

**VILLAGE OF WESLEY CHAPEL
PLANNING BOARD SPECIAL MEETING MINUTES
July 5, 2016, 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: Vice Chair John Souza, Michael Kenary (arrived few minutes late); Vincent Gahren, Deb Bledsoe and Amanda Fuller (alternates sitting as regular members)

Absent: Members Sandra Ells, David Boyce, and Chuck Adams (sat in audience)

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

Council Members present: Mike Como (left at 10 pm)

1. Pledge and Invocation

The pledge of allegiance and invocation were said.

2. Conditional Rezoning Request 16-01: Kolter

Bill Duston noted the application was submitted before senior housing was pulled from the ordinance. The proposed development is two thirds in Indian Trail, and one third in Wesley Chapel (119 age restricted units in Wesley Chapel). The current alignment of Hawfield Road is proposed to be abandoned and the new Hawfield Road would be located 200 feet south, and traverse 1500 feet before entering Wesley Chapel. The western end would connect to a road through a senior development community approved by Union County and provide access to Waxhaw-Indian Trail Road. There is a lot of floodplain and a stream runs through the heavily forested property. Approval letters were obtained, and the Traffic Impact Analysis reviewed by DOT and the Village engineer. Union County public works can provide utilities, and Wesley Chapel Fire Department can serve the area.

Mr. Duston noted a Faith Church Road extension is shown on the long range MPO plan, it would go from Hwy. 74 to Potter Road. Kolter is working with Indian Trail to get it removed from the plan. A third party consultant feasibility study recommended it be removed from the transportation plan. The middle part goes through Brandon Oaks; right of way was preserved but a couple of lots would be severely impacted. Also the road goes through floodplain, and the Army Corps of Engineers would be involved. They probably will build the road between Hwy. 74 and Old Monroe Road. Only the MPO can change the plan, and Wesley Chapel has just one vote. The consultant showed a potential option to connect to Tan Yard Road to Potter Road. Another developer is working on a

by-right subdivision across from Candella, and suggested Hudson Church Road as an alternate. The plan tonight does not show the Faith Church Road extension.

Mr. Duston reported the plan calls for removal of 144 of the 495 heritage trees. The developer is not proposing mitigation, they would have to plant 10,064 inches (diameter) of trees. In the extra tree save area, based on two 200 x 200 sample areas that were tree surveyed, they have an aggregate of 15,484 inches of tree save area, and they are proposing we accept that in lieu of planting trees. The Village Council would have to issue a modification to allow for the additional tree save area to count.

Mr. Duston noted the officially adopted plan for the regional thread trail shows it along a line along Price Mill Creek to Waxhaw. Currently there is no thread trail in Wesley Chapel. Indian Trail wants to see the trail built in their section. We could either: a. have no trail, b. ask they dedicate land for a trail, or c. dedicate land and build the trail. Wesley Chapel would be responsible for maintenance of the trail. Indian Trail has some thread trail segments, as does Mineral Springs and Waxhaw.

Another issue is connectivity; there are four points of ingress/egress: two into Taylor Glenn and one into Sheridan subdivisions, and one through the new Hawfield Road to Wesley Chapel Road. Indian Trail citizens said they didn't want connections through their subdivisions at the community meetings, but the Indian Trail staff said the stub roads were intended to connect. Next Monday night the MPO representative will address council and can discuss Faith Church Road. A final MPO decision would be in the fall.

Developer representatives present were: Brian Jenest and Lucas Shires from Cole Jenest and Stone, David Goracke and Travis Manning from Kolter Land Partners, and Ramey Kemp and Andrew Eagle from Ramey Kemp Engineering.

Brian Jenest reported the property is 109 acres, and 119 units; with net acreage of 72 the density is 1.64. Fifty nine per cent of the site is open space, required tree save area is 30%; they have 45%. They are proposing to remove 144 heritage trees, and keep 351. There will be transportation improvements and connections to Taylor Glenn and Sheridan. The cross connection is proposed to disperse traffic. The Faith Church Road issue came up to the MPO, and they asked for options. A suggestion was to connect Beulah Church; widen Wesley Chapel Road to four lanes and use Tan Yard Road to connect to Beulah Church. Mr. Jenest said the housing will be a variety of materials, and 2,000 to 3,000 square feet in the mid \$300,000's. They thought Wesley Chapel did not have a means to maintain the thread trail so they didn't show it. There are no standard specs for a thread trail. A suggestion was to create some interconnectivity to the trail from other areas in the development.

