

**VILLAGE OF WESLEY CHAPEL
BOARD OF ADJUSTMENT MEETING
December 27, 2010, 7:00 PM
MINUTES**

The Board of Adjustment of the Village of Wesley Chapel, North Carolina, met at the Wesley Chapel United Methodist Church, 120 Potter Road, Monroe, NC 28110.

Present: Chairman Butch Byrum; Members Lisa Ghannam, Tonya VanWynsberg, Creig Williard

Absent: Vice Chairman Bruce Ewing

Village Staff present: Cheryl Bennett, Village Clerk; Joshua Langen, Planning/Zoning Administrator

1. Welcome and Determination of Quorum
The meeting was called to order; a quorum was present.
2. Additions, Deletions, Corrections, and Adoption of the Agenda
Lisa Ghannam made a motion to adopt the agenda; Tonya VanWynsberg seconded the motion.
The motion passed unanimously
3. Approval of Minutes of June 21, 2010 and August 25, 2010 Meetings
Lisa Ghannam made a motion to approve the minutes of the June 21, 2010 meeting; Tonya VanWynsberg seconded the motion.
The motion passed unanimously.
Creig Williard made a motion to approve the minutes of the August 25, 2010 meeting; Tonya VanWynsberg seconded the motion.
The motion passed unanimously.
4. Approval of Resolution Denying an Application for a Variance – Variance Application No. ZV-10-2.
Lisa Ghannam made a motion to approve the Resolution Denying an Application for a Variance – Variance Application No. ZV-10-2; Creig Williard seconded the motion.
The motion passed unanimously.

**A RESOLUTION DENYING AN APPLICATION FOR A VARIANCE
VARIANCE APPLICATION NO. ZV-10-2**

WHEREAS, the Board of Adjustment of the Village of Wesley Chapel (the “Board”) has considered the application for a variance (the “Application”) by the owner of the McDonald’s property located at Weddington Road & Waxhaw Indian Trail Road (Tax Parcel No. 06045009) (the “Applicant”);

WHEREAS, based upon the competent, material, and substantial evidence in the record, including, without limitation, the Applicant's written submissions and testimony at the hearing on the Application, the Board finds as follows:

1. The variance requested in the Application does not meet all required conditions of the Village of Wesley Chapel Zoning Ordinance (the "Ordinance").
2. There are no practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the ordinance because, among other things:
 - i. The Applicant can secure a reasonable return from and make a reasonable use of its property without the variance; and
 - ii. There is no hardship affecting the property and the variance requested is only for the convenience of the Applicant and its customers.

NOW, THEREFORE, BE IT RESOLVED by the Board that, for the reasons set forth above, the Application is denied.

Adopted December 27, 2010.

THE BOARD OF ADJUSTMENT OF THE VILLAGE OF WESLEY CHAPEL

By: _____
Name: _____
Title: _____

Attested by:

Cheryl Bennett, Village Clerk

5. Other Business - none
6. Adjournment
Lisa Ghannam made a motion to adjourn; Tonya VanWynsberg seconded the motion.
The motion passed unanimously.

Respectfully submitted,

Cheryl Bennett, Village Clerk

Henry C. Byrum, Chairman