

**VILLAGE OF WESLEY CHAPEL
PLANNING BOARD MEETING MINUTES
February 24, 2014, 7:00 PM**

MINUTES

The Planning Board of the Village of Wesley Chapel, North Carolina, met at Town Hall, 6490 Weddington Road, Wesley Chapel, NC 28104.

Present: Chairman Stephen Keeney; Vice Chairman Chuck Adams; Member Jeff Davis; Alternates John Bowen, David Boyce (sitting as regular member) and Sandy Ells (sitting as regular member); John Grexa arrived during item 5

Absent: Member Bill Bennett

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

Others Present: Mayor Brad Horvath, Council Member Becky Plyler, Carol Mullis, Mark Sergent, Rob Reddick, Chuck Rohland, Steven McLendon

1. Pledge and Invocation

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

2. Public Comments- none

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

Jeff Davis motioned to approve the agenda. David Boyce seconded the motion.

The motion passed unanimously.

4. Approval of Minutes

Chuck Adams motioned to approve the January 27, 2014 minutes. Jeff Davis seconded the motion.

The motion passed unanimously.

5. Review of Senior Housing Questionnaire Results

Bill Duston presented the results from seven planning board and five council members who responded to the survey. Eleven approved detached independent housing, and nine approved attached independent (i.e. townhouses). None favored a use by right; four each approved conditional use, subject to conditional zoning, or it depends. On minimum area, five said it depends, none said only one or three acres. Most said it was not acceptable in R-40 districts. Replies on maximum gross density ranged from three saying three units per acre, and three said it depends. Lot sizes recommended were three at 10,000 square feet, and two at 15,000 square feet. Various comments were also included in the results.

Chuck Adams said if land comes up and it is not near a shopping center, an alternative is a bus for residents to get to shopping. John Grexa said he did not see his comments

listed; his concern is a lot of senior housing is going up in Weddington and Stallings, and if it were built here it might not be filled, and could be a slippery slope. His concerns were to see if it was needed. Mr. Duston noted there was a senior housing development approved in Cornelius pre-2008, and it is not yet built out, but the economy is a factor. Chairman Keeney noted at Providence Road there are more than 1,000 units going up; conditional zoning may aid in the assessment. John Grexa suggested we do a poll. Mayor Horvath said Council will come up with guidelines and Planning Board can tweak them; it is at the top of the ordinance prioritization list, but doesn't mean it is a done deal. Bill Duston noted the legislature toyed with the idea of eliminating aesthetic criteria, but it may come up again. Chuck Adams asked if we should get an idea of the number of homes we want to determine the size of the parcel, and then re-zone property for that. Mr. Duston said with conditional zoning, anyone can apply. Mr. Duston will include Planning Board comments to Council in March. Jeff Davis asked about clustering; Mr. Duston said yes, you can decide what you want to preserve, and do clustering.

6. Statement of Consistency on Text Change Recommended for Approval at the January 24, 2014 Planning Board

Mr. Duston said we did not have the statement of consistency last month, so he prepared a suggested one. Sandra Ells motioned to add the statement of consistency that: Most of Wesley Chapel is identified on the Village's Future Land Use Plan (LUP) as "low-density residential". The goal of this classification, as shown in the LUP is:

Low-Density Residential

This category applies to most of Wesley Chapel. It aims to maintain the low-density, rural atmosphere of the Village, which is characterized by single-family residential and agricultural uses. Minimum lot sizes of forty-thousand (40,000) square feet are envisioned. The location of low impact public facilities and institutional uses will be considered in this area provided that they are compatible with surrounding residential areas.

This change is seen as supporting existing agricultural uses in the Village and therefore is in harmony with the LUP.

Jeff Davis seconded the motion.

The motion passed unanimously.

7. Candella (formerly known as "Pine Tops" Subdivision)

Mr. Duston reported this is a 90 acre tract at the intersection of Potter and Beulah Church Roads. This is a 64 lot by right subdivision. There is one point of ingress and egress off Potter road. Five feet of right-of-way would be dedicated to NCDOT along Potter Road in keeping with the LARTP for future widening. There is very little floodplain and wetlands; a Duke Energy transmission right-of-way traverses the site to the west of Road F. About 11.7% of the site is forested, and they would retain 8.58 acres or nearly 81% of the treed area, more than required by ordinance. Letters have been sent to various approving agencies. The subdivider is proposing a number of modifications. Fire Chief Steve McLendon was present and said developers have come to us several times on the cul de sac width; using auto turn software they can determine if the fire truck can navigate the cul de sac. Jeff Davis asked if future equipment would fit; the Chief said new equipment will have a better turning radius. Chuck Adams said we looked at this before and came up with a 26 foot road width and 120 foot cul-de-sac width. Mayor Horvath said developers have said no one requires 120 feet; and we are trying to come up

