

**VILLAGE OF WESLEY CHAPEL
PLANNING BOARD MEETING MINUTES
July 27, 2015, 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: Members Chuck Adams, John Grexa, David Boyce, Sandra Ells and John Souza

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

Others Present: Mayor Brad Horvath, Council Member Becky Plyler, Carol Mullis, Shirley Davis Walser, Ginger Edwards, Mike Kemp, Wes Smith and Rich Hearth from Epcon Communities, Rebecca McManus

1. Pledge and Invocation

The pledge of allegiance and invocation were said. Chuck Adams nominated John Grexa to be temporary chair tonight. John Souza seconded the motion.

The motion passed unanimously.

2. Public Comment

Wes Smith, an engineer working on behalf of Epcon asked the Board for ten minutes to talk about an upcoming proposed text amendment. Chuck Adams stated he preferred to wait until next month and to get the information ahead of time. The Board concurred.

3. Additions, Deletions and Approval of Agenda

David Boyce motioned to adopt the agenda as is. Chuck Adams seconded the motion.

The motion passed unanimously.

4. Approval of Minutes

Chuck Adams motioned to approve the June 22, 2015 minutes; Sandy Ells seconded the motion.

The motion passed unanimously.

5. Oath of Office

Clerk Cheryl Bennett administered the oath of office to Sandy Ells, David Boyce and John Souza as they were moving up from being alternates to regular members.

6. Election of Planning Board Vice-Chairman

Item postponed.

7. Conservation Zoning

Bill Duston had applied the proposed conservation zoning text standards to two existing subdivisions, Brookmeade, and Candella.

Brookmeade did not have any stormwater detention areas, sidewalks on only one side of the street; only 5.75% was infrastructure, since they received several modifications. The subdivision has 66 lots, with a maximum potential of 80. With the first scenario of 15% open land, 15% infrastructure, no viewshed, and a 70/30 split on 40,000/30,000 square foot lots, they could have had a maximum of 61 lots, 43 being 40,000 and 18 being 30,000. With scenario two, 15% is open space, 5.75% is infrastructure, no viewshed, and a 70/30 split on lot size, they would have a maximum of 70 lots, 49 being 40,000 square feet and 21 being 30,000 square feet.

Candella has 6.855 acres of open space now, 2.5 acres of floodplain/wetlands/lakes and 64 lots with a maximum potential of 72. Actual infrastructure is 16.1% of the tract. With the first scenario Candella could have a maximum of 68 lots; 20 lots could have been down to 30,000 square feet, and there would have been 14 acres of open space. With the actual infrastructure percentage, they would have a maximum of 67 lots, with 20 being down to 30,000 square feet.

The results were discussed. Chuck Adams noted houses on one acre will give the appearance of open space. Infrastructure includes sidewalks, streets, and stormwater, as well as congregate mailboxes and parking. The Postmaster did not require congregate mailboxes with a small five lot subdivision, but otherwise has required it. The yield plan shows the current maximum lots. John Souza liked the yield plan, if 900 of 1,000 acres are floodland, we don't want to cram 1,000 lots on 100 acres. Bill Duston noted current required open space are the buffers. We could mandate it not be floodland. He added that Weddington has tiers of open space; steep slopes and agricultural land can be open space there. Sandy Ells asked why we did not include the viewshed in open space; Bill Duston replied you could do that. Weddington requires the viewshed be one hundred feet deep; in Marvin it varies from eighty-five to more than two hundred feet deep. Bill Duston will provide a list of all things that could be in open space. David Boyce suggested we create tiers on the open space. Sandra Ells asked if we are eliminating the possibility of a low impact subdivision. Bill Duston noted Brookmeade has no pond, we do have control of modifications, and they will come to Planning Board first from now on. Bill Duston will get proposed text to Planning Board for the next meeting.

8. Planning Board Training

Bill Duston reported that Council requested new members be trained. Chuck Adams noted we do not have new alternates yet, and would rather wait for training until we have them. Mayor Horvath reported there was a concern by Council; we are getting into more complex situations, and they thought by doing training at the Planning Board meeting it would be more convenient. An outline will be provided to Planning Board members so they can review it and come up with any questions ahead of time.

9. Other Business

Mayor Horvath reported Council asked that they prioritize their survey questions. Planning Board asked the Clerk to send the questions to them, they will send their priorities back and she will compile them.

A citizen complain regarding a swimming pool fence was briefly discussed. Bill Duston noted the County ordinance requiring the fence was enacted in 2006; pools built before that are not required to have a fence. Bill Duston will look at the County text that was brought tonight by John Souza.

10. Adjourn

Chuck Adams motioned to adjourn, Sandy Ells seconded the motion. The motion passed unanimously.

The meeting adjourned at 9:01 pm.

Respectfully submitted,

Cheryl Bennett, Village Clerk

Chairman