

**VILLAGE OF WESLEY CHAPEL
PLANNING BOARD MEETING MINUTES
December 11, 2013, 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 Stephen Keeney, Vice Chair Chuck Adams, Members Bill Bennett, Jeff Davis, John Grexa (arrived at 7:10 pm); Alternates David Boyce, John Bowen

Absent: Alternate Sandra Ells

Others Present: Clerk Cheryl Bennett, Planning/Zoning Administrator Bill Duston, Mayor Brad Horvath, Council Member Becky Plyler, Carol Mullis, Bill Reule Sr., Bill Reule Jr., Keith Cooper, Patti Holloway, Anne McGuire, David & Linda Mount, Danis Simmons, Deb Boland, Tommy Ferguson, Valerie Parrella, Bill & Susan Mitarotondo and others who did not sign the list

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

1. Pledge and Invocation

Chair Keeney led the pledge and Vice Chair Chuck Adams gave the invocation.

2. Public Comments - none

3. Additions, Deletions and Approval of Agenda

Chuck Adams made a motion to adopt the agenda, Jeff Davis seconded the motion.
The motion passed unanimously.

4. Approval of Minutes

David Boyce corrected Item 6 to show that he had attended the visit to Weddington, it is a conditional zoning process and Stephen Keeney said there were several public information meetings. John Bowen made a motion to approve the November 25, 2013 minutes with these changes. Chuck Adams seconded the motion.

The motion passed unanimously.

5. Conditional Use Permit Application: CUP 13-1 Five Stone Church

Bill Duston, Planning/Zoning Administrator, cautioned that this item should not be discussed with council members because it is a quasi-judicial matter when it gets to them, and their decision must be based solely on discussion at the hearing so all members have equal information. Mayor Horvath and Council Member Plyler left the room during this item.

The public information meeting on the CUP was held. Pastor Ralph Owen and Danis Simmons represented the church. Pastor Owen said they were launched out of Carmel Church, and have met at Cuthbertson Middle School for four years. Tommy Ferguson asked about sewer from Public Works, Danis Simmons said they have an application in,

but no definitive answer. An easement would go through Champion Forest. Bill Reule Sr. expressed concerns about the extremely difficult curve and two traffic lights, and asked that they be required to improve Cuthbertson Road like was done in front of the school. A turn lane is not shown on the plans, but was requested by NC DOT. Tommy Ferguson said there have been nine auto crashes that ended up on his property. Mr. Simmons said the traffic will be at off peak hours; Bill Duston noted they are already meeting at the middle school, and 1,000 people attend weekly. A question was asked about other meetings there; the Pastor said they hope to have things like HOA use of their space, mothers morning out programs from 9-1 pm, a Sunday pm youth ministry, a food pantry, clothes closet, but no Wednesday night dinners.

There will be 20 foot lights that will meet the requirements that there be no light spillover, and a graded area of 12-15 acres. The sewer easement is on an angle so there is not a straight line of vision to the pump station. The easement is forty feet wide, plus twenty feet; and would also serve Phase II. They will have a contract regarding any malfunctions.

Phase I will be in the next two to three years (24,000 square feet), and Phase II where the worship center will go from 600 to 1200 seats and add 36,000 square feet. The exterior is stucco, stacked stone, wood, vertical siding and storefront windows; they want to work with the natural site. Mr. Simmons said they do have stormwater management; it will cross over the creek but not impact the creek. From the road you will see a 5 x 5 foot sign, but won't see a lot of the church itself. From Dobson there is a fifty foot buffer. There is a water feature – a meditative garden with a prayer labyrinth. Another area may have a fire pit. There were concerns on the parking lot next to Champion Forest. John Bowen asked if they could stake it to help with visualization; they said they can put balloons up at the corners so residents could see what the visual impact from their homes would be. They do not plan to reinforce the dam; it would require time and resources if it failed. They were open to tying into Champion Forest's trails, but pros and cons were discussed, including costs of maintaining the trails as well as insurance costs. Champion Forest residents said they have already had break-ins from public access, and asked about barriers or protection to homeowners. The Pastor said there may be less vandalism with their presence, but was open to discuss this. There is not an afterhours rectory. Pros and cons of the church location being back from the road and a lot of trees limiting sight were discussed. There will not be any ball fields or active recreation.

