

**VILLAGE OF WESLEY CHAPEL  
PLANNING BOARD MEETING MINUTES  
January 27, 2014, 7:00 PM**

**MINUTES**

The Planning Board of the Village of Wesley Chapel, North Carolina, met at Wesley Chapel United Methodist Church, 120 Potter Road, Monroe, NC 28110.

**Present:** Chairman Stephen Keeney; Vice Chairman Chuck Adams; Members Bill Bennett, Jeff Davis, John Bowen (sitting as regular member), Alternates David Boyce and Sandy Ells

**Absent:** Member John Grexa

**Village Staff present:** Cheryl Bennett, Village Clerk; Bill Duston, Planning/Zoning Administrator

**Others Present:** Jon & Julie Horne, Doug Horne, Tracy Kuehler, Tommy Ferguson, Valerie Parrella, Karen & David Wylde, Ray ??, Shirley ??, Gerard Red, Don Patterson, Carol Mullis, Danis Simmons, William H. Reule

1. Pledge and Invocation

The meeting was called to order; a quorum was present. Stephen Keeney led the pledge of allegiance, and Chuck Adams gave the invocation.

2. Public Comments

Tracy Kuehler asked the Board to consider the adverse impact on other properties. She lives in Fairfax Farms near Cuthbertson Road/ New Town Road and the subdivision residents find it difficult to exit and enter. The 2012 DOT traffic count showed 5800 cars, without turn lanes and proper alignment of the intersection. She urged that safety concerns and traffic be addressed.

Tommy Ferguson asked the Board consider unintended consequences, the traffic impact, and asked if there was any input from Waxhaw and Union County. He said Cuthbertson has become a primary route to Waxhaw, and there have been nine accidents in recent years. The surrounding area is residential; he had hoped to have a home on his land, but if the Board approves this CUP, he asked for a clause to give his parcels sewer easement.

Valerie Parrella who lives in Champion Forest noted it was the six year anniversary of the death of a Champion Forest resident who was bicycling and hit head on on a Sunday. She had concerns over traffic and safety. She considered the 2012 traffic study outdated since expansion of Lawson has occurred since.

Bill H. Reule hoped turning and deceleration lanes would be required, noting there are safety issues.

3. Additions, Deletions, Corrections, and Adoption of the Agenda

Chuck Adams motioned to move Item 9 was up to 5A. Jeff Davis seconded the motion.  
The motion passed unanimously.

Chuck Adams motioned to add item 5C to discuss how long we take to conduct a meeting. John Bowen seconded the motion.  
The motion passed 4-1 with Bill Bennett voting nay.

4. Approval of Minutes

Bill Bennett motioned to approve the December 11, 2013 minutes. Jeff Davis seconded the motion.  
The motion passed unanimously.

5. A. Final Plat – Ray Davis Minor Subdivision

Bill Duston said the lot that straddles New Town Road is being divided into two lots. The property owner signatures are not on the plat, it is not required for preliminary plat, but is required for final plat. He will get the signatures before the Planning Board Chairman signs the plat. Mr. Duston noted this would be an administrative subdivision, except the owner owns the adjoining lots.

Ray Davis said he didn't understand how putting one house on it creates a subdivision. Chuck Adams motioned to approve the plat subject to the signatures of owners Andy Ray Davis and Donald Lee Davis. Bill Bennett seconded the motion.  
The motion passed unanimously.

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

Bill Duston said per the ESP letter the traffic study was done, parking and the driveway location was shifted and landscaping added. If this goes to Council, notice will be given to neighbors. If no recommendation is given tonight, it will still go to Council. Bill Bennett asked if denial is recommended, could it become housing; Mr. Duston replied yes if a plat came in.

Rev. Ralph Owen said they have enjoyed meeting at the middle school for five years, they have a great relationship with them and the town of Waxhaw where the church offices are. He asked the asset of a church coming be considered. He said three meetings are coming up, a meeting with the County to negotiate the hefty fee for a lift station, with Champion Forest regarding the easement and any fees, and the Board's recommendation tonight. He said they did their homework, they met with the Turkheurst family and moved the main entrance 150 feet away from them, added an overflow storage device and got a traffic study. Danis Simmons their engineer said changes were made to the site plan, it shows a turn lane, they moved the driveway 150 feet to the west, the deceleration lane is 150 feet, they added the septic overflow storage device for 3,000 gallons; parking near Champion Forest was revised to increase the buffer from 50 to 75/80 feet. A line of evergreen shrubs was added for screening the parking. The building was shifted ten feet easterly to provide extra buffering. Phase II is a building addition.

Mr. Ferguson showed where his property is, and it would be landlocked for sewer. Danis Simmons said if you add another parcel to the lift station it becomes a public one, and public works would then have to take over maintenance of it. Mr. Ferguson said the economic usefulness of his land is that the only viable use is residential.

Pastor Owens said they do not want to be a mega church, they want to be about 1200 seats, and this was the perfect size for them. It would be a concern if they could only do

600 seats (they would not need this large a site). Mr. Ferguson said it is not viable with R-40, and the land doesn't perc.

