

VILLAGE OF WESLEY CHAPEL  
PLANNING BOARD MEETING MINUTES  
WESLEY CHAPEL TOWN HALL  
6490 Weddington Road, Wesley Chapel, NC 28104  
March 27, 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, Sandy Ells, Michael Kenary, and David Boyce; Alternate Vincent Gahren seated as regular member

**Planning Board Members Absent:** Chuck Adams, Alternates Deb Bledsoe and Amanda Fuller  
**Others Present:** Clerk/Finance Officer Cheryl Bennett; Planning/Zoning Administrator Bill Duston, Council Member Mike Como

1. Pledge and Invocation

Chair John Souza led the Pledge of Allegiance and David Boyce gave the invocation.

2. Public Comment – none

3. Additions, Deletions and Approval of Agenda

Sandy Ells motioned to approve the agenda, Vince Gahren seconded the motion.

The motion passed unanimously.

4. Approval of Minutes

Sandy Ells motioned to approve the February 27, 2017 Planning Board minutes. Vince Gahren seconded the motion.

The motion passed unanimously.

5. Possible Zoning and Subdivision Ordinance Text Changes Dealing with Retaining Walls  
Bill Duston reviewed the draft text which require a retaining wall blend in with the surroundings, that they be shown upfront on plans for a conditional zoning request, and on plans for a CUP or major subdivision request. He noted the building code requires fencing for walls over four feet in height.

Engineer Bonnie Fisher noted we added a definition, the wall could be tied to stormwater, but there may also be walls for any grading differences. Section 3.5.1 requires retaining walls to be identified up front for conditional zoning requests and to be earth tone in color. Sandy Ells asked if there is a maximum height. Bill Duston currently does not issue permits for fences or walls; there are height guidelines for walls in setbacks where the maximum is eight feet. The County requires our zoning permits before they issue building permits, so to be consistent we might want to do zoning permits for retaining walls. Sandy Ells expressed concern over the tall retaining wall between Target and the homes, it was approved under County rules. Ms. Fisher brought Indian Trail's policy on retaining walls and Marvin's ordinance.

Bill Duston will check on minor subdivisions and whether the regulations need to include them; you could add that a minor subdivision cannot have a retaining wall, and if it does, it would

become a major subdivision. Marvin limits walls to no greater than a 4:1 slope area. The retaining wall does not fall under the stormwater maintenance bond, just under the overall performance bond.

Discussion was held on the height of a retaining wall, would a wall just one brick high be considered a retaining wall, also there could be decorative retaining walls. In Marvin a wall can be no higher than six feet tall, and terracing must be used for two walls, with each being no taller than six feet high; so the maximum is twelve feet.

Bill Duston and Bonnie Fisher will look into a more specific definition regarding minimum and maximum heights, add that a minor subdivision becomes a major sub division if it has a retaining wall, and get a copy of Union County's definition and building code standards for retaining walls.

#### 6. Continued Discussion on Potential Tree-Clearing Text Provisions

Bill Duston noted he is retiring June 30<sup>th</sup>, and asked if they wanted to wait on this for the new planner. Sandy Ells asked he send them some sample ordinances to review. The entire tree save ordinance needs revamping. Do we want language in the Future Land Use Plan regarding this? A discussion will be held with the old and new planner and Planning Board.

#### 7. Other Business

John Souza said Council agreed for Planning Board to review the ordinance regarding barns; Bill Duston is working on text.

Bill Duston reported that Council called a public hearing on April 4, 2017 regarding the proposed roundabout at Potter and Wesley Chapel Roads. DOT submitted for a grant and should know the results in May.

At the Heritage subdivision Planning Board requested three traffic improvements, one is a shadow lane, and although both Mr. Duston and Travis Manning recall it being run by DOT and getting their okay, now DOT won't agree to it. On the site plan Mr. Duston missed noticing where Kolter added the improvements would be subject to DOT approval (although the shadow lane was also listed as a condition for approval). After conversations with the attorney Bill Duston will allow it to be deleted. Kolter did not have the road improvements on the plans given to Indian Trail. In the future, if Planning Board requests traffic improvements, he suggested you wait thirty days to get DOT approval before making a final decision. John Souza noted we compromised in lieu of a traffic light to require these conditions and their traffic engineer was there. Planning Board's recommendation was that the development come back to them if all the traffic improvements can't be done. Council did not include that recommendation in their approval.

Bill Duston reported a new subdivision is coming with a road extension of Hudson Church Road for a future connection to Tan Yard Road; he heard from a citizen there used to be a bridge connecting Hudson Church and Tan Yard Roads but it was washed out in a flood.

Chair Souza asked if we can have a map in the room, either on the wall or projected so we can zoom in on an area.

8. Adjournment

Vince Gahren motioned to adjourn, Sandy Ells seconded the motion.

The motion passed unanimously.

The meeting ended at approximately 8:50 pm.

Respectfully submitted,

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Cheryl Bennett, Clerk

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Chairman John Souza