Michael Kenary asked if it would be one HOA noting Indian Trail has different HOA rules. It would be a joint HOA. The amenities are on the Indian Trail side. Bill Duston noted he checked with the attorney and if the amenities are built to our specs (such as parking), it is okay to have it located in Indian Trail.

Pictures were shown of possible amenities, such as a pool, exercise center, and community garden.

Deb Bledsoe asked if the existing Wesley Chapel home that is surrounded by the project could use the amenities; the land owners Mr. and Mrs. Ramige, noted they have their own pool. The Ramige's noted the storm water runoff comes across their yard. Lucas Shires said the storm water concept plan looks at the entire site, it won't increase across the Ramige site; it is unlawful to do so. Vincent Gahren asked if he could guarantee that won't happen, and Mr. Shires replied yes. Bill Duston noted any changes in the storm water plan will have to be reviewed by our storm water engineer.

Bill Duston noted we received letters from the USPS on previous subdivision cluster mailboxes, but the USPS said it was too early to do so on this one. We will need the required number of parking spaces when locations are approved. Brian Jenest noted the three green area might be the locations, or the streets are wide enough for a parked car. Streets are twenty four feet wide, and there are deeded spaces at the green areas.

John Souza asked about a slight offset on the road connection to Sheridan; Mr. Jenest said they would work on it if it is a concern. Michael Kenary asked about speed bumps or speed tables to meet future complaints, and noted Indian Trail allows on-road golf carts, while Wesley Chapel does not. Mr. Jenest said they are willing to look at speed tables or three way stops, and noted Indian Trail controls the majority of the road. Michael Kenary also asked about trucks using Hawfield Road, and Mr. Jenest said again, Indian Trail will have more control than if it were a DOT road. Bill Duston noted a small portion of the road goes through Indian Trail, it will be an Indian Trail Road and built to their specs, DOT said they would be willing to maintain it. The stub to the Ramige's lot would be a public road and DOT maintained.

Amanda Fuller asked who would be in charge of ensuring the age restrictions. David Goracke said there will be an association with two sections, one for the senior homes, and one for the regular homes. When the last senior home is sold, a board will then enforce and govern the rules. The age restrictions are part of the zoning and runs with the homes. Amanda Fuller noted if the community gets to 79/21%, it can revert to a non-senior development. Bill Duston stated our zoning is only for senior housing, and EPCON condition was to report ages to us every year, if the senior proportion goes below 80%, we can issue fines or deny permits. The age restriction is 80% of homes must have one person age 55 plus.

The thread trail was discussed, and the options of dedicating land, maintaining it, and building it. John Souza asked about the fee in lieu; Bill Duston said every subdivision pays the fee. The question of grants for the quarter mile section of trail design and construction was discussed. A meeting with the Thread Trail representative was suggested.

The sidewalk width is five feet; Lucas Shires said there would also be street trees which are above and beyond the tree plan. Storm water will run southwest to Price Creek. There will be detention ponds and sand filters. Street lights will be decorative and staggered. The road to the Ramige's property will be widened, and thirty feet of buffer trees kept around their property. They currently have deeded access to Hawfield Road. Bill Duston noted Indian Trail and Wesley Chapel would have to both agree to abandon

Hawfield Road. The road is currently gravel, and the new road would be paved. Access to the old road would not be cut off until the new road is ready.

Lucas Shire reviewed the sewer, currently there is a gravity sewer that goes south and the pump station is basically decommissioned. Amanda Fuller suggested giving the land for the driveway to the Ramiges, and adding trees to give them privacy. Bill Duston noted the Ramiges would then have to pay taxes on the land if it were a driveway. The Ramiges noted the front and side is wide open; a berm would be great. Lucas Shires said heavy vegetation will be added around the amenities. Brian Jenest said they hadn't talked to the Ramiges yet.

One tree of 2.5 inch to 3 inch diameter per forty linear feet of sidewalks on both sides will be put in. Bill Duston noted we require four inch trees for mitigation.

A question came up on whether the storm water from the entire site was reviewed by our engineer, Bill Duston will check with her.

