



MEMORANDUM
VILLAGE OF WESLEY CHAPEL
6490 Weddington Road, Wesley Chapel, NC 28104
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To: Union County Planning Staff
From: Robyn Byers, PhD, Wesley Chapel Planning and Zoning Administrator
Date: July 1, 2020
Re: CZ-2020-002 Review

Union County Planning received a conditional zoning application from Epcon Communities for a property off Billy Howey Road, Parcel ID 06048003. This property is a donut hole for unincorporated Union County that is adjacent to Wesley Chapel on all sides. As such, Wesley Chapel Planning Staff has prepared a staff report on the proposed project.

Zoning/Future Land Use:

This parcel is bounded on the north by a development that is currently zoned R-20, with 20,000 square foot minimum lot sizes with a complementary land use designation – medium-density residential defined as R-20. This zoning and land use were applied to the development as it was developed within Union County and then annexed into Wesley Chapel at a later date. Lands adjacent to the project property on the east, west, and south are all zoned R-40 with 40,000 square foot minimum lot sizes with a complementary low-density residential land use designation. The Village wishes to keep this area low-density residential and would have this site zoned R-40, as with the surrounding area,

The project site is 45 acres and would produce roughly 33 lots with the Village's R-40 regulations. The proposed project has 115, which is more than three times the surrounding density. The gross density of the site is 2.53 lots/acre, which is significantly more than the Village's preferred 1 lot/acre gross density. This is not consistent with the Village's development pattern.

Additionally, R-40 yard requirements are a 40,000 square foot minimum lot size, 50' front setbacks, 40' rear setbacks, and 15' side setbacks. The proposed plan includes lot sizes under 10,000 square feet, with a front setback of 20', rear setback of 25', and side setbacks as 5'.

Stormwater:

Stormwater issues have been well known in Union County and in Wesley Chapel for numerous years, which has spurred the County's application for a TIGER grant to study stormwater in relation to our transportation system, with the Village's support. The project site has identified three BMPs, which appear to be stormwater detention ponds. The Village holds stronger stormwater standards and would want this development to be held to those standards as it is surrounded by the Village's jurisdiction.

Transportation:

Traffic is one of the number one issues in Wesley Chapel, as many heavily traveled roads move through the Village. The Village has maintained an overall zoning of low-density residential partially to not further

exacerbate traffic and congestion issues on the already congested system. Assuming two cars per lot, there would be an additional 170 cars, over what the Village would approve, with this development entering a system that is already congested.

Staff Recommendation:

Based on what has been submitted, the Village does not support this proposed project. The requested zoning and project details are inconsistent with the surrounding area and the Village's development requirements.