

VILLAGE OF WESLEY CHAPEL  
PLANNING BOARD MEETING MINUTES  
WESLEY CHAPEL TOWN HALL  
6490 Weddington Road, Wesley Chapel, NC 28104  
September 24, 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, Sandra Ells, Michael Kenary; Alternate Deb Bledsoe

**Planning Board Member Absent:** Alternates Ty Jaiyeoba and Vince Gahren

**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 - none

3. Additions, Deletions and Approval of Agenda

David Boyce motioned to adopt the agenda, Michael Kenary seconded the motion.

The motion passed unanimously.

4. Appointment of Vice Chairman; Oath of Office

Sandra Ells was appointed the vice chair at the last meeting. She took her oath of office at this meeting.

5. Approval of Minutes

David Boyce motioned to approve the August 27, 2018 minutes, Sandra Ells seconded the motion.

The motion passed unanimously.

6. Council Member in – Presentation, Discussion

There being no council member present for a discussion, Mayor Horvath gave an update on the planner search. We have re-posted the position with a salary range stated, interviewed six more candidates, and have a special meeting of Council to approve extending an offer. He also requested the Planning Board have text amendment language for a solar energy generating facility ready for November, so that Council can call a public hearing for December.

Council Member Como noted there is a public input meeting tomorrow night for the next phase of Dogwood Park. There was a discussion of storm water in light of the recent hurricane.

Mayor Pro Tem Kaperonis noted Adelaide Estates could not have developed under village standards, but can now voluntarily annex in.

7. Text Amendment – Solar Generating Facility draft

Shelley Williamson referred to the spreadsheet from last month which shows in Union County this use is allowed only as a Special Use Permit in RA200, or if re-zoned to a Conditional Zoning District. She recommended we add a definition and specific regulations in Section 6 – conditional Uses. A Conditional Use Permit stays with the property, and to change the zoning back to residential, it would have to come back to you.

The Board reviewed the proposed definition and supplemental regulations for a new section 6.10.7(g). They agreed with the proposed regs, The Board consensus was to require the site be a minimum of twenty (20) acres, the height limit be twenty feet; setbacks be one hundred feet on all sides, and screening the same as Essential Services Class II. They decided to add the use as a class of its own – Essential Services Class V. Next month two experts will come talk to the Board, and other towns and the county have been invited to attend.

8. Text Amendment – Land Use Plan Amendment Process – draft

This item was postponed to the next meeting.

9. Other Business – Continuing Discussion

Deb Bledsoe reported she had pulled out all sections in the subdivision ordinance, zoning ordinance or Future Land Use Plan that related to trees and created a document with that text. The intent is to create one section that will include everything relating to trees.

10. Other Business

Shelley Williamson reported Council approved the zoning and future land use designation of the two annexed lots. They will be calling for a public hearing on the amendments for the construction and sales trailers.

11. Adjourn

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

The meeting ended at approximately 9:15 pm.

2018.09.24 PB meeting minutes

Respectfully submitted,

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Cheryl Bennett, Clerk

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Chairman John Souza