

**VILLAGE OF WESLEY CHAPEL
PLANNING BOARD MEETING MINUTES
August 27, 2012, 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.

Present: Chair Sandi Bush, Vice Chair Stephen Keeney, Chuck Adams, Jeff Davis; Alternates Dan DeMattos (sitting as regular member) and Ashleigh Mock

Absent: Member John Grexa, Alternate Tonya VanWynsberg

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

Citizens: Carol Mullis, Kathleen and Bradley Evans

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

1. Pledge and Invocation

Chair Bush led the pledge; Vice-Chair Keeney gave the invocation.

2. Public Comments – Carol Mullis asked if Joshua Langen will bring up comments on ordinance changes.

3. Additions, Deletions and Approval of Agenda

Item 4A. Article 2/10 changes (Ordinance 2012-09 revised) was added to the agenda. Stephen Keeney made a motion to adopt the agenda with this change; Jeff Davis seconded the motion.

The motion passed unanimously.

4. Approval of Minutes

Dan DeMattos made a motion to approve the minutes from July 23, 2012; Jeff Davis seconded the motion.

The motion passed unanimously.

4A. Article 2/10 changes (Ordinance 2012-09 revised)

Joshua Langen reported that he had forgotten to strike the definition of “Structure, Accessory” when he added the definition of “Accessory Use or Structure”, and the last sentence of existing Section 10.3 was accidentally deleted. In Section 10.4.4 part of the last sentence was accidentally deleted; “receipt of written notice of denial of said certificate of compliance” should be included. Also the numbering of the subsections of the new Section 10.7 needs to be corrected. Chuck Adams made a motion to recommend adoption of this Ordinance with the above changes; Stephen Keeney seconded the motion.

The motion passed unanimously.

5. Article 2 & Article 4 – Yard Definitions & Garage Setbacks

Langen said he will start making copies for the Board from a reference book which is a guide to local planning. Joshua Langen added a definition for “Corner Lot” which he took from the Subdivision Ordinance. After some discussion “or more” was struck from the first line of the definition. An example was given of a parcel that was located on three streets. Langen will look into this. Definition of “Yard, Front” was reviewed. Langen noted he has seen cases where there are two fronts, and two sides and no rear yards. He included an option in the definition to let the property owner choose to have two front yards. Dan DeMattos said he would like to see before the meeting, how this would impact the Subdivision and Zoning Ordinance Sections. Sandi Bush said this came up from the fire station CUP review; Mayor Horvath noted it has also been a question on other plans such as the park and town hall. Chair Bush asked what happens when a lot has more than four sides; the Zoning Administrator has the final decision. Langen noted you can’t do certain things in the front yard such as pools, and it also affects the allowable height of fences. The board members liked allowing the lot owner to choose. Dan DeMattos asked what the impact on the Village would be; Langen said it would be neater on driving by if the corner lot has two fronts. Chuck Adams asked about the corner lot definition on a curved street; Langen said sometimes a lot on a curved street can resemble a corner lot. The definition of “Yard, Rear” was reviewed; with a triangle lot you would have a front, two sides and no rear yard. Definition of “Yard, Side” was reviewed; Langen said the front and rear yards would extend side to side, and the side yard has to cut off when it hits the front and rear yards. He will do some more work on these definitions. Article 4.9.1 changes were reviewed, he is taking out the forty foot setbacks for garages; all Planning Board members agreed.

6. Wesley Chapel Land Use Plan

A recommended change from the prior meeting minutes was not yet made; Dan DeMattos suggested the info telling how most developments in Wesley Chapel had been built under Union County requirements be put in the existing demographics section. An appendix on committees needs to be added. Ashleigh Mock sent Langen a paragraph regarding the Master Plan Committee; he will add that on page two and delete the existing paragraph. She read it out loud and will send it to the other members. Dan DeMattos questioned referencing names of individuals, noting even the founder of the village is not mentioned. Chuck Adams added that graduate students did the work, and you can’t tell from the wording. The Community Planning Workshop is a class. Ashleigh Mock said the professors led the class, and it was like consultants having students work for them. Stephen Keeney said the project was done on an economic approach by a willing group of students who had not done this before from start to finish. He felt it was very open ended and conceptual and a majority of the work was done by students. Chuck Adams asked if it would be appropriate to put in the surveys and petitions that were done. The Mayor said some of that related to specific uses and was not as broad as the land use plan. Langen will mention that committees did surveys.

