



VILLAGE OF WESLEY CHAPEL
PLANNING BOARD MEETING AGENDA
6490 Weddington Road, Wesley Chapel, NC 28104
February 24th, 2020 at 7 p.m.
www.wesleychapelnc.com

ALL ITEMS ARE FOR DISCUSSION AND POSSIBLE ACTION.

- | | |
|--|----------------|
| 1. Pledge, Invocation, and Determination of Quorum | 7:00 – 7:05pm |
| 2. Public Comments | 7:05 – 7:15pm |
| 3. Additions, Deletions and Adoption of Agenda | 7:15 – 7:20pm |
| 4. Approval of Minutes from the November 25 th , 2019 Regular Meeting
and January 27 th , 2020 Special Meeting - Training | 7:20 – 7:25pm |
| 5. Council Member in | 7:25 – 7:35pm |
| 6. New Business | |
| a. Cavesson Entrance Sign Review | 7:35 – 7:50 pm |
| 7. Old Business | |
| a. RA-40 v. R-40 discussion | 7:50 – 8:15 pm |
| b. Tree Ordinance Updates | 8:15 – 8:30 pm |
| c. Comprehensive Plan Updates | 8:30 – 8:50 pm |
| 8. Other Business | 8:50 – 9:00 pm |
| 9. Adjourn | 9:00 pm |

The Village of Wesley Chapel holds all public meetings in accessible rooms. Any individual with a disability that needs an interpreter or other auxiliary aids or services for this meeting should call (704) 839-0182 at least 48 hours before the scheduled meeting.

As a courtesy, please turn off any cell phones and pagers while meeting is in progress.



MEMORANDUM
VILLAGE OF WESLEY CHAPEL
6490 Weddington Road, Wesley Chapel, NC 28104
www.wesleychapelnc.com

To: Wesley Chapel Planning Board
From: Robyn Byers, PhD, Planning and Zoning Administrator
Date: February 4, 2020
Re: Sign Review for Cavesson

Bowman Wesley LLC has submitted the sign plans for Cavesson's monument sign, a 28-lot subdivision, located on the east side of Chambwood Rd., north of the intersection with New Town Rd, that received preliminary approval in March 2019. The sign is located outside of the entrance's sight triangle and is within the landscaped buffer area (Sheet L2.1). Attached plans show how the sign is incorporated into the landscaping (Sheet L2.1). Additional attached plans show the dimensions for the sign itself.

Requirements, as per our existing sign ordinance (§156.161), state that:

1. No part of the sign shall be located closer than 10 feet to any adjacent side lot line.
This sign is within a landscaped area and is within an easement specifically designated for the entrance into Cavesson (Sheet L2.1).
2. Sign structures shall be limited to 10 feet in height and no more than 100 square feet in area.
The sign structure has a total height of 9', which is under the 10' maximum height (SM-3). The overall area for the sign structure itself is at about 100 square feet (Sheet SM-1; SM-3).
3. Signs shall be single- or double-faced with each sign face being no greater than 30 square feet in area.
The sign area is double-faced with a total square footage of 15' per side (Sheet SM-4).
4. Signs shall be surfaced with stucco, painted wood, or masonry material other than cinderblock.
The sign will be wood and masonry as per the plans SM 1-4.
5. Incorporation of gate houses and walls attached to subdivision monument signs may be considered for approval by the Planning Board during preliminary plat review.
Additional wall portions are included with this permit. The review of the sign was not conducted during preliminary plat review.
6. Monument sign structures shall be constructed of masonry material other than cinderblock.
The sign structure will be constructed from approved materials as per the plans (SM 1-4).

To the best of my knowledge, this sign is in keeping with the Ordinances of the Village of Wesley Chapel.

