

VILLAGE OF WESLEY CHAPEL  
COUNCIL MEETING MINUTES

April 21, 2009 – 7:00 P. M.

The Council of the Village of Wesley Chapel, North Carolina, met in the Fellowship Hall of the Wesley Chapel United Methodist Church at 120 Potter Road South, Wesley Chapel, North Carolina, with Mayor Tracey Clinton presiding.

Present: Mayor Clinton, Mayor Pro-tem Croffut, Council Members Bradford (arrived 7:05 pm), Horvath

Absent: Council member Pierce

Others Present:

Village Clerk/Finance Officer: Cheryl Bennett

Planning/Zoning Administrator: Joshua Langen

Village Attorney: George Sistrunk

Concerned citizens: Carol Mullis, Ray Davis, Don Newton, James Clark, Bonnie Fisher, Jeff Gayle, Steve Heidorn

Meeting was called to order at 7:00 PM and a quorum was present.

1. PLEDGE OF ALLEGIANCE / INVOCATION

Mayor Clinton led the Pledge of Allegiance and Croffut gave the invocation.

2. INFORMAL PUBLIC COMMENTS - none

3. ADDITIONS, DELETIONS, AND / OR ADOPTION OF AGENDA  
Item 4B, "DISCUSSION WITH ROB JACKSON, LAUREL HEALY AND DON NEWTON ON CUTHBERTSON MIDDLE AND HIGH SCHOOLS" was added; Item 4 became Item 4A; Item 13B "APPOINTMENT TO SAFETY COMMITTEE" was added, and Item 13 became Item 13A. Horvath made a motion to approve the agenda with these changes; Croffut seconded the motion.

The motion passed unanimously.

4A. DISCUSSION WITH BONNIE FISHER FROM US  
INFRASTRUCTURE REGARDING STORMWATER ORDINANCE  
IMPROVEMENTS

Mayor Clinton noted that stormwater had come up with the Ordinance Review Committee, and we asked our engineer Bonnie Fisher to come to the meeting to see what improvements could be made, particularly on residential problems that have occurred in the village, and to explain to us the differences between the stormwater and flood ordinances.

Bonnie Fisher brought a copy of our current zoning ordinance Section 5.6.7 for commercial CUP's which is called Storm Water Management; it calls for

stormwater runoff to be managed according to the Village Stormwater Design Manual. She included page 7-4 from the Manual which requires in B1, B2, OI and LI districts that the control structure release rates shall approximate pre-development peak runoff rates for the 2-year and 10-year storms, with emergency overflow capable of handling the 50-year discharge. We do not currently have anything for residential, and Ms. Fisher noted that what happens is a new subdivision comes in, and property downstream used to receive water across a pasture, and now water comes out concentrated and causes problems. Mayor Clinton asked if the problem is due to requiring curb and gutter. Fisher said swales do slow down the water and also filter it, which DENR likes. Fisher then passed out page 24 from our recently passed flood ordinance with a paragraph from Article 6, Section E, which is somewhat broad and vague. She also passed out a copy of Indian Trail's storm water management ordinance for residential, which requires detention for any development that creates impervious area of 20,000 square feet or greater, with suggested modifications by USI. This would use detention ponds primarily. There is also a section requiring maintenance and inspections. Mayor Clinton asked if there are requirements for this in our current ordinance, Fisher said she didn't think so, but there was a requirement in the CUP and Aston's pond was inspected recently. Mayor Clinton noted that the Village was exempted out of Phase II Stormwater because we don't maintain roads, but people building in the town are still subject to the rules; so do we need something in our ordinance to let them know they need to do so. Fisher said you could add a paragraph, but it is like the erosion control permit that they need to get from DENR, the trigger is one acre being disturbed. She passed out a page from the NC Division of Water Quality website, and the state is responsible for the permitting; USI includes a comment that they must show approval from DWQ for water quality. This is for disturbance greater than one acre, including residential. Fisher said it wouldn't apply to building a house, unless you were clearing more than one acre.

