

VILLAGE OF WESLEY CHAPEL  
PLANNING BOARD MEETING MINUTES  
WESLEY CHAPEL TOWN HALL  
6490 Weddington Road, Wesley Chapel, NC 28104  
November 25, 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, Michael Kenary (arrived late) and David Boyce, Alternate Vince Gahren seated as regular member, Alternate Deb Bledsoe

**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

Lori Bailey thanked Planning Board members for volunteering and encouraged them to embrace the Comprehensive Plan. She noted we don't have to be everything for everybody but need to be what is right for us.

Council Member Mike Como noted there is an informal meeting of the council-elect tomorrow, and noted his job is to do what the people and Planning Board want. We should do a survey and should include questions from Planning Board.

Michael Kenary arrived at this time and agreed to let Vince Gahren remain seated as a regular member.

3. Additions, Deletions and Approval of Agenda

David Boyce motioned to adopt the agenda, and Vince Gahren seconded the motion.  
The motion passed unanimously.

4. Approval of Minutes from the October 28th, 2019 regular meeting

On page 45 of the minutes, wording was changed to show the stormwater will be channeled towards the ditch. Sandy Ells motioned to approve the amended minutes, and David Boyce seconded the motion.

The motion passed unanimously.

5. Council Member in

Mayor Horvath noted the Potter and Potter Roads roundabout is still scheduled for late next summer, and DOT submitted for funding the Potter and Hwy. 84 roundabout, which would probably come out of 2024 funds if approved. The next section of widening Hwy. 84 up to Airport Road should be in the 2045 Transportation Improvement Plan. Mayor Horvath noted it has been a pleasure working with Planning Board, and he looks forward to serving the Village in another way. He noted having the Planning Board Chair attend Council meetings has been helpful, as has having a full-time planner and working toward a Comprehensive Plan; a retreat with Council and Planning Board is also useful.

6. Old Business

a. RA-40 v. R-40 discussion

Planner Byers reported she would have draft text to the Board in January and a map of where it would benefit the Village.

b. Tree Ordinance Updates

Planner Byers met with Deb Bledsoe and Sandy Ells, and has a clear understanding of what they want. First, she will draft the Subdivision Ordinance (development) part, and phase two will be the Zoning Ordinance (post-development) part. One goal is to make it easier to find in the ordinance; also, a citizen's guide would be useful.

c. Comprehensive Plan Updates

A proposal was given to Council. North Carolina will be requiring a comprehensive plan with the new planning law Chapter 160D, but they don't mandate specific chapters. The comprehensive plan would be updated every five years, the primary piece will be the data updates. Next steps would be to determine the public outreach strategy. The planner would like to present a draft of survey questions to Planning Board and then they can give input. Comments included that the survey should go to every voter, not every address. Ms. Byers said she can show how she dealt with this in Weddington's community survey. Another request was to focus on voters, rather than landowners and to include renters.

7. New Business

a. Courtyards at Wesley Chapel, Phase 3 – Final Plat

Planner Byers reported Phase 3 is the final phase with 55 lots of the development which was Conditionally Zoned in July 2016. She has had many resident calls, the biggest issue is trees, and she has gone out often. The last open issue is a drainage issue for a lot in Phase 1. She went to their HOA meeting which clarified what the HOA deals with and what the Village deals with. The trail is shown on sheet 4; the Planner and developer agreed on its placement in this phase.

All the cluster mailboxes are now at the clubhouse. The original parking spaces on Wesley Landing Road, by the stormwater BMP remain to allow wiggle room around manhole covers and will not be marked as parking spaces. Originally the plans had a lot of trees being removed, but some of those trees were kept. However, some are now dying but don't have to be mitigated. The final Union County Public Works approval is still needed. Streetlights have been placed correctly. On the checklist, the gray areas show the items that the engineer checked. Epcon's engineer Brian Rossi noted Union County Public Works requires any abandoned wells be dealt with according to established rules. Scott Twiddy from Epcon noted dying trees optimistically left are shown on the plans with an X, but the impact of construction may cause them to take up to two years to die. It is better to dismantle them than to hope they survive, as they could be a hazard to homes or residents. They are being diligent that sub-contractors stay away from the trees.

As far as retaining walls, Phase 3 has relatively gentle terrain, and they have worked to minimize them. The walls are about three feet tall, and walls over 30 inches have fences on top. The interior retaining wall behind lots 93-98 averages three and a half feet tall and was originally shown as two feet taller. The wall behind lot 119 goes to about lot 117 or 116.

The Village engineer has given her letter and is aware of the drainage issues in Phase 1. The open drainage issue is a homeowner with a crawl space, and now he wants a retaining wall. The developer is working to drain the water away from the foundation. The natural trail in phase 3 was not on the original preliminary plat. The clubhouse and amenities around it are fully built out, and in use daily. The road improvements are fully done, and no issues have been observed. David Boyce noted he originally voted against the preliminary plat due to the trees, stormwater and retaining walls.

Sandy Ells motioned that the plat is in keeping with the Village's subdivision regulations and in conformance with the approved preliminary plat and Conditional Zoning approval and recommended to approve the final plat of phase 3 of the Courtyards subject to final approval from Union County Public Works. Vince Gahren seconded the motion.

The motion passed unanimously.

#### b. Approval of 2020 Meeting Schedule

Vince Gahren motioned to approve the 2020 Planning Board regular meeting schedule. Sandy Ells seconded the motion.

The motion passed unanimously.

#### 8. Other Business

Thanks, and congratulations were extended to David Boyce who won election to Council, as well as congratulations to Lori Bailey who also won election to Council. Chair Souza encouraged Council members to come to Planning Board and communicate with them. Upcoming we will have two new alternates on Planning Board.

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9. Adjourn

Vince Gahren motioned to adjourn, Sandy Ells seconded the motion.  
The motion passed unanimously.

The meeting adjourned at approximately 8:30 pm.

Respectfully submitted,

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Cheryl Bennett, Clerk

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Chairman John Souza