REV #	DATE	DESCRIPTION	OWNER COMMENTS
1	00/00/2011		



DATE: 11/15/2019
 SCALE: AS SHOWN
 JOB NUMBER: 19-21.2
 DESIGNED BY: GRF
 DRAWN BY: GRF

OVERALL KEY PLAN

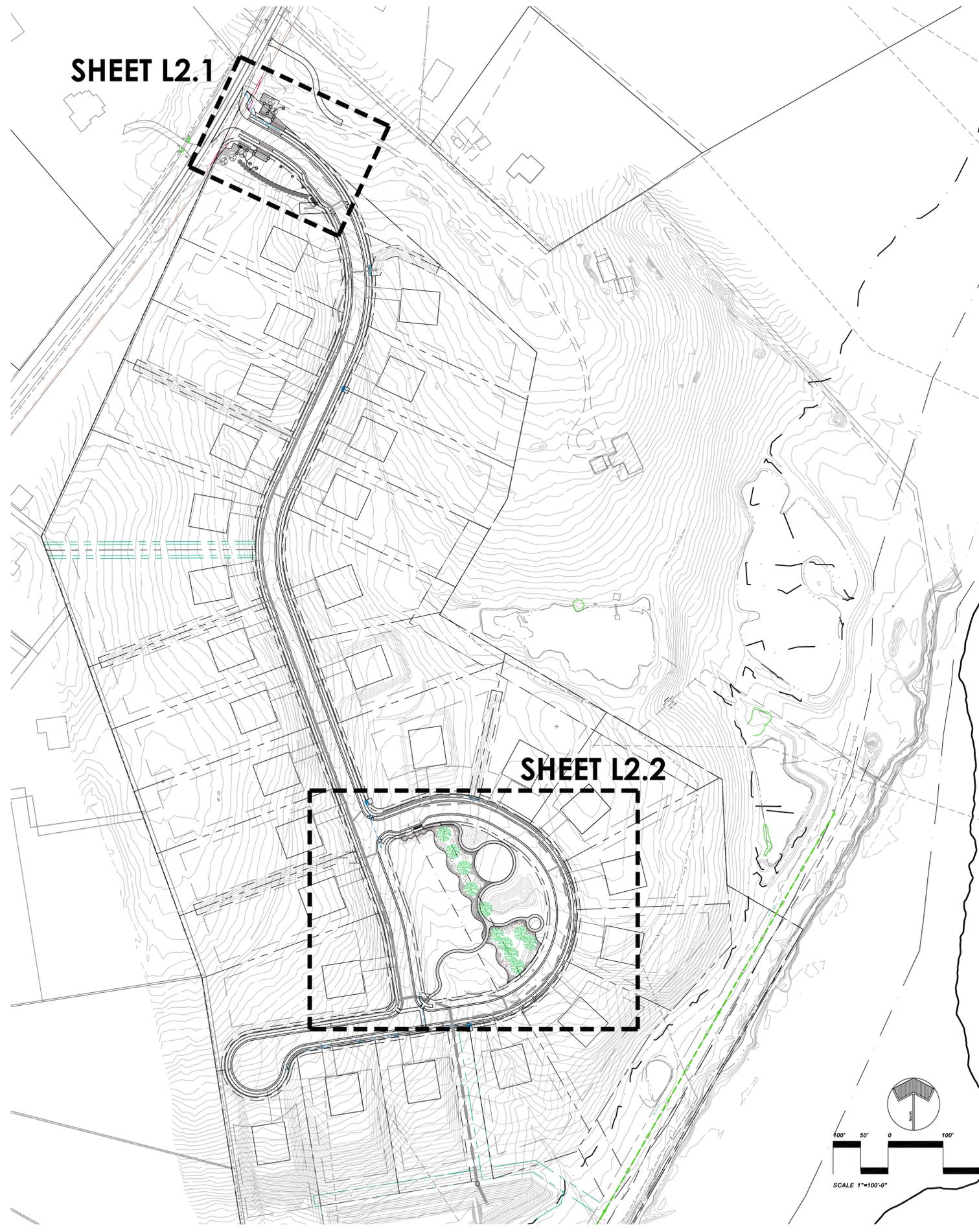
L2.0

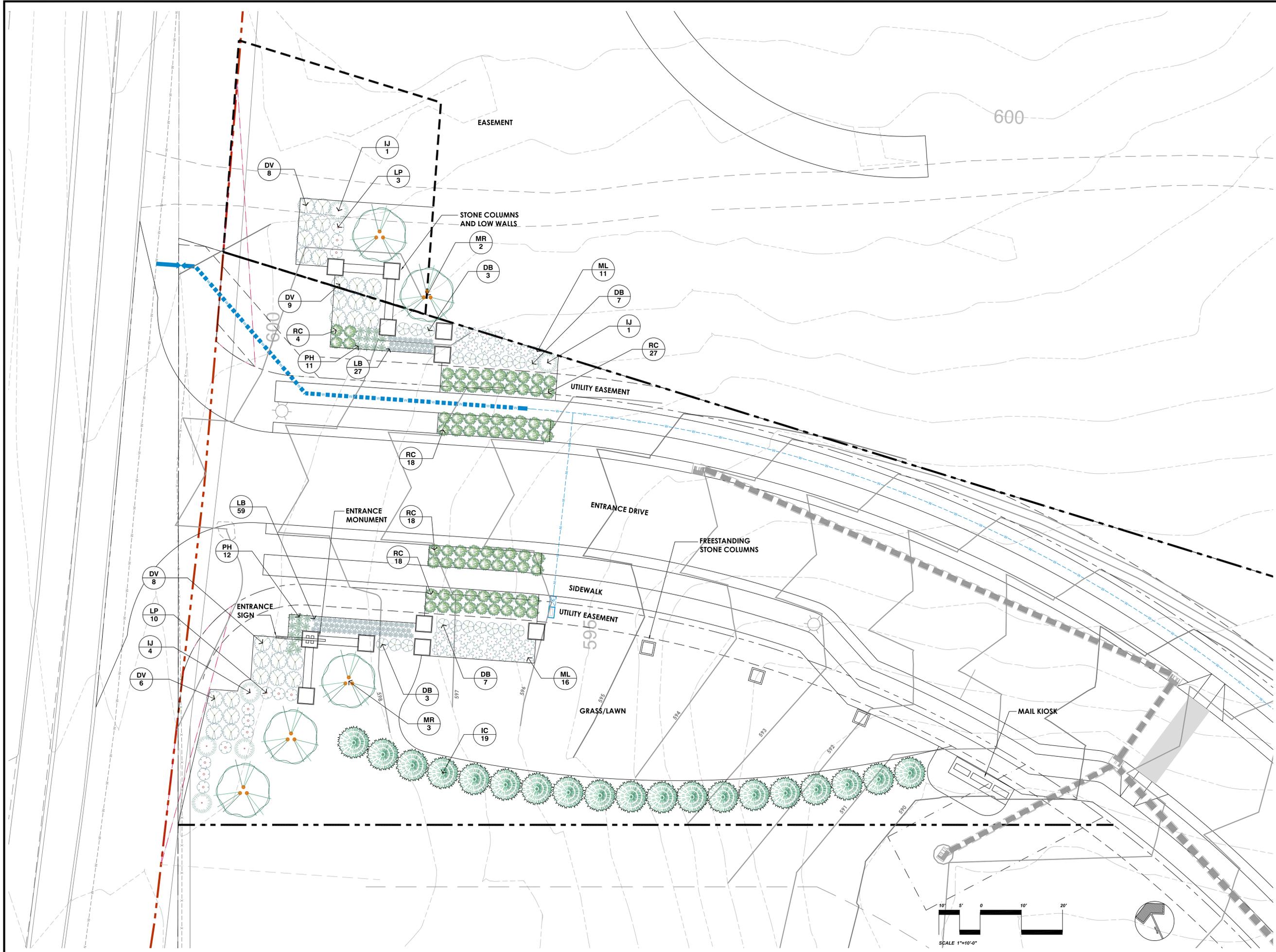
NOTES:

- SEE SHEETS L2.1-L2.2 FOR DETAILED PLANT SPECIES AND LOCATIONS.
- CONTRACTOR TO VERIFY PLANT TOTALS. IF THERE IS A CONFLICT IN PLANT TOTALS BETWEEN QUANTITIES SHOWN IN THE PLANT LEGEND AND THOSE INDICATED ON THE PLANS, THE PLANT LEGEND QUANTITIES AND SUMMARY QUANTITIES SHALL TAKE PRECEDENCE.
- PLANTS SHALL ONLY BE PLANTED FROM OCTOBER 1 - MAY 15 UNLESS ALTERNATIVE DATES ARE ALLOWED.
- SEE CIVIL ENGINEERING DRAWINGS FOR LOCATIONS OF SITE DEVELOPMENT ELEMENTS, UTILITIES, TREE PRESERVATION AREAS, BUFFER YARDS, AND/OR OTHER REQUIRED AREAS AND EASEMENTS.
- THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON THE PLANS, AND WHERE SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL ON HIS OWN INITIATIVE AND AT NO ADDITIONAL COST TO THE OWNER, HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE, OTHER OBSTRUCTIONS, OR FROM ANY DELAY DUE TO REMOVAL OR REARRANGEMENT OF SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO UNDERGROUND STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NON-SUBSCRIBING UTILITIES.
- ALL DISTURBED AREAS THAT ARE NOT PLANT BEDS SHALL BE GRASS SEED.
- THE LANDSCAPE CONTRACTOR SHALL PERFORM FINISH GRADING TO ENSURE A SMOOTH TRANSITION BETWEEN PLANT BEDS AND LAWN AREAS.
- ALL PLANTING AND LANDSCAPE WORK SHALL BE IN ACCORDANCE WITH CURRENT CITY STANDARDS.

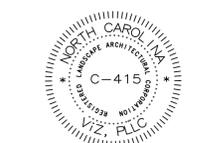
PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	IC	Ilex x 'Conaf' TM	Oak Leaf Red Holly	6' Ht.	19
	MR	Magnolia x soulangiana 'Rosea'	Rose Saucer Magnolia	8' Ht.	5
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	DB	Distylium myricoides 'Blue Cascade'	Blue Cascade Distylium	3 gal.	20
	DV	Distylium x 'Vintage Jade'	Vintage Jade Distylium	3 gal.	31
	HN	Hydrangea macrophylla 'Nikko Blue'	Nikko Blue Hydrangea	3 gal.	41
	IJ	Ilex crenata 'Steeds'	Steeds Japanese Holly	7 gal.	6
	LB	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 gal.	141
	LP	Loropetalum chinense 'Purple Daydream'	Purple Daydream Loropetalum	3 gal.	51
	ML	Muhlenbergia capillaris 'Lenca'	Regal Mist Pink Muhly	3 gal.	229
	PH	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	3 gal.	175
	RD	Rosa x 'Double Knockout'	Rose	3 gal.	29
	RC	Rosa x 'Meidrifora'	Coral Drift Rose	3 gal.	140





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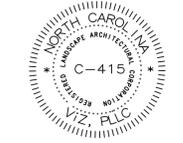
**ENTRANCE
 GRADING AND
 PLANTING PLAN**

L2.1



Cavesson
 Wesley Chapel, NC
 Bowman Development Group

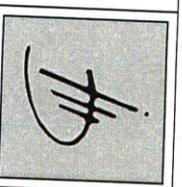
REV. #	DATE	DESCRIPTION	OWNER COMMENTS
1	00/00/2011		



DATE: 11/15/2019
 SCALE: AS SHOWN
 JOB NUMBER: 19-21.2
 DESIGNED BY: GRF
 DRAWN BY: GRF

**PARK GRADING
 AND PLANTING
 PLAN**

L2.2



Mark Design
 Mark Dean
 (910) 944-3486
 mark.drafting@yahoo.com

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CAVESSON SIGN MONUMENT

WESLEY CHAPEL, NORTH CAROLINA

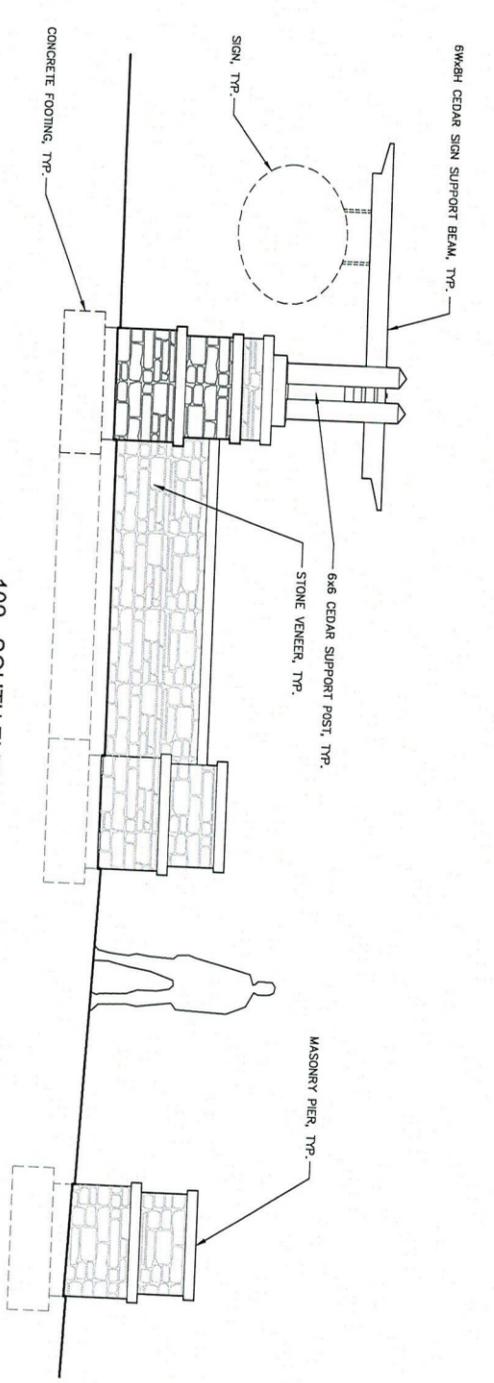
• SOUTH SIDE PLAN & ELEVATIONS

• SCALE: 3/8" = 1'-0"

