

VILLAGE OF WESLEY CHAPEL  
SPECIAL COUNCIL MEETING MINUTES  
WESLEY CHAPEL TOWN HALL  
6490 Weddington Road, Wesley Chapel, NC 28104  
August 17, 2016 – 6:00 PM

The Village Council of Wesley Chapel, North Carolina met in the Town Hall at 6490 Weddington Road, Wesley Chapel, North Carolina.

**Council Present:** Mayor Kapfhammer, Mayor Pro Tem Kenary, Council Members Kaperonis and Rodriguez

**Council Absent:** Council Member Como

**Others Present:**

Clerk/Finance Officer Cheryl Bennett

1. Call to Order, Pledge of Allegiance, Invocation *Time Stamp 0:00*

Mayor Kapfhammer led the Pledge of Allegiance, and an invocation was said.

2. Approve Minutes of July 11, 2016 meeting *Time Stamp: 1:05*

The Mayor explained that the minutes Council Member Como wanted to amend were June, and they will be on the September agenda. Mayor Pro Tem Kenary motioned to approve the July 11, 2016 council minutes; Council Member Rodriguez seconded the motion.

The motion passed unanimously.

3. Decision on Zoning Map Amendment for Annexed Lots *Time Stamp 2:21*

Mayor Pro Tem Kenary motioned to approve Ordinance 2016-11 (incorporated herein) as presented, with the statement of consistency that the proposed changes are consistent with the Village's Land Use Plan (LUP) as the LUP does call for zoning, other than R-40, for lots that were previously platted and approved by Union County and which were subsequently annexed into the Village; otherwise, the LUP calls for new lots to be developed to R-40 standards; and the statement of reasonableness that the proposed changes are deemed reasonable as the zoning classifications proposed for the lots in question are in keeping with the existing zoning classifications of nearby properties. Council Member Kaperonis seconded the motion.

The motion passed unanimously.

Mayor Pro Tem Kenary said RUC zoning is not consistent throughout the Village, and asked that Planning Board re-visit that designation.

**VILLAGE OF WESLEY CHAPEL  
TO ADOPT ZONING ORDINANCE MAP AMENDMENTS  
Ord. 2016-11**

**THAT WHEREAS**, the Village of Wesley Chapel has considered amending the Village's Zoning Map to apply zoning to lots that were annexed into the Village effective June 30, 2016;

**WHEREAS**, after having held a public hearing on the matter on August 8, 2016; and

**WHEREAS** the following amendments have been made to the Wesley Chapel Zoning Map:

<b>UNION COUNTY TAX ID</b>	<b>Adopted Zoning Classification</b>
06048587	RUC
06048470	RUC
06048469	RUC
06048459	RUC
06048148	RUC
06048196	RUC
06048163	RUC
06048136	RUC
06048137	RUC
06048131	RUC
06048433	RUC
06048400	RUC
06048401	RUC
06048402	RUC
06048489	RUC
06048490	RUC
06048522	RUC
06105030	R-40
06105030A	R-40

06105030B	R-40
0610503C	R-40
06105030D	R-40

**NOW, THEREFORE, BE IT RESOLVED** that the Village of Wesley Chapel Council hereby adopts the above Zoning Ordinance text amendments.

Adopted this 17th of August, 2016.

Attest:

\_\_\_\_\_  
Cheryl Bennett, Clerk

\_\_\_\_\_  
Mayor David Kapfhammer

4. Decision on Future Land Use Plan Map for Annexed Lots *Time Stamp 5:41*  
Mayor Pro Tem Kenary motioned to approve Ordinance 2016-12 (incorporated herein) as presented. Council Member Rodriguez seconded the motion.

The motion passed unanimously.

**VILLAGE OF WESLEY CHAPEL  
TO ADOPT FUTURE LAND USE MAP AMENDMENTS  
Ord. 2016-12**

**THAT WHEREAS**, the Village of Wesley Chapel has considered amending the Village's Zoning Future Land Use Map with respect to lots that were annexed into the Village effective June 30, 2016;

**WHEREAS**, after having held a public hearing on the matter on August 8, 2016; and

**WHEREAS** the following amendments have been made to the Wesley Chapel Future Land Use Plan Map:

<b>UNION COUNTY TAX ID</b>	<b>Adopted Future Land Use Map Classification</b>
06048587	Low-density Residential

06048470	Low-density Residential
06048469	Low-density Residential
06048459	Low-density Residential
06048148	Low-density Residential
06048196	Low-density Residential
06048163	Low-density Residential
06048136	Low-density Residential
06048137	Low-density Residential
06048131	Low-density Residential
06048433	Low-density Residential
06048400	Low-density Residential
06048401	Low-density Residential
06048402	Low-density Residential
06048489	Low-density Residential
06048490	Low-density Residential
06048522	Low-density Residential
06105030	Low-density Residential
06105030A	Low-density Residential
06105030B	Low-density Residential
0610503C	Low-density Residential
06105030D	Low-density Residential

**NOW, THEREFORE, BE IT RESOLVED** that the Village of Wesley Chapel Council hereby adopts the above amendments to the Future Land Use Plan Map.

