggested that books might be available with a sign out sheet at the office for members to borrow and read.

The Board requested Langen deliver hard copies of the agenda and back-up 15 days before the meetings, as there has been a lot of back up sent by e-mail.

9. Adjournment

Bush made a motion to adjourn the meeting; Adams seconded the motion.

The motion was approved unanimously.

Respectfully submitted

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Cheryl Bennett, Village Clerk

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Chairman Chuck Adams