

**Village of Wesley Chapel, North Carolina**

**Ordinance 2020-05**

**TO APPLY FUTURE LAND USE DESIGNATIONS TO RECENTLY ANNEXED LOTS**

**WHEREAS**, the Village Council annexed parcels: lot 39 parcel 06006271, and common open space parcels 06006249, 06006250, 06006281, and 06006282 in Adelaide Estates; lot 45 parcel 06048436 and lot 9 06048342 both in Estates at Wesley Oaks; and an 8 acre parcel on Chambwood Road parcel 06105012 ; into the corporate limits with an effective date of June 30, 2020; and

**WHEREAS**, according to the NC General Statutes, local governments have up to sixty (60) days from the effective date of an annexation to apply municipal zoning regulations on an annexed piece of property, after which time no zoning requirements apply unless so adopted by the local jurisdiction; and

**WHEREAS**, parcel 06105012 was zoned R-40 in the County and all the other lots are located in established single-family residential subdivisions, Adelaide Estates and the Estates at Wesley Oaks, where adjacent lots are designated as “Low-density Residential” on the Future Land Use Plan map and are zoned RUC by the Village; and

**WHEREAS**, a public hearing was conducted on the matter at the Village Council’s September 14, 2020 meeting; and

**WHEREAS**, the Village of Wesley Chapel considers amending the Village’s Future Land Use Map to specify the future land use designations to be consistent with the surrounding land use of the respective neighborhoods; to be in the public interest; and to be consistent with currently adopted plans; and

**WHEREAS**, it is recommended that each lot be designated as “Low-Density Residential” future land use designation, and

**NOW THEREFORE BE IT RESOLVED** that the Future Land Use Map of the Village of Wesley Chapel is hereby amended to apply the Low-Density Residential land use designation to all the annexed parcel.

Adopted this 14th day of September 2020.

Attest:

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Acting Mayor Amanda Fuller

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Cheryl Bennett, Village Clerk