

VILLAGE OF WESLEY CHAPEL
PLANNING BOARD MEETING MINUTES
WESLEY CHAPEL TOWN HALL
6490 Weddington Road, Wesley Chapel, NC 28104
July 23, 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, David Boyce, Michael Kenary, and Alternate Vince Gahren (sitting as regular member), and Deb Bledsoe.

Planning Board Member Absent: Sandra Ells and Alternates Ty Jaiyeoba

Others Present: Clerk Cheryl Bennett; Planning/Zoning Administrator Shelley Williamson

1. Pledge and Invocation

Chair John Souza led the Pledge of Allegiance and David Boyce gave the invocation.

2. Public Comment

Council Member Mike Como related a situation a resident has with their tree save area, and asked the Board to work to clarify what maintenance of the tree save area should be when they revise the ordinance, and perhaps it should not be on individual lots, just common area.

3. Additions, Deletions and Approval of Agenda

Vince Gahren motioned to adopt the agenda, Michael Kenary seconded the motion.
The motion passed unanimously.

4. Oath of Office for Re-appointed Members

The Clerk administered the oath of office to returning members Deb Bledsoe, Vince Gahren, and Michael Kenary. The oath was also administered to John Souza who was appointed as chairman for another year by Council.

5. Appointment of Vice Chairman and Oath of Office

This item was tabled to the next meeting.

6. Approval of Minutes

Chuck Adams motioned to approve the June 25, 2018 minutes, Vince Gahren seconded the motion.

The motion passed unanimously.

7. Council Member - Discussion

Mayor Pro Tem Kaperonis had hoped to attend, but was not present.

8. Text amendment – Solar Generating Facility draft

Planner Shelley Williamson explained this would apply to ground mounted structures, not to those on a roof. You might also want to divide this into sizes, ex. less or more than 6,000 square feet. Sometimes there are facilities on single family houses or on barns, or individual users like a hospital. There is a large solar power generating facility of 600 acres with several parcels and roads in Cabarrus County. Ideally a solar facility is on cleared farmed land.

She proposed adding the use to the “Essential Services Class II” and creating a definition of a “Solar Power Generating Facility”. She noted right now you can do this use in all zones, if it were a Class III it could only be done in business and industrial areas. In all areas it would be by a Conditional Use Permit.

Suggested new supplemental regulations as Section 6.10.7(g) were discussed. A hundred foot perimeter buffer was discussed, and fifty foot setbacks on all sides. Screening (possibly seventy five feet) with a perimeter fence of at least eight feet with dark colored inserts was discussed. Questions were asked on whether the solar facilities move, how high they are, and whether they create noise, and glare. There are three facilities currently in Union County; the County did not have any regulations, and just put them under essential services. Now they require them to be zoned to a five acre district.

Council Member Mike Como said he heard concerns and suggestions that a berm or buffer is desirable so you don’t see them. Other suggested supplement regulations are to have landscape screening as per Section 4.2, require a community meeting with adjacent property owners prior to the Planning Board meeting with a summary of questions asked and answered, and a list of participants and their addresses; require all permits be secured; submit a description of the route to be utilized for the transmission and distribution system to connect the facility to the electric grid, and submit a written maintenance plan and process plan to decommission and remove the panels, stands, and frames from the property. Other thoughts are to require a minimum tract size, and require a substantial fee of \$1,500 plus the CUP fee.

The Board asked Shelley Williamson to research bonds, and regulations from other entities (including Union County) and put them in a spreadsheet. We will find out the locations of the three facilities, and their setbacks so Planning Board members can go look at them. Having a representative from Duke Energy at a meeting would be good also.

9. Text Amendment - Land Use Plan Amendment Process - draft

Shelley Williamson created a draft text amendment modeled off the zoning ordinance. She noted you are not required to have a Land Use Plan in North Carolina. A new law requires you to state whether the decision is consistent with adopted plans, it could be a transportation plan, and you may or may not be consistent with the plans. Planning Board agreed there should be a

two-step process. First is to request to amend the Land Use Plan. After consideration and decision by Council, the second part is to request to amend the Zoning Map. Written notice of the community meeting was discussed, and that the applicant would pay for the letters. Specific land uses proposed for a site would not be allowed to be disclosed for a Land Use Plan amendment. The applicant would be responsible to provide the needed justification for a Plan amendment. Upon denial, re-application for the same parcel would have a one year waiting time. Chair Souza felt the Village should be able to re-apply sooner. Ms. Williamson noted the Land Use Plan can be reviewed at any time if something changes such as a new road. She will amend the text and bring it back next month.

10. Text Amendment – Construction Trailers draft

David Boyce motioned to table this item to next month; Chuck Adams seconded the motion. The motion passed unanimously.

11. Other Business – Continuing Discussion

- Subdivision Ordinance/Prevent Clear Cutting & Retention of Existing Vegetation
- Text Amendment/Signs (Zoning Ordinance Article 8)

Deb Bledsoe handed out summaries of comments from several sources she spoke to. She also noted Wil Ortiz sent 213 pages of trees recommended or not recommended. The attorney is still looking at the clear cutting text, and she asked Shelley Williamson to determine where to put that text.

The sign ordinance will be deferred until we have a new planner.

Chuck Adams noted NC DOT just repaved Wesley Chapel Road, and the edge is pea gravel and washing away on the north side. The Clerk will report it to DOT.

Vince Gahren noted while we are getting a Novant building at the shopping center, Waxhaw got a Dunkin Donuts, and there is more development in South Carolina. The Clerk suggested he talk to the Mayor who said at the Advance he is communicating with Aston. It was noted the Mayor reached out to the Post Office for a Wesley Chapel zip code, and they said we asked back in 2009 and have to wait ten years, so can next apply in 2019.

12. Adjourn

Chuck Adams motioned to adjourn, Michael Kenary seconded the motion. The motion passed unanimously.

The meeting ended at approximately 10:05 pm.

Respectfully submitted,

Cheryl Bennett, Clerk

Chairman John Souza