

VILLAGE OF WESLEY CHAPEL
COUNCIL ADVANCE
MINUTES
Friday and Saturday, May 1 and 2, 2009

May 1, 2009

On Friday night, May 1, 2009 the Advance began with dinner at seven pm, at the Stone Table Restaurant at the Shops at Nottingham, 2585 W. Roosevelt Blvd., Monroe, NC 28110. The Village Council, some committee members, staff, and citizens were present along with Larry Parks, our facilitator. After dinner, Larry Parks had everyone introduce themselves. He then asked for their comments regarding the town.

Discussion began on the need for a town hall, and a meeting center. It was suggested we explore locations. Someone asked where the historic area is, and consensus was it is near Wesley Chapel United Methodist Church and Wesley Chapel Elementary School.

Suggestions were made to incorporate casual areas around the new shops, with benches, green areas and a park. Discussion was held on what a town hall would involve: a place where Council could meet, offices and a meeting room. Citizens felt it would give us identity and Wesley Chapel an official status.

Citizens also expressed a desire for our own zip code. Council member Brad Horvath discussed his work with the Post Office, and the zip code boundary review process now underway.

Questions were asked about the shooting range; our zoning violation was appealed, and it is now in court.

Signs were another topic; we do have someone collecting them weekly, unfortunately they crop back up as soon as they are taken down, and some are difficult to even reach; so call the town office if you want to report a problem. Questions about enforcement were brought up; why don't we fine violators. It was suggested that most municipalities give a courtesy call on signs. Some places require a permit with a fee for a sign. It was suggested the enforcement process be fine tuned.

The semantics of a community center vs. a town hall were discussed.

Mayor Clinton asked for input on whether citizens wanted the town to use tax dollars to fund non-profits. In the past our policy has been not to donate to non-profits, but to encourage citizens to choose how to donate. Recently the Cuthbertson school principals asked for funding and the Weddington schools are planning some renovations and would also like funding. The overwhelming majority agreed with the past policy.

Concerns were expressed over places for teens to go.

Concerns over the town requiring Homeowner Associations, when HOA's sometimes foreclose on homes for dues was discussed. We might need an additional visual nuisance ordinance if HOA's were not required.

Council member Brad Horvath gave a brief overview of the Local Area Regional Transportation Plan (LARTP) work. Wesley Chapel, along with Weddington, Waxhaw and Marvin has been working together with COG and with a planning grant from MUMPO to develop suggestions for improvements to area roads. NC DOT recently did a feasibility study on the widening of Highway 84 to Airport Road, with their preference being a four lane divided highway with a grassy median.

Everyone was thanked for participating, and the meeting ended at approximately 10 pm.

May 2, 2009

The Council of the Village of Wesley Chapel, North Carolina, met in the Fellowship Hall of the Wesley Chapel United Methodist Church at 120 South Potter Road, Wesley Chapel, and NC on Saturday May 2, 2009 at 9 am.

Present: Mayor Clinton, Mayor Pro-tem Croffut, Council Members Bradford, Horvath, Pierce

Others Present:

Planning Board Members: John Grexa (arrived later), Chuck Adams and Ray Davis (left at 11 am)

Parks and Rec Committee member Julie Brown (arrived later)

Facilitator: Larry Parks

Village Administrator/Clerk: Cheryl Bennett

Planning/Zoning Administrator: Joshua Langen

The Advance began at 9:00 AM.

The morning session was on planning. Larry Parks started by asking for a definition of the term, “mumpsimus”; it means having a pre-conceived idea and not changing.

The following planning issues from the Master Plan were discussed and assigned priorities:

Priority:

Won't do.	1. Form Based Codes – Can be buildings or for uses. Gets fairly complicated
High	2. Maybe only use form based codes in downtown district with an overlay.
High	3. Joshua Langen suggested we come up with a pattern book (like Rock Hill) and write code from it. It can be written into code for residential.
High	4. Big Box Ordinance – limit square footage, and require bonding for demolition costs to cover all possibilities; set up so separate storefronts can have separate utilities.
Medium	5. Anti-monotony Ordinance – for big tract builders, refer to Cary NC and Aurora CO
Medium	6. Complete Streets Ordinance - streets for everyone; multi use path idea from LARTP for walking and bike use.
Medium	7. Tree Save Ordinance – Save certain sizes and numbers of trees and require planting in residential areas; Residential, Commercial; review of conditions to avoid problems of trees too close to the road and with sidewalks.
High	8. APFO type elements – County ordinance is schools related; other elements are roads and water/sewer availability. (look at Concord, invite planners to come share ideas).

Medium	9. Sustainable agricultural zone – how to make people aware? Realtors?
All High Priority	10. Zoning Categories – <ul style="list-style-type: none">• Downtown Overlay District for Village Center• Residential Village – small town area next to downtown• Outer Village – majority of village; use conservation subdivisions, maximum density one home per acre; ranchette development density .5; and rural/farmhouse cluster lower density.• Business Park – close to Monroe corporate center, might not want to compete with them.• Existing residential – need residential Wesley Chapel and residential developed under Union County.• Institutional – schools, churches, etc.• PUD’s – not in our state law.
High	11. Land Use Plan – do we still want Office Institutional zoning at 84/Potter? Treat offices differently from churches/schools; right by use somewhere. Do we need to have a CUP if over 2,000 square feet? Shopping center – no place for big box over 60,000 feet except where Target is. Address signage.
High	12. Stormwater – need residential ordinance language – engineer; in outer village do we need curb and gutter or just swales. Where for continuing care – village center or residential village? Where for conservation subdivisions?
Medium High	13. Minimum housing standards - from last year 14. Require public input for new subdivisions and other classifications – for developers to hold meetings.

