

VILLAGE OF WESLEY CHAPEL
PLANNING BOARD MEETING MINUTES
Monday August 27, 2007, 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, Jackie Morgan; Alternate - Bill Fairman, Sondra Bradford
Absent: Alternate - Shirley Wilson

Others Present: Cheryl Bennett, Clerk; Justin Krieg, Planning/Zoning Administrator, Citizens Elisa Gregorich, Carol Mullis, Mark DiBiasio, Robert McMillan

1. Pledge and Invocation

At 7:00 P.M., Grexa called the meeting to order. A quorum was present. Grexa led the pledge and Adams gave the invocation.

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

Davis made a motion to adopt the agenda; Adams seconded the motion.
The motion was approved unanimously.

3. Approval of Minutes

Adams made a motion to approve the minutes from July 23, 2007. Davis seconded the motion.
The motion was passed unanimously.

4. Presentation by Sageworth Properties

Robert McMillan and Al Thomas, of Sageworth Properties, gave a presentation on a potential re-zoning request to build medical office buildings. They would like to build a 20,000 sq. ft. single story building with tenant leases for primary care physicians, family practice and ob-gyn by Novant Health. The second building would include an eye, ear, nose and throat practice, dental and pediatrics. They are looking at 3-4 acres in the vicinity of Waxhaw-Indian Trail Road and Hwy. 84. Their time frame is 12-18 months. They could use a septic field. The two sites they are looking at are zoned R-40, and are each 7-10 acres. They are developing a 42,000 sq.

ft. medical office building in Mint Hill, at Hawthorne Drive and Hwy. 51. It was noted that the final form of the Master Plan will be developed in spring of 2008.

5. Informative Session on Electrical Substations – Tom Slusher – Union Power

The Planning Board went to the electrical substation at Marvin (New Town Road and Hwy. 16). Mr. Slusher noted this is a square layout, and this substation could be expanded. The Plyler Road site is more rectangular. Natural wooded area contributed to the screening of this substation. A good site is near transmission lines, and requires about an acre plus setbacks. He doesn't see another substation in the next 5-10 years, but it depends on growth.

Next we visited the New Town Road and Plyler Road substation site. Depending on load density, sites are typically about 5 miles apart. About .75 acre is within the fence here. The setbacks were 100 feet from New Town Road; 40 feet in the rear, and 15 feet on the sides to the right of way.

Chairman Grexa noted that the Chairman of the Planning Board should vote on all items, but can not make motions or seconds.

Davis made a motion to table the remaining items to the next meeting, and adjourn the meeting. Keeney seconded the motion.

The motion was approved unanimously.

6. Discuss - Gas Substation Regulations

7. Discuss - Liquor By the Drink

8. Discuss – Rules of Procedure

9. Topics to Discuss at Next Meeting

10. Other Business

11. Adjournment

Respectfully submitted

Cheryl Bennett, Village Clerk

Chairman John Grexa