

VILLAGE OF WESLEY CHAPEL
PLANNING BOARD MEETING MINUTES
March 11, 2010, 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, Vice Chairman Sandi Bush; Members- Ray Davis, John Grexa, Stephen Keeney and Alternate Shirley Wilson (seated as regular member) and Alternate Bill Fairman

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

Citizens: Carol & Jim Mullis, Becky & Butch Plyler, Tracey Clinton

The meeting was called to order at 7:00 pm; a quorum was present.

1. Pledge and Invocation

Chairman Adams led the pledge; Keeney gave the invocation.

2. Public Comments - none

3. Additions, Deletions and Approval of Agenda

Bush made a motion to approve the agenda, Davis seconded the motion.

The motion passed unanimously.

4. Public Information Session regarding Wesley Chapel Volunteer Fire Department CUP 10-1.

Grexia asked about the number of parking spaces; 28 is the minimum, and 54 are proposed. Langen noted a lighting plan is required, it needs some work, the poles are an acceptable height, and the applicant will get it to him when it is ready. Adams asked if this lighting plan is different from the one they saw in July; Langen replied that it is not, they just moved the poles. They show that no foot candles will leave the property.

Langen noted the poles can not be higher than three times the distance to the nearest property line, so all are thirty feet or lower, and on the other side less than sixty feet. All lights will be downward facing lights. Langen noted it is a LEEDS certified building, which ensures no glare on neighboring properties.

Adams noted the plan was denied by council based on side setbacks, and Langen said yes with the variances approved, this site plan is in compliance. Adams asked Tracey Clinton about her concerns. She noted Article 6 had changed since the last review, so it is helpful to go through it. The major concern was the elevation of the site and the land drops off to the neighboring property, so there is a huge change in elevation between them.

Langen said the application is complete with the knowledge that they will submit minor changes. Adams asked Langen if it meets the ordinance. Langen read his staff memo

which says the proposed plan is substantially different from the previous CUP, which allows it to be submitted without waiting. Langen's memo noted it meets findings (a) – (f).

Grexa asked if there will be a traffic light to let the trucks exit. Butch Plyler said he didn't know. Carol Mullis noted DOT will take the hill down. Bush noted there was a comment at the Board of Adjustment meeting last night asking for Leyland cypress trees. Fairman noted that type of tree diseases easily. Keeney asked if there will be new drawings. Butch Plyler replied there will be changes showing for example that the water line has moved, as will lighting, utilities, grading and drainage. Adams noted their recommendation would be based on updated drawings, at this point only drawing C003 has been updated. Plyler noted they didn't see a need to update all the plans until the variance was granted; the town is paying part of the fire department's architectural fees. The rest of the plans will be available for council next week.

5. Consideration and possible recommendation for Wesley Chapel Volunteer Fire Department CUP 10-1

Planning Board reviewed the findings of fact.

- (a) The use will not materially endanger the public health, safety or welfare if located where proposed and developed according to the submitted plan and not create dangerous traffic conflict points, noxious odors/sounds/glare, or environmental hazards.

Planning Board voted unanimously to approve this finding.

- (b) The use meets all required conditions and specifications.

Planning Board voted unanimously to approve this finding.

- (c) The use will not substantially injure the value of adjoining or abutting property and will not hinder future development potential of adjacent properties by the introduction of incongruent land use or incompatible development scale/intensity.

Bush noted the Board of Adjustment received a report from Rob Morrison stating there would be no impact and in some cases it would improve values.

Planning Board voted unanimously to approve this finding.

- (d) The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located, will not disrupt the integrity of existing land use districts, and will be in general conformity with this Ordinance and the Village of Wesley Chapel Land Development Plan.

Planning Board voted unanimously to approve this finding.

- (e) Adequate public facilities, such as water, sewer, wastewater treatment, gas, stormwater and transportation systems are or will be made available.

Planning Board voted unanimously to approve this finding.

- (f) Additional review criteria, as stated in the Ordinance, shall also be considered and addressed where required.

There were no additional criteria.

Planning Board voted unanimously to approve this finding.

Tracey Clinton asked if they were using the revised Article 6 for the findings of fact. Langen checked the ordinance, and then read revised finding (f): Access to public streets and the adequacy of those streets to carry anticipated traffic; and on-site circulation for both pedestrian and on-site and off-site vehicular traffic circulation patterns. Planning Board voted unanimously to approve this finding.

g) Adequate safety and emergency services (police, fire and EMS).

Planning Board voted unanimously to approve this finding

h) Additional review criteria, as stated in the Ordinance, shall also be considered and addressed where required.

This was already approved, it is the old finding (f).

Langen noted the applicant had used the correct findings of fact in their application.

Adams asked Langen if there was anything else that he knew of that was still needed other than the updated sheets. Langen said he sent the stormwater info to the engineer and she feels the calculations will be identical.

Grexa made a motion to recommend approval of the CUP on the condition that the new drawings be attached when it goes to council. Davis seconded the motion.

The motion passed unanimously.

6. Other Business – none

7. Topics to Discuss at Next Meeting

No discussion was held.

8. Adjournment

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

The motion was approved unanimously.

The meeting adjourned at approximately 7:45 pm.

Respectfully submitted

Cheryl Bennett, Village Clerk

Chairman Chuck Adams