

**VILLAGE OF WESLEY CHAPEL, NC
PLANNING BOARD MEETING MINUTES
August 22, 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: Chair John Souza, Vice Chair David Boyce, Chuck Adams, Michael Kenary and Sandra Ells; Alternates Deb Bledsoe, Vince Gahren and Amanda Fuller

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

1. Pledge and Invocation

The pledge of allegiance and invocation were said.

2. Public Comments – Larry Dukes had signed up to speak, but was not present.

3. Additions, Deletions and Approval of Agenda

Chuck Adams motioned to approve the agenda; David Boyce seconded the motion.

The motion passed unanimously.

4. Approval of Minutes

Vice Chair David Boyce motioned to approve the minutes of the July 25, 2016 meeting. Sandi Ells seconded the motion.

The motion passed unanimously.

5. Conditional Rezoning Request 16-01: Kolter

Bill Duston noted the 62 day period Planning Board has to make a recommendation ends on Labor Day. He had forwarded to Board members an email from the Ramiges, and handed out hard copies and an appraisal report from Kolter and a rough map of road improvements.

Brian Jenest representing the applicant went over pending issues.

First is Faith Church Road. Radha Krishna from RS&H said the Faith Church Road Extension was on the plan since 2000. A study came up with three alternatives. Section A from Highway 74 to Old Monroe Road has reserved right of way around the Harris Teeter Distribution center, but not yet purchased. There will be grade separation at the railroad crossing. Sagecroft will build the portion from Old Monroe Road to the railroad crossing. The next section, B, goes from Old Monroe Road toward Wesley Chapel. There is a future Indian Trail park and future Sagecroft in this area and a power line crossing. There is no right of way through part of Brandon Oaks. It impacts 1-4 houses completely, and 3 more partially. Section C goes through floodplain and impacts 3.5 acres of wetlands and 11.1 acres of floodplain. Property impacts on all three sections is

101 acres, seven property total takes, and 50 partially impacted. Construction costs for all three sections are 49.7 million dollars. There are funding limitations for local/regional projects like this.

The RS&H recommendations are to build section A from Hwy. 74 to Old Monroe Road. For Section B, they recommend a multi-modal connection, which is a ten foot wide multi-use path but not for vehicles. For Section C they recommend replacing Faith Church with an alternate connection to Beulah Church Road Extension to Tan Yard Road. There is minimal wetland impact; it crosses at the narrow point of flood land. They recommend widening Wesley Chapel Road to four lanes from Potter Road to Highway 74. Bill Duston noted the widening is not currently on the CRTPO plan per Bob Cook. Brian Jenest said putting it on the plan would help move it up, although realistically the earliest would be the 2040 plan.

Chair Souza noted this development brings 2,200 cars a day and we need a wider road. The solution works for Indian Trail but not Wesley Chapel. He asked if there are any other alternatives, like the proposal to connect through Kolter and get further up Wesley Chapel Road or go to Tan Yard Road. Brian Jenest said maybe a little bit of both, between Beulah Church and Tan Yard which would be a local road. They noted hard turns is not what a thoroughfare does. Radha Krisna said the Beulah Church Road Extension is something that could be added to a thoroughfare plan. Bill Duston spoke with Bob Cook, who thought the Beulah Church / Tan Yard connection makes sense, and connecting Howie Subdivision to Beulah Church and Hudson Church Road / Tan Yard could possibly go on the thoroughfare plan. Mr. Duston did not get as positive a reaction from Indian Trail for the connection. Bob Cook suggested not putting it on the thoroughfare plan, but that we could amend the LARTP. Duston noted the intervening property owner did not have a problem with the Tan Yard connection.

Brian Jenest said the second issue was traffic, and they provided more detail on the intersection. He stated there are 225 lots in both towns, and 260 lots by right. He used trip generation charts to compute the 225 lots generate 2,114 trips, their age restricted proposal generates 2,198 trips, and 260 by right units generate 2,500 trips. The traffic counts are less because of the age restricted. Chuck Adams stated 55 year olds go to work and will be out in traffic, and you don't know they won't be out driving. Brian Jenest countered that they use traffic numbers per the experts, and it will be less than traditional units, as well as significantly less school children. The AM peak trips show per hour 45 entering and 105 exiting for a total of 150. The PM trips show per hour a total of 192 and by right would be 167 AM and 192 PM.

Chairman John Souza asked why other intersections have stoplights, such as Rogers Road, with the same volume of cars, but not here; why doesn't it need a stop light here with an added 2,000 daily trips. Brian Jenest said DOT won't add a light even if needed and the developer paying for it. Ramey Kemp said for lights they look at the eight hour traffic count, and must meet criteria, they did not do a study for Taylor Glenn.

Chuck Adams asked if they could extend the taper on the turn lane out, noting right turners won't be able to get through since the stacking is only 100 feet; he asked for 200 feet. He also asked for a longer deceleration lane of 250 feet.

