

VILLAGE OF WESLEY CHAPEL
PLANNING BOARD MEETING MINUTES
WESLEY CHAPEL TOWN HALL
6490 Weddington Road, Wesley Chapel, NC 28104
October 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, Chuck Adams (arrived late- was not seated), David Boyce, Michael Kenary, and Alternates Deb Bledsoe and Vincent Gahren (arrived at 7:07 pm), both seated as regular members

Planning Board Member Absent: Sandra Ells

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 Deb Bledsoe gave the invocation.

2. Public Comment

Lori Bailey thanked the board for their work, dedication and support in holding up the Land Use Plan as well as their engaging with Aston. She also asked if we are engaged with neighboring jurisdictions.

Jan Smith thanked the board for their unanimous recommendation, and for remaining true to the historical purposes of creating the village, which was to keep taxes low, preserve a rural and small town atmosphere, and manage growth. She is chair of the Wesley Chapel Residents for Responsible Growth group, who are in favor of responsible growth that benefits all citizens including children. If she is contacted, she will relay Planning Board wishes to the members.

Robert Smith thanked Planning Boar for being our voice to the town council and appreciated the efforts to move the Aston development forward; let us know the methods that are most effective in moving forward.

3. Additions, Deletions and Approval of Agenda

The Aston Properties item was moved up, and a statement regarding Amanda Fuller was added to Other Business, along with potential Planning Board Training, and a Citizens Committee. The item for the Heritage Final Plat – Map 1 was deleted. David Boyce motioned to adopt the agenda, as amended. Deb Bledsoe seconded the motion.

The motion passed unanimously.

4. Approval of Minutes

One word was changed on the September 25, 2017 minutes, on page 45, item 6, in line 16, “they” was changed to “Council”. Vince Gahren motioned to approve the September 25, 2017 minutes, as amended. Deb Bledsoe seconded the motion.

The motion passed unanimously.

5. Heritage Final Plat – Map 1 – deleted from agenda

6. Aston Properties

Karen Partee, Vice President of Construction and Development and Randy Green who does Aston’s leasing and property management were introduced. Tim Gauss noted plans for a Novant medical building at Aston’s development are currently being reviewed. Chair John Souza thanked them for coming tonight, and asked if there is anything we can do to help the development.

Karen Partee appreciated the openness and opportunity for dialogue. Randy Green said he has looked at some different layouts over the last 18 months; they are trying to get some major tenants, but it will take a little longer to get the required density of enough rooftops. Some stores have locations in Monroe and Blakeney, and feel opening a store here would just cannibalize sales from their other stores. The Highway 84 widening project will have a positive effect. He goes to 3-4 shows per year, they constantly look for opportunities, and welcome the town’s openness to changes of the layout. Aston likes to find tenants, and then build; they want 70% of the properties pre-leased, and perhaps 30% spec space. Ms. Partee noted with a lot of spec space, the tenant feels they have the upper hand, and it results in lesser tenants and lower rent. The goal is high quality tenants that will stay. Also it is difficult to get financing on “mom and pop” tenants. Many stores just look at rooftops, and traffic counts, household income is important but some feel the income is too high for their stores. Randy Green said tenants look for 110,000 people in a five mile radius. With the center point here, the numbers are not there, while they do have those numbers at Waverly. They do feel that having the Target here is a strong positive. The Aston partners are in it for the long haul, they might consider a partnership with someone else if they have the right tenant. There is an outparcel for Fifth Third Bank near the BB&T Bank which might be a possibility. Planning Board suggested places like Qdoba or Dunkin Donuts, Mr. Green noted Dunkin requires a drive through. They are looking for something like a Goodyear; and a place like Panera’s has a concern on not enough daytime traffic. Having some office space will help the draw. Aston was interested in the possibility of an ABC store; they built the new one in Waxhaw. Chair Souza noted Target is the center of crime here, and that is a consideration. He suggested anything related to our agricultural heritage, a farmers market, a child’s area/splash pad would produce daytime traffic. There is no children’s playground here. Suggestions for stores included Pier One and restaurants. Karen Partee noted commercial is typically surrounded by higher density such as townhomes, then it would move out to lower density housing. The water shooting up at the pond at Chick Fil A was mentioned, and could it be a fountain. Karen Partee noted in 2003 they had a Karnes report done of what retail space would be warranted, with a recession in the middle, if you subtract five years, they are still within the twelve year buildout of the project. Chair Souza

asked to continue the dialogue. Ms. Partee noted they prefer on a semi-annual basis for a council member to come meet with them at the Aston office. Ms. Partee and Mr. Green were thanked for coming to the meeting. Their contact info is at Astonprop.com and they welcome questions and any suggestions.

7. Courtyards Final Plat – Phase 2

Tim Gauss reported the preliminary plat was approved in April 2017, and the 37 lot Phase 1 Final Plat approved August 2017. Phase 2 is 44 lots on 16 acres. The retaining wall was relocated, the location and design including appearance was reviewed and approved. Staff recommends approval. Mike Davis from Epcon noted due to the height of the wall, the grid would have not fit, so they slid it forward toward the pond. The highest point is still ten feet. The mail kiosk was moved to the clubhouse (it has a central location, plenty of parking and is lighted). Tim Gauss said the fee in lieu is \$38,379.17 and the bond about \$300,000-\$400,000. David Boyce questioned the exterior being LP, he noted Hardie Board is stronger, and he had recommended at a prior meeting that we change the requirements to be fiber cement siding. The lighting has been extended into the cul-de-sacs. Twenty two units are already sold, and sixteen under construction. Prices start at \$340,000, and most are \$400,000 plus.

