

Agenda
Wesley Chapel Planning Board
Monday, August 25, 2014

- 1. Pledge and Invocation**
- 2. Public Comment**
- 3. Additions, Deletions and Approval of Agenda**
- 4. Approval of Minutes**
- 5. Perkins Rezoning RZ-14-1**

Jim Perkins has submitted a petition to rezone his property from R-20 to R-40. The 9.47 acre tract is at 4616 Goldmine Road. Included in your packet is the following information:

- Zoning Application;
- Aerial Photo of the tract;
- Pictures of the tract and adjoining property; and,
- A staff report.

6. Candella Subdivision, Final Plat

Meritage Homes of the Carolinas received preliminary plat approval from the Village Council in March 2014 for the Candella Subdivision (formerly known as “Pinetops”). The preliminary plat approved contained 64 lots. The tract is located at the corner of Potter and Beulah Church Roads. Meritage is now looking to get final plat approval for 21 lots. Included in your packets is the following information:

- Final plat drawings; and,
- Staff report.

7. Subdivision Ordinance Text Amendments (Continued)

NCDOT has indicated that they will maintain streets in new subdivisions submitted for approval only if those streets meet NCDOT road construction standards. There are a number of instances where Wesley Chapel’s standards exceed those of NCDOT. NCDOT has indicated that they will not maintain those streets where “more pavement than is required by NCDOT” is mandated.

The Village of Wesley Chapel holds all public meetings in accessible rooms. Any individual with a disability that needs an interpreter or other auxiliary aids or services for this meeting should call (704)243-7391 at least 48 hours before the scheduled meeting.

As a courtesy, please turn off cell phones and pagers while meeting is in progress.

Necessary changes to Chapters 1, 2, 3 and 4 of the Subdivision Ordinance were made to address these changes and were presented to the Planning Board at their July 2014 meeting. These changes have been reviewed with NCDOT and with Bonnie Fisher, the Villages Consulting Engineer. In addition, staff has proposed some minor text amendments to remedy inconsistencies in the text. Attached are updated versions of the proposed text that incorporate recommendations made by the Planning Board from their July 2014 meeting.

8. Conditional Zoning Text (continued)

The Planning Board initially reviewed the draft conditional zoning text at their July 2014 meeting. Revisions to the text were suggested by the Planning Board at that time. Attached are updated versions of Chapters 3 and 12 of the Zoning Ordinance that incorporate recommendations made by the Planning Board from their July 2014 meeting.

9. Other Business

10. Adjournment

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