

Agenda
Wesley Chapel Planning Board
Monday, June 1, 2015

- 1. Pledge and Invocation**
- 2. Public Comment**
- 3. Additions, Deletions and Approval of Agenda**
- 4. Approval of Minutes**
- 5. Public Information Meeting (PIM) and Possible Recommendation: Nena's Market**

Francisco Espinosa is seeking a conditional use permit to erect a 3400 foot convenience store on a 3.14 acre site on Lot 06042002 which is located on Waxhaw-Indian Trail Road. The convenience store would have twelve fueling stations. A 1620 square foot accessory structure, used to store products/equipment related to the store, is proposed to be located to the rear of the store. Both the store and the accessory structure would have masonry exteriors.

A PIM be conducted by the Planning Board in association with their review of this agenda item. Following the conclusion of the PIM, the Planning Board will be in a position to make a recommendation on the matter. A staff report, aerial map and the CUP application are attached. A complete site plan package has also been provided by the applicant.

6. Conservation Zoning

The Planning Board recently conducted a field visit of conservation subdivisions in Marvin and Weddington. Both communities have previously incorporated conservation zoning mechanisms into their land use regulations. Discussion will take place on whether such type of zoning would be appropriate for Wesley Chapel. **Copies of the respective texts from Marvin and Weddington along with a summary of the salient points of each ordinance will be passed out at the field visit and should be brought to this meeting.**

7. 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 *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)839-0157 at least 48 hours before the scheduled meeting.*

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

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.

The following items were previously sent to the Planning Board:

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.

Included in this packet is (1) A list of potential changes to the draft 2013 Land Use Plan that was recently developed; and, (2) a Future Land Use map entitled “DRAFT APRIL 2015” that depicts those map changes.

8. Text Change: Duplexes in Senior Housing Communities

The Village Council recently adopted language in the Zoning Ordinance that allows for senior housing developments to take place, either through conditional zoning or through the issuance of a conditional use permit, in the Village. The adopted language allows for detached single-family dwellings and pinwheel homes in senior housing developments.

Following approval of the text, the Village Council has asked the Planning Board to consider adding two-family dwellings as an allowable building type within senior housing developments. Attached is proposed text that addresses this issue.

9. Text Change: Temporary Uses

The Village Council has asked the Planning Board to consider amending the Village’s Zoning Ordinance regarding temporary uses. The two issues that are of concern are:

- Limiting the frequency of temporary use permits that can be approved at governmental and non-profit owned properties (e.g., Dogwood Park); and,
- Addressing the wait period between issuance of temporary use permits for produce stands.

A staff report that includes potential text is attached.

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)839-0157 at least 48 hours before the scheduled meeting.

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

10: Text Change: Congregate Mailboxes

The Village Council has asked the Planning Board to consider amending the Village's Subdivision Ordinance to incorporate text that addresses the United States Postal Service's mandate that congregated mailboxes be provided in subdivisions. A staff report that includes potential text is attached.

11. Apply Zoning to Recently Annexed Lot

The Planning Board is being asked to make a recommendation on applying zoning to a lot that was recently annexed into the Village. The lot in question is Tax Parcel 06009079. The parcel is located at 1602 Schiller Lane and is located in the Winding Creek Subdivision. A staff report and map are attached. A recommendation on how this lot should be shown on the Village's Future Land Use Map should also be made by the Planning Board.

12. Village Survey

Mayor Horvath has asked that the Planning Board prioritize the list of questions that the Planning Board members have previously individually submitted. A copy of the survey questions is attached.

13. Update on Senior Housing

Mayor Horvath would like to give the Planning Board an update on the recently adopted senior housing text and go over the changes to the text (that the Village Council made subsequent to the Planning Board's recommendation. A copy of the text is attached. Changes that the Village Council made are highlighted in yellow.

14. Other Business

15. Adjourn

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)839-0157 at least 48 hours before the scheduled meeting.

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