

VILLAGE OF WESLEY CHAPEL  
PLANNING BOARD MEETING MINUTES  
April 28, 2008, 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- Chuck Adams, Ray Davis, Stephen Keeney, Alternate - Bill Fairman, Shirley Wilson

**Others Present:** Cheryl Bennett, Clerk; Justin Krieg, Planning/Zoning Administrator, Citizen Carol Mullis

1. Pledge and Invocation

Grexu led the pledge and Keeney did the invocation.

2. Additions, Deletions, and/or Adoption of Agenda

Adams made a motion to approve the agenda; Davis seconded the motion. The motion passed unanimously.

3. Approval of Minutes

One change was made to the March 24, 2008 minutes; on page 11, about halfway down, it was changed from "Grexu" to "Adams" "also noted there are only 3 parcels...". Adams made a motion to approve the minutes from March 24, 2008 with that change; Keeney seconded the motion. The motion passed unanimously.

4. Reschedule May Planning Board Meeting

Since the next meeting is scheduled for Memorial Day, the meeting date needs to be changed. Adams made a motion to change the May meeting to Tuesday, May 27, 2008. Davis seconded the motion. The motion passed unanimously.

5. Eventual Implementation of Master Plan Recommendations

Krieg reported the final Master Plan document will be presented at the May

14 meeting. He will get copies for the Planning Board members.

Form based codes were discussed; Krieg said he doesn't think we need form based codes, overlay districts could be used where the existing zoning stays in place and an overlay is added with other restrictions.

Big box ordinances were discussed; Krieg said in Greenville SC they did an ordinance which says when a big box is closed you have to reclaim the property. Most shopping centers have a 10-15 year lifespan.

Walgreen's bare block construction was questioned; Krieg said they are in compliance. Adams said they wanted brick similar to the Aston stores, but only two council members voted on JDH, and the word "consideration" was used instead of "condition", and it wasn't handled correctly. Krieg said it does say primary materials should be brick, stone or stucco. Adams said we should say what we want the builder to do, and don't leave it up to them. Krieg noted certain language has strength and is more easily enforced.

## 6. Other Business

The Advance and more community involvement was discussed. Adams attended a Local Area Regional Transportation Plan meeting, and noted when power lines go in and an easement is created, you can write in the easement for recreational use for a walkway or greenway. At Hawfield Lane, sewer lines are going in. Krieg said the village needs to approach Duke Power, Union County, etc. In talking to Quintessa, there is a potential greenway from Potter Road to Underwood Road on flood plain land.

Ultimately if we have a greenway plan in place we could require developers to provide greenway land.

Adams suggested it would be helpful to have a better understanding of the land in Wesley Chapel with a big map showing the developable land. Krieg said he could get a printout of the map. Keeney noted the Master Plan shows the make up now, and makes projections of scenarios in their document. Krieg said he will print a large aerial map to show roads, floodplains, streams, etc. for next month.

## 7. Topics to Discuss at Next Meeting

The map will be discussed next month.

04.28.08 Planning Board minutes  
Approved 05.28.08

8. Adjournment

Adams made a motion to adjourn the meeting; Keeney seconded the motion. The motion was approved unanimously. The meeting was adjourned at 7:45 pm.

Respectfully submitted

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Cheryl Bennett, Village Clerk

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Chairman John Grexa