#### 4B. DISCUSSION WITH ROB JACKSON, LAUREL HEALY AND DON NEWTON ON CUTHBERTSON MIDDLE AND HIGH SCHOOLS

Rob Jackson, principal of Cuthbertson High School, and Laurel Healy, principal of Cuthbertson Middle School gave an update on the new schools opening this fall. Don Newton will be the high school athletic director; all varsity sports will be offered. The middle school is completed; the high school will be done in June. The middle school will have 846 students and offer band, drama, music, art, Spanish and French. The high school will have 6 computer labs, and 3 mobile labs. They encouraged partnerships regarding recreation, they would like to see the fields and track used. They have wooded land, which will be used for cross country, eventually they would like to see a greenway. Their auditorium seats 900 and can be rented for meetings. Recently the building use policy changed, and rental fees stay with the school, and they can also rent out for in-kind donations. The high school is the first one in the county built with a field house. Five fields will be sodded, and go on county water for irrigation when the school opens. They need dugouts and lighting for the fields. The booster club has been active, and

their first partner is BB&T. They are the smallest school ever opened, and that makes fundraising more of a challenge. Amenities include a baseball field, softball field, 2 practice fields, a baseball/softball field, the stadium with enormous parking, and four gyms. There are tennis courts and there will be a rental policy. There is no outdoor basketball. Jackson and Healy volunteered to come back on a regular basis with updates. The Mayor thanked them for the update.

5. APPROVE MINUTES FOR:

Council Meeting March 9, 2009

Council Meeting March 17, 2009

Croffut made a motion to approve the minutes for the March 9, 2009 and March 17, 2009 council meetings; Horvath seconded the motion.

The motion passed unanimously.

6. STAFF REPORTS

- a. Review and approve the Village Financial Reports dated March 31, 2009, submitted by Cheryl Bennett, Finance Officer

Bennett reported March revenues are \$72,472; March expenditures are \$16,662 and year to date surplus is \$187,522. A new Certificate of Deposit was opened at BB&T in the amount of \$500,000. Taxes collected as of March 2009 are 96.5%. Horvath made a motion to approve the March 31, 2009 financial statements; Bradford seconded the motion.

The motion passed unanimously.

- b. Presentation of Planning and Zoning Report by Joshua Langen  
Six February/March permits were issued including Bank of America and Chick-fil-A. Ordinance amendments are in process. Work continues on subdivision bonds

7. CALL FOR PUBLIC HEARING ON CUP 09-02, ARBORBROOK CHRISTIAN ACADEMY REQUEST FOR TEMPORARY CLASSROOM BUILDING

A large survey of the land was passed out. Bradford made a motion to call for a public hearing on CUP 09-02, Arborbrook Christian Academy request for a temporary classroom building on Monday May 11, 2009 at 7 pm at Wesley Chapel United Methodist Church. Croffut seconded the motion.

The motion passed unanimously.

8. CALL FOR PUBLIC HEARING ON CUP-B2-09-01 REQUEST BY MARSHALL SURFACE II dba HILLYBILLY PRODUCE FARMERS MARKET FOR REZONING AND CUP

Langen said he doesn't have a market study on this project; they extended the study done for Village Commons and wrote a narrative and provided a list of area farmers markets.

Horvath made a motion to call for a public hearing on CUP-B2-09-01, request by Marshall Surface dba Hillbilly Produce Farmers Market for Rezoning and CUP on Tuesday May 19, 2009 at 7 pm at Wesley Chapel United Methodist Church. Bradford seconded the motion.

The motion passed unanimously.

9. **CONSIDER APPROVAL OF RESOLUTION 2009-07 NORTH CAROLINA STATE DEPARTMENT OF TRANSPORTATION REQUEST FOR ADDITION TO STATE MAINTAINED SECONDARY ROAD SYSTEM (Hampton Meadows Roads)**

This resolution was requested by DOT. Horvath made a motion to approve Resolution 2009-07 North Carolina State Department Of Transportation Request For Addition To State Maintained Secondary Road System; Croffut seconded the motion.

The motion passed unanimously.

**NORTH CAROLINA STATE DEPARTMENT OF TRANSPORTATION  
REQUEST FOR ADDITION TO STATE MAINTAINED  
SECONDARY ROAD SYSTEM**

**Village of Wesley Chapel, North Carolina  
R-2009-07**

North Carolina  
County of Union

Road Description: Request for SR-2 Resolution for Willow Run, Cottonwood Court, Hampton Meadow Road, and Greenwood Drive in the Hampton Meadows Subdivision in the Village of Wesley Chapel.

**WHEREAS**, the attached petition has been filed with the Village Council of the Village of Wesley Chapel, Union County, requesting that the above described