with something so we don't have to keep asking the fire department. The applicant said they work in many municipalities, and are also putting in a roll curb that give four additional feet; the 64 homes all have twenty foot driveways and are set back 40 feet. Mirror to mirror the fire truck is 8 feet wide. They are looking at an average 500 trips per day, and the applicant noted Potter Road is not as wide as the subdivision roads. The cul-de-sac on road F is under the power lines and they added a median and cul-de-sac to draw the eye down and away from the power lines, it is one way and 19.5 foot road width. The thirty foot easement is to the owner's property that was subdivided. Mark Sergent said since NCDOT is not taking over the subdivision roads, any more asphalt is a burden to homeowners. Rob Reddick said the pavement section is driven by the soils and traffic, a letter from Summit Engineers factored the average daily trips, proof roll, and their opinion is 6" of stone, 2" of binder and 1" of overlay works for the low impact streets; on the main street Road A it will be 8" of stone. Our engineer recommended Road A have a 26' width. John Bowen asked how the road handles buses, etc. if you lighten the construction. Mark Sergent said you have to ensure no movement or high moisture in the soil to prevent that. Summit Engineers will do all the testing. John Bowen said if you lower the standard, it seems like it exposes the homeowners to more. Mark Sergent said you do the final coat after construction and remedy any problem areas. Mayor Horvath noted we will get a road bond. Bill Duston said the roads will be dedicated to the public but privately maintained. Chair Keeney asked about the HOA fees for roads; Mark Sergent said each year each resident will probably have to pay an additional \$200-\$300 based on a 20-30 year life. The town is not responsible for road repairs in this subdivision. John Grexa said there are at least six bus trips per day, so the 1% estimate for truck/bus traffic is low.

They are also providing a 50 foot buffer along lots 23-26, and the HOA will help ensure the trees remain. Bill Duston said the code says you need a tree survey for the entire site, but he has not made them survey the areas that they are not disturbing. Rob Reddick said the water comes in at the front and sewer at the back; neither is parallel with the buffer. They have a stormwater pipe and right of way at Potter Road, but due to entrance sight line requirements cannot buffer it. All sewer is gravity. Bill Duston said to the best of his knowledge, except for the modifications, the subdivision meets the ordinance.

Votes were taken on the modifications requested.

1. Reduction of cul-de-sac diameter from 120' to 80' – Chuck Adams voted to not recommend this; Jeff Davis seconded the motion. Passed unanimously.
2. Reduction in road width from 26' to 24' – Chuck Adams noted we spent a lot of time on this, and recommended we not approve; Sandy Ells said keep in mind you can drive on the roll curbs. Jeff Davis seconded the motion, which passed 4-1 with Ells voting nay.
3. Allowing utility easements not be required at side and rear of all lots – Jeff Davis motioned to approve this modification; Chuck Adams seconded the motion. The motion was amended to require the easements be shown on the final plat, and Chuck Adams approved the amendment. Motion passed unanimously.
4. Amending the road and paving requirements of the Subdivision Ordinance – David Boyce said even with the higher percentage of heavy vehicles, will it not affect the road. Jeff Davis noted the onus is on the homeowner. Jeff Davis motioned to approve this modification; Sandra Ells seconded the motion. The motion passed 3-2 with Adams and Boyce voting nay.
5. Allowing for removal of 14 trees that are 20"+ DBH (diameter at breast height) -

Chuck Adams motioned to approve this; David Boyce seconded the motion. Passed unanimously.

6. A stormwater pipe, and associated right-of-way is located within a portion of the required buffer along Potter Road, and the Subdivision Ordinance requires that if a utility right-of-way is located within the required buffer, the buffer width must be extended to accommodate it, and they asked for a waiver. Chuck Adams motioned to approve this; Sandra Ells seconded the motion; passed unanimously.

Chuck Adams motioned to recommend approval of the subdivision, with no votes on modifications 1 and 2, and allowing 3,4,5 and 6. David Boyce seconded the motion.

The motion passed unanimously.

8. Compact Car Spaces

Mr. Duston noting in doing the approval of the town hall, there are three compact spaces that are only seven feet wide. Only one local town – Monroe- allowed seven foot spaces. He recommended we take out compact car spaces. A standard space is nine feet wide.

Chuck Adams recommended removal of the requirement for compact spaces. David Boyce seconded the motion.

The motion passed unanimously.

9. Other Business

Chuck Adams said regarding developer requests either we change the rules or tell them do not ask. John Grexa said reducing the way the road can be built is doing that.

10. Adjournment

Chuck Adams made a motion to adjourn; Jeff Davis seconded the motion.

The motion passed unanimously.

The meeting adjourned at approximately 9:10 pm.

Respectfully submitted,

Cheryl Bennett, Village Clerk

Stephen Keeney, Chairman