

VILLAGE OF WESLEY CHAPEL  
PLANNING BOARD MEETING MINUTES  
WESLEY CHAPEL TOWN HALL  
6490 Weddington Road, Wesley Chapel, NC 28104  
June 25, 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, Chuck Adams, Sandra Ells, Michael Kenary, and Alternate Deb Bledsoe sitting as regular member,

**Planning Board Member Absent:** David Boyce, and Alternates Vincent Gahren and Ty Jaiyeoba

**Others Present:** Clerk 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

Lori Bailey spoke regarding the process for Land Use Plan (LUP) map and text amendments, and emphasized that Planning Board should be able to recommend after receiving community input, and not to make the process too long. She liked linking the aspirations (LUP) and zoning ordinance.

3. Additions, Deletions and Approval of Agenda

Item 5 was replaced with Mayor Comments. Deb Bledsoe motioned to adopt the amended agenda, Sandy Ells seconded the motion.

The motion passed unanimously.

4. Approval of Minutes

Michael Kenary motioned to approve the May 29, 2018 minutes, Sandy Ells seconded the motion.

The motion passed unanimously.

5. Mayor Comments

Mayor Horvath gave an update on Senate Bill 802 that proposed to de-annex land in Wesley Chapel. Senator Tucker, after receiving public input, has now removed Wesley Chapel from the bill. He is still de-annexing land in Mineral Springs. The Mayor noted we have been asked, by January, to come up with ordinance amendments for conservation subdivisions and solar farms, or the Senator could re-introduce the bills. Solar farms do not affect schools or traffic, and the

Planner will introduce the topic tonight. Michael Kenary questioned why landowners don't even come to us, and just move to de-annex, and had concerns over rushing because of de-annexation pressures. Planning Board asked for Council to provide any input on aspects of the solar farm ordinance. A model solar farm ordinance was handed out to members. Mayor Horvath noted we are at the end of our fiscal year, and while Council has agreed to go to a full time planner, we have a 90 day extension to our contract with N-Focus who provides our planner. We will have Shelley Williamson instead of Tim Gauss for the next three months, and she will move forward with the ordinance amendments. Tim Gauss will attend the July 9, 2018 Council meeting.

6. Text amendment – Determination of “Parcel”

Planner Tim Gauss provided language to exclude streams and stream buffers when calculating lot size. Sandy Ells motioned to recommend the text amendment, incorporated herein. Michael Kenary seconded the motion.

The motion passed unanimously.

*Subdivision Ordinance Section 402.5 Minimum lot sizes, as prescribed by the Zoning Ordinance, shall be exclusive of any required buffer, open and/or common areas, floodplains or floodways, lakes/ponds, ~~and~~ wetlands, streams and stream buffers as designated under the Flood Damage Prevention Ordinance. Individual lot sizes on proposed subdivisions plats shall not be calculated by averaging or through application of similar mathematical techniques in order to satisfy this Ordinance's requirements.*

7. Land Use Plan Amendment Process

Consensus was for the planner to move forward with specific language for this process.

8. Apply Zoning to Annexed Lots; Amend Future Land Use Map

Two lots were annexed effective June 30, 2018 and zoning must be applied within sixty days of that date. Michael Kenary motioned to recommend 3901 Voltaire Drive be zoned RUC and 419 Hunters Pointe Drive be zoned R-40, and both be classified as low density residential on the Future Land Use Plan. Sandy Ells seconded the motion.

The motion passed unanimously.

9. Text Amendment – Permitting Construction Trailers

Tim Gauss asked to continue this item to the next meeting. The issue is not only construction trailers, but also sales trailers and office trailers.

10. Other Business – Continuing Discussion

- A. Subdivision Ordinance/Prevent Clear Cutting (Staff) – NCGS 160A-458.5
- B. Subdivision Ordinance/Retention of Existing Vegetation – Planning Board Member Research
- C. Text Amendment/Signs (Zoning Ordinance Article 8)

- D. Planning Board Rules and Procedures
  - A. Planner Gauss asked the attorney about the NC Statute, but the attorney was on vacation and has not replied.
  - B. Deb Bledsoe handed out language regarding ordinance text for clear cutting. She would like to pull all references to the subject into one location in the ordinance, and include definitions of terms, and statement of purpose. She spoke with a local developer, who suggested eliminating the tree survey of softwood trees, and that if the site is over twenty acres, to allow surveys of two sample sites. Other suggestions are to lower mitigation standards, and reduce the required tree caliper by one inch. She and Sandy Ells talked to the urban forester and Wil Ortiz at Union Power. They will pull together the comments and get them ready for next month's Planning Board packets.
  - C. Tim Gauss noted he had no comments from the attorney yet on the sign ordinance.
  - D. Rules of Procedure – Tim Gauss said he would send to Council that Planning Board had no comments on this subject.

#### 11. Other Business

- Planning staff report, including June 11 Village Council meeting (Conservation Subdivision text amendments – continued discussion)

Tim Gauss reported Council reached agreement on all aspects of conservation subdivisions, and will call for a public hearing on the text amendments in August. A new preliminary plat request will be forthcoming. The form for Planning Board recommendations for item 6 will be prepared by the Planning Board Chair. Michael Kenary pointed out the importance of making sure things are built as approved, and mentioned several instances including a turning lane at Epcon that is not yet built.

#### 12. Adjourn

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

The meeting ended at approximately 8:25 pm.

Respectfully submitted,

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Cheryl Bennett, Clerk

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Chairman John Souza