

VILLAGE OF WESLEY CHAPEL
PLANNING BOARD MEETING MINUTES
Wesley Chapel Town Hall
6490 Weddington Road, Wesley Chapel, NC 28104
August 24, 2020 – 7:00 PM

Planning Board Members Present: Chair John Souza, Chuck Adams, Deb Bledsoe, Michael Kenary, and Alternates Sherry Killion, Adam Peter, and Karl Schneeberger (sitting as regular member)

Planning Board Member Absent: Vince Gahren

Others Present: Council Member Mike Como, Council Member David Boyce, Clerk Cheryl Bennett, Interim Planning/Zoning Administrator Vagn Hansen

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

Chuck Adams motioned to approve the agenda; Deb Bledsoe seconded the motion.

The motion passed unanimously.

4. Approval of Minutes from July 27, 2020 Regular Meeting

Deb Bledsoe motioned to approve the July 27, 2020 minutes; Chuck Adams seconded the motion.

The motion passed unanimously.

It was noted that the Planning Board Chair can neither make a motion nor second a motion.

5. Council Member In

Council Member Como reported there are two projects in Union County that will affect the Village; their Planning Board tabled the commercial project at Antioch and Beulah Church Roads, and the senior project across from Wesley Oaks received a negative recommendation from the County Planning Board. Work continues on the playground at our park. We have contracted with Benchmark for interim planning services, and Vagn Hansen was welcomed to the Village.

Council Member Boyce added that Benchmark was hired to do our 160D updates. Council approved the preliminary plat of Heritage Phase 2A, appointed Adam Peter to Planning Board, and called for a public hearing on the RA-40 text amendment.

Vagn Hansen our interim planner introduced himself and noted he will be here for meetings as needed but working remotely otherwise. He will be using the planner@wesleychapelnc.com email, and gave a brief synopsis of his wide experience in planning and zoning.

6. New Business – consider text change to Nuisance Ordinance

Clerk Bennett noted this item came up regarding a recent stormwater complaint issue. Since we do not have a stormwater tax nor program, and do not own stormwater easements, these complaints become a civil issue between homeowners. Ordinance section 91.02(B)(18) states “Any condition which blocks, hinders or obstructs in any way the natural flow of branches, streams, creeks, surface waters, ditches or drains, to the extent that the premises is not free from standing water” is unlawful. This was part of the public nuisances ordinance that Planning Board voted against 4-1, but which was adopted by Council March 9, 2015. Similar language was considered by Weddington who did not include it because their attorney thought it was overly broad, our attorney agreed. Council asked this come to Planning Board for their recommendation on whether to keep it or recommend it be deleted. The Flood Damage Prevention ordinance only applies to special flood plain areas as mapped by FEMA. Urban Forester Bill Smith suggested Alan Aldredge from the Union County Soil and Water Conservation District might be a resource for us.

Deb Bledsoe motioned to recommend deleting subsection 18 of Ordinance 91.02(B). Michael Kenary seconded the motion.

The motion passed unanimously.

7. Old Business

a. Recommend Future Land Use Plan Designation for annexed lots

Last month Planning Board recommended zoning for the recently annexed lots, but Council must also recommend the land use plan designation for the lots.

De Bledsoe recommended all the lots be recommended for low density in the Future Land Use Plan Map. Karl Schneeberger seconded the motion.

The motion passed unanimously.

b. Tree Ordinance Review

Urban Forester Bill Smith reviewed the draft ordinance and was concerned that a small town would have a hard time enforcing a complicated ordinance as proposed. He felt it could easily be simplified. Section 155.075 (E)(4) (g) calls for 30% of the entire site to be tree save area while subsection (f) has a calculation for the percentage to be tree save area. He recommended not using the term “tree save” but instead using a tree conservation easement possibly backed by an economic incentive to plant trees. A small natural tree will be healthier than planted trees. After some discussion, it was decided that Deb Bledsoe and Bill Smith will meet to revise the draft ordinance. Board members liked at least 30% and a simple approach. The scenario of a developer having trees cut down before they buy it was discussed; there is a five-year lookback law but possible loopholes. This proposal adds a commercial possibility, which was a concern,

and is very different from what our current businesses look like. Mr. Smith was thanked for his input and work on this.

8. Other Business

Adam Peter was welcomed to the Board. His background is in civil engineering and bridge design. He was excited to be a part of the Board.

Deb Bledsoe noted our Acting Mayor Amanda Fuller was honored to be recognized as one of the top five female political leaders in the Charlotte region by the Union County Weekly.

9. Adjourn

Chuck Adams motioned to adjourn; Deb Bledsoe seconded the motion. The meeting adjourned at approximately 9:15 pm.

Respectfully submitted,

Cheryl Bennett, Clerk

Chairman John Souza