• DATE: 9/26/2019

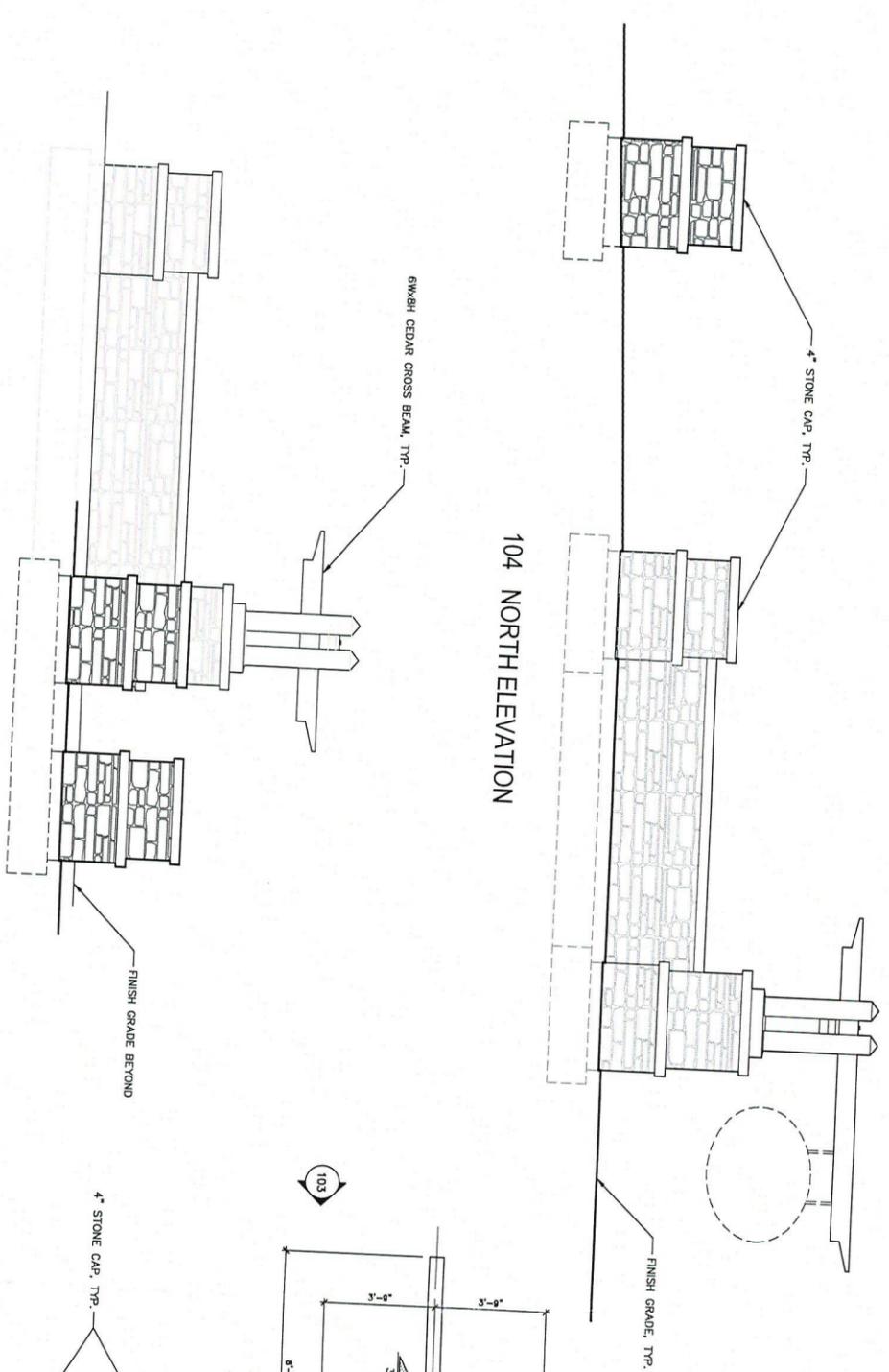
• DRAWING NO.:

SM-1



102 SOUTH ELEVATION

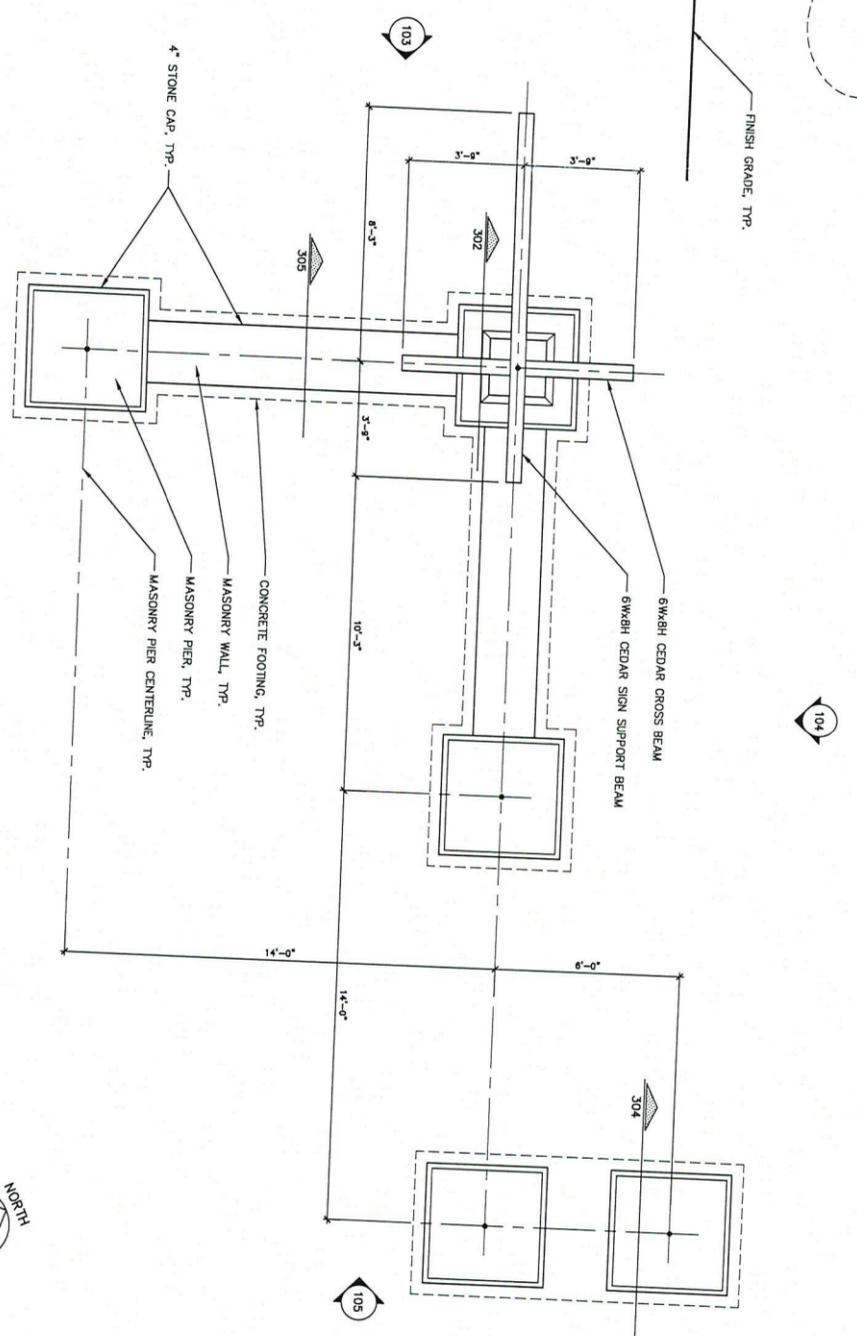
ELEVATIONS SCALE: 3/8" = 1'-0"



103 WEST ELEVATION

104 NORTH ELEVATION

105 EAST ELEVATION



101 SOUTH SIDE PLAN

SCALE: 3/8" = 1'-0"





