

VILLAGE OF WESLEY CHAPEL
PLANNING BOARD MEETING MINUTES
WESLEY CHAPEL TOWN HALL
6490 Weddington Road, Wesley Chapel, NC 28104
November 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, Chuck Adams, Michael Kenary, David Boyce and Sandra Ells; Alternate Deb Bledsoe

Planning Board Member Absent: Alternates Vince Gahren and Ty Jaiyeoba

Others Present: Clerk Cheryl Bennett; Planning/Zoning Administrator Robyn Byers, Ph.D.

1. Pledge, Invocation, and Determination of Quorum

Chair Souza led the pledge of allegiance, and Chuck Adams gave the invocation. A quorum was present.

2. Public Comment

Mayor Horvath thanked Planning Board for their work this year.

3. Additions, Deletions and Approval of Agenda

The agenda item for council member feedback was not on the agenda, and the Board requested it be kept on in the future in case a council member attends and has input. David Boyce motioned to adopt the agenda, Michael Kenary seconded the motion.

The motion passed unanimously.

4. Approval of Minutes

Discussion was held on the length of the last meeting which went past 11 pm; there was a guest speaker that evening. Sandra Ells motioned to amend the agenda to add an item to look at adding time blocks to the agenda; David Boyce seconded the motion.

The motion passed unanimously.

Michael Kenary motioned to approve the October 22, 2018 minutes, Sandra Ells seconded the motion.

The motion passed unanimously.

5. Text Amendment – Land Use Plan Amendment process.

Dr. Byers reported there is not currently a process in the code to amend the Land Use Plan and the prior planner had written a proposed text amendment to do so. Chair Souza noted he listened to what the village attorney said at the council meeting, and we should probably not have a process where a community member can apply to change our Land Use Plan. The Land Use

Plan is a tool for us to look at in regards to what is being requested. Every five years we review the plan, it can then be changed as needed and would include extensive public input. If a rezoning were to be approved, we could simultaneously amend the Land Use Plan. David Boyce motioned to not have a Land Use Plan amendment process. Michael Kenary seconded the motion.

The motion passed unanimously.

6. Old Business

- a) Tree Ordinance – Deb Bledsoe and Sandra Ells
- b) Sign Ordinance Robyn Byers

Deb Bledsoe thanked the planner for guidance with amending the tree ordinance. They have been looking at several nearby ordinances, and added some specific requirements, graphics, and a glossary of terms. Chair Souza reminded that we need to include details on maintenance of tree save areas.

Planner Byers had read our sign ordinance in view of the Supreme Court case which requires content neutrality, so as not to restrict freedom of speech. She suggested adding graphics so it is easy to understand. Currently if a sign were denied due to its content, we could be sued. A draft will be brought to the Board in January or February.

7. Other Business

- a) Updates – Robyn Byers
- b) Time blocks on agenda

Our new Planner, Robyn Byers, Ph.D., introduced herself, and noted she has an open door policy. She will work with the Board on items as they desire. Chair Souza asked her to keep them abreast of what she hears and what makes sense.

Clerk Bennett reported the new codified ordinance book has been adopted, and is on-line. It includes not only land use ordinances, but all town ordinances. The numbering is different than the old format. The Mayor, Planning Board Chair, and staff have copies, and there are extra copies that can be checked out. If Planning Board is working on a specific section of the ordinance, we can supply copies for them. Additionally, it is available on our website. Chuck Adams thought Planning Board members should have a copy. The Clerk will check with the Mayor to see if Mr. Adams can get a copy.

Time blocks on the agenda were discussed. David Boyce felt putting time blocks on the agenda, like Council does, would provide a tool to use and put less pressure on any guest speakers. It was also noted that asking questions can slow things down. Deb Bledsoe noted she told the speaker he had an hour max, but a lot of questions were asked, and there was dialogue afterwards. Chuck Adams preferred meetings not go past 9 pm. Having a clock on the wall was also discussed. The next agenda in January will include time estimates.

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8. Adjourn

Chuck Adams motioned to adjourn, Sandy Ells seconded the motion.

The motion passed unanimously.

The meeting ended at approximately 7:50 pm.

Respectfully submitted,

Cheryl Bennett, Clerk

Chairman John Souza