

Village of Wesley Chapel, North Carolina

Ordinance 2020-06

TO APPLY ZONING TO RECENTLY ANNEXED LOTS

WHEREAS, the Village Council annexed these parcels: lot 39 parcel 06006271, and common open space parcels 06006249, 06006250, 06006281, and 06006282 all 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 zoned Residential – Union County (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 Zoning Map to apply zoning 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 parcel 06105012 be zoned R-40, and all the other lots be zoned RUC, and

NOW THEREFORE BE IT RESOLVED that the Zoning Map of the Village of Wesley Chapel is hereby amended to apply the R-40 zoning to parcel 06105012 and RUC zoning to the other lots.

Adopted this 14th day of September 2020.

Attest:

Acting Mayor Amanda Fuller

Cheryl Bennett, Village Clerk