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 mark.drafting@yahoo.com

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CAVESSON SIGN MONUMENT

WESLEY CHAPEL, NORTH CAROLINA

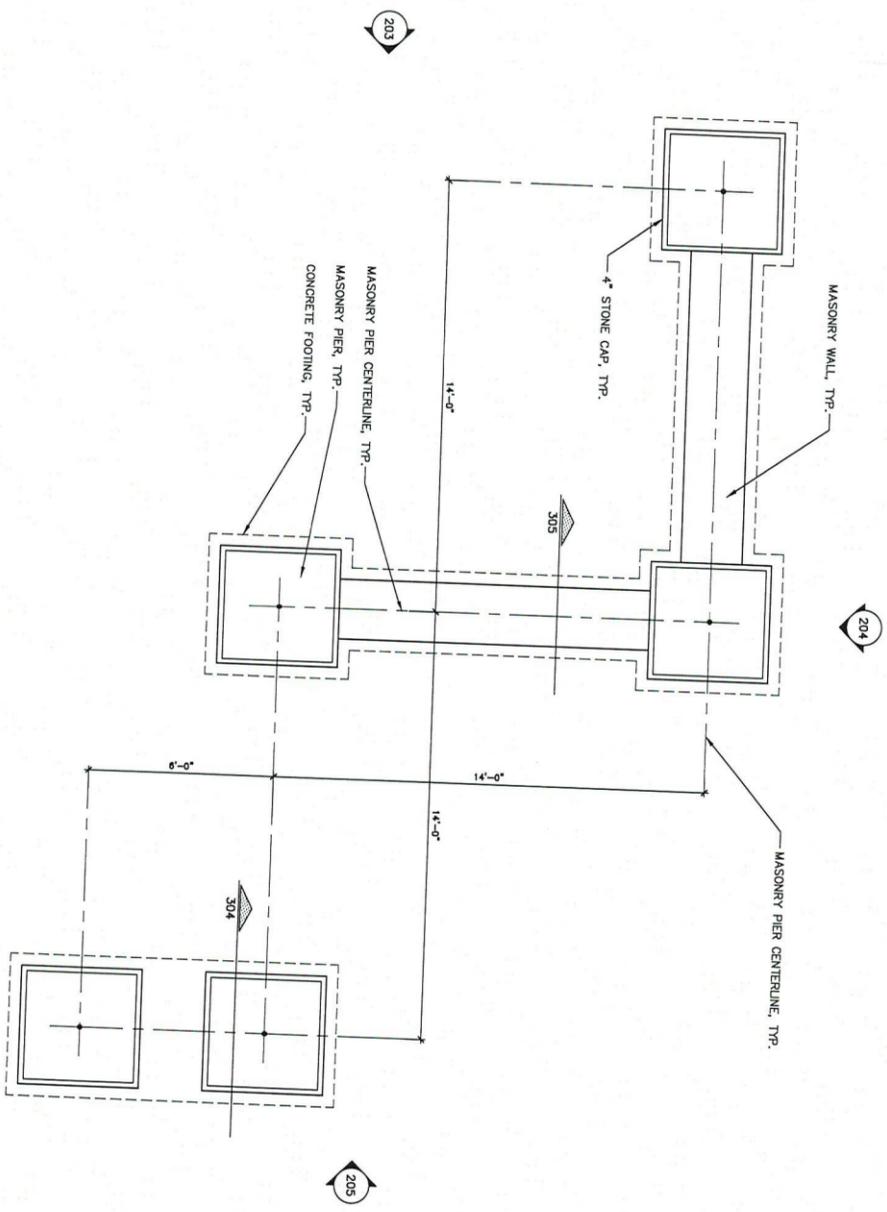
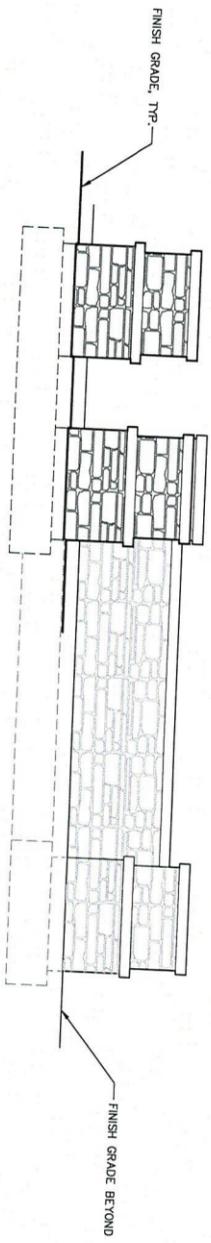
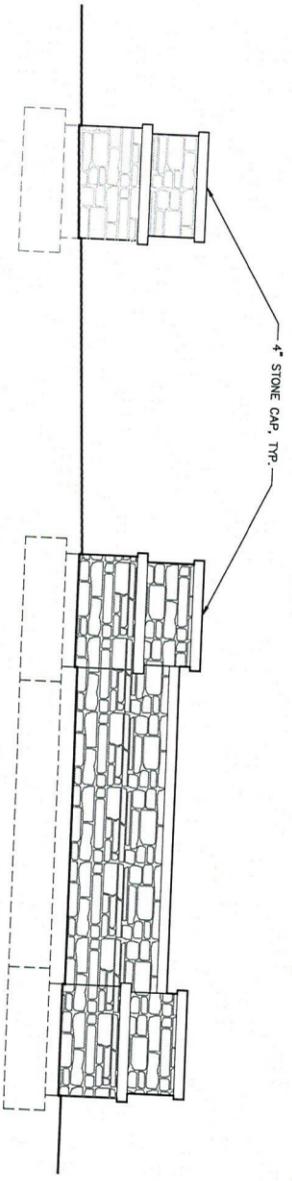
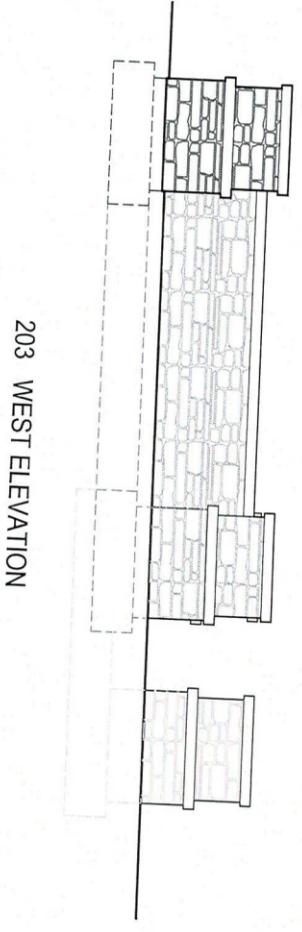
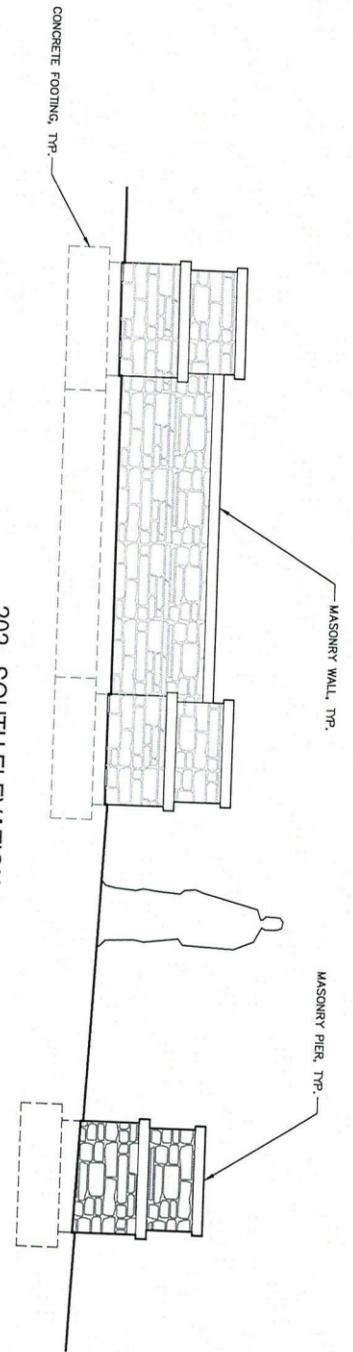
• NORTH SIDE PLAN & ELEVATIONS

• SCALE: 3/8" = 1'-0"

• DATE: 9/26/2019

• DRAWING NO. :

SM-2



ELEVATIONS SCALE: 3/8" = 1'-0"

201 "NORTH SIDE" PLAN

SCALE: 3/8" = 1'-0"



205 EAST ELEVATION

204 NORTH ELEVATION

203 WEST ELEVATION

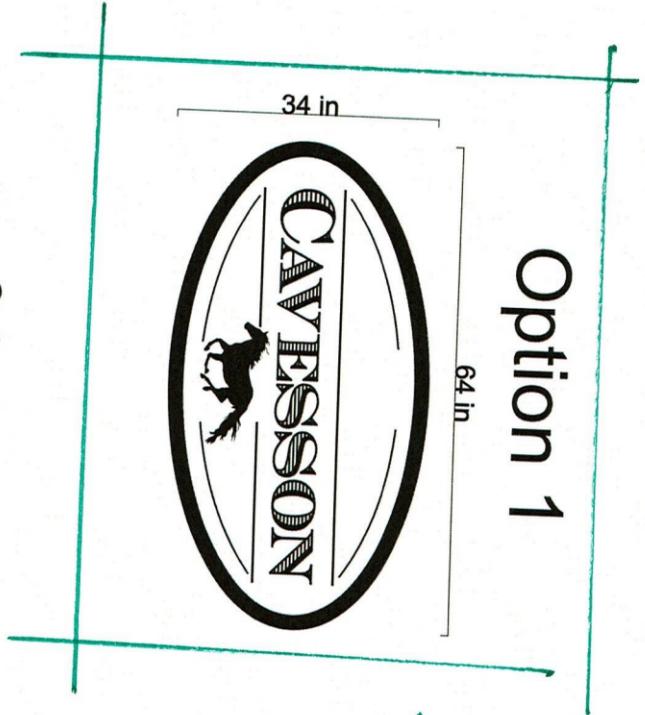


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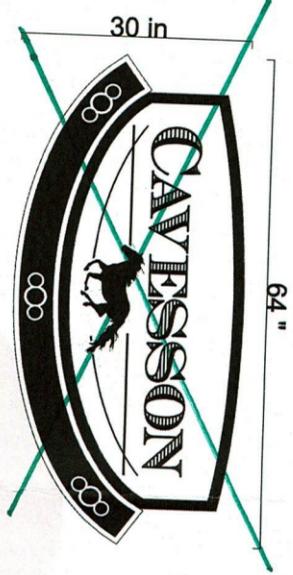
Approval Signature: _____

