

VILLAGE OF WESLEY CHAPEL  
PLANNING BOARD MEETING MINUTES  
WESLEY CHAPEL TOWN HALL  
6490 Weddington Road, Wesley Chapel, NC 28104  
July 24, 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, Michael Kenary, Sandra Ells and Alternate Deb Bledsoe seated as regular member, Alternate Amanda Fuller

**Planning Board Members Absent:** Members David Boyce and Alternate Vincent Gahren

**Others Present:** Clerk/Finance Officer Cheryl Bennett; Planning/Zoning Administrator Tim Gauss

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

Deb Bledsoe motioned to remove item 6 from the agenda to next month noting it was received late by the planner, and two applicant signatures not received until July 11<sup>th</sup>. Bill Duston, the Planner, had required receiving the full information 18 days before the meeting. When Kolter was one day late, they had to wait a month to get on the agenda. Sandy Ells seconded the motion.

The motion passed 4-1 with Souza abstaining, so it passed unanimously.

4. Approval of Minutes

Michael Kenary motioned to approve the June 26, 2017 Planning Board minutes. Deb Bledsoe seconded the motion.

The motion passed unanimously.

5. Heritage – Preliminary Plat Approval

Tim Gauss reported Heritage is an age restricted subdivision of 110 acres with 119 lots. There was an error on the staff report, there are no retaining walls. RZ 1.0 to 1.4 are the pertinent pages to review. The shadow lane on Wesley Chapel Road was not acceptable to NC DOT. A modification to the tree save area was made because .35 acre designated as tree save was needed for a sanitary sewer easement, and was exchanged with a similar amount of land on the site.

Brian Jenest, representing the developer, showed how the main entrance would look, with white brick and a clock tower. The intersection will be lit. He also showed a rendering of the clubhouse.

Deb Bledsoe noted that Wil Ortiz at Union Power is willing to review plans for plantings, Brian Jenest noted their power lines are underground, and there is always a struggle between instant screening and long run overcrowding. Chair Souza noted we are removing some invasive species from our list of allowable plants, so please avoid those.

Heritage will build the paved thread trail in both towns. Brian Jenest first said the private linking trails which are HOA maintained will be a mulch surface, but after discussion proposed to make them pit gravel, he said that is used in many parks and considered ADA accessible. Along the main road there will be public access to the thread trail. Every pod of homes will have its own mail kiosk location.

David Goracke from Kolter noted the final set of drawings was submitted to Indian Trail, and they expect final approval in the next couple of weeks. The request tonight is for preliminary plat approval for all phases, final plat approval will come in three phases.

A stoplight at Taylor Glenn was discussed; David Goracke said several warrant studies were done, but did not recommend a light. Taylor Glenn was asked to make some improvements before another study would be done.

The small section of new connector road in Wesley Chapel will be maintained by Indian Trail. The small roads in Wesley Chapel will be built to Indian Trail standards, and maintained by NC DOT.

Sandy Ells motioned to approve the preliminary plat for Heritage with the condition that the trail connectors be a pit gravel surface, and that Heritage is consistent with our rules. Deb Bledsoe seconded the motion.

The motion passed unanimously.

6. Moser Property/Downtown Wesley Chapel, LLC - removed from agenda.

7. Other Business

Sandy Ells noted we have a limited number of zoning categories, and asked if we can create new ones, perhaps with narrower categories of business zoning with stricter hours. Our current categories are B-1 which is for neighborhood stores, and B-2 which is for more intensive retail uses for shopping centers. She will talk with Tim Gauss in order to define what we are trying to accomplish.

In order to reduce confusion with developers, the Board asked Tim Gauss to create a calendar of dates when items are due to him in order for them to get on the agendas. This could be published on the website and sent to architects and engineers.

Tim Gauss noted he had a basement upfit request, and while we don't want to create a duplex, there was a law in 2015 that said we cannot have single family home architectural standards and can't regulate upfits. Generally a kitchen, bath and outside door constitute a separate living unit.

8. Adjournment

Deb Bledsoe motioned to adjourn, Michael Kenary seconded the motion.  
The motion passed unanimously.

The meeting ended at approximately 8:45 pm.

Respectfully submitted,

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Cheryl Bennett, Clerk

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Chairman John Souza