

VILLAGE OF WESLEY CHAPEL
PLANNING BOARD MEETING MINUTES
WESLEY CHAPEL TOWN HALL
6490 Weddington Road, Wesley Chapel, NC 28104
September 23, 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, Michael Kenary, David Boyce, Alternates Deb Bledsoe and Vince Gahren

Planning Board Members Absent: Chuck Adams, Sandra Ells, Alternate 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 David Boyce 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 Michael Kenary seconded the motion.

The motion passed unanimously.

4. Approval of Minutes from the August 26th, 2019 regular meeting

Vince Gahren motioned to approve the August 26, 2019 minutes. David Boyce seconded the motion.

The motion passed unanimously.

5. Council Member in

Mayor Horvath gave an update on the Fall Bash event at the park scheduled for October 26, 2019. He reported that NCDOT had some financial issues and is looking at 900 projects for possible delays, including the two scheduled roundabouts in the Village and the Rea Road widening is delayed. The Mayor will be pursuing the question of a post office for Wesley Chapel; we had to wait ten years since the last review. A meeting was held with Aston Properties; they are looking at alternatives for the section where the Christmas trees are sold each year. Ideas include more office space, and possibly residents above stores. They asked for a summary of developments approved, so they can update their data on housetops within one mile, three mile and five mile radiuses. The Food Lion Aston built down the road is not their development, they are just a hired contractor. Aston also had concerns over the Hwy. 84 widening since originally a stop light was planned at Lindenwood, but now there is a roundabout proposed which infringes on their outparcels.

6. Old Business

a. Table of Uses Updates

Planner Byers received some feedback and updated the list. Office-Institutional (O-I) is intended as non-retail, and primarily 9-5. Discussion was held, and the majority felt Coffee Shop, Community Center, Craft Studio and Exterminator's Office should be taken out of O-I. Office Building was made conditional in B-1 and B-2. Photographic Studio and Printing, Publishing, and Reproducing Establishments were made Conditional in O-I. The Planner added Venue, Events or Weddings as a use, Conditional in R-80, R-60, RA-40 and R-40, and as a use by right in B-1, B-2, and L-I. Microbrewery was added as a use by right in B-1, B-2 and L-I; a definition is needed. The list will come back next month.

b. RA-40 v. R-40 discussion

A table showing uses allowed in R-80, R-60 and suggested for RA-40 was shared with the Board. Historically RA-40 differed from R-40 in that it allowed manufactured homes. Currently there is about 220 acres of RA-40 in 66 parcels. The suggested RA-40 use of Hardware Store was taken out. Other proposed RA-40 uses were Bed and Breakfast Inn - Xs, Fish Hatchery - C, Golf Course (driving range, par 3) - Cs, Greenhouse, Nursery, Commercial - C, Lumber and Sawmills - C, Recreation Facility-indoor - C, Sawmill operations, portable/temporary - C (and remove duplication of sawmills), School for the arts - Cs, and School, sports instruction - Cs. The planner commented eventually we will get rid of R-60. Uses added for RA-40 are Winery - C, Pick Your Own Fruit - C, and Petting Zoo - Xs. Definitions and standards will be added.

c. Tree Ordinance Updates

Planner Byers worked with Deb Bledsoe and Sandy Ells, and will go over the second half next month.

d. Land Use Planning Updates

Proposed chapters include:

1. Introduction
2. Community Profile
3. Land Use
4. Transportation
5. Public Services
6. Water, Sewer and Stormwater
7. Environmental
8. Parks and Recreation
9. Economic Development
10. Implementation

The Planner will meet with the Park and Rec Committee in October. Economic Development will include meeting with developers, to ask if items are possible and what the issues are. We will reach out to County Planning, Public Works and Urban Forester, NC DOT Division 10, NC DEQ, Village Engineer, Village Committees (Communications and Parks and Rec), Wesley Chapel Volunteer Fire Department, Union County Sheriff's Office, Union County School System, and Union County Economic Development Corporation. We pay for the Village Engineer services, so costs will be determined. The timeline is one year starting with a kickoff around November 2019. The Planning Board agreed the Planner could go to Council in November for a budget for this process. After that the Planning Board will need to review and approve a draft community involvement plan.

e. County Land Use Planning Meeting

The August 28, 2019 meeting included Dr. Byers' presentation in the afternoon. The next day the County planning staff summarized and planned a strategy, including several committees. The Board of County Commissioners will choose the members, if anyone wants to apply they will be speaking as a citizen, not as representing Wesley Chapel.

7. New Business

A new phase of Heritage (less than 20 lots) is in the review stage.

8. Other Business

The Planner is keeping a list of ordinance areas that need fixing which includes staff review time for administrative subdivisions, update sidewalks and road design to line up with CRTPO, lighting details, difference between principal and accessory structures, streamline who signs off on different plans, require all outside approvals before bringing in for approval, add RUC to the Table of Uses, tighten up Temporary Use Permit criteria, mother-in-law suites, code enforcement procedures, re-zone non-conforming lots to RUC, and loading and un-loading requirements.

9. Adjourn

David Boyce motioned to adjourn, Vince Gahren seconded the motion.
The motion passed unanimously.

The meeting adjourned at approximately 9:29 pm.

Respectfully submitted,

Cheryl Bennett, Clerk

Chairman John Souza