

VILLAGE OF WESLEY CHAPEL
PLANNING BOARD MEETING MINUTES
WESLEY CHAPEL TOWN HALL
6490 Weddington Road, Wesley Chapel, NC 28104
April 22, 2019 – 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, and David Boyce

Planning Board Members Absent: Regular Member Sandra Ells, Alternate Deb Bledsoe, Ty Jaiyeoba and Vince Gahren

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 David Boyce gave the invocation. A quorum was present.

2. Public Comments - none

3. Additions, Deletions and Approval of Agenda

Discussion of Attendance was added to Other Business. Michael Kenary motioned to adopt the agenda, and Chuck Adams seconded the motion.

The motion passed unanimously.

4. Approval of Minutes of March 25, 2019 regular meeting

Michael Kenary motioned to approve the March 25, 2019 minutes, Chuck Adams seconded the motion.

The motion passed unanimously.

5. Council Member in

Council Member Como was present, and had no comments.

Planning Board Chair John Souza noted he has asked all Council members to attend, and if they show up at a meeting they are welcome to talk, but he will not continue to ask them to attend.

6. New Business

a. Subdivision Sign Review for The Pinnacle at Wesley Chapel Formerly “The Ridge”

The Ridge has been re-named The Pinnacle, which is Taylor Morrison’s name for senior housing. Their application for a monument sign meets our standards. The applicant was present

and stated the sign is twenty-four feet from back of curb from the right turn lane, and follows the sight line on the drawing. It is seven feet tall and will be ground lit.

Michael Kenary motioned to approve the sign; David Boyce seconded the motion.
The motion passed unanimously.

b. Discussion resulting from Village's Advance

Planner Robyn Byers PhD reported on the Advance, held March 29th and 30th. She provided a categorization of the public's comments: adequate public infrastructure, adequate open space/recreation, establish clearer vision/identity, bicycle/pedestrian planning, develop Comprehensive/Land Use Plan, tighten up regulations/close loopholes and/or gray areas, and community input and participation plan. She stated the two highest rankings were to develop a Comprehensive/Land Use Plan and to establish a clearer vision/identity.

Chuck Adams noted there was not much community input at the meeting, he was also upset that a local store was allowed to advertise at the meeting. David Boyce added that though there was not a lot of input, we still need to follow it. He added the most desired item Friday night was keeping to the original vision of the village, and second was keeping the commercial district where it is. Chair Souza noted attendance was poor, not even half of Planning Board attended. It was refreshing to focus on the big picture. Traffic was not a big topic because we can't control it. Chair Souza also noted a citizen on Saturday was allowed to contribute to discussion, contrary to precedence. He also noted he spoke strongly last month to Council regarding the re-zoning.

Dr. Byers discussed a potential comprehensive plan, it is a way to bring everything together. To get input it is helpful to go to HOA's, and let business owners participate. Michael Kenary suggested asking HOA management companies to put a link to our website on their sites. Chair Souza suggested issuing a challenge to the Communications Committee to get 500 people to sign up for the Sunshine List.

7. Old Business

a. Tree Ordinance Updates

Planner Byers reported she is staying current with Senate Bill 367 which would restrict the Village's ability to regulate tree removal. As a way to achieve the goal of restricting tree retention areas from individual lots, an amendment could be made to the suitability of land section of the subdivision ordinance, section 155.071(E) to remove tree retention areas from minimum lot sizes. This would apply to any new preliminary plats, so that all tree save areas would be on common area, however they could still be on lot area in excess of 40,000 square feet. Chuck Adams did not feel we should be telling homeowners they cannot cut down a tree. Chair Souza recalled Bill Duston telling him years ago that the tree save only applied during construction, not after.

David Boyce motioned to approve the Subdivision Ordinance amendment to add tree retention areas to the exclusions in Section 155.071(E). Michael Kenary seconded the motion.

The motion passed 3-1 with Adams voting nay.

David Boyce motioned to approve the statement of consistency, that the proposed text amendment is consistent with the Future Land Use Plan as it addresses protecting existing trees within subdivisions in a way that would reduce the chance that an individual property owner would unknowingly cut down trees in a tree retention area, and the statement of reasonableness that the proposed text amendment is reasonable as it reduces the chance that trees in a retention area will be removed unknowingly and as it protects overall property owner's rights to remove trees on individual lots. Michael Kenary seconded the motion.

The motion passed 3-1 with Adams voting nay.

b. Requirement for subdivisions to have two exit lanes

Planner Byers noted this item came from the Cavesson review, and she proposed adding item 12 to section 155.084, stating: "Multiple exit lanes. One left turn exit lane and one through/right turn exit lane are required for all major subdivisions and shall be designed in accordance with the state's DOT standards as herein established." She added that NC DOT has verbally supported this.

Michael Kenary motioned to approve the text amendment, Chuck Adams seconded the motion.

The motion passed 3-1, with Boyce voting nay, adding that while we need to hold the developer accountable, we should look at it on a case by case basis.

Michael Kenary motioned to approve the statement of consistency that the proposed text amendment is consistent with the Future Land Use Plan as it supports improved connectivity through street design while maintaining the strong single-family, low-density residential character of the Village, and the statement of reasonableness as it ensures improved levels of traffic mobility for residential subdivisions within the Village, an issue that is commonly discussed. Chuck Adams seconded the motion.

The motion passed 3-1, with Boyce voting nay.

8. Other Business – discuss attendance

One member has not attended two meetings since November 2017, and another has missed more than two in a row. An email was sent out last month and this month we have less than a full board in attendance. The clerk will contact the two members, one had indicated they were ready to resign, and the other will be asked if they plan to attend or wish to vacate their seat.

9. Adjourn

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

The motion passed unanimously.

The meeting ended at approximately 8:40 pm.

2019.04.22 PB meeting minutes

Respectfully submitted,

Cheryl Bennett, Clerk

Chairman John Souza