Brian Jenest noted a third issue is the Ramiges being surrounded by the project. Kolter provided landscaping and a minimum forty foot buffer. They took out the curb, gutter and sidewalk on the road section that leads to the Ramiges. They looked at similar properties where development occurred around a parcel, and did not find any financial effect. The appraisal was just received today. Chuck Adams asked if they offered to buy the Ramiges' property. David Goracke said one team member had met with them previously; and detailed the prices the Ramige property was listed at in 2014/2015. It was on the market for 239 days. The tax value is about \$500,000. He said a month ago he, Travis Manning and Lucas Shires sat down with Mrs. Ramige and asked her price, and she did not have a number. There will be a berm lateral to the spine road. Storm water will be re-routed to devices and released at pre-development rates. An approval letter from the Village engineer was obtained. The road cross section was amended and approved by Indian Trail staff. Currently the road to the Ramiges is gravel, and it will be paved. Water pressure to the Ramige's is very low, and water will be brought down Hawfield Road which could improve marketability; also the acreage of undisturbed HOA property is next to the Ramiges in contrast to the past plan which had lots backing up to the Ramige's. Mrs. Ramige stated the study Kolter had done was a drive through, and a lot of information is incorrect; they have made a lot of improvements since they bought it. She said Travis asked her what the number would be, and she said she would have to ask her husband, and that is all he said. The square footage is 4,000. Bill Duston noted there was a subdivision preliminary plat in 2006 for this area, but no final plat, and the preliminary plat is dead. Mrs. Ramige added the original plan was R-40 lots, and they were okay with the acre lots.

The next item discussed was thread trail. Bill Duston said the developer offered to build the trail and the town would maintain it. The other alternative is a fee in lieu of about \$19,000. Brian Jenest added the interconnections between the pods would be built and maintained by the HOA.

Amanda Fuller commented that the project meets our ordinance and she would vote yes. Deb Bledsoe added the density is lower than both the Ridge and the Courtyards, they exceeded tree mitigation and another developer offered to buy the lower portion of land and was denied, there is a buffer to the Ramiges and the appraisal said no impact, so she would approve it.

The land is owned by REO funding Solutions, and Judd Glatz signed the application.

Bill Duston noted all conditions must be approved by the applicant; David Goracke said he approved the traffic changes proposed, including the one hundred-fifty (150) foot shadow lane on Wesley Chapel Road, the two hundred (200) foot taper on Hawfield Road going south, and the two hundred-fifty (250) foot left turn in lane. Bill Duston noted these are all on Indian Trail property, and he will share it with Indian Trail. Brian Jenest noted they will also need DOT approval.

Michael Kenary stated we could make a recommendation that Council allow Indian Trail to enforce their ordinances in this area. Brian Jenest said it is more likely to be enforced through the HOA and offered to make a list of issues. Bill Duston noted they could have a condition that the ordinances be enforced by the HOA.

Chair John Souza said he still had an issue with the mixed use of senior and regular homes. Brian Jenest said the HOA for the regular homes will be separate from the age restricted homes HOA. There could also be an umbrella HOA. The trails will be available for all homes and the children of the seniors might live in the regular homes. Sandi Ells said she liked the concept of both regular and age restricted homes, Deb Bledsoe agreed. Amanda Fuller added they will market all the age restricted homes to seniors, but just less than 20% can be owned by those younger. Chair Souza said he would like to see it all be age restricted for a more cohesive development. David Goracke said there will be three pods, the traditional area will be more two story homes, the age restricted will be ranch style and have different setbacks. Brian Jenest said the alternative is all single family homes.

Sandi Ells motioned to approve the Kolter re-zoning request with the traffic modifications of the one hundred-fifty (150) foot shadow lane out on Wesley Chapel Road, the two hundred (200) foot taper on Hawfield Road going south, and the two hundred-fifty (250) foot left turn in lane; if not approved by DOT and Indian Trail the re-zoning comes back to Planning Board; communicate concerns of mixed use and ordinances with Indian Trail Planning Board and Council, the HOA ordinances to minimize conflicts between the two towns' ordinances and the thread trail to be addressed, and the statement of consistency that the Land Use Plan (LUP), at the time the application was submitted, contemplated senior housing in the Village by stating that lots sizes of less than 40,000 square feet are allowed in senior housing developments; the proposed development has lots of less than 40,000 square feet and has a density of less than the maximum of 3.0 units/acre; the LUP does not give significant guidance as to where in the Village senior housing should be located; thus, the rezoning is consistent with the applicable provisions of the LUP at the time the application was submitted. Bill Duston noted the plan includes the thread trail being built and we maintain it, the trails between the pods are HOA maintained. Michael Kenary seconded the motion.

The motion passed 4-1, with Souza voting nay.

Bill Duston noted it will go to Council on September 12, 2016 to call for a public hearing.

6. Other Business

Bill Duston noted the storm water meeting will be Thursday evening.

8. Adjourn

Chuck Adams motioned to adjourn, Sandi Ells seconded the motion.

The motion passed unanimously.

The meeting adjourned at 9:50 pm.

Respectfully submitted,

Cheryl Bennett, Village Clerk

Chairman John Souza