

VILLAGE OF WESLEY CHAPEL
PLANNING BOARD MEETING MINUTES
WESLEY CHAPEL TOWN HALL
6490 Weddington Road, Wesley Chapel, NC 28104
March 26, 2018 – 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, David Boyce, Michael Kenary, Alternate Deb Bledsoe

Planning Board Member Absent: Chuck Adams and Sandra Ells, Alternates Ty Jaiyeoba and Vincent Gahren

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

1. Pledge and Invocation

Chair John Souza led the Pledge of Allegiance and the Deb Bledsoe gave the invocation.

2. Public Comment

Lori Bailey appreciated the opportunity to attend and give input at the Advance, noting there is no perfect answer but we have to have a strategy. She suggested more joint Council – Planning Board meetings and stressed the importance of trees to encourage the rural feel including putting in larger diameter and diverse trees.

Sherry Killion appreciated the Advance, hearing the thought process and walked away with a new appreciation for the challenges. She stressed the importance of carefully crafting the conservation subdivision ordinance, noting the overall density should be neutral and exclude normally excluded lands from the calculations. She recommended amenities should be on other land.

3. Additions, Deletions and Approval of Agenda

Additions to “Other Business” were the Planning Board letter from October 2017 and a follow-up to the Advance. David Boyce motioned to adopt the amended agenda, Michael Kenary seconded the motion.

The motion passed unanimously.

4. Approval of Minutes

Michael Kenary motioned to approve the February 26, 2018 minutes, Deb Bledsoe seconded the motion.

The motion passed unanimously.

5. New Business - none

6. Other Business

- Follow up from February Planning Board meeting – street lighting; RUC documentation (sent to council members); Rules of Procedures (form for PB recommendation – attached)
- Planning staff report, including March 12 Village Council meeting (Conservation Subdivision text amendment)
- Discussion with Council Board member in Attendance
- Planning Board letter from October 2017
- Follow-up from Advance

Mr. Gauss noted lighting requirements will be addressed going forward; the attorney advised you cannot go back to approved subdivisions. The RUC documents were shared with Council.

The form used several years ago to send Planning Board recommendations to Council was discussed. Planning Board will use the form starting next month, the verbiage will come from the Planning Board members and be written during the meeting.

At the March 12, 2018 Council meeting conservation zoning was briefly discussed, but since one member was absent it was postponed. The text amendments for administrative subdivisions and berms will be on the April Council agenda, as will be the release of Candella bonds.

The Council Board member in attendance was Mike Como. He said he doesn't like to contradict a Planning Board recommendation unless he has a very good reason, and it is good to know their process. With changing agenda deadlines, there will be a faster process. Planner Tim Gauss noted the calendar for submittals has been revised, and items will go from Planning Board to Council the next month. Council Member Como noted in the past Planning Board took field trips to senior housing and conservation subdivisions and they allow you to see what you do and don't like about them. He felt Planning Board was taking steps to repair the relationship with Council. It is important to keep good communication with parcels that border us, better communication was stressed at the advance, and a Committee will be created. Planning Board thanked him for his attendance at Planning Board.

Deb Bledsoe noted in October Planning Board sent a letter of concern to Council regarding the dismissal of Amanda Fuller, asking what is and is not okay, and for due process. No reply was received. It is a moot point since she is now on Council. Planning Board Chair Souza said he can ask Council for closure on this.

The Advance session created a "to do list", there was a good cross-section of folks, and communication was a big item, as was completing phase 1 of the park. Tim Gauss noted Planning Board is tasked with updating the sign ordinance and tree ordinance including addressing clear-cutting, draft a Land Use Plan amendment process, and prepare a one page subdivision review checklist. Other items from the Advance include continuing two way communication with Aston, branding of Wesley Chapel and conservation subdivisions. The "rural feel" and what that entails was discussed at the Advance, as well as sidewalks.

Discussion was held on whether to create a sub-committee on the tree ordinance. It was noted staff time is limited, and we can also contact the urban forester. Rule 3 of the Rules of Procedure allow the Chair to appoint any committees necessary.

Discussion was held on the different between the Future Land Use Plan and Zoning maps, and that you cannot hold an applicant to a site plan for a change in either map unless there is a CUP or conditional re-zoning.

Subdivision review checklists were discussed, there is one at Table 310-1 in the Subdivision ordinance, and the planner has a long checklist that includes that plus some more requirements.

The May Planning Board meeting would normally be Monday May 28th but that is Memorial Day. David Boyce made a motion to revise the Planning Board 2018 meeting schedule to move the May meeting to Tuesday May 29, 2018. Michael Kenary seconded the motion.

The motion passed unanimously.

7. Adjourn

David Boyce motioned to adjourn, Michael Kenary seconded the motion.

The motion passed unanimously.

The meeting ended at approximately 9:00 pm.

Respectfully submitted,

Cheryl Bennett, Clerk

Chairman John Souza