

04.27.09 Planning Board minutes  
Approved 05.26.09

VILLAGE OF WESLEY CHAPEL  
PLANNING BOARD MEETING MINUTES  
April 27, 2009, 7:00 PM

The Planning Board of the Village of Wesley Chapel, North Carolina, met in the Fellowship Hall of the Wesley Chapel United Methodist Church at 120 Potter Road South, Wesley Chapel, North Carolina, with Chairman John Grexa presiding.

**Present:** Chairman John Grexa, Members- Ray Davis, Stephen Keeney; Alternates - Sandi Bush (sat as regular member), Shirley Wilson (sat as regular member), Bill Fairman

**Absent:** Members Jimmy Allison and Chuck Adams

**Others Present:** Cheryl Bennett, Clerk; Joshua Langen, Planning/Zoning Administrator

**Citizens:** Carol Mullis

The meeting was called to order at 7:05 pm; a quorum was present.

1. Pledge and Invocation

Grexa led the pledge of allegiance, and did the invocation.

2. Additions, Deletions and Approval of Agenda

Keeney made a motion to approve the agenda with Item 6. being postponed to the next meeting since Adams was not present; Bush seconded the motion. Grexa noted that Adams had called him to let him know he would be absent tonight.

The motion passed unanimously.

3. Approval of Minutes

Bush made a motion to approve the March 23, 2009 minutes. Davis seconded the motion.

The motion passed unanimously.

4. Review of February Catawba Lands Conservancy presentation

Langen had the presentation on his computer, and ran through it again. Please see the February 23, 2009 planning board minutes for more detail.

5. Review of proposed Food Vendor (Concession Stand) Amendment to Zoning Ordinance

None of the members had received the updated amendment from Langen. A temporary use can not be grandfathered in. Bennett noted that parking and traffic standards are needed; this topic was discussed. Whether there should be a provision to leave the property in the same condition as before the event, and the time frame of the temporary

permit was discussed. Bush made a motion to table this item until the next meeting when an updated version would be available; Keeney seconded the motion.

The motion passed unanimously.

6. Discussion of **Section 411. Homeowners' Associations Required** of the Village of Wesley Chapel Subdivision Ordinance

Postponed until next meeting.

7. Discussion of Recreation Facilities, Outdoor, (Parks, Playground,) Zoning Table Amendment

The amendment, which was approved at a prior meeting, was to allow parks in commercial areas, and was considered at Council's request. The Planning Board wondered why valuable commercial land would be used as a park. Bush made a motion to revisit this item next month. Davis seconded the motion.

The motion passed unanimously.

8. Discussion of commercial driveway turning radius requirements

This item came up in relation to the Hillbilly Produce Market application. Grexa said he viewed the Hillbilly store in Waxhaw. He noted they sell pine straw from a truck, and it seemed the most efficient way to sell it. Whether this would be a temporary or permanent use, and whether it would be allowed in Wesley Chapel was discussed. Bush made a motion to table this item until next month when Chuck Adams is back. Wilson seconded the motion.

The motion passed unanimously.

9. Discussion of Home Improvement, Hardware and Garden Supply Store Definitions. Grexa read the following definitions:

**Home Improvement Center.**

An establishment with a gross floor area over fifteen-thousand (15,000) square feet, which may sell various household goods, tools, and building materials, durable household goods (e.g. refrigerators, lawn care equipment, washing machines), electronic equipment, household animal supplies, nursery products, etc. Retail stock (e.g. nursery items, lumber goods) may be kept outdoors where the screening requirements of Section 4.2 are fully satisfied. At least seventy-five (75) percent of all indoor floor good space shall be for retail sales.

**Hardware Store.**

A retail establishment which may sell various household goods, paints, building and hardware products, household animal supplies, nursery and yard goods, and durable goods (e.g. lawn mowers, appliances, etc.). Such an establishment shall be a gross floor area of no greater than fifteen-thousand (15,000) square feet. All retail stock (except plant materials) which is stored outside must be screened in accordance with the requirements of Section 4.2.

**Garden Supply and Seed Store.**

A retail establishment at which animal feed, crop seeds and related products are sold. The milling, grinding and storage of feed or flour at such establishments shall be prohibited. The sale of agricultural chemicals shall be limited to pre-packaged items for general retail use (as distinguished from an "animal supply store" where large quantities of agricultural chemicals are sold for agricultural purposes).

The definitions were discussed in relation to the Hillbilly application. Initially Home Improvement Store seemed over the edge, but it seems to fit best. The majority of what they will be selling is food. The spirit was mostly agricultural. Langen explained he was trying to look at the most intensive use. Leaving the seed store definition and adding a new definition for garden supply was considered. Langen noted if you keep the conditional use, then you can look at each application individually.

Bush made a motion to leave the definitions as is. Davis seconded the motion.

The motion passed unanimously.

10. Topics to Discuss at Next Meeting

Items for the next meeting include Items 5-8 from tonight's meeting. Bush made a motion to change the date of the May meeting to Tuesday, May 26, 2009. Davis seconded the motion.

The motion passed unanimously.

11. Other Business

Davis reported that Bonnie Fisher, our engineer was at the council meeting regarding storm water, and he noted that farmers plant 95% sod cover to prevent erosion, it is called no till planting.

The brick wall at the JDH shopping center was brought up; Langen reported that they were not told to take it down, McDonalds wanted it torn down and they asked if they could take it down. Langen called the project manager and asked if they wanted it that high and he called back and said no. Langen checked the plans, and a wall is needed between the adjacent property owner, but they don't need it next to Highway 84. Langen said he thinks the front yard maximum wall height is six or eight feet.

12. Adjournment

Wilson made a motion to adjourn the meeting; Davis seconded the motion.

The motion was approved unanimously.

The meeting was adjourned at 8:45 pm.

Respectfully submitted

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Cheryl Bennett, Village Clerk

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Chairman John Grexa