Date: _____

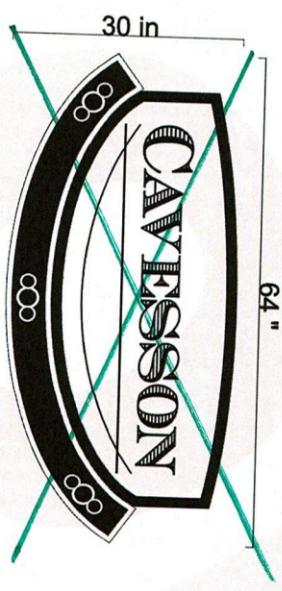
NOTES



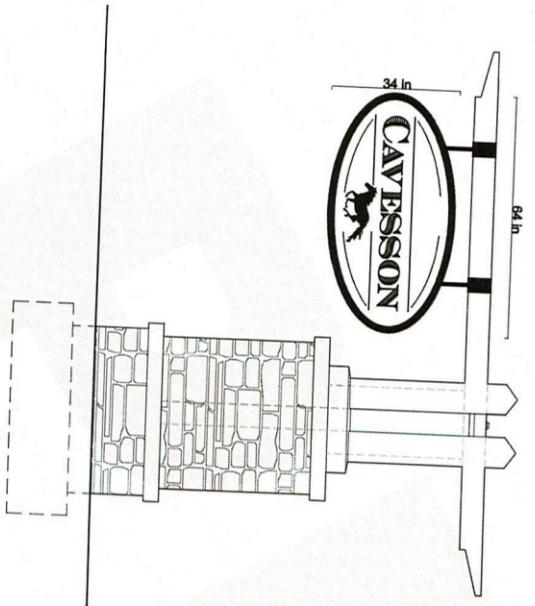
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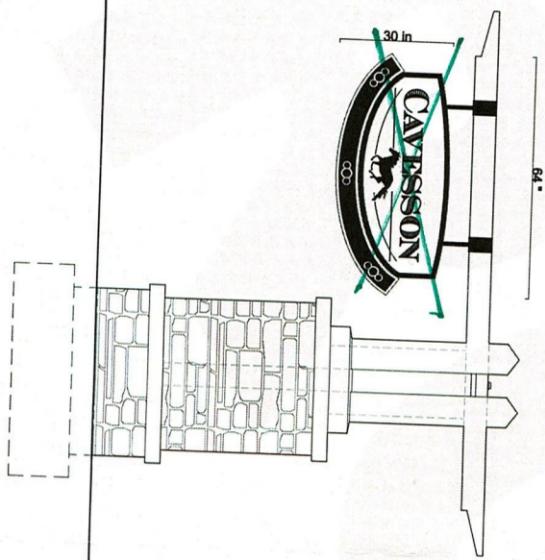
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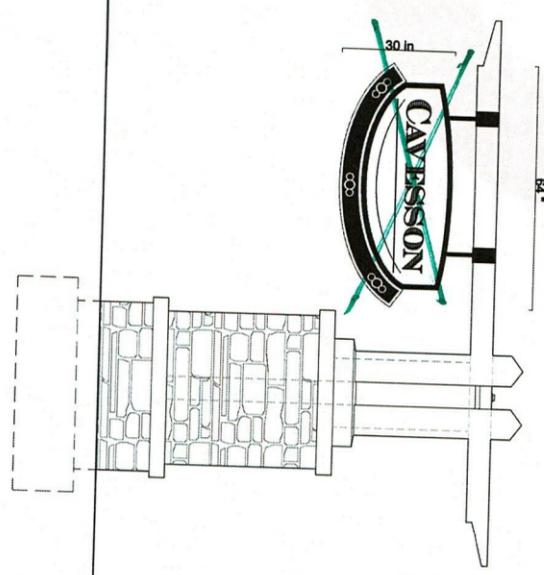
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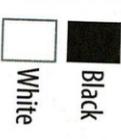
Option 1



Option 2



Option 3



COLORS

Delivery Signature: _____

Delivery Print: _____

Date: _____

VISUAL MARKETING
GRAPHICAL CREATIONS INCORPORATED

ph. 704/888-8870 fax 704/888-8890
 106 Conveyor Beltway Stanfield, NC 28163
 (MAILING ADDRESS: PO BOX 850 Locust, NC 28097)
 graphi-cal.com

Quote #: 45975
 Date of proof: 12.19.2018
 Date of revision: _____
 Designer: JJ0

Sales: Marla

Company: Transect Construction Quantity: 1
 Location: Cavesson
 File Name: V: B / Transect Construction / Cavesson: 45975 Monument Faces
 Install Deliver Pickup Shipped Single Sided Double Sided

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MEMORANDUM
VILLAGE OF WESLEY CHAPEL
6490 Weddington Road, Wesley Chapel, NC 28104
www.wesleychapelnc.com

To: Wesley Chapel Planning Board
From: Robyn Byers, PhD, Planning and Zoning Administrator
Date: January 10, 2020
Re: RA-40

We have worked through a large portion of regulations opening up the RA-40 district to allow for agricultural uses that are non-residential in nature. The hope is that this will allow for other economically-viable options to larger properties within Wesley Chapel, maintaining the rural character of the Village.

I have drafted an ordinance amendment based on discussions with the Planning Board over the last several months. Also included are additions, suggestions, and such that I've found viewing other ordinances in the surrounding area.

Please take time to review the attached. If you have any questions, please let me know as soon as possible so that I can prepare information to address them during our meeting.

§156.005 DEFINITIONS

AGRICULTURAL USES.

(a) The production, keeping or maintenance, for sale or personal use, of plants and animals useful to humans, including, but not limited to: forages and sod crops; grains and seed crops; dairy animals and dairy products, poultry and poultry products; livestock, including beef cattle, sheep, swine, horses, ponies, mules or goats or any mutations or hybrids thereof, including the breeding and grazing of any or all such animals; bees and apiary products; fur animals; trees and forest products; fruits of all kinds, including nuts; vegetables; nursery, floral and ornamental products; or lands devoted to a soil conservation or forestry management program; and land used as pasture or in the commercial production of fish hatcheries or aquaculture.

(b) Also included in this definition of ***AGRICULTURAL USES*** are agricultural accessory buildings, and sales of agricultural products grown or raised on the premises. Not included in this definition are the commercial slaughtering of animals for marketing and farm tenant dwellings. Uses which shall not be deemed as ***AGRICULTURAL USES*** include:

1. Zoos;
2. Kennels;
3. Riding stables and academies;
4. Non-domesticated animals; and
5. Animals commonly perceived to be a threat to humans.

AGRIBUSINESS

Commercial activities offering goods and services which support the production of agricultural produces or processing of those products to make them marketable. Examples include, but are not limited to, soil preparation, animal and farm management, landscaping and horticultural services, specialized commercial horticulture, specialized animal husbandry, small business retail sales of farm/garden products, supplies and equipment, equipment rental and erpair service, tack shop, farrier, blacksmith, welding shops, facilities for animal shows, animal sales and auctions, agriculture-based clubs/meeting halls, storage of agricultural supplies and products, and processing plans for agricultural products including wineries and canneries.

AGRITOURISM

Farm-related enterprises that operate for the enjoyment and education of the public and that combine tourism and agriculture. Agritourism uses include those that are for-profit and those that are provided free of charge to the public, including the following:

- (A) Agritainment – events and activities that allow for recreation, entertainment, and tourism in conjunction with agriculture support and services directly associated with ongoing agricultural activities on-site that are for-profit. Events and activities include

- hay rides, corn mazes, hay mazes, petting zoos (farm animals only) and agricultural festivals.
- (B) Eco-Tourism Enterprise – Tourism activities and facilities that focus on visitation and observation of or education about natural history, indigenous ecosystems, native plant or animal species, natural scenery, or other features of the natural environment. Eco-tourism enterprises may include cultural activities related to conservation and safeguarding the integrity of a natural feature, habitat, or eco-system.
- (C) Farmers Markets – defined below.
- (D) Restaurant, farm-based – Restaurants on tracts occupied by a working farm that serve food and beverages primarily to customers seated at tables or counters located within a building or designated outdoor seating areas. At a minimum, 50% of the food served at this type of restaurant must be grown on-site, or on tracts that are part of the subject farm.
- (E) Participatory Farms – Farm-based, tourism-driven enterprises where individuals or groups pay to participate on a working farm.
- (F) Wine Tasting Room – A facility in which wine products grown or processed on the owner’s property may be tasted and sold. This definition may include ancillary uses such as gift/retail sales, assembly areas, and meeting rooms.
- (A)(G) Winery – A manufacturing facility or establishment engaged in the processing of grapes to produce wine or wine-like beverages.

