

VILLAGE OF WESLEY CHAPEL
PLANNING BOARD MEETING MINUTES
WESLEY CHAPEL TOWN HALL
6490 Weddington Road, Wesley Chapel, NC 28104
June 24, 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: Michael Kenary, David Boyce, and Alternates seated as regular members Deb Bledsoe, Vince Gahren and Tracey Clinton

Planning Board Members Absent: Chair John Souza, Chuck Adams, Sandra Ells

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

1. Pledge, Invocation, and Determination of Quorum

The Clerk opened the meeting, and asked for a nomination to run the meeting. Michael Kenary nominated Deb Bledsoe, and David Boyce seconded the motion. The motion passed unanimously.

Deb Bledsoe 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

Item 6A – “CUP 19-1 Piedmont Natural Gas” was removed from the agenda. David Boyce motioned to adopt the amended agenda, and Vince Gahren seconded the motion.

The motion passed unanimously.

4. Approval of Minutes from the May 20, 2019 regular meeting

Vince Gahren motioned to approve the minutes, and then rescinded the motion. The minutes were postponed so the Mayor could review them as he had been part of most of the conversation at the last meeting. Right before Item 7A, the Mayor confirmed he was fine with the minutes. David Boyce motioned to approve the May 20, 2019 minutes, Michael Kenary seconded the motion.

The motion passed unanimously.

5. Council Member in

Mayor Horvath was present, but had no comments.

6. New Business

- a. CUP 19-1 – Piedmont Natural Gas - postponed to July

b. Final Plat Review – The Pinnacle

Planner Byers reported this is a 60 home, 24 acre, senior housing subdivision on Weddington Road; it was formerly called The Ridge. Preliminary plat approval was June 12, 2017. Items addressed since preliminary plat include a cul-de-sac realignment, adjustment to the eastern stormwater detention pond, sewer easement relocation and extension, and retaining walls on site. A fence will be added to the wall. At preliminary plat eight heritage trees were approved for removal, requiring 141 mitigation trees; the developer agreed to install 156 mitigation trees when it was estimated that more heritage trees needed to be removed. There are 9.3 acres of common area including the tree save area. An updated landscaping plan for the buffer along Weddington Road was submitted which updates the species and includes areas that look more natural and a berm. The plan offers two additional large maturing trees and eight more small maturing trees than the previous plan and has been administratively approved. Taylor Morrison was requested to set up a meeting with Price Mill's HOA and provide a signed update to the agreement between the two for tree planting. The planner noted she has now received a letter addressing that, and she passed it around. Deb Bledsoe noted the wall blends in well, although it is huge. Final plat drawings were provided. The fee-in-lieu of \$14,491.34 has been paid to the Village. The Village engineer has approved the plat and amount designated for bonds. Tom Johnson from Taylor Morrison Homes noted this is an age restricted community, there is language in the CCR's and federal guidelines; no persons under the age of 18 can stay for more than 90 days. Annually an inventory by the HOA management company will be done, and if they are right at the 80/20 split, a homeowner would not be able to sell their unit to someone under 55. The streetlights are shown on sheets 2-5; locations were reviewed by the planner and a few adjustments made. David Boyce noted there is still some red items on the checklist, such as the surety bond, letter of credit, HOA articles, and letter of agreement with Price Mill. The planner had told the applicant that the bonds were needed for Council. The applicant was asked if they had approval from Union County for bonds, and they said after the Village gives approval, they submit to Public Works and NC DOT. Tracey Clinton questioned since the red on the checklist shows we don't have the HOA bylaws, and the Planner confirmed she has them now. The applicant stated they thought they had met all the check boxes for Planning Board approval. The planner noted she had asked for the letter, it is not in our ordinance, and she wanted to make sure she had updated CCR's since the new owners took over.

Michael Kenary motioned to approve the final plat of The Pinnacle; it met all the requirements and showed good faith in working with the community. Tracey Clinton seconded the motion.

The vote was 3 in favor (Bledsoe, Clinton, and Kenary), and two against (Boyce and Gahren), so the motion passed.

David Boyce noted we heard the Price Mill concerns, and he would have liked to have seen and had time to digest the letter.

7. Old Business

a. Table of Uses Update

Planner Byers noted she was still not clear on what the Board did or did not want in the Table of Uses. If a use is proposed that is not in the Table, she has to find the next most similar use. Sometimes there are a couple of close uses, but there are varying rules for each. Tracey Clinton suggested looking at a town that has a good list of uses that we can start with. Michael Kenary pointed out Hunter Farms is an agricultural business and has seasonal events. Deb Bledsoe said she would like to see an events center and wine bar. Robyn Byers noted the federal government has industry codes, and she could add them to our Table. Vince Gahren noted Waxhaw has done well at re-use of existing buildings, and also asked how big we want to get. Examples of uses the planner has heard include a wedding venues facility, and distillery. She explained that you can attract uses by specifically putting them in the Table. Deb Bledsoe had concerns on essential uses such as a water treatment plant. It could be restricted by taking it out of some districts and setting standards. Tracey Clinton suggested each member look at a different town; Michael Kenary volunteered for Fairview, and David Boyce for Mineral Springs. Feedback was requested to be sent to the planner by July 8th.

b. Tree Ordinance Updates

Planner Byers met with the urban forester and Deb Bledsoe, they will meet again and start drafting the language.

8. Other Business

Planner Byers asked how the Board wants to do the Land Use Plan updates, including timeline, and possibly joint meetings with Council. She reported on the difference between the Land Use Plan (just concentrates on land use) and a comprehensive plan (also looks at economics, demographics, transportation, parks, environmental resources, etc., and can cost up to 6 figures but is a stronger document). The County is also doing their Land Use Plan update, and perhaps we could collaborate on the borders. Tracey Clinton suggested aiming for a comprehensive plan to get a whole vision and dialog with the community, and referenced the Master Plan done years ago, but not adopted.

Deb Bledsoe motioned to excuse Tracey Clinton from the meeting, Michael Kenary seconded the motion.

The motion passed, and Tracey Clinton left the meeting.

It was noted the Master Plan was done several years ago by a class from UNC Charlotte, cost about \$20,000, and not adopted because some things did not fit the Village.

Michael Kenary wanted to see more connectivity so when a road shuts down due to an accident, there are alternate routes. Planner Byers noted at the sketch plan stage she can bring that up to developers. She was asked to do scopes for both a Land Use Plan and for a Comprehensive Plan. Michael Kenary noted we really don't have all that much land left to develop. It was noted an inventory of parcels will be useful.

2019.06.24 PB meeting minutes

9. Adjourn

Vince Gahren motioned to adjourn, Michael Kenary seconded the motion.

The motion passed unanimously.

The meeting ended at approximately 8:38 pm.

Respectfully submitted,

Cheryl Bennett, Clerk

Chairman John Souza