

VILLAGE OF WESLEY CHAPEL
PLANNING BOARD MEETING MINUTES
Wesley Chapel Town Hall
6490 Weddington Road, Wesley Chapel, NC 28104
June 22, 2020 – 7:00 PM

Planning Board Members Present: Chair John Souza, Chuck Adams, Sandra Ells, Vince Gahren: Alternates Deb Bledsoe (seated as regular member), Sherry Killion, and Karl Schneeberger

Member Absent: Michael Kenary

Others Present: Council Members David Boyce and Mike Como, Clerk Cheryl Bennett, Planning/Zoning Administrator Robyn Byers, Ph.D.

1. Pledge, Invocation, and Determination of Quorum

Chair John Souza led the pledge, and Chuck Adams gave the invocation. A quorum was present.

2. Public Comments - none

3. Additions, Deletions and Adoption of Agenda

Sandy Ells motioned to approve the agenda; Vince Gahren seconded the motion.
The motion passed unanimously.

4. Approval of Minutes from the February 24, 2020 Regular Meeting

Vince Gahren motioned to approve the February 24, 2020 minutes; Sandy Ells seconded the motion.
The motion passed unanimously.

5. Council Member In – Discussion on COVID-19 and Re-Opening

Council Member David Boyce noted Acting Mayor Amanda Fuller had an opportunity to work tonight and could not attend. He read her notes; Administrative Assistant Amy Mumpower is at town hall 9-5 Monday – Thursday, and the Clerk and Planning/Zoning Administrator come in several times each week as needed. A question was asked about paying the Acting Mayor the Mayor's salary in her absence. Council Member Boyce said it was tabled at the Council meeting, it did not seem like the right time to discuss it with the Mayor facing health issues. Council Member Como added that the Mayor (who is out with health issues) came to the meeting and said she had no problem with the Acting Mayor getting the Mayor's pay. A question was asked about budgeting for the Comp Plan, and the Planning/Zoning Administrator clarified that it was budgeted, but she must pause to focus on implementing required changes for 160D first. Council Member Como read statistics on the number of COVID-19 cases and deaths in the state and county.

6. New Business - none

7. Old Business

a. RA-40 v. R-40 discussion

Feedback was only received from three Planning Board members. In the definitions of agricultural uses, section (b) which lists uses which shall not be deemed as agricultural, item 3. "Riding stables and Academies" was removed since we want to encourage this use. Section 156.060 Table of Uses was reviewed. Animal Hospital (outdoor) was changed from Conditional to Permitted by Right with supplemental regulations. The Planner also moved a lot of uses from conditional to use by right; items like parking will still be reviewed, but those uses would not go to Planning Board and Council. Minimum lot size was discussed. Some uses might be done on one acre, while other uses would require more land. Side yard setbacks for Agribusiness/Agritourism uses was reduced to fifty (50) feet. Solar farms will be added to RA-40 as a conditional use.

Section 156.089 Additional Review Criteria was discussed. The first item where the use must have sufficient frontage on a boulevard or thoroughfare street is so they do not accumulate three or four lots in a subdivision. The second item requires any building or structure to be further than 60 feet from any existing dwelling unit to protect existing residents. The other two items are to require screening, and not allow truck pick-up or delivery traffic before 7 AM or 7 PM. A question was posed whether we would need to screen thirty acres of grapes, the Planner said it is a matter of interpretation, we screen buildings, not vegetation.

Section 156.133 Accessory Uses and Structures was reviewed. "Well Houses" was removed from the first sentence. Sub-section (A-3) was added, to spell out in the ordinance what we have always done; "For residential, non-conforming lots that were originally approved by another jurisdiction, originally platted side and rear setbacks will be honored for accessory structures with documentation of the permitted setbacks at the time of subdivision." Sub-section (C) calls for the accessory structures to have features that are residential or agricultural in nature or character. Off-street parking standards will be those for non-residential parking areas. Parking space requirements will be based on specific use and shall follow either golf course, horse stables, restaurants, and/or retail business requirements, whichever is most similar to the specific use. The Planner will have final text recommendations for the next meeting.

b. Tree Ordinance Updates

The draft text is currently with the Urban Forester and will come to Planning Board for the July meeting. It will be put in the Zoning Ordinance section, and a small paragraph in the Subdivision Ordinance section will refer to it.

c. Comprehensive Plan Updates

Postcards were sent to "Current Resident" to everyone in the Village. So far 246 responses to the survey have been received, with a goal of 300 or 10%. Feel free to send to HOA's. If there

are two or three adults in a home, they may all submit a response. A summary of the results of the survey responses was given. A list of focus group participants will go to Council in July.

d. Ordinance Updates (160D)

State law updated and streamlined the statutes that enable municipal planning. We need to update our ordinances by July 1, 2021. The Planner asked Council to fund an outside consultant to do this, but they have asked her to do it in-house. The Comp Plan work will go on hold after the focus groups meet to make the 160D work top priority. There are three sections, must do's, should do's, and may do's. A question came up on using the proceeds from the sale of the land for a consultant, however there was a lawsuit regarding the land sale, and the statute of limitations is one year in which they could re-sue and by then the 160D work must be completed. The Planner has a list of about forty items that are suggested or needed ordinance changes and she will try to also do those. Review of the ordinance changes may be done piecemeal, however approval will be for all the changes at once.

8. Other Business

Planning Board Chair noted some huge development proposals on County land near us have been requested. Council Member Como reported there is a meeting tomorrow night for the Epcon community proposal; he wants people to know this on County land, not under Wesley Chapel zoning. Planner Byers noted the County has a community snapshot website which shows applications and has links to site plans, she will send out the link. She is making staff reports to the County staff who say they will present them to their Planning Board and the Board of County Commissioners. The Village has also done a resolution against this development to the County. Park Place is proposed for over 2,000 units, including townhomes and apartments, as well as a commercial area. At the corner near Nena's Market there is a business proposal and across the street at Twin Lakes there are three floors of 70,000 square feet each plus single-family homes all approved by the County. Basically the town has no recourse, except as voters.

There is an approved sketch plan for a conservation subdivision on the 66-acre McCoy land in the Village.

Sandy Ells was thanked for her time and service on Planning Board. She decided to not re-apply for a new term.

9. Adjourn

Vince Gahren motioned to adjourn; Sandy Ells seconded the motion. The meeting adjourned at approximately 9:20 pm.

Respectfully submitted,

Cheryl Bennett, Clerk

Chairman John Souza