Adopted this 17th day of August, 2016.

Attest:

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Cheryl Bennett, Clerk

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Mayor David Kapfhammer

5. Planning Board Chair Report *Time Stamp 6:23*

Planning Board Chair John Souza reported they reviewed the Kolter development at the last meeting, including, setbacks, density, storm water, and trees. The clubhouse is in Indian Trail. The next items to be looked at include it being mixed use since the Indian Trail portion is single family not senior housing, the Ramige's are being surrounded, Faith Church Road extension which is shown on the thoroughfare maps (they asked the consultant if there is an alternate route), thread trail (the developer will build it and it provides some connectivity between pods), the uniqueness of it being both in Indian Trail and Wesley Chapel, (Indian Trail provides trash collection, has leash laws, allows golf carts, all of which is different in Wesley Chapel). There are 119 homes in Wesley Chapel and 36 in Indian Trail. The clubhouse will only be for use by the senior housing. The project will add 2,200 trips per day to Wesley Chapel Road, but they are not required to have a stoplight. The extra area that is undeveloped will provide the extra trees. Council asked for reasoning behind the traffic recommendations and could we ask the HOA to maintain the trail.

John Souza asked Council for clarity on whether you want the Faith Church Road or not. Council Member Kaperonis said the logistics to build it would be unfathomable. Mr. Souza noted other alternative roads were proposed. Mayor Kapfhammer noted Bill Duston would take the proposals to the authorities and encouraged investigating creative solutions. Mr. Souza noted the timeline for a Planning Board recommendation is July 5<sup>th</sup> plus 62 days. Mayor Kapfhammer encouraged Council to talk with John and thanked him for his leadership.

6. Farmer's Market Update *Time Stamp 33:52*

Council Member Rodriguez said he and the Mayor Pro Tem met with the Boy and Girl Farm folks, and mentioned Circle K Ranch can join us to provide beef, and also a knife sharpening vendor. The farmer's market could start in mid-September. Mayor Pro Tem Kenary noted they would have to order signs, and depending on cost might need a special meeting. The clerk reminded them to work with the planner on permits.

7. Update on Highway 84 Widening *Time Stamp 37:13*

Mayor Kapfhammer stated he reached out to Liz Kovasckitz at NC DOT who said the drawings are final, and the drawing to re-design the road is in draft. The other part is PARTF; they think PARTF will accept the change but the consequence is we must replace the land and we will need funds to do that. DOT will buy the land from us, but the land we go to buy may cost more. He will talk to Mayor Deter of Weddington, and expect he will talk to WCWAA and Southbrook.

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PARTF prefers we buy contiguous land, but it is not required to be contiguous. An email was received with all the steps we must go through; it will be shared with Council. They will present us a new drawing, we will have a meeting with them and also all the other parties.

8. Council Comments *Time Stamp 43:48*

Council Member Kaperonis reported we are working on an open house meeting with Bob Cook from CRTPO for September 22, 2016.

Mayor Kapfhammer reported he talked to a chamber of commerce representative at the grand opening for Piedmont Eye Care, and they mentioned the Rotary might provide volunteers to help put on a concert. Union County Public Schools reached out to do a bond presentation; he will see if they could hold a town hall meeting. He added that he generally copies the Mayor Pro tem on emails, but if any other Council member wants to be copied to let him know.

Mayor Pro Tem Kenary shared thoughts from herself and the community that the meeting tonight was due to a Council Member who would not conduct business at the last meeting, and noted he is a public servant and the responsibility is to put personal opinions and bias aside, and his inaction failed his constituents, adding an inquiry has been made at the state level.

9. Adjournment *Time Stamp 52:10*

Mayor Pro Tem Kenary motioned to adjourn, Council Member Rodriguez seconded the motion. The motion passed unanimously.

The meeting ended at approximately 6:56 pm.

Respectfully submitted,

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Cheryl Bennett, Clerk

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Mayor Dr. David Kapfhammer