“Periodic Review” was discussed, as was petitions; Chuck Adams noting we had more responses to the petition than to the surveys; and Mayor Horvath noting the petitions were not done scientifically and they fall under gathering input.

The Board moved on to discussing “Goals and Policies”. Corrections will be made to Goal 1, Policy 1 as directed in the last meeting. It was pointed out that Policy 1 and 9 were in conflict; do we want one house per acre or smaller lots. Dan DeMattos said he thought the intent was one house per acre and if you want additional open space, that is okay. Stephen Keeney said he didn’t like policy 9, conceptually people wanted open space. Jeff Davis said he thought we wanted one house per acre plus open space. Chuck Adams agreed noting there is noticeable openness with one acre lots. Ashleigh Mock said environmentally she agreed with conservation subdivisions, but personally she liked one acre per house. Changes were made to policy 9, leaving “Open space within subdivisions shall be encouraged.” Policy 1 was discussed (use gross or net; what if space is unbuildable?) and changed to “Low-density residential development shall be developed to one house per 40,000 square feet.” In policy 8, Stephen Keeney questioned “existing utility easements”. Joshua Langen asked where the incentives are towards the greenway in policy 6; he thought it wouldn’t get done unless you offer incentives. The Carolina Thread Trail is a long term project. Langen will reword policy 8 and make it more general.

“Goal 2 – Non-Residential Development” was discussed next. John Grexa had sent input; he was not in favor of more commercial development and felt it should be kept at the existing locations only. Policy 1 was discussed; Chuck Adams asked how we encourage the build-out of the shopping center. Langen noted public spaces and amenities on our land would encourage visitors i.e. customers. Members were polled and agreed with policy 1. Grexa’s input on policy 2 and 3 was read; he did not agree with them, and felt they take away from the rural flavor, he suggested re-visiting the need for more development in five years. Chair Bush noted when we get to the map we can take away designations. Ashleigh Mock suggested rural cottage industries were acceptable. Langen said they might include pottery or packaging crops or minimal processing of crops. Members were polled on policy 2 and 3; there was general agreement. Dan DeMattos didn’t want to encourage it beyond the existing commercial center. Chuck Adams questioned limiting it to major intersections. The old policies 4 and 5 were deleted. The new policy 4 was discussed: Grexa disagreed with requiring police, fire and rescue squad buildings to complete a CUP when we are allowing commercial buildings up to 10,000 square feet not to; he would like to change the commercial building CUP trigger to 7,500 square feet. Members were polled and agreed with the new policy 4.

Joshua Langen will send out two documents; one with strikethroughs, and one a clean document with the changes made.

7. Procedure for Violation Complaints

Langen said he spoke to the attorney and you can ask for a complainant’s name but it doesn’t relieve you of the responsibility to review the complaint if they don’t give their name. You cannot require all complaints to be in writing. Langen said he will make a written form, and the resident can choose to sign or not. Chair Bush said this is not

Planning Board's role; it is a policy/procedure and Council's role. Planning Board encouraged a written form and it could be on the website.

8. Other Business

Mayor Horvath noted the town hall CUP was approved by the Board of Adjustment with no conditions. Aston is allowed to pass their storm water to us at a certain rate; they did upgrade to a hundred year storm level from a fifty year storm. Board of Adjustments made comments on liability and trespassing on the rest of the land, suggested barricades at the end of the road, and sidewalks to connect to the Aston property. Mayor Horvath noted there will not be a fall festival this year; also Harris Teeter purchased the Lowes food store, and are putting in a concept store, 201 Central which will sell a wide variety of wines, beer, and other specialty food. He also noted the Village adopted a village seal.

9. Topics to Discuss at Next Meeting

Topics include the Land Use Plan, yard definitions, and the fee-in-lieu of land on subdivisions.

10. Adjournment

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

The motion was approved unanimously.

The meeting adjourned.

Respectfully submitted

Cheryl Bennett, Village Clerk

Chairman Sandi Bush