

VILLAGE OF WESLEY CHAPEL
PLANNING BOARD MEETING MINUTES
WESLEY CHAPEL TOWN HALL
6490 Weddington Road, Wesley Chapel, NC 28104
August 26, 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, Sandra Ells (arrived at 7:30), Michael Kenary, David Boyce

Planning Board Members Absent: Alternates Deb Bledsoe, Vince Gahren and Tracey Clinton

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 Comments - none

3. Additions, Deletions and Approval of Agenda

David Boyce motioned to adopt the agenda, and Chuck Adams seconded the motion.
The motion passed unanimously.

4. Approval of Minutes from the July 22nd, 2019 regular meeting

David Boyce motioned to approve the July 22nd, 2019 minutes with the addition of the time adjourned, if available. Chuck Adams seconded the motion.
The motion passed unanimously.

5. Council Member in - none

6. New Business

a. Addington Crossings, Phase II Final Plat

Planner Byers presented her staff report; incorporated herein.

To: Wesley Chapel Planning Board

From: Robyn Byers, PhD, Planning and Zoning Administrator

Date: July 8, 2019 Re:

Final Plat: Addington Crossing, Phase II

Background:

Location: 5416 Hudson Church Rd.

Size of tract: 103.6 total

Number of lots: 21 lots in Phase II – 51 total

Zoning: R-40

Minimum lot size: 40,000 square feet

Yard requirements: Front setback – 50'; Rear setback – 40'; Side setbacks – 15' each

Minimum lot width: 120'

Buffering: 50' in the front along Potter Road (as part of Phase I)

Background:

Preliminary plat approval for Addington Crossing subdivision was granted by the Village Council on January 8, 2018; the Planning Board recommended approval at its November 23, 2017, meeting. The site, located on the northeast side of Potter Road at the Beulah Church Road intersection, contains 103.66 acres, of which 32.99 acres (31.8 %) are being retained as open space/tree save area. A total of 51 lots is proposed; currently, the applicant is requesting final plat approval for the northern portion of the project, a total of 21 lots; Phase I, with 30 lots, received final plat approval on February 11, 2019.

The Army Corp of Engineers permit indicates that no pedestrian walkaways can occur between the north and south sections of the site.

A note on the final plats have been added to dedicate future construction by others and over-seen by the Village of Wesley Chapel of a potential greenway trail across common areas of the platted Addington Crossing development.

The subdivision was granted a modification to cut down 232 heritage trees.

The Phase I final plat has since been revised to show a change of tree save from lots 8, 9, 10, and 11 to lots 46 and 48 to accommodate water/sewer taps for those lots that would have otherwise gone through the previously established tree retention area.

Staff Recommendation:

A set of Final Plat drawings for Addington Crossing, Phase II, are included in your packet. The remaining calculated fee-in-lieu of \$3,599.08 has been paid to the Village, along with the application fee. The applicant has received approval from the Village's consulting engineer as part of the final plat process. The bond amounts for remaining construction work have been reviewed by the Village Engineer and will require Village Council Approval. Many of the required documents that were received with Phase I also cover Phase II and were not added as part of this packet, i.e. HOA CCRs, O&M Agreement, etc. Additionally, all letters of approval have been received and are on file with the Village Planner.

To the best of my knowledge, the plat is in keeping with the Village's subdivision regulations and in conformance with the approved Preliminary Plat. Staff therefore recommends approval of the Final Plat.

The planner's checklist, letter of approval of the bond estimates and letter approving the final plat Phase 2 - both from the Village engineer, and the bond cost estimates were all submitted. Discussion was held. The sidewalks are on both sides of the street and five feet in width. Engineer Gil Squires was present, and he explained the changes in the tree save area; the common area was already full with tree save, so when tree save on lots 8, 9,10 and 11 were removed, the tree save had to be put on lots 46 and 48. The Clerk asked if there would be room for the Village to access the greenway to maintain it in the future. The roads will be public. Hudson Church Road will be paved to the entrance to the subdivision. David Boyce asked about the section where the cul-de-sac goes into the other road. Mr. Squires explained in the future the road would extend and there would be an intersection. Chair Souza asked about lot 38 where a power pole structure and Duke transmission lines are in the backyard. It was noted that Kings Grant also has power line structures on the lots.