The Clerk reviewed minutes and found Mr. Boyce had changed the wording on the amendment for senior housing exterior requirements to fiber cement, but due to changes in state law, we had to later delete the single family exterior requirements. David Boyce motioned to table this until we get more detail on what was approved in the preliminary plat. Vince Gahren seconded the motion.

The motion passed unanimously.

The Clerk found that Council approved the plat on July 11, 2016 stating LP siding was approved. When Planning Board had reviewed the plat on June 27, 2016 they did not touch on materials, discussion was on traffic and road improvements. (Chuck Adams arrived at this time.) Deb Bledsoe motioned to approve the final plat of Phase 2 of Courtyards as presented, contingent on the bond. Vince Gahren seconded the motion.

The motion passed 3-1 with Boyce abstaining, so the motion passed unanimously.

8. Courtyards Monument Sign

Tim Gauss presented two renderings of the sign and wall. He referred to the ordinance section 8.6.C.1 which specifies ten feet in height, the sign structure no larger than 100 square feet, and sign face dimensions and materials. The 100 square feet typically applies to the sign structure, which would be a brick or masonry base or wall segment in which the sign would be embedded. However the applicant is proposing a frame-like structure constructed of masonry and a beam, with an open walkway area within the frame, from which the sign is hung. In the proposal the total area enclosed by the frame is roughly 220 square feet, and the smaller option shows a frame area of 100 square feet. He recommended the design with the smaller framed area, but felt because of the potential ambiguity of the standard as applied to this design concept, the larger area would not violate the Zoning Ordinance and the Board could legally make such a decision.

David Boyce motioned to approve the larger sign rendering, noting it matches the intent of the landscape plan. Deb Bledsoe seconded the motion.

The motion passed unanimously.

9. Text Amendment

- Conservation Subdivisions
- RUC Zoning

Tim Gauss gave a synopsis of conservation zoning. Planning Board had sent their recommendation to council, in April 2016 they sent it back to Planning Board, and Planning Board said leave it as is. In November 2016 the new council sent it back to Planning Board and a joint meeting was held with Council and Planning Board in January 2017. Council proposed a smaller lot size of 20,000 square feet, and smaller tracts down to 10 acres, both of which Planning Board did not agree with. David Boyce noted we discussed it over and over, and we want to stick with what we proposed. Mr. Gauss said he will let Council know.

Tim Gauss noted RUC zoning was applied to annexed lots several years ago, however other lots annexed prior to then were zoned R-40 or R-20. Those non-conforming lots were created when COG did our zoning. The purpose of RUC was to maintain the established setbacks as noted on the final plat of record of parcels approved previously under unincorporated Union County while allowing for application of Wesley Chapel accessory use provisions and setbacks. It was noted there was at least one home zoned R-40 that had burned down that was re-built using original plat setbacks. Discussion was held on what consistency would we gain, are there problems resulting from RUC, and what would the costs and benefits be to changing the Zoning Map to “fix” RUC. Mr. Gauss will get more information on this and it will be discussed at the next meeting.

10. Other Business

Mr. Gauss noted a Novant office building is proposed for the Aston property, changes could end up with no main street coming down to town hall.

The Southern Whimsy property owner is pursuing an upgrade.

Mr. Gauss had a conversation with Butch Plyler regarding pursuit of commercial development. Downtown Wesley Chapel, LLC is on the Council agenda for November to direct staff to hold a community meeting per our procedures, although there is no state law requirement around it.

On the Warren property, the owners wanted to create a one acre parcel for their daughter, but it appears that portion of the lot is zoned B-1; in 2003 Council corrected one acre to B-1, but it appears the designation was put on the wrong part of the parcel, and should have been put on the portion of the lot where the in-home dog grooming business was. Mr. Gauss is hoping to correct the map as an administrative correction, and sent an email to the attorney.

Potential planning board training dates will be sent out, Weddington is holding the session and asked the neighboring towns to participate for a fee of \$550.

Last month a letter from Planning Board to Council was discussed regarding the removal of Amanda Fuller from the board. Sandy Ells sent a draft out, but no one received it. Other members worked on a letter also. After discussion, it was decided that Deb Bledsoe would combine the comments from the Board, so it could be sent to council. It was noted that the letter from Moser’s attorney was sent to others beforehand.

2017.10.23 PB meeting minutes

Jan Smith gave some information on the Wesley Chapel Residents for Responsible Growth group, it is an organized group whose purpose is to maintain low taxes, controlled growth and keep the area rural. They are getting representation from all subdivisions.

11. Adjournment

David Boyce motioned to adjourn, Deb Bledsoe seconded the motion.
The motion passed unanimously.

The meeting ended at approximately 10:26 pm.

Respectfully submitted,

Cheryl Bennett, Clerk

Chairman John Souza