

VILLAGE OF WESLEY CHAPEL
PLANNING BOARD MEETING MINUTES
February 23, 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 Vice-Chairman Chuck Adams presiding.

Present: Vice-Chairman Chuck Adams, Members- Ray Davis, Stephen Keeney;
Alternates - Sandi Bush (sat as regular member), Shirley Wilson (sat as regular member),
Bill Fairman

Absent: Chairman John Grexa; Member Jimmy Allison

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

The meeting began with a presentation to both the Planning Board and the Parks and Rec Committee.

Citizens: Carol Mullis, Brad Horvath, John Lepke, Todd Hess, Marnie Holland, Rick Becker, Sondra Bradford.

The meeting was called to order at 7:06 pm; a quorum was present.

1. Pledge and Invocation

Adams led the pledge of allegiance, and Keeney did the invocation.

2. Presentation by RoxAnne Miller from Catawba Lands Conservancy to Planning Board and Parks and Rec Committee

Rox Anne Smith (formerly Miller) gave a presentation on the Catawba Lands Conservancy, which covers 6 counties; they are working with the Carolina Thread Trail which covers 15 counties. The Conservancy looks to success through partnerships, protecting the quality of life, with benefits to air, water, land and the people. Windows of opportunity are closing and they are spending considerable time in Union County. They have dedicated staff time, built a network of volunteers, identified conservation priorities, and strategies for land projects. They partner with the agricultural community and local governments. Sources of capital include local public finance, state and federal funds, and Carolina Thread Trail donated land/easements. In Union County \$24,000 has come from the Agricultural Development and Farmland Preservation; \$307,000 from Clean Water Management Trust Fund, and \$1.8 million from the Park and Recreation Trust fund. The Conservancy generally looks at parcels of forty plus acres, and discusses tax benefits with land donors. They can share conservation priorities for Union County with our town and look at our local information to determine what areas may be targeted. A question was asked about liabilities and crime statistics relating to greenways, Ms. Smith said crime statistics are low, and rates may drop due to more activity. Mayor Becker from Mineral

Springs said their insurance didn't go up upon adding land. Ms. Smith said it is usually best to work one on one with landowners. Cost of greenways per mile was discussed; Mayor Becker noted it ranges widely. Corporate sponsors such as Marvin and Mineral Springs have become Conservancy members with donations from \$500 to \$2500. Funds go into the general fund, but sponsorships can be directed to specific uses. Ms. Smith expressed her willingness to work with the Village, and she was thanked for her presentation.

3. Additions, Deletions and Approval of Agenda

Wilson made a motion to approve the agenda; Bush seconded the motion.

The motion passed unanimously.

4. Approval of Minutes

Davis made a motion to approve the January 26, 2009 minutes. Wilson seconded the motion.

The motion passed unanimously.

5. Review of proposed Food Vendor (Concession Stand) Amendment to Zoning Ordinance.

Langen noted the name had been changed, and he came up with the definition of Mobile Food Vendor from several sources. Langen was asked how this would affect the vendor on Highway 84; Langen said the vendor had looked at the first version and thought he could comply, but hasn't seen the latest version.

Requiring a sink was questioned, and will be taken out. Turkey shoots was taken out of Section 4.7.3, but the Board requested it be put back in. Langen took out commercial from Section 4.7.3. The Board requested he add in a sub paragraph for a three day sidewalk sale permit. Article 4.7.5(d) shows ten feet; this is the required minimum landscape buffer distance in commercial. Section 4.7.5(f) regarding signs was changed to allow one temporary portable sign. Section 4.7.5(j) requiring access to restroom facilities was discussed; the Board requested it be deleted. A temporary use such as the current vendor on Highway 84 can not be grandfathered. He is operating a temporary use pending a text amendment. Safety concerns with the current vendor operating were brought up by Bennett.

The situation at The Sunset gas station was brought up; Langen said he visited him and the owner wants to pull the pumps, and is waiting to hear from the owner if he may do so. It was requested that hours of business be added to the text amendment; to use host store hours and if no host store to use between 5 am and 11 pm.

6. Discussion of **Section 411. Homeowners' Associations Required** of the Village of Wesley Chapel Subdivision Ordinance.

Keeney made a motion that this be tabled to the next meeting; Davis seconded the motion.

The motion passed unanimously.

It was requested that members give a lot of thought to Sec. 411.2.

7. Topics to Discuss at Next Meeting

Homeowner Associations and the food vendor amendment will be discussed at the next meeting, as well as the Catawba Land Conservancy presentation and the original request to allow parks as a CUP in B-1, B-2 and L-1.

8. Other Business - none

9. Adjournment

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

The motion was approved unanimously.

The meeting was adjourned at 9:30 pm.

Respectfully submitted

Cheryl Bennett, Village Clerk

Chairman John Grexa