

VILLAGE OF WESLEY CHAPEL  
PLANNING BOARD MEETING MINUTES  
July 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, Jimmy Allison, Ray Davis, Stephen Keeney, Alternate - Bill Fairman, Shirley Wilson

**Absent:** Alternate - Sandi Bush

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

**Citizens:** Carol Mullis

1. Pledge and Invocation

Grex a led the pledge; Adams gave the invocation.

2. Additions, Deletions and Approval of Agenda

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

3. Approval of Minutes

Adams made a motion to approve the minutes of the May 27, 2008 meeting.  
Davis seconded the motion.  
The motion passed unanimously.

4. Installment of New Planning Board Chairman – John Grexa

Bennett administered the oath of office as Planning Board Chairman to John Grexa.

5. Oath of Office for New Members and Alternates

Bennett administered the oath of office to the new members and alternates:  
Chuck Adams, Jimmy Allison, Bill Fairman, and Shirley Wilson.

6. Vote on Planning Board Vice-Chairman

Keeney made a motion to nominate Adams as Vice-Chairman. Davis seconded the motion.  
The motion passed unanimously.

7. Topics to Discuss at Next Meeting

Grexa expressed his appreciation to the members for all their time and work on the Planning Board. Langen introduced himself, he was educated in Texas, lives in Charlotte and worked in South Carolina several years. New member Allison introduced himself, he is a native Charlottean, married with two children, and ran businesses in the area. The other members also introduced themselves.

Langen updated the board; there may be an upcoming CUP for Quintessa II. Buildings are going up at the Village Commons, a Rack Room Shoes, and two other buildings. The land to be donated to the town at the JDH shopping center was discussed.

A brief discussion was held on form based codes, and how it might also help when revitalization goes on in 10-15 years. Langen said form based codes uses performance standards to get better designs and suspend use restrictions in a district. You can get performance standards in an overlay district or you can write it right in to your B-2 district, and not take the next step to suspend use restrictions. The intent of form based codes is to judge a project on its design and function performance-wise, and not on its uses. Keeney noted the Walgreen's in Davidson had to meet their form based requirements, and Walgreen's objected to it, but now Walgreen's uses it in their franchising sales brochure. Further discussion was held on changing the current ordinances to add more aesthetics requirements. Adams asked if you could require a builder now to use a certain kind of brick. Langen said you could require materials such as brick or stone.

It was decided to discuss overlays versus form based codes at the next meeting.

8. Other Business

The new directory and changes to the zoning ordinance were handed out by Bennett.

9. Adjournment

Adams made a motion to adjourn the meeting; Keeney seconded the motion.

The motion was approved unanimously.

The meeting was adjourned at 7:55 pm.

Respectfully submitted

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Cheryl Bennett, Village Clerk

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Chairman John Grexa