

**Agenda**  
**Wesley Chapel Planning Board**  
**Monday, October 27, 2014**

- 1. Pledge and Invocation**
- 2. Public Comment**
- 3. Additions, Deletions and Approval of Agenda**
- 4. Approval of Minutes**
- 5. Conditional Zoning Text (continued)**

The Planning Board reviewed the draft conditional zoning text at their August and September 2014 meetings. For the September 2014 meeting, the Planning Board requested that a comparison of submittal requirements between the proposed conditional zoning text and adopted conditional use permit text be developed. **That comparison is attached.** Proposed text amendments to Chapters 3 and 12 of the Zoning Ordinance are also attached.

- 6. Senior Housing Text**

As a result of the 2014 Village Advance, the Village Council directed staff to put together draft senior housing text. The Planning Board directed member Sandy Ells to meet with her Council counterpart, Becky Plyler, to help staff draft new regulations. Ms. Ells and Ms. Plyler also went with staff to look at a senior housing development in Stallings and to meet with Stallings staff to discuss senior housing. There are four attachments included for your consideration:

**Attachment 1:** Draft Text

**Attachment 2:** A schematic of a PROPOSED senior housing development. This development is only conceptual in nature and has not been approved by the Village.

**Attachment 3:** A schematic of a senior housing development in Stallings found along Lawyers Road.

**Attachment 4:** A schematic of a senior housing development in Marvin found off NC 16.

**Attachment 5:** A schematic of a senior housing development in Stallings found on Weddington Road.

*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)839-0182 at least 48 hours before the scheduled meeting.*

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

Please note that the Village's Land Use Plan does not address senior housing with the exception of Goal 2, Policy 2 under the "Non-Residential Development" section. This verbiage states that ""...continuing care facilities should occur along with the existing elementary school at the intersection of NC 84 and Potter Road".

If senior housing text is to be adopted by the Village, the Land Use Plan should be modified to address where such development should occur. The Land Use Plan calls for one-acre lots (i.e., 40,000 square feet) as the norm in Wesley Chapel. In all likelihood, text for senior housing would call for lot sizes significantly below this figure.

## **7. Minimum Lot Size Calculations**

There is a discrepancy between the Wesley Chapel Subdivision and the Zoning Ordinance as to what property should be excluded from calculating minimum lot size. The attached staff report addresses this issue in greater detail. The Village Council, at their October 13, 2014 meeting, asked that the Planning Board investigate this matter.

## **8. Adjournment**

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