

Agenda
Wesley Chapel Planning Board Meeting
7:00 PM, Monday, April 24, 2017

- 1. Pledge and Invocation**
- 2. Public Comment**
- 3. Additions, Deletions and Approval of Agenda**
- 4. Approval of Minutes**
- 5. Ridge Preliminary Plat**

BMCH North Carolina, LLC is seeking preliminary plat approval for a 60-lot senior housing development located on NC 84 adjacent to the Price Mill Subdivision. A staff report and complete construction drawings are attached. The first three pages of the construction drawing packet includes the following: 1. A copy of the approved conditional zoning site plan; 2. Location of all proposed retaining walls and fencing, along with pictures of sample materials to be used for each; and, 3. The location of all tree save areas, the location of all Heritage trees to be removed and the location and number of all mitigation trees to be planted as a result of the removal of the Heritage trees.

6. Possible Zoning and Subdivision Ordinance Text Changes Dealing with Retaining Walls

Proposed text is provided that addresses how retaining walls are to be addressed in future conditional zoning, conditional use permit, and major subdivision plat submittals to the Village's consulting engineer. Bonnie Fisher will be on hand at the meeting to answer questions that the Planning Board might have. This text has been updated since the March 2017 Planning Board meeting to take into account comments made at that time by the Planning Board. **NOTE:** The accompanying text contains potential changes to the Village's Zoning and Subdivision Ordinances. To make recommendations on changes in each ordinance, separate motions will need to be made.

7. Possible Zoning and Subdivision Ordinance Text Changes Dealing with Invasive Species

Proposed text has been drafted that eliminates developers from using any "invasive species" from any required landscaping or screening buffers in the Village. The list of species that are deemed "invasive" was based on information provided by Mr. Wil

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As a courtesy, please turn off cell phones and pagers while meeting is in progress.

Ortiz, from Union Power Coop, and from the Union County Urban Forester. **NOTE:** The accompanying text contains potential changes to the Village's Zoning and Subdivision Ordinances. To make recommendations on changes in each ordinance, separate motions will need to be made.

8. Possible Zoning Text Changes Dealing with Barns

Proposed text has been drafted that gives greater flexibility for the placement of barns on a lot, both as principal and accessory use.

9. Other Business

10. Adjourn

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