§156.021

(F) ~~R-AA-40~~, *Single-Family District*. The ~~R-AA-40~~ District is established to encourage ~~the perpetuation of existing~~ agricultural uses and to accommodate low-density single-family residential development (including most classes of manufactured homes) at low densities consistent with suitability of the land and the rural and agricultural character of the village. The minimum lot size is 40,000 square feet.

§156.060

Use	Supplemental Regulation Section Number	R-80	R-60	RA-40	R-40	RA-20	R-20	B-1	B-2	L-1	O-I
Accessory uses	§ 156.133	Xs	Xs	Xs	Xs	Xs	Xs	Xs	Xs	Xs	Xs
Agricultural use	§§ 156.005, 156.133	Xs	Xs	Xs	Xs	Xs					
<u>Agribusiness</u>		<u>Cs</u>	<u>Cs</u>	<u>Cs</u>							
<u>Agritourism</u>		<u>Cs</u>	<u>Cs</u>	<u>Cs</u>							
Animal grooming facility (see “Animal kennel”)				<u>C</u>							
Animal hospital (indoor)				<u>C</u>				C	C	X	
Animal hospital (outdoor)				<u>C</u>				C	C	X	
Animal kennel				<u>C</u>				C	C	X	

Use	Supplemental Regulation Section Number	R-80	R-60	RA-40	R-40	RA-20	R-20	B-1	B-2	L-1	O-I
Animal obedience school (principal use) (see "Animal kennel")				<u>C</u>							
Animal shelter				<u>C</u>				C	C	C	
Animal supply store				<u>C</u>				X	X	X	
Bed and breakfast inn		EXs	EXs	EXs	C						
Beer and wine store									X		
Churches, places of worship, synagogues, temples	§ 156.089	EXs	EXs	EXs	Cs	Cs	Cs				X
Community centers		EXs	EXs	EXs	C	C	C	X	X	X	X
<u>Fish hatchery</u>		<u>See (Agribusiness)</u>									
Golf course (except miniature and driving range) (public or private)	§ 156.089	Cs	Cs	Cs	Cs	Cs	Cs				
Golf course (driving range, par 3)	§ 156.089	Cs	Cs	<u>Cs</u>				Cs	Cs	Cs	
Golf course (miniature)				<u>Cs</u>				C	C	C	
Governmental uses, village owned and operated		C	C	C	C	C	C	X	X	X	X
Greenhouses as accessory residential use		X	X	X	X	X	X				
Greenhouse, nursery, commercial (no on-premises sales)		C	C	<u>C</u>						X	
Greenhouse, nursery, commercial (sales of products grown on premises)		C	C	<u>C</u>						X	
Lumber and saw-mills sawmills		C	C	<u>C</u>						X	
Recreation facility, indoor	§ 156.089	C						C	C	C	C
Riding academy		EX	EX	EX	C	C	C				
Sawmill operations, portable/temporary		C	C	<u>C</u>						C	
School for the arts	§ 156.089	Cs	Cs	<u>Cs</u>				X	X	X	Cs
Schools, sports instructional	§ 156.089	Cs	Cs	<u>Cs</u>				X	X	X	

NOTES TO TABLE:

- Note: Any permitted individual use having a gross floor area in excess of 2,000 square feet shall require a conditional use permit in the B-1, B-2 and O-I Districts.
- X - Permitted by right
- C - Conditional use permit required
- s - Supplemental regulations apply (see referenced section(s))
- CZ - Subject to conditional zoning approval

§ 156.063 RESIDENTIAL DISTRICTS; YARD REGULATIONS.

(A) R-40 District

(1) *Minimum lot area.*

Agricultural uses	5 acres
Barns	3 acres
Cemeteries	5 acres
Churches	3 acres
Day care facilities	3 acres
Essential services Class IV	None
Horse stables and riding academies	5 acres
Libraries	3 acres
Public and private schools	10 acres
Single-family dwellings	40,000 square feet
All other uses	40,000 square feet

(B2) *Minimum front yard setback.* (Except as provided in §§ 156.105 through 156.113 of this chapter.)

All essential services Class II	300 feet
Barns (principle use)	See § 156.089
Essential services Class IV	10 feet
Essential services Class V	100 feet from the edge of the existing pavement for placement of any solar power generating facility; 50 feet from property line for placement of the security fence
Natural gas substation	75 feet from the edge of existing pavement to fence line
Single-family dwellings in the R-40 and RA-40 Districts; manufactured homes in the RA-40 Zoning District	50 feet

Telephone repeater stations and transmitting facilities, public utility substations	200 feet
All other uses	75 feet

(C3) *Minimum lot width.*

Essential services Class IV	None
All other uses	120 feet as measured at the front yard setback

(D4) *Minimum side yard setback.*

All essential services Class II	100 feet
Barns (principle use)	See § 156.089
Churches, schools, governmental facilities, libraries	50 feet
Essential services Class IV	10 feet
Essential services Class V	100 feet from property line for placement of any solar power generating facility; 50 feet from property line for placement of the security fence
Natural gas substation	15 feet and 75 feet on street side of corner lots
Single-family dwellings, modular and manufactured homes in the RA-40 Zoning District	15 feet (if a buffer is provided at the side of the lot pursuant to § 155.080 of this code of ordinances, the side yard setback shall be measured to the nearest edge of the buffer area)
Telephone repeater stations, transmitting facilities and public utility substation	75 feet
All other uses	15 feet

~~(E5)~~ *Minimum rear yard setback.*

All essential services, Class III uses	100 feet
Barns (principle use)	See § 156.089
Essential services Class IV	10 feet
Essential services Class V	100 feet from property line for placement of any solar power generating facility; 50 feet from property line for placement of the security fence
Natural gas substation	15 feet
Single-family dwellings, modular and manufactured homes in the RA-40 Zoning District	40 feet (if a buffer is provided at the rear of the lot pursuant to § 155.080 of this code of ordinances, the rear yard setback shall be measured from the nearest edge of the buffer area)
Telephone repeater stations, transmitting facilities and public utility substations	75 feet
All other uses	40 feet

 ~~(F6)~~ *Maximum building height.* (Except as permitted in § 156.132 of this chapter.)

All uses	35 feet (see § 156.005 of this chapter)
Essential services Class IV	10 feet
Essential services Class V	20 feet

 ~~(G7)~~ *Conservation subdivisions.* Development standards for conservation subdivisions are found in § 156.089.

 ~~(B)~~ *RA-40 District*

(1) Minimum lot area.

<u>Agricultural (including non-residential uses, horse stables and riding academies, and all Agribusiness/Agritourism uses)</u>	<u>5 acres</u>
<u>Barns</u>	<u>3 acres</u>
<u>Cemeteries</u>	<u>5 acres</u>
<u>Churches</u>	<u>3 acres</u>
<u>Day care facilities</u>	<u>3 acres</u>
<u>Essential services Class IV</u>	<u>None</u>
<u>Libraries</u>	<u>3 acres</u>
<u>Public and private schools</u>	<u>10 acres</u>
<u>Single-family dwellings</u>	<u>40,000 square feet</u>
<u>All other uses</u>	<u>40,000 square feet</u>

(2) Minimum front yard setback. (Except as provided in §§ 156.105 through 156.113 of this chapter.)

<u>All essential services Class II</u>	<u>300 feet</u>
<u>Barns (principle use)</u>	<u>See § 156.089</u>
<u>Essential services Class IV</u>	<u>10 feet</u>
<u>Essential services Class V</u>	<u>100 feet from the edge of the existing pavement for placement of any solar power generating facility; 50 feet from property line for placement of the security fence</u>
<u>Natural gas substation</u>	<u>75 feet from the edge of existing pavement to fence line</u>
<u>Single-family dwellings and manufactured homes</u>	<u>75 feet</u>
<u>Telephone repeater stations and transmitting facilities, public utility substations</u>	<u>200 feet</u>

<u>All other uses</u>	<u>75 feet</u>
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(3) Minimum lot width.

<u>Essential services Class IV</u>	<u>None</u>
<u>All other uses</u>	<u>150 feet as measured at the front yard setback</u>

(4) Minimum side yard setback.

