

VILLAGE OF WESLEY CHAPEL
COUNCIL AND PLANNING BOARD JOINT MEETING MINUTES
WESLEY CHAPEL TOWN HALL
6490 Weddington Road, Wesley Chapel, NC 28104
January 10, 2017 – 7:00 PM

The Village Council and Planning Board of Wesley Chapel, North Carolina met in the Town Hall at 6490 Weddington Road, Wesley Chapel in North Carolina.

Council Present: Mayor Kapfhammer, Mayor Pro Tem Kenary, and Council Member Como

Council Absent: Council Member Rodriguez and Kaperonis

Planning Board Members Present: Chuck Adams, Sandy Ells, Michael Kenary, Deb Bledsoe and Vincent Gahren (alternates sitting as regular members), and Amanda Fuller (alternate)

Planning Board Members Absent: Chair John Souza and David Boyce

Others Present: Clerk/Finance Officer Cheryl Bennett; Planning/Zoning Administrator Bill Duston

Standing Items

1. Call to Order, Pledge of Allegiance, Invocation

Mayor Kapfhammer led the Pledge of Allegiance and the invocation was given.

2. Discussion of Conservation Zoning

Chuck Adams read aloud an email from David Boyce which referenced the survey showing over 80% desire R-40 zoning, and asked conservation zoning be scratched. Concerns were expressed that there wasn't a greater number of replies to the survey.

Conservation zoning was originally looked at due to de-annexation threats. There is no closure to date. Discussion was held on whether it is the right thing to do for Wesley Chapel. The bill Senator Tucker filed is still out there but no action has been taken.

Chuck Adams noted every survey we have had showed a strong preference for R-40 zoning. Mayor Pro Tem questioned whether residents know what R-40 is and what the alternatives are. Deb Bledsoe noted conservation zoning conserves or protects land. Sandi Ells suggested we do that through one acre houses and also conserving land. Mayor Pro Tem Kenary said conservation zoning preserves existing trees, land and green space, and helps stormwater. Chuck Adams said the builder benefits because there is less length of utilities and roads; to say we know better than citizens do is a mistake.

Mayor Kapfhammer polled whether attendees wanted conservation zoning or not.

There was a mix of opinion, from yes, to no, to being on the fence about it.

The tree save ordinance was briefly discussed, those rules are enforced on developers although Council has allowed heritage trees to be cut in the developments.

Bill Duston had prepared a sheet comparing what the existing ordinance requires under conventional subdivisions, Planning Board's previous recommendation, and proposed text from two Council members for various attributes.

Chuck Adams noted Planning Board spent a lot of time on conservation zoning, Council held it a long time, and sent it back, the Planning Board chair and vice chair are not present, and also two Council members are not present.

The reasons for new changes to the text were discussed. Mayor Pro Tem Kenary and Council Member Rodriguez looked at the proposed text, and came up with some changes.

The first item was tract size; their recommendation was 10 acres but Planning Board recommended a minimum tract size of 15 acres. Mayor Kapfhammer suggested perhaps it should be larger than 15 acres. Bill Duston noted land is needed for infrastructure; a 100 acre tract might yield 75 homes. Subdivisions cannot be built on wetlands, ponds, etc. Amanda Fuller asked if we can use conservation zoning only on treed land, not open fields.

Planning Board had discussed a view shed buffer, and did not recommend it, the two Council members did recommend it. Planning Board said 15% of the land should be conserved, the two Council members came up with 10% plus the view shed buffer. Another item with differences in recommendations was the side yard.

Chuck Adams said we should not dismiss the survey, most Council members were not elected by more than 250 votes.

A future meeting can be scheduled.

3. Adjournment

Chuck Adams motioned to adjourn the Planning Board meeting, Vince Gahren seconded the motion. The motion passed unanimously.

Mayor Pro Tem Kenary motioned to adjourn the Council meeting; Council Member Como seconded the motion. The motion passed unanimously.

The meeting ended at approximately 8:15 pm.

Respectfully submitted,

Cheryl Bennett, Clerk

Chairman John Souza