

VILLAGE OF WESLEY CHAPEL
COUNCIL ADVANCE
MINUTES

Friday and Saturday, February 27 and 28, 2015

February 27, 2015

On Friday night, February 27, 2015 the Advance began with dinner at 6:30 pm at the Wesley Chapel Volunteer Fire Department, 315 Waxhaw Indian Trail Road South, Wesley Chapel, NC. The Village Council, some committee members, staff, and some citizens were present. Mayor Brad Horvath welcomed everyone and an invocation was given. Board and Committee members were recognized, and Mayor Horvath gave an update on the state of the Village. Facilitators Emily Parker and Blair Israel, both from Centralina Council of Government were introduced and went over the ground rules. Input was received from everyone on what they felt the top priorities for the Village are. After sharing all the ideas, everyone was able to vote with three dots on their top choices. The top priorities as shown by the most dots were understanding/concerns on de-annexation, and what does Wesley Chapel want to be – urban vs. rural.

Ideas relating to de-annexation included: address conditional zoning; social media and other communication means such as phone tree; surveys to landowners and to HOA residents; specific communication to the de-annexing folks; determine what landowners want/need; we have an obligation to reach out, get a game plan; council needs to know and understand de-annexation wants; consider senior housing, address what we know; send letter to all citizens about de-annexation, keep it right, fair and honest; establish a welcome committee; use the cloud for public info; and embrace change (turn “lemons to lemonade”).

All citizen ideas were included for further review and prioritization on Saturday, and are included in the February 28th minutes.

Mayor Horvath thanked everyone for attending, and the meeting ended at approximately 9:20 pm.

February 28, 2015

The Council of the Village of Wesley Chapel, North Carolina, met at Town Hall, 6490 Weddington Road, Wesley Chapel, NC 28104 on Saturday April 26, 2014 at 9 am.

Present: Mayor Horvath, Mayor Pro-tem Como, Council Members Kenary, Plyler and Rosoff

Others Present:

Facilitators Emily Parker and Blair Israel

Planning Board Members: Chairman Stephen Keeney and members Chuck Adams, John Bowen, alternates David Boyce and John Souza

Village Administrator/Clerk: Cheryl Bennett; Planning/Zoning Administrator Bill Duston.

The morning session was a joint session of Council and Planning Board to discuss 2015 goals and priorities. Bill Duston provided a refresher on the role of Planning Board which is to serve as an advisory board to Council. All land use ordinances and Land Use Plan (LUP) changes must go through Planning Board. Planning Board can initiate a change. Council makes the final decisions except for on a minor subdivision.

Planning/land use issues brought up the prior evening were discussed. The one with the most dots was de-annexation concerns; citizens wanted more information. Other issues were completion of the Aston property shopping center (opening communication with the developer), the Village owned land behind 201 Central, development of the land behind town hall, flexibility in zoning including senior housing and conservation development (which relates to the question of what we want Wesley Chapel to be), more agricultural uses, a 5-10-20 year plan for infrastructure, communication with land owners (farmers getting too old to farm, taxes, communicate in both directions and before LUP changes), senior housing (how much, market determined?), plan first and build second, and evaluate other counties' experiences to learn from them.

The Ordinance Prioritization List was reviewed; many items were completed since 2014. The first five items related to changes from DOT in not taking over subdivision roads and have all been completed. Conditional Zoning text has been drafted; Planning Board recommended against it. Surety bonds – we have bonds for 150% of the improvement costs, so are covered. Planning Board made LUP change recommendations; it is in Council's hands. The senior living questionnaire of Planning Board has been shared with council. No direction has been given on requiring big box buildings to be designed for easier redevelopment; and to establish requirements for demolition bonds. Requirements, standards and incentives for greenways has not been done. Also not done is to update CUP requirements to include Developer Agreements and Phasing Plans. Clarify responsibility for accepting fees vs. land allowance for greenway easement dedication is completed. Storm water calculations for upstream and upgrades to existing dam structures has not been done. References to Zoning Article 14 in the Subdivision Ordinance have been done. Prohibit new development in the floodplain has not been done. Increasing road maintenance bond amounts, and requiring final cap to be postponed until 80% occupancy has not been done. The existing vegetation ordinance has caused a lot of subdivision modification requests. We now get all approval letters from other agencies before the subdivision is approved.

De-annexation is tied together with communication with landowners, flexibility in building and other land use. More agricultural use was another topic – there are state grants to families so they can stay on their farm, tax assistance and other external funding, assess our ordinances regarding agricultural uses, and explore a farmers' market opportunity.

Council and Planning Board voted on the issues with three dots each.

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The highest priority with 8 dots was communication with landowners, (people who own land may be too old to work land, talk to landowners before doing LUP, communication in both directions, be aware of landowners' perspective).

Next, with 6 dots was flexibility in zoning (related to the Wesley Chapel rural vs. urban identity issue, Planning Board supports current zoning).

One item received four dots - plan first- build second (need to have more of a LUP, current plan is from 2003, address the future land use map, clarify uses, be consistent, nature of planning board – roles and responsibilities, weight decisions carry, methodologies, and communication with Council.)