<u>Agribusiness/Agritourism uses (including non-residential uses, horse stables, and riding academies)</u>	<u>150 feet</u>
<u>All essential services Class II</u>	<u>100 feet</u>
<u>Barns (principle use)</u>	<u>See § 156.089</u>
<u>Churches, schools, governmental facilities, libraries</u>	<u>50 feet</u>
<u>Essential services Class IV</u>	<u>10 feet</u>
<u>Essential services Class V</u>	<u>100 feet from property line for placement of any solar power generating facility; 50 feet from property line for placement of the security fence</u>
<u>Natural gas substation</u>	<u>15 feet and 75 feet on street side of corner lots</u>
<u>Single-family dwellings and manufactured homes</u>	<u>25 feet (if a buffer is provided at the side of the lot pursuant to § 155.080 of this code of ordinances, the side yard setback shall be measured to the nearest edge of the buffer area)</u>
<u>Telephone repeater stations, transmitting facilities and public utility substation</u>	<u>75 feet</u>

<u>All other uses</u>	<u>25 feet</u>
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(5) Minimum rear yard setback.

<u>Agribusiness/Agritourism uses (including non-residential uses, horse stables, and riding academies)</u>	<u>150 feet</u>
<u>All essential services, Class III uses</u>	<u>100 feet</u>
<u>Barns (principle use)</u>	<u>See § 156.089</u>
<u>Essential services Class IV</u>	<u>10 feet</u>
<u>Essential services Class V</u>	<u>100 feet from property line for placement of any solar power generating facility; 50 feet from property line for placement of the security fence</u>
<u>Natural gas substation</u>	<u>15 feet</u>
<u>Single-family dwellings and manufactured homes</u>	<u>60 feet (if a buffer is provided at the rear of the lot pursuant to § 155.080 of this code of ordinances, the rear yard setback shall be measured from the nearest edge of the buffer area)</u>
<u>Telephone repeater stations, transmitting facilities and public utility substations</u>	<u>75 feet</u>
<u>All other uses</u>	<u>60 feet</u>

(6) Maximum building height. (Except as permitted in § 156.132 of this chapter.)

<u>All uses</u>	<u>35 feet (see § 156.005 of this chapter)</u>
<u>Essential services Class IV</u>	<u>10 feet</u>
<u>Essential services Class V</u>	<u>20 feet</u>

§ 156.089 ADDITIONAL REVIEW CRITERIA.

The review criteria specified for each of the following conditional uses shall be addressed by the Village Council as an integral part of any applicable CUP review activity:

(M) Agribusiness/Agritourism

(1) The lot where the agribusiness/agritourism use is located must have sufficient frontage along a boulevard or thoroughfare street so that the principal means of ingress and egress for the use comes along such a street.

(2) No building or structure that houses any part of the agribusiness/agritourism use may be located within 500 feet of any existing dwelling unit (other than a residence owned by the applicant) that is occupied, held ready for occupancy, or under construction on the date the permit is issued.

(3) Screening as provided in §156.126.

(4) Agribusiness/Agritourism uses may not have truck pick-up or delivery traffic before 7:00am or after 7:00pm.

§ 156.126 SCREENING AND LANDSCAPING.

(B) Agribusiness, agritourism, Bbusiness, commercial, and light industrial, and other non-residential uses adjacent to residential ~~zoning uses~~ shall provide screening to materially screen the subject use from the view of all adjoining residential ~~zoning districts~~areas.

(H) Uses permitted within the business districts, and non-residential, commercial or agribusinesses allowed within specific residential districts, shall provide street trees as landscaping along the front property line, along the side street property line on a corner lot and along the rear property line when the rear property line lies directly across the street from a residential district. Such trees shall be installed in accordance with the following standards.

- (1) Such trees may be evergreen or deciduous.
- (2) Such trees shall be a minimum of eight feet high at planting.
- (3) The maximum spacing between trees shall be 30 feet.

§ 156.133 ACCESSORY USES AND STRUCTURES.

Minor uses or structures which are necessary to the operation or enjoyment of a permitted principal use, and are appropriate, incidental and subordinate to any such uses, shall be permitted in all districts with certain exceptions as described herein as an accessory use, subject to the following.

(A) (1) Except as provided below, accessory uses or structures, well houses, garages and swimming pools shall be located no closer than 15 feet to any side or rear lot line and are not permitted in the front yard, unless otherwise stated herein. Well houses shall be allowed in any yard and shall not be subject to setback requirements. Detached garages may be located in any side or rear yard.

(2) On any lot in the R-80, R-60, RA-40, R-40, RA-20 and R-40 zoning districts that is three acres or greater in area, barns (as an accessory structure) shall be allowed in a front yard provided that the barn is provided with a minimum 100-foot front setback, except 150 feet if the barn houses poultry or livestock. All other applicable side and rear yard setback requirements shall also apply.

(3) 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.

(B) In the R-40 district, no accessory use or structure shall be permitted that involves or requires any construction features which are not residential in nature or character. Accessory uses shall be located on the same lot as the principal use.

(C) In the RA-40 district, accessory structures allowed in conjunction with a permitted agribusiness, agritourism, or non-residential agricultural use shall have features that are residential or agricultural in nature or character, as determined by the allowed use.

§ 156.175 OFF-STREET PARKING.

Every new use, or any enlargement, expansion or alteration of an existing use, shall require off-street parking in compliance with this subchapter, unless specifically exempt from such provisions or portions thereof.

(C) Off-street parking for residential uses shall be located as follows.

(10) For approved non-residential agricultural, agribusiness, or agritourism uses within the RA-40 district shall follow parking standards for non-residential parking areas (§156.175.(D)).

(D) Design standards for non-residential parking areas are as follows.

(1) All parking areas, including required driveways for access to public roads and off-street loading areas, if any, shall be paved. Paving requirements for parking areas for places of worship, ~~village-village~~-owned and operated government uses, agricultural non-residential uses, and indoor or outdoor public or private recreation facilities are to be determined via the CUP

process. Non-conforming use parking areas in compliance with this section shall be clearly delineated with a gravel bed and maintained border.

(2) A parking space shall be not less than nine feet in width, nor less than 18 feet in length. All parking stalls shall be clearly marked and such markings shall be maintained so as to be easily seen.

(3) Parking bays shall be designed in accordance with accepted standard practice for parking at various angles, with aisles being of such widths as to permit the entering and leaving of a parking space with ease and safety.

(4) (a) Access to all required parking areas shall be by roads adequate in width to accommodate two-way traffic, except for parking areas designed and clearly marked for one-way traffic. Except by way of approved driveways, access from or egress to a public road from a parking area shall be expressly prohibited.

(b) Adequate provisions shall be made to ensure compliance by the use of fences, walls, wheel stops or landscaping, or a combination of those devices.

(5) Wheel stops, curbs or other devices shall be provided in such locations as to prevent any vehicle from encroaching either on a public right-of-way or an adjacent property.

(6) Parking areas shall be so designed as to retain existing trees and other plant life. Where no trees or other plant life exists, adequate landscaping shall be provided, both within the parking area and on the external boundaries of such area.

(7) Screening shall be provided as required in § 156.126 of this chapter.

(8) Signs in compliance with §§ 156.155 through 156.164 of this chapter shall be allowed.

(9) Parking spaces for handicapped individual's usage shall be provided at all parking areas intended for public use. Said spaces shall be provided in sufficient number, size and accessories (i.e., access walks between spaces, ramps at curbs, signage and the like) to satisfy all applicable federal standards for handicapped parking.

(10) Parking space minimum requirements are provided in division (H) below for uses permitted by right and/or allowable under the CUP process. Any use classification not listed in said division (H) below shall be addressed as an integral part of the CUP process that must take place to consider such additional conditional use(s).

(11) Parking areas, including parking aisles, for non-residential uses shall not be extended into the required rear yard and side yard setbacks. Parking lot access, excluding parking aisles, may be located within a side or rear yard setback. However, such access shall be located perpendicular to the setback line to the greatest extent possible.

(12) Storage of inoperable vehicles, boats, motorcycles, all-terrain vehicles, trailers requiring registration and equipment for non-residential uses shall be in conformance with the screening requirements of § 156.126 of this chapter.

