

VILLAGE OF WESLEY CHAPEL  
PLANNING BOARD MEETING MINUTES  
WESLEY CHAPEL TOWN HALL  
6490 Weddington Road, Wesley Chapel, NC 28104  
January 23, 2017 – 7:00 PM

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

**Planning Board Members Present:** Chair John Souza, Deb Bledsoe and Amanda Fuller (alternates sitting as regular members)

**Planning Board Members Absent:** Chuck Adams, Sandy Ells, Michael Kenary, and David Boyce, Alternate Vincent Gahren

**Others Present:** Clerk/Finance Officer Cheryl Bennett; Planning/Zoning Administrator Bill Duston Council Member Mike Como

1. Call to Order, Pledge of Allegiance, Invocation

Chair John Souza led the Pledge of Allegiance and Deb Bledsoe gave the invocation.

2. Public Comment – none

3. Additions, Deletions and Approval of Agenda

Deb Bledsoe motioned to approve the agenda, Amanda Fuller seconded the motion.

The motion passed unanimously.

4. Approval of Minutes

Amanda Fuller motioned to approve the November 28, 20106 Planning Board minutes. Deb Bledsoe seconded the motion.

The motion passed unanimously.

Amanda Fuller motioned to approve the January 10, 2017 joint Planning Board / Council minutes. Deb Bledsoe seconded the motion.

The motion passed unanimously.

5. Possible Zoning Ordinance Text Changes for “Parking Spaces”

Bill Duston explained that the parking space size in the ordinance went from 9 feet x 20 feet to 9 feet x 18 feet in concert with the CUP for the Village Commons shopping center many years ago. He researched other local government standards and they were generally 18 to 20 feet in length. This standard would apply to clubhouses, redevelopment of commercial property, and Church parking lots going forward. The distance between parking rows was discussed, it is generally 24 feet. The additional impervious surface required was a Planning Board concern.

Deb Bledsoe motioned that given the concern for additional impervious surface, we should leave it at 9 x 18 feet as is, and not change it. Amanda Fuller seconded the motion. Planning Board asked Bill Duston to research how many accidents happen at the shopping center parking lot; he will ask Deputy Wicker, and measure the width between rows.

The motion passed 2-1 with John Souza abstaining, so the vote was unanimous.

6. Possible Zoning Ordinance Text Changes Dealing with Clearing of Land

Bill Duston found that Matthews does have a regulation on this, if more than one acre was formally in a forested state and 50% or more is clear cut within 3 years of the plan submittal date, then tree canopy preservation requirements must be applied as though the site was not clear cut. Union County GIS maps go back to 2015 and Google earth maps go back 10 or more years. In Matthews it is the applicants responsibility to prove the cutting was more than three years ago. John Souza was against this idea, and noted that Matthews has not used this provision. He added this might incentivize the clear cutting to start the three year clock before developing. Bill Duston noted at the Moser land there has been runoff to the street and to the pond. We could put in the Future Land Use Plan that we desire not to clear cut, but could not mandate it.

Amanda Fuller motioned for Bill Duston to research if anyone else does this, and check with the School of Government if this is legal regarding a clause in the Land Use Plan and ordinance, to not penalize a land owner but to discourage clear cutting. Deb Bledsoe seconded the motion.

The motion passed unanimously.

7. Recommendation to Village Council on Ordinances Dealing with: (1) No Solicitation; (2) Outdoor Burning; (3) Animal Control; and (4) Golf Carts

Council Member Mike Como reported these proposed ordinances came from a council member, to enforce them the deputy would have to be aware of the Village boundaries where one house is in the Village and the one next door is not. Chair Souza noted he asked to have Planning Board look at these to have a different set of eyes. He noted all are more constricting except for the golf cart ordinance. He added a lot of people do burn leaves and this would affect them. Currently golf carts are illegal on public streets unless the municipality specifically allows them.

Deb Bledsoe motioned to recommend approval of the non-solicitation ordinance to Council, Amanda Fuller seconded the motion. The motion passed unanimously. Chair Souza suggested we ask the County to do a county wide ordinance.

Amanda Fuller motioned to recommend against the open burning ordinance because there are county and state rules already. Deb Bledsoe seconded the motion.

The motion passed unanimously.

Amanda Fuller motioned to recommend the animal control ordinance to protect the safety of citizens. Deb Bledsoe seconded the motion.

The motion passed unanimously.

It was noted golf carts are presently operated on streets. Amanda Fuller expressed concern that we need more information from the Sheriff's Department. Deb Bledsoe motioned to suggest approval of the golf cart ordinance, John Souza seconded the motion.

The motion passed 2-1 with Amanda Fuller opposing until additional research is done into public safety and whether this is really a problem to necessitate an ordinance.

Deb Bledsoe motioned to ask the County to do ordinances on golf carts, animal control and no solicitation. Amanda Fuller seconded the motion.

The motion passed unanimously.

8. Conservation Zoning

Deb Bledsoe motioned to ask council for an additional joint meeting to discuss conservation zoning and have Bill Duston present information on the tree ordinance. The motion died for lack of a second.

Chairman Souza asked if we need more information before we get into this. Bill Duston suggested they look at conservation zoning jointly with Council. Amanda Fuller noted Planning Board was standing behind their recommendations. Bill Duston explained how controversial conservation zoning was in Weddington. Bill Duston suggested bringing in a Planning Board and elected official from Weddington on what the concept did in Weddington.

Deb Bledsoe motioned that any Planning Board members who want to go on a site visit and also invite Council Members. Chairman Souza seconded the motion.

The motion passed 2-1 with Amanda Fuller voting nay.

Chairman Souza will request Council give Planning Board 90 days to come up with dates for a field trip. Possible dates are February 19, March 11 or March 12.

9. Approve 2017 Planning Board Regular Meeting Schedule

It was noted one member requested to move the meeting to the third Thursday of the month. A change can be made in the future. Deb Bledsoe motioned to approve the regular schedule of the 4<sup>th</sup> Monday of the month, incorporated herein. Amanda Fuller seconded the motion.

The motion passed unanimously.

**Village of Wesley Chapel  
Schedule of Planning Board Meetings 2017  
(Meetings are on 4<sup>th</sup> Monday, 7 pm unless it is a holiday)**

January 23  
February 27  
March 27  
April 24  
May 22  
June 26  
July 24  
August 28  
September 25  
October 23  
November 27  
No December meeting

10. Other Business

Bill Duston reported Council approved the 2,000 square foot CUP threshold and the stormwater rules, as well as the CUP for Huntington Learning Center. There are some problems with the stormwater text meshing into the current ordinance e. He expects Epcon's subdivision plans for the February meeting. The Howie subdivision is short on mitigation trees, and he suggested

using the extra tree save areas. Some minor changes were made to stormwater plans at Epcon and the Ridge.

11. Adjournment

Amanda Fuller motioned to adjourn the Planning Board meeting, Deb Bledsoe seconded the motion.

The motion passed unanimously.

The meeting ended at approximately 10:24 pm.

Respectfully submitted,

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Cheryl Bennett, Clerk

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Chairman John Souza