

Minutes 2007.06.05

Approved 06.25.07

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Wesley Chapel Planning Board

Tuesday, June 5, 2007

Wesley Chapel United Methodist Church

120 Potter Road

Wesley Chapel, NC 28110

7:00 PM

Attendees: Justin Krieg, Phil Williams (PNG), James Adkins (PNG), Chuck Adams, Bill Gwinn, Bill Fairman, Ray Davis, Sondra Bradford, Elisa Gregorich, Terry Byrum (WC Fire Chief)

Adams called the meeting to order and gave a description of what all the meeting was going to be about. He said that the point of this special meeting was to gain a better understanding of gas substations and use that information to work towards developing a more reasonable and detailed set of requirements for gas substations.

The first site visited was the gas substation located on Hwy. 84 across from the Price Mill subdivision. Williams made comment on the landscaping saying that it was recently put in and cost around \$4k to maintain. Adams asked about the use of berms as a proper screen for the station and Williams responded that the problem with berms was that they are prone to dry out much quicker in the summer months. He pointed out that the current landscaping at this site was raised 1-2 feet and they were still having a hard time keeping the plants alive. The front of this site is located about 30 feet from the edge of the road. Adams walked off different lengths to see what different setbacks would look like. Another comment around this site was that regarding the fencing that was used. It was suggested that the Planning Board consider the use of black fencing with black diagonal slats. Adkins also made the comment that this station was upgraded in the past year to include a silencing device to quiet the noise from the station.

The second station visited was located on Plyler Rd. in Indian Trail. This station does not have any landscaping, but does include a significant vehicle barrier. It was asked why this site required a barrier and Adkins responded saying that the curve of the road made it necessary to install some type of vehicle barrier. The issue of safety and vandalism was discussed with Williams responding that in order to cut the flow of gas off to the station a valve would need to be turned off at another station located within 4-6 miles of the facility. Adkins noted that this station was larger in size when compared to most substations.

The last station visited was located on New Town Rd. near the intersection of Will Plyer Rd. This station is not completed and must go through the permitted process before construction can continue. The size of this site is 30x80 and was purchased from an adjacent landowner. Fairman asked if this site would have the latest technology in terms of silencers/mufflers etc. and Adkins responded saying that that was the plan for this site. He also added that PNG had worked out an agreement with the adjacent landowner to landscape the facility with nettle holly bushes. These bushes normally grow 1 foot per

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year and are typical of what is used for screening these facilities. Adams made the comment that the piping and fencing for these facilities should be painted rust or black in color in order to blend in better with the surrounding landscape. Both representatives for PNG agreed that was something that could be done. This site was located 30-40 feet off the road with a 30 foot wide gravel access drive in the front. Discussion was finished at this point and all those in attendance thanked each other for taking the time to learn a little more about the substations and work towards moving forward with more detailed regulations for gas substations. The meeting was adjourned.

This following text was a hand-out distributed to all those who attended:

Piedmont Natural Gas also gave out a draft version of their text amendment to the Union County Zoning Ordinance.

Current setbacks for Class II Essential Services in R-40 (Natural Gas Substations):

Front: 300 ft.

Min Lot. Width: 120 ft.

Side Yards: 100 ft. (may be 75 ft.)

Rear Yard: 75 ft.

The residential setbacks are as follows for the R-40 Zoning District:

Front: 50 ft.

Width: 120 ft.

Side Yards: 15 ft.

Rear Yards: 40 ft.

-Many of the municipalities that I have researched use the residential setbacks for their substation requirements. In addition, they also require a landscape buffer. Our Ordinance does have special regulations for Essential Services Class II projects:

6.10.7 Essential Services - Classes II and III

- a) Where a building or structure is involved and it is proposed to be located in a residentially zoned district, it shall be screened or buffered from adjacent residential land.
- b) All outside storage areas are fenced and screened from adjacent residentially developed areas.
- c) The site is of adequate size for the sewage disposal system proposed and for the proposed use.
- d) Noise levels, as measured at the property boundary, are compatible with the existing area noise background levels.
- e) Access to public streets and the adequacy of those streets to carry anticipated traffic.
- f) Adequacy of existing community facilities such as water, sewer, and police and fire services.

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- g) That the proposed use will not create or seriously heighten the congestion on area thoroughfares.

Stop 1 (Hwy. 84 @ Price Mill subdivision)

Notes:

Stop 2 (Plyler Road – Gas Substation)

Notes:

Stop 3 (New Town Road – Elec. And Gas Substation)

Notes:

Minutes approved:

Attest:

John Troxell, Chairman

Cheryl Bennett, Clerk

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