(H) The following chart indicates the minimum off-street parking requirements:

<i>Use Classification</i>	<i>Parking Space Requirement</i>
<u>Agribusinesses, Agritourism, etc.</u>	<u>Requirements determined based on specific use and shall follow either golf course, horse stables, restaurants, and/or retail business requirements, whichever is most similar to specific use.</u>
Community recreation centers; country clubs; fraternal, social organizations	1 space for the largest number of employees per shift and recreational, plus 2 spaces for each 3 memberships, plus 1 space for each vehicle used in the operation
Golf courses	1 space for the largest number of employees per shift, plus 4 spaces per hole, plus 1 space for each vehicle used in the operation (excluding golf carts)
Horse stables and riding academies, commercial	1 space for each employee during the shift of greatest employment, plus 2 spaces for each 3 stalls, plus 1 space for each vehicle used in the operation
Restaurants	1 space for each employee during the shift of greatest employment, plus 1 space for each 3 seats
Retail business and consumer service outlets (except as noted)	1 space for each 200 square feet of gross floor area
Shopping centers	1 space per 200 square feet of gross floor area excluding uses whose off-street parking requirements are listed separately



MEMORANDUM
VILLAGE OF WESLEY CHAPEL
 6490 Weddington Road, Wesley Chapel, NC 28104
www.wesleychapelnc.com

To: Wesley Chapel Planning Board
From: Robyn Byers, PhD, Planning and Zoning Administrator
Date: February 11, 2020
Re: Tree Ordinance Updates

While progress has slowed over the winter months, Village staff is moving forward with tree ordinance updates. We are currently waiting for tree species review from the Urban Forester. Additionally, staff has drafted a new outline for the tree retention standards within the Subdivision Ordinance. Where the sign ordinance had a fair bit of number room between it and the next ordinance, the tree retention standards have one code number associated, so structure took a bit more effort. The outline is below.

It is the hope of staff to have a rough draft of the ordinance to the subcommittee by the Planning Board meeting. They will review, offer comments, and a draft should be ready for Planning Board review by March, barring no unforeseen circumstances.

155.075	A			General Purpose & Intent
				Authority
				Purpose
				Intent
	B			Applicability
	C			Exemptions
	D			Tree Preservation and Protection Requirements
		1		General Rules
		2		Tree Inventory
			a-b	Requirements for inventory
		3		Tree Save Area Requirements - incl. chart
			a	Method of calculation
			b	Method for designating areas
			c	Limits on removal of existing tree canopy
			1-3	criteria
			d	Credit for newly planted trees (refer to E)
	E			Landscaping Plan

		1-3		criteria
		4		Canopy Tree Planting
			a-b	criteria
		5		Parking Lot Tree Planting
			a-h	criteria - refer to Parking in 156
		6		Street Tree Planting
			a-d	criteria
	F			Heritage Trees
		1		Introduction/Purpose
		2		Exemptions
		3	a	Heritage Tree Removal
			b	Mitigation Planting
				1-3 criteria
			c	Alternative Mitigation Options
				1 Fee in Lieu
				2 Alternative planting
				3 Off-site planting
				4 Other
	G			Trees During Construction*
		1		Tree Protection Standards
			a-e	criteria
		2		Trees harmed/dead
	H			Incentives for Exceeding Requirements
		1		Credits for additional tree save or cover
			a	Reduction in setbacks
			b	Reduction in parking
		2		Credits for preserving existing trees
	I			Maintenance of trees
		1-5		criteria
	J	1		Enforcement and Admin. Responsibilities
		2		Denial of approval
		3		Penalties
155.076				Easements



COMPREHENSIVE PLAN
PUBLIC PARTICIPATION PLAN

Submitted to Village Council by:

Robyn Byers, Ph.D.,

Village Planning and Zoning Administrator

February 11, 2020

Introduction

As the Village moves forward to draft a Comprehensive Plan, staff has been working on a public participation plan that can be used to organize, facilitate, and analyze public input from Village residents. Village residents have different knowledge, viewpoints, and concerns, and the staff would like to collect as much information as possible. Given that some residents may be able to attend evening meetings, while others may not, staff suggests different types of public participation to occur throughout the process ensuring we have the most diverse feedback possible.

Types of Public Participation

Various types of public participation will allow for various viewpoints, considerations, and concerns to be addressed from the public throughout the planning process. Traditional public participation is to have a steering committee and two public meetings, one at the beginning and one at the end. For the purpose of the Village's plan, the Planning Board will function as the steering committee. Various members of the Planning Board have already been assigned to different chapters as such:

- Transportation – Deb Bledsoe
- Public Services – Michael Kenary
- Water, Sewer, & Stormwater – Dr. Sandy Ells
- Environmental – Dr. Sandy Ells, Deb Bledsoe (John Leptke with Parks & Rec offered to help with this as well)
- Parks & Recreation – (John Leptke with Parks & Rec will help staff with this chapter)
- Economic Development – John Souza
- Implementation – Vincent Gahren

Planning Board assignments will be updated and verified during the February 2020 meeting to include new members.

Joint Planning Board-Village Council Meetings

While these meetings are not designed for public input, they are public meetings where anyone can attend. The focus of these meetings will be to ensure that the Village Council and Planning Board are in alignment as to the process and progress of the Comprehensive Plan. The first meeting should occur in March and will focus on reviewing previous planning documents and creating overarching goals for the future. The second meeting is projected to be during the late summer months to allow Planning Board and Village Council time to review and discuss the future land use map portion of the plan.

Public Meetings

There will be two public meetings, as tentatively placed on the overall plan schedule, updated below. The goal of the first public meeting is to show the public the background information collected along with tentative goals, as discussed by the Planning Board and Village Council. Maps, analysis to date, and the goals themselves will be displayed and available for public review and input. The second public meeting will occur after the draft plan is completed. The goal of this meeting is to gather input from the public as to whether the draft plan adequately represents resident concerns and pulls together information and suggested strategies that the public can support.

Village Survey

Aside from in-person meetings, the Village will be posting a Village-wide survey to all residents. The staff suggests that this be accomplished online, via SurveyMonkey, which allows for information to be tabulated into results for analysis in real-time. There are various ways that we can disseminate the survey to ensure that residents do not fill out numerous surveys to sway results. Methods include collecting and analyzing IP address information against demographic information to ensure that the same person does not take the survey numerous times. It is important to note that there is an option to restrict the survey to be taken only once per IP address, but that may prevent each spouse or adult in the home from taking the survey. The data collected and analysis tools at the Village's disposal through this system will cut down significant sway from repeat surveyors. Village staff has expert experience in survey creation, administration, and analysis and has used SurveyMonkey for another nearby jurisdiction with favorable results.

We can have a paper option available for those residents who do not wish to take the survey online and/or we can have a lap top set up with the survey in Village Hall so that staff can help residents fill out the survey in real time.

The last option would be to ask Village Council to put out an RFP to have an outside agency draft, administer, and analyze the survey to free up Village staff time. This was not suggested in the original Comprehensive Plan proposal, but due to unforeseen delays in schedule, this project may need some outside resources to keep us on track.

Focus Groups

For each of the six (6) subject focused chapters of the Comprehensive Plan, staff suggests having one resident focus group meeting to review information, concerns, and gather input into possible strategies for implementation to achieve the Village's goals. The Village Planner will put a call out for interested residents to submit their names for a focus group session via the Village's Facebook page, the Village's website, the sunshine list, and via word of mouth. If the timeline allows, staff will also place a call for participation on the survey. Attention would go to ensure that the groups do not have overlapping members where can be helped, ensuring as diverse a response as possible.

In addition to chapter-specific focus group meetings, the Village staff would like to have a focus group meeting set aside for business residents and one for developers to discuss concerns, ideas, and feedback from each. While this may not be traditional, our business residents have needs, concerns, and ideas that may mirror residents, or have unique needs. Additionally, developers in the Village have to work within our guidelines and provide necessary housing and non-residential structure to our Village. It would be valuable to hear what concerns, ideas, and feedback they have as well. The Village Planner will put out a call for business participation and will pick developers from current projects within the Village.

Once these meetings have occurred, eight (8) in total, information shared and collected will be pulled together into a separate report to share with the Planning Board. This information will become part of the Introduction and/or Community Profile chapter(s) of the planning document.

Work Plan and Schedule

The work plan for this project has been updated below to reflect the loss of time due to reduced staff resources, while trying to retain the same overall project adoption period. Moving forward, key dates for public participation include:

- Planning Board – Village Council initial workshop - March 2020
- Survey - March-May 2020
- Public Meeting #1 - May 2020
- Focus Groups (8) April – July 2020
- Planning Board – Village Council second workshop - August 2020
- Public Meeting #2 - September 2020
- Adoption Process (Public Hearings) - October – December 2020

Anticipated Schedule below:

	2020											
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Project Initiation/Public Outreach Strategy	■	■										
Workshop – VC & PB			■									
Goals			■	■								
Existing Conditions		■	■	■								
Public Meeting #1					■							
Transportation			■	■	■	■						
Economic Development			■	■	■	■						
Stormwater, Utilities			■	■	■	■						
Environment				■	■	■	■					
Parks & Rec				■	■	■	■					
Future land use Workshop – VC & PB							■	■				
Regional & Implementation								■	■			
Public Meeting #2										■		
Draft Plan	■	■	■	■	■	■	■	■	■	■		
Review & Adoption										■	■	■

Next Steps

1. Adjust this plan based on Planning Board comments and present at the next Village Council meeting.
2. Establish a joint meeting day/time for March 2020.
3. Reach out to chapter-specific Planning Board representatives and schedule time to discuss needs, outline, and process for each chapter.
4. Draft survey questions and get survey online, or work with Village Clerk to produce RFP for survey.
5. Put out specific calls for focus group participation in collaboration with Communications Committee.