

VILLAGE OF WESLEY CHAPEL
PLANNING BOARD MEETING MINUTES
WESLEY CHAPEL TOWN HALL
6490 Weddington Road, Wesley Chapel, NC 28104
May 22, 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, Chuck Adams, Sandy Ells, and Alternates Vincent Gahren and Amanda Fuller seated as regular members

Planning Board Members Absent: Members David Boyce and Michael Kenary, Alternate Deb Bledsoe

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

1. Pledge and Invocation

Chair John Souza led the Pledge of Allegiance and Chuck Adams gave the invocation.

2. Public Comment - none

3. Additions, Deletions and Approval of Agenda

Chuck Adams motioned to approve the agenda, Amanda Fuller seconded the motion.

The motion passed unanimously.

4. Approval of Minutes

Amanda Fuller motioned to approve the April 24, 2017 Planning Board minutes. Sandy Ells seconded the motion.

The motion passed unanimously.

5. Ridge Preliminary Plat - Continuation

Bill Duston reported he received a letter from John Ross, the applicant's engineer, that the site plan contains all required improvements. Four items were pending from the last meeting: more detail on the entry wall, potential road improvements on NC 84, the agreement with the Price Mill HOA and changing the width of the temporary construction easement located on the southern portion of the development. The easement was corrected on the plans to show it is thirty feet wide. A letter of agreement between Price Mill and the developer was submitted. No additional NC 84 road improvements are required.

Regarding the entry wall, two possible sketches were displayed. It would extend 75-100 feet on either side of the entrance, and a fifty foot buffer is provided. Final materials are still not determined. Mel Graham said there will be a landscaping mix of evergreens and deciduous plants. Bill Duston noted Planning Board approves the wall prior to construction, per Section 4.3.1(d). Concern was expressed that there was no gathering lane for left turns out of the

development. Mr. Graham said DOT would not let them put one in. The Board wanted to see this in writing from DOT.

Sandy Ells motioned to recommend plat approval contingent on a response from DOT to staff on whether an acceleration lane coming out of the development is feasible, and if not, their reasoning why not. Amanda Fuller seconded the motion.

The motion passed 3-2 with Adams and Gahren voting nay.

Amanda Fuller motioned to review the final plans for the wall prior to construction, and that it be akin to what was shown tonight. Sandy Ells seconded the motion.

The motion passed unanimously.

6. Potential Text Change – Tree Removal

Mr. Duston noted he had not had time to research this; the new planner will look into it.

7. Other Business

Bill Duston reported Dennis Moser may be coming in to request a re-zoning and text change for apartments above stores. Planning Board asked that the planner let them know when he receives that application. There is an ordinance section that contains fees, that needs to be removed, so that it just refers to our fee schedule.

Chuck Adams motioned to ask that Planning Board salaries be raised to \$100 per month. Vince Gahren seconded the motion.

The motion passed unanimously.

Chairman Sousa will bring that to Council at the next meeting.

8. Adjournment

Chuck Adams motioned to adjourn, Vince Gahren seconded the motion.

The motion passed unanimously.

The meeting ended at approximately 8:50 pm.

Respectfully submitted,

Cheryl Bennett, Clerk

Chairman John Souza