Bill Reule Sr. asked Planning Board to require traffic improvements like at the school, and a turning lane. David Mount asked there be a holding tank for the sewer in case of a calamity. Tommy Ferguson said he has seen a lot of change in the area and nine auto crashes in 24 months, and said this will make it worse. He said the appeal to his property has diminished drastically, and a thousand member church will make it worse, he preferred an R-40 development. He described how the road turned and dipped. He noted there is no turn lane at New Town Road, and traffic backs up at the Reule's. He said his 8 acres do not have access to sewer. Mr. Reule said there are two churches meeting at the school; when they leave, another one will come in. Carol Mullis said her main concern is the road; with the schools the residents met with the superintendent and demanded road improvements, and it resulted in a new bridge. Mr. Simms said NC DOT is requiring a left turn lane, maybe between Phase I and II. Bill Duston said he met with Mr. TerKeurst

who could not be there tonight, so he sent his concerns which Mr. Duston read; Mr. TerKeurst would like to meet with the church and site architect to discuss concerns.

Mr. Duston reviewed the process, and Planning Board's options are to recommend approval, disapproval, or impose fair and reasonable conditions, with a decision by January 27.

A question was asked on the earthen dam; they are controlling runoff before it gets to the dam. Mr. Ferguson asked about nearby flood plain. Mr. Duston said all plans will go through our stormwater engineer. Chuck Adams said his concern is traffic, and he had no faith in DOT.

Chuck Adams motioned that we wait until January 27th, and look into the pump station and a traffic study. John Grexa seconded the motion. The January 27th meeting will likely be at the new town hall. Bill Bennett asked that we also add to study the buffer between the parking lot and the pool area; Chuck Adams amended his motion to include this, and John Grexa added it to his second.

The motion passed unanimously.

6. Preliminary Plat: Brookmeade Subdivision

Bill Duston reported this is a 66 lot subdivision next to New Town Elementary School. There will be some minor changes. There is 1.8 acre of common open space. We will receive a fee in lieu. He cannot sign the plat until all approval letters come in, but it can be approved contingent on those letters. Stephen Keeney asked about the subdivision modifications Council approved. Mr. Duston said going forward modifications will come to Planning Board. Mayor Horvath said the procedure reads that modifications go to Council and the ordinance needs to be modified. Keith Cooper said the focus was low density development (less than 24%) so they asked for no curb and gutter, sidewalks on one side only, and the cul de sacs went to one hundred feet diameter after consulting the fire chief. Mel Graham said the roads will be HOA maintained, Bill Duston said this will be in the covenants, and we need to have the town attorney review them before he signs off on the preliminary plat. There will be a right turn lane heading south, and they will extend and tie into existing sidewalks. The rear yards of lots 1 – 6 require an additional fifty foot buffer, but they can provide a wall and only a forty foot buffer. They will have a six foot brick wall with columns and landscaping as shown on sheet C2.5. Mr. Duston said they received approval to delete three 20" diameter trees; 19 acres of trees are being left. The tree save areas will be on the plat, and you could not build a shed there; these lots are large, some are two acres. They did obtain a letter from the fire department regarding the cul de sac size a few months ago. Bill Bennett motioned to recommend approval to Council contingent on the items on the list: tree survey, appraisal of property for fee in lieu, letters from DENR, Union County Public Works, US Infrastructure and copy of operations and maintenance plan of all stormwater and environmental facilities on the tract for review and approval by US Infrastructure and Village Attorney. Jeff Davis seconded the motion.

The motion passed 4-1 with Chuck Adams voting nay saying they should not have reduced the diameter of the cul de sacs based on a number of conversations he had with the fire department.

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7. Adopt Schedule of Meetings for 2014

Chuck Adams motioned to approve the meeting schedule with the December meeting on December 15, 2014. It was noted that is the night Parks and Rec meets. He rescinded the motion. John Grexa motioned to approve the schedule with the December meeting on the 17th. Chuck Adams seconded the motion.

The motion passed unanimously.

Schedule of Planning Board Meetings 2014
(Meetings are on 4th Monday, 7 pm unless it is a holiday)

January 27
February 24
March 24
April 28
May 19(one week early due to Memorial Day)
June 23
July 28
August 25
September 22
October 27
November 24
December 17(this is 3rd Wednesday)

8. Other Business

Chuck Adams asked that we make an effort to complete Planning Board meetings in two hours. Public Information Meetings were discussed; in the future they might be limited to one hour.

9. Topics to Discuss at Next Meeting

Bill Duston asked what the Board wants him to work on – the list is senior housing, conservation subdivisions, conditional zoning, and handling of subdivision modifications (this can be a quick change). Mr. Duston will send a questionnaire to Planning Board and Council members and in January will share the compendium of results to get a framework for what is wanted for senior housing.

10. Adjournment

Chuck Adams made a motion to adjourn the meeting; John Grexa seconded the motion.

The motion was approved unanimously.

The meeting adjourned at approximately 9:54 pm.

Respectfully submitted

Cheryl Bennett, Village Clerk

Chair Stephen Keeney