

**VILLAGE OF WESLEY CHAPEL  
PLANNING BOARD MEETING MINUTES  
May 30, 2015, 12 noon**

**MINUTES**

The Planning Board of the Village of Wesley Chapel, North Carolina, met at Town Hall, 6490 Weddington Road, Wesley Chapel, NC 28104.

**Present:** Vice Chairman Chuck Adams, Members John Grexa and John Bowen, Alternate Sandra Ells

**Village Staff present:** Bill Duston, Planning/Zoning Administrator

1. Determination of quorum  
A quorum was present.

2. Field trip to view conservation subdivisions in Weddington and Marvin  
Planning Board reviewed various site plans of conservation subdivisions from Weddington and Marvin. Bill Duston explained to the Planning Board how conservation subdivisions were handled in each community and then explained how those regulations played out on the various site plans. The Planning Board left Town Hall at approximately 12:30 PM to begin the site visits.

The first subdivision that was visited was Lake Forest Preserve in Weddington. A tour of the subdivision was taken and the Planning Board then discussed their impressions of the subdivision. The next subdivision that was visited was Gardens on Providence in Weddington. The Planning Board felt that the side yard setbacks (which went as low as 5 feet) were too narrow.

Two subdivisions were then visited in Marvin: The Preserve at Marvin and Marvin Creek, Phase 3. After visiting both subdivisions, Planning Board members felt that the model used in Marvin would make a better fit for Wesley Chapel. Planning Board members felt that the larger lot sizes found in Marvin made the subdivision more visually appealing.

3. Adjournment  
The meeting adjourned at approximately 2:15pm.

Respectfully submitted,

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Cheryl Bennett, Village Clerk

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Stephen Keeney, Chairman