Three items received three dots – a) Aston property development (open communication with developer, Village does not own this land), b) long term planning (5,10,20 year plan for infrastructure), and c) de-annexation (for vs. against, more information needed, bill to be submitted March 9th, tied together with communication with landowners, flexibility in zoning, and other land uses, two way communication).

Two items received one dot each, a) develop land behind Town Hall and 201 Central, and b) senior housing (getting close to presenting on this topic to Council, how much senior housing, how many subdivisions, should market determine “how much”).

A short break was held.

Discussion was held on communications between Planning Board and Council. More meetings like this can improve communication between the two groups. Planning Board needs to know why decisions are made. Where are we with the LUP? Instead of micro-managing through the LUP, keep it more general, looking at the big picture over time. Take the plan to the next step. We can't base decisions on a twelve year old plan. Identity of Wesley Chapel – rural or urban; need a public forum on this question. LUP needs citizen input occasionally, then council responds. Involve public in updating LUP; respect different opinions. It is a crisis situation now; take immediate steps forward. Vision changes; a static approach doesn't work. Respect and communication are important.

Planning objectives include: figure out how to reach people; bring realistic / rational solutions, not just complaints. Listen to what's said, not who's saying it. Do a survey of Wesley Chapel population; design the survey the right way, objectively. If council has a question, feel free to call a Planning Board member.

De-annexation concerns were discussed. We are being re-active, not pro-active. It impacts our LUP, let's wait to see effects. Additional two-way communication is needed. The LUP is a living document. Planning Board needs to participate in development. Town should formally make proactive statement; resolution sent to Senator Tucker. De-annexers just want out. We are not acting like a community. We need to get all landowners' input. Need specifics on what land owners want. Are we

headed to dissolution of Village? How do folks get to be heard at council; people need to use the podium. Write conditional zoning ordinance.

Carol Mullis stated at the January 26, 2015 meeting she said she wanted senior citizen housing on her land, and the other petitioners voiced what their past proposals had been. She said she was offended by a council comment made at a previous meeting, and added she had had Council Member Becky Plyler voicing her senior housing concerns. No rezoning applications have been submitted.

A brief break was held for lunch. All Planning Board members except for John Bowen left the meeting.

Council reviewed the other items that were brought up Friday night, as follows. Items were assigned high, medium, or low priority (H, M, and L). Low priority items may include items we don't have control or influence over. Some items will go on a community survey (S), some items we only have influence on (I), and some items are in progress (P). Responsibilities were also assigned.

Aesthetics:

Examine restrictions on property signage, and other aesthetic items. H, S, P
Address smell from Waxhaw. L, I

Communication:

Getting word out to citizens, via website, email list, social meeting, phone tree, welcome committee etc. H. Jeannine Kenary
Committee that will use social media (welcome committee?). M
Educate public on future transportation plans; CRTPO reports link on website/ set up meeting, include in other public outreach. H. Brad Horvath
Public info meetings with petitioners and land owners for two way communication, small groups? Public forum? H. Elaine Rosoff
Business- public-government coordination. M/L
New Village Survey. H. All council members
Drug programs. I

Highway 84:

Traffic exiting town hall can only turn right. I
Traffic at Wesley Chapel Elementary and Potters Road and Potters Road at Wesley Chapel Stouts Road. I
Expand corridor for safety and quality of life; widen to two lanes both ways. P
Address congestion; stop light timing. I

Finance:

Pursue grants for recreation, etc.; budgeting for improvements. H, P. Mike Como, Parks and Rec Committee
No new taxes. H, P. Council, Finance Officer
Plan for re-building savings. H, P. Council, Finance Officer

Establish ABC store. M/L

Controls on financing/budgets, especially for on-going projects. M, P

Infrastructure:

More sidewalks. H, P, I. Brad Horvath will contact NCDOT; be clear about who pays for them

Trail connectivity. M

Water and sewer capacity. I

Schools for increasing population. I

Public Safety:

Waxhaw-Indian Trail Road at Target traffic and speed problems. H, I. Brad Horvath will contact NCDOT

Traffic light at Billy-Howie and New Town Road. H, I. Brad Horvath will contact NCDOT

Evaluate deputy use (Village vs. County). H, I. Becky Plyler

Cross-walks and sidewalks (pedestrian/bike safety measures). H, P. Brad Horvath

Recreation:

Park amenities. H, S

Park activities. M, S, P

Park organized events. M, S, P

Sportsplex – (WCWAA?) L

Expand YMCA – what happened? L

Other:

No solicitation policy. H, P. Jeannine Kenary

Our own zip code. H, I. Brad Horvath

Rural vs. Urban – what does the Wesley Chapel community want to be? H, S

Getting people involved as volunteers. H, P. All of council

The items will be re-visited at the June, September, and December council meetings. Another item that will be added to the survey is “would you attend a public information meeting, (time, place, etc.)”.

The ABC store process was discussed, and information presented by Mayor Horvath.

The Advance ended in mid- afternoon.

Respectfully submitted,

Cheryl Bennett, Clerk

Mayor Brad Horvath