

Minutes 2007.01.22

Approved 02.26.07

VILLAGE OF WESLEY CHAPEL

PLANNING BOARD MEETING

Monday Jan. 22, 2007

7:00 PM

MINUTES

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 John Troxell presiding.

Present: Chairman John Troxell; Members: Chuck Adams, Ray Davis, John Grexa, Bill Gwinn Alternate: Shirley Wilson, Bill Fairman

Others Present: Cheryl Bennett, Clerk/Tax Collector; Justin Krieg, Planning/Zoning Administrator, Council member Sonya Pierce

Visitors: Gayla Adams, Carol Mullis

Item #1

Welcome

At 7:00 P.M., Chairman Troxell called the meeting to order. A quorum was present.

Item # 2

Pledge and Invocation

Troxell led the pledge and Adams gave the invocation. Adams presented a birthday cake to Ray Davis, and we sang "Happy Birthday".

Item #3

Approval of Minutes

Because the minutes of the January 4, 2007 meeting were just received, Adams made a motion to table this item to the next meeting. Grexa seconded the motion.

The motion was approved unanimously.

Item #4

Discuss and Possible Vote on ETJ Zoning Map

Krieg sent out color maps which are easier to read, showing Wesley Chapel and the ETJ area, and the proposed zoning. He looked at Union County's zoning map, and basically rolled over the zoning to Wesley Chapel, so if a parcel was zoned R-20 in the County, it would be zoned R-20 in Wesley Chapel. Adams inquired about the area at Beulah Church and near Willoughby/Potter Roads. The white area on the map to the left of the upper green area is the area Weddington annexed, so the areas above will bring our borders up to Weddington. There are 1044 parcels total. Krieg noted you have four options: recommend, not recommend, amend and recommend, or table; but this will still go to Council. Adams had concern that ETJ could be reversed, but Troxell noted that we need to keep the topic to the map. Adams read the letter from County Commissioner Kevin Pressley to Mayor Tracey Clinton dated January 10, 2007. Grexa inquired if we could hear from our legal counsel. Troxell noted it is not the Planning Board's final decision, we just make a recommendation or not.

Since the map went to the Planning Board on January 9, 2007, Adams made a motion to waive the 15 day review period. Grexa seconded the motion.

The motion was passed unanimously.

Adams made a motion that the Planning Board of Wesley Chapel not approve the map given to us for review and consideration labeled "Wesley Chapel Proposed Zoning Map for ETJ Area" which shows the parcels being requested for ETJ; further he moved that the Planning Board of Wesley Chapel strongly recommend to the Village Council and Mayor of Wesley Chapel that they contact the Union County Board of Commissioners and remove their request for ETJ (extraterritorial jurisdiction) in Wesley Chapel. Gwinn seconded the motion.

Gwinn, Davis and Adams voted yea.

Grexia voted nay.

The motion passed, 3-1.

Item #5

Discuss and Possible Vote on Final Plat (Wesley Chase Subdivision)

Krieg noted this was formerly called the Laney Subdivision. Krieg said he had gone through the checklist, made a few recommendations; still needed are the HOA documents, letter of credit; Krieg recommends final approval.

Grexa inquired regarding the wetland on lots 6 and 7. Krieg said there has been a change to the Ordinances regarding ponds and wetlands. Troxell said Lindenwood was getting runoff, has that been addressed? In October 2005 wetlands were removed from the calculable area of 40,000 sq. ft. per lot. Adams asked if they fill it in, it may run elsewhere, such as to Lindenwood. Troxell said all the land changes may have changed the runoff patterns. Krieg said they got permit approvals from DENR. Adams wanted to know how they are going to fill it in. Gwinn agreed, and said the water will go somewhere. Krieg said it doesn't show as wetlands on the Union County GIS system. Grexa said lot 18 shows wet areas too. Krieg will talk to the engineer regarding this. Troxell asked regarding the fee in lieu of park land, Krieg said it is .69 acre for a total of \$31,000. and they used an appraiser off the Wesley Chapel list. The bond will include sidewalks. Justin will come back to the Planning Board with more information next month.

Item #6

Discuss Minimum Road Widths and Cul-de-sacs

Adams noted this had been discussed last year; some streets that meet DOT specifications are 19 feet wide asphalt (not gutters and curbs). Objections to additional width are the additional runoff, and speeders. Troxell specified that we are talking about the asphalt width, not curbs and gutters. Adams expressed concerns regarding safety (fire trucks) and aesthetics. Grexa noted his development had an instance where cars were parked on both sides of the road, and the ambulance could not get through. Adams talked to Wesley Chapel Vol. Fire Dept. Chief Terry Byrum and he said for the biggest truck he would want the cul-de-sac diameter to be 120 feet. Krieg said the standard radius is 45 feet. Adams said he would like to see a minimum width of asphalt of 26 feet, and cul-de-sacs to have a 60 foot radius. Adams made a motion that in future subdivisions, there be a minimum width of 26 feet of asphalt, not including curb and gutters, and the minimum diameter of cul-de-sacs be 120 feet. Grexa seconded the motion. Gwinn inquired about the width of a car or truck. Davis said the maximum vehicle width is 104 inches. Gwinn said some cars will be parked on both sides of the street, if so, what distance do we need for the widest fire truck. Krieg said we need formal language for the Ordinance, he will write it up, and come back in February to the Planning Board, then it can go to Council in March.

The motion was approved unanimously.

Item #7

Other business

Gwinn said last month I made a motion to table the text changes to the Ordinance, I will consider rescinding it. Adams said he thought we should make a decision. Troxell said this is what I was looking for earlier; since we tabled it, we don't have to rescind the motion. Gwinn made a motion to add to the agenda the Ordinance and text amendment changes tabled from the last meeting. Davis seconded the motion.

The motion was approved unanimously.

Krieg said these are changes due to ETJ; he added the ETJ area to Jurisdiction, and added two seats for ETJ representation. Grexa asked about this being a gray area, and the attorney's advice. It was noted that Council is going forward; the letter from the County dated December 5, 2006 says they approved a motion rescinding ETJ for Wesley Chapel immediately. Troxell said regardless, we can forward this to Council, and either recommend or disapprove, or amend the changes. Gwinn made a motion to deny the changes and send it to Council. Adams seconded the motion.

Adams, Davis and Gwinn voted yea.

Grexia voted nay.

The motion passed 3-1.

Item #8

Adjournment

Adams made a motion to adjourn; it was seconded by Davis.

The motion passed unanimously.

Meeting adjourned at 8:20 PM.

Respectfully submitted

Cheryl Bennett
Village Clerk

John Troxell, Chairman