David Boyce motioned to recommend approval of final plat of phase II of Addington Crossing. Michael Kenary seconded the motion.

The motion passed unanimously.

Chair Souza asked to receive a sheet showing the whole subdivision when a subdivision is built in phases in the future.

7. Old Business

a. Table of Uses Updates

Planner Byers went through the Table of Uses and provided a list of suggested edits to the Table. She also suggested adding RUC as a district in the table, using the same uses identified for R-20. Planning Board provided the following comments on the uses. Keep "Animal Shelter" as a Conditional use in L-I. "Banks, savings and loan, credit unions, bank teller machines" - take out of O-I. Add "Beer and Wine Store" to B-1. "Donation Bin" add conditional to use in L-I. Keep "Restaurant, fast food" as Conditional in B-1. Chair Souza suggested adding the use of "Microbrewery", the Planner will research what would be the appropriate district. Planning Board members were asked to email any comments or changes to the planner within two weeks.

a. Tree Ordinance Updates

The preferred tree list is being reviewed by the Urban Forester. The Planner is working on a draft ordinance, and will meet with Deb Bledsoe and Sandy Ells to clarify the intent of some areas.

b. Land Use Planning Updates

A Land Use Plan is a core section of a Comprehensive Plan. The Land Use Plan determines goals, objectives and includes a future land use map that highlights what those goals look like in terms of land usage over the next 10-20 years. A Comprehensive Plan takes that and includes broader goals that do not solely focus on land use, including sections on demographics and trends, economic development, transportation, environmental resources, park and recreation facilities, water and sewer infrastructure, community facilities, historic resources, and housing. It was noted that in some areas Comprehensive Plans are required, including counties in South Carolina. You can still have small area plans that fold into a Comprehensive Plan. A Comprehensive Plan will help drive the Village and determine goals, and use existing conditions

and trends to support and shape strategies, and create strategies that connect where we are with where you want to be. Outside input could come from the Village engineer for stormwater, NC DOT for transportation, the economic development office and Aston for economic development, and Union County Public Works for utilities. The strategy would be for Planning Board to work on a scope and schedule, present an agreed upon schedule to Council, get approval of budget, and then commence planning.

Suggested chapters include:

1. Introduction and goals
2. Community Profile – history, population and background
3. Land Use
4. Transportation
5. Utilities
6. Economic Development – where do you want it and how to support what we have
7. Stormwater
8. Environment including trees and possibly endangered species
9. Park and Rec – include their master plan
10. Implementation – how to fund and time and resources needed.

Chair Souza suggested adding public safety and education to the list. Michael Kenary suggested community facilities and include medical care.

The draft schedule shows one year from October 2019- October 2020, and includes public meetings in March and July, Joint Planning Board/Council meetings, work sessions, and adoption in July – October of 2020.

Discussion was held on whether we want to do a citizen survey, which might include the Communications Committee or a mailing to residents, whether to include businesses, send to HOA's, and how we would determine that the replies come from Village residents. The Planner will bring back recommendations next month.

The rest of the items were tabled until next month.

8. New Business

a. RA-40 v. R-40 discussion

The Planner noted you do not want incompatible uses in a zoning district, and R-40 is a subdivision zone. Some uses that are incompatible in R-40 might be acceptable on 20 acres in R-40 that doesn't want to re-zone to RA-40. RA-40 exists because the land was originally zoned RA-40 in the County before it was annexed in; it is mainly south of New Town Road. If we go that route, RA-40 would be where we would allow agricultural commercial uses. A subdivision in RA-40 would realize you will have agricultural uses nearby. This would give property owners with large land parcels an option, as their land is their 401-K. We could catalog the land, and the Village could possibly re-zone to RA-40, owner input would be needed. Questions included whether there would be a minimum acreage to re-zone, while still maintaining a minimum of one acre for a home.

b. County Land Use Planning Meeting

On Wednesday the Board of County Commissioners has asked the municipalities to do presentations as they kick off their review of their Land Use Plan and Water/Sewer plans. Council Member Como noted the meeting is open to the public but there are no public comments, so e-mail Council if you have any specific concerns.

9. Other Business – none

10. Adjourn – 9:31 pm

Chuck Adams motioned to adjourn, David Boyce seconded the motion.
The motion passed unanimously.

Respectfully submitted,

Cheryl Bennett, Clerk

Chairman John Souza