The Traffic Impact Analysis (TIA) was discussed. Ramey Kemp stated based on our counts, Wesley Chapel Road has 12,000 cars per day. They counted peak hours and interpolated that peak hours is 10% of Average Daily Traffic. On the northern end there is 8,000 cars per day, and at the south end 5,000 cars per day. Over time the extension of Hawfield Road to Waxhaw Indian Trail Road, assuming half the traffic will go to Waxhaw Indian Trail Road, you assume they would turn right to Waxhaw Indian Trail Road, coming back the easiest way would be to make a right turn in. Going south, the easiest way would be to make a right turn out, and the easiest way to return is from Waxhaw Indian Trail Road to make a right turn in. We have 2,000 cars per day from the development, and 200 cars at peak hours. Fifty would exit right, fifty exit left, fifty enter right, and fifty enter left. One per minute is not a lot of impact per Mr. Kemp. He added that with up to 15,000 cars per day you don't need a four lane road. You are adding one car per minute to 12,000 cars per day, but it is split going north and south. Michael Kenary asked if the hill will stay; Mr. Kemp said they looked at it, and ran calculations, but you have a good sight distance. Lucas Shires said there is 525 feet of sight distance, more than required. The road was put at the crest for maximum sight distance. Mr. Ramige noted there is also a corner there, at Hawfield Road you can wait 5-7 minutes now to get out, and he thought it is closer to 18,000 cars per day. John Souza noted you are going from 6,000 in one direction to 7,000; that is quite an increase. Mr. Kemp said they look at peak hour traffic, and senior housing adds less peak hour traffic. Brian Jenest said by right development would be an additional 2,114 cars, this is 2,198 cars, so it is less than 100 additional. Bill Duston asked if he excluded the flood land when calculating, he said yes. Calculations assume no Faith Church Road extension. Michael Kenary said Downing Court and through Brandon Oaks will become the way to get to Old Monroe Road. John Souza said the spirit of our ordinance was to create secluded, safe areas for senior, with the same lifestyle and amenities. This is all interconnected to other subdivisions, with three pods and one amenity center and the road will be used as a cut through. He had an issue with it being connected. There is a total of 435 homes. Bill Duston noted if this were R-40 by right, there is 72 acres, but you cannot put in 72 lots because you have land for infrastructure such as roads, etc. Lucas Shires said he figured there would be 40 lots if it were R-40 developed.

Ways to connect the three senior pods were discussed. Bill Duston noted changes in Wesley Chapel will affect the tree save and storm water calculations. Places to mitigate

include the three public greens; they will leave them natural if possible, and re-vegetate there. Deb Bledsoe noted she liked the separation of types of homes as opposed to mixing the senior communities with people with young kids, and felt the plan allowed more nature areas and trees saved.

Bill Duston noted Planning Board has 62 days to decide on the application. The next meeting is in three weeks, and packets are normally due two weeks ahead. Planning Board agreed they could receive their packets by July 20th, so materials are due to Mr. Duston by 9 am on July 18th so he will have time to review.

Issues to address include:

1. The applicant holding a meeting with the Ramiges
2. Show where paths will be added
3. Specs for houses
4. That the amenity center is just for the seniors
5. Any off street parking other than for USPS
6. Speed tables or stop signs
7. Annual reporting of ages
8. Carolina Thread Trail – what is proposed, where, dedicated or built out
9. Decorative lights
10. Where to add more trees, how many
11. South sidewalk on the boulevard is an eight foot multipurpose trail
12. Berm or buffer to the Ramiges

All items need to be in writing. It was clarified that 80% of the 119 homes in Wesley Chapel would have to be age restricted. Planning Board preferred the entire development to be senior housing.

Vincent Gahren motioned to continue this item to the next regular meeting on July 25, 2016 at 7 pm. Amanda Fuller seconded the motion.

The motion passed unanimously.

Brian Jenest asked if the same five members will be here for the next session. Bill Duston will check the Rules of Procedure.

3. Appointments to a Storm water Committee

John Souza appointed Vince Gahren and Amanda Fuller to the storm water committee. They prefer to meet on Thursday evenings with Mr. Duston.

4. Adjourn

Vince Gahren motioned to adjourn, Michael Kenary seconded the motion.

The motion passed unanimously.

The meeting adjourned at 10:43 pm.

Respectfully submitted,

Cheryl Bennett, Village Clerk

Acting Chairman John Souza