

Agenda
Wesley Chapel Planning Board
Monday, March 23, 2015

- 1. Pledge and Invocation**
- 2. Additions, Deletions and Approval of Agenda**
- 3. Approval of Minutes**
- 4. Public Information Meeting, Siler Presbyterian Church**

Siler Presbyterian Church, located at the corner of NC 84 and Waxhaw-Indian Trail Road is requesting that add 19 paved parking spaces that would access of Waxhaw-Indian Trail Road. They are also requesting to construct a 530 square foot addition to one of the buildings on site. The property is zoned R-40 and churches in the R-40 district are subject to the issuance of a conditional use permit. The Wesley Chapel Zoning Ordinance requires that the Planning Board conduct a public informational meeting for all CUP applications.

Included in your packets are the following items:

- Conditional Use Permit application
- Project Narrative
- Site Plan
- Staff Report

5. Brookmeade Subdivision, Final Plat

Final plat approval is being requested for the Brookmeade Subdivision. The subdivision received preliminary plat approval in 2014. Final plat approval is being requested subject to the approval of a bond for infrastructural improvements within the subdivision and payment of a fee-in-lieu. Attached are the following items:

- Final Plat
- Staff report

6. Sign Setbacks (continued)

The Planning Board staff report is attached that talks about amending the Village's sign regulations as it pertains to the placement of free-standing signs in non-residential zoning districts. At the January 2015 meeting, the Planning Board

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requested that a minor change be made to the text regarding setback of signs on non-thoroughfare roads. That change, requiring signs to be a minimum of forty-five (45) feet from the centerline of the road, is shown in the staff report.

7. Senior Housing Text (continued)

The Planning Board, at their January 2015 meeting, adopted a motion to ask the Village Council if they would like the Planning Board to move forward with senior housing. If the direction is to move forward, the Planning Board asked that a survey be conducted to gauge the level of support for senior housing among Village residents. At the January meeting, Planning Board members also gave their opinions on what they did/didn't like about senior housing developments. A site visit of three senior housing communities was conducted by the Planning Board earlier in January. The Planning Board had asked staff to compile the comments made by each member and bring that forward. This summary, along with the text that had previously been discussed by the Planning Board are attached.

8. Land Use Plan

The Village Council has asked that the Planning Board continue its discussion on the draft update to the Land Use Plan (LUP). The Planning Board had recommended approval of changes to the LUP in 2013. As a result of a joint meeting with the Village Council in late 2014, the Planning Board had asked that they reconsider their recommendation.

Attached are the following items:

1. The draft 2013 text that was recommended for approval by the Planning Board.
2. The draft 2013 text that was recommended for approval by the Planning Board.
3. A summary of the major changes between the 2013 LUP and the LUP that is currently in place.

9. Conservation Zoning

The Village Council has asked that the Planning Board initiate the review of the concept of conservation zoning. Attached are sample texts from the Village of Marvin and the Town of Weddington. Both communities have previously

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incorporated conservation zoning mechanisms into their land use regulations. Bill Duston will further explain the concept, and how it works, at the Planning Board meeting. (**NOTE:** Some of the illustrations that are referenced in the Marvin text were not able to be downloaded from the Village of Marvin's website.)

10. Other Business

11. Adjourn

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