Chuck Adams said the turn lane going west is 150 feet, what about going east? Mr. Simmons said the road will be widened, not a deceleration lane. Jay Carpenter, traffic engineer, said the 150 foot is a left turn lane. For a right turn, you don't have to stop to turn, so you need more traffic to justify a right turn lane. They look at fifty cars per hour on Cuthbertson, which is less than one per minute for the day care per the industry standard from a manual. Pastor Owens said the moms' morning out program will be from 9 am to 1 pm. Mr. Carpenter said 9 am is after the morning rush, and 1 pm would just have some lunch time traffic. Danis Simmons had not seen any plan to widen the road. Mr. Ferguson said the drop off next to the road is ten feet, so it would be cost prohibitive to widen the road. A broker said consider the times for inflow and outflow; they do not coincide with peak load times. Bill Bennett said the handout shows a drop off at 2:30 on Sunday, the speed limit is 35 mph which took him about 8 seconds, but when he observed in a half hour 65 cars came, none took more than 4 seconds. Pastor Owens noted speeding is a law enforcement issue. Chair man Keeney said the school board chose to do a massive school project there, New Town Road widening has not made headway, it is difficult to get in or out of Fairfax Farms, we have seen tremendous changes, but staving off a church will not solve the traffic problems. This report did not address traffic problems, so you tend to dismiss it. Mr. Carpenter asked that they separate general traffic issues and traffic this project brings.

Pastor Owens said the safety coming and going is a real concern to them. They have an officer for traffic at the Middle School, and would do the same here. Chairman Keeney asked if we could require a pre-stop line for Fairfax Farms. Mr. Duston said you can impose fair conditions for additional traffic generated, but not for pre-existing conditions such as that.

Mr. Duston asked how the proposed church traffic compared to a 25 acre subdivision by right, which would have at max 25 lots, not the 200 lots per the traffic study. Mr. Carpenter said the 25 lots would not generate a lot of peak hour traffic and probably generates less than a church and mom's morning out program, but not significantly less.

Danis Simmons said the parking spaces are 258 for Phase I and 218 for phase II for a total of 468. Three hundred fifty is the total required for both phases. Mr. Simmons said a deceleration lane is a potential for more severe t-bone accidents and because of that DOT doesn't like them. Chuck Adams said he did not agree. Mr. Simmons said it is safer to slow traffic down. Chuck Adams asked about deceleration and acceleration lanes; Pastor Owen said to add deceleration lane it would require an easement from Mr. Ferguson and from the Terkheursts for an acceleration lane, it could be cost prohibitive. Mr. Ferguson said it would widen right into his driveway. Pastor Owen said last Sunday they had 1,000 at both services; so traffic exists on the road, unless another church comes into the middle school it would not change.

Pastor Owens researched all the accidents in the last few years. Mr. Carpenter said 22 of 40 were in the afternoon peak hour, and they are not contributing traffic then.

Chuck Adams motioned to recommend approval of phase I based on the fact that the left turn lane be 200 feet, and an acceleration lane, and when church is open they have policemen direct traffic at the driveway. A man said they are doing a million dollars of site work and that investment would not amortize for 600 seats. Chuck Adams revised his motion to include Phase I and II. Chuck Adams withdrew his motion.

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Chuck Adams motioned to approve Phase I and II, a left turn lane be 200 feet, engineers evaluate for an acceleration lane turning to the right, that when church is in session (Sundays and during moms' morning out) a policeman be there to direct traffic. John Bowen seconded the motion.

The motion passed 4-1, with Bill Bennett voting nay.  
Sandra Ells left at this point.

6. C. Meetings length

Chuck Adams motioned to exercise our skills to keep our meetings at two hours or less. Steve Keeney asked the Zoning Administrator to let applicants expect the meetings to be short. John Bowen said the public has a right to bring matters to us, and we can't do our discussion ahead of time.

7. Selling of agricultural products on farms and other properties in the Village

Bill Duston had a handout from H &H Farms describing their operations. For most temporary sales our 45 day permit works, but produce sales are often more than 45 days. Our code also requires to produce be grown on site. Mr. Duston's potential remedies included sales only on large lots, or in temporary buildings. Chuck Adams asked who gets privilege licenses. We often get them from zoning permit applicants. Mr. Adams motioned to ask the Zoning Administrator to re-evaluate and remove the stipulation that agricultural products be grown on site. Bill Bennett seconded the motion.

The motion passed unanimously.  
Chuck Adams motioned to recommend Christmas tree sales not be subject to a temporary use permit or a privilege license. Jeff Davis seconded the motion.  
The motion passed unanimously.

8. Review of Senior Housing Questionnaire Results

Chuck Adams motioned that this be postponed to next month. Bill Bennett seconded the motion.  
The motion passed unanimously.

9. Other Business

Mr. Duston said compact car spaces can be as narrow as seven feet, and asked for authority to look into it. Consensus was agreement.

10. Adjournment

Chuck Adams made a motion to adjourn; Bill Bennett seconded the motion.  
The motion passed unanimously.  
The meeting adjourned at approximately 9:30 pm.

Respectfully submitted,

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Cheryl Bennett, Village Clerk

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Stephen Keeney, Chairman