15. Proposed Changes to CUP

- Brochure to have all requirements
- Pre-application meeting with P/Z Administrator
- Synchronize application and ordinance
- Public Hearing at Planning Board Level (ref. Apex)
- Application needs to be complete before it goes to Planning Board, including stormwater plan reviewed; should it be a preliminary plan; also don't schedule until applicant pays for engineering review fee
- Problem with flood ordinance – says only applies to land in flood plain and storm water provisions put in this ordinance. Josh Langen to follow up.
- Findings of Fact 6.4.3(f) and (g) refer to deviances from ordinance; remove these, and any variance should be done before the CUP process.
- Don't clear cut until ready to develop; provision for certain time period.
- Ability to terminate CUP if standards are not being met.

- Annual review of CUP permits
- Have Planning Board's recommendation read at council hearing – instead of just using minutes
- Add to findings of fact: moral comfort and general welfare; not injurious to use of others property, including future uses of surrounding property
- Mayor Tracey Clinton will work with Joshua Langen on drafting language changes

16. HOA's – Planning Board is working on this; maybe have them come to a Council meeting to discuss.

After breaking for lunch, the afternoon session began.

Brad Horvath put up maps from the LARTP, and discussed them. The main east west route is Highway 84; there are one or two main north south routes. Road improvements were prioritized. The importance and cost of right of way acquisition was stressed. The group addressed intersection improvements; some can be done at a reasonable cost. The worst intersection for accidents was Waxhaw Indian Trail Road and New Town Road; since data collection began some improvements have been made. The final plan will have suggested ordinance language. Hopefully the four towns will adopt it; then it will go to MUMPO, and then on to DOT. It has specific recommendations for each road.

Sondra Bradford gave an update on the Parks and Rec Committee. They are working in two phases; parks and then pedestrian connectivity. They distributed surveys in the newsletter, and received back 185 so far. Mrs. Ramona Price Keels has offered to donate 12 acres across from Price Mill; it includes an eight acre lake, and four acres surrounding it. Additional land could be bought for \$35,000 per acre for parking. They also offered the land across Highway 84; 20 acres at \$35,000 per acre. They would like naming rights; an agreement that we wouldn't drain the lake, no alcohol allowed at events, and agree on park hours. There is some wet area back behind the lake. Mr. Rogers owns the land to the right of the lake; he has three structures on the land; it is approximately 4.5 acres offered at \$130,000 per acre. The next step forward would be to vote on whether you like the concept, and then take legal steps.

Sondra Bradford also reported they looked at Dogwood Acres across from Southbrook Church; it is 22.6 acres accessed from Lester Davis Road. It contains a large pond, a stream, a large brick home of about 4,700 square feet, a tennis court, a squash court and is a very beautiful site. The price for the entire parcel is \$1.8 million; or they would sell the back 17 acres for \$1.2 million and retain the front parcels for separate sale. The possibility of a joint venture with Weddington might be explored.

Also the Committee has talked with the Wesley Chapel Swim Club; they have ten acres but only use two acres. They don't want to relinquish control of the swim club. The parcel is very level. A possible partnership could occur.

Another caller offered 6.72 acres on Billy Howey Road for \$65,000 per acre.

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Weddington High School is offering youth help for possible survey input, land clearing, and perhaps a youth advisory committee could be formed; (reference Lincolnton, NC). A youth survey could also be done at the high school.

The Committee is moving ahead with the survey to lead to a master parks and recreation plan.

Brad Horvath reported on the Downtown Committee work. They are focusing on looking at the northwest and southwest corners at the Waxhaw Indian Trail Road and Highway 84 intersection. They are looking at the types of development to put there. Joshua Langen said he is working on scenarios of different combinations of types of uses for the areas. Focus is on a gathering place, like the marketing MBA class suggested. They are working on names for one spot at Aston's shopping center, and another at the area yet to be developed. They liked the idea of unique signs to welcome people to the area. A branding seal would also be used for signs for Parks and Recs.

Mayor Clinton reported on the Wingate Marketing Study results. They had two groups look at branding using the live, work, play concept. One group suggested a "Slow town, slow food" concept, based on the Italian Citta Lente. The second group looked at just live and play, since most don't have their workplace located in Wesley Chapel. Suggestions were made to have an annual spring festival unique to Wesley Chapel's identity – perhaps something to do with organic farming or Christian music (maybe a local radio station would co-sponsor). They suggested an outdoor arbor which different churches could use for services. Possible website changes were suggested. The theme of "Wesley Chapel Cares" was discussed.

Cheryl Bennett passed out a rough copy of a proposed budget. The tax base of real and personal property increased from about \$700 million to \$822 million; motor vehicle value went from \$53.1 million to \$53.7 million. Revenues were estimated using state projections and local knowledge. Expenditure changes were made to increase the administrative assistant hours to six per week since she is collecting signs; and the clerk was budgeted at 32 hours per week. Funds were added for dues, travel and training for Joshua Langen in Planning and Zoning; he will come up with detailed requests. Recreation was budgeted at \$15,000; Downtown and Public Safety \$4,000 each, and there is an excess at this point of \$66,980 that could go to recreation if needed. The question of giving tax money to schools was discussed again.

The Advance ended at approximately 3:00 pm.

Respectfully submitted,

Cheryl Bennett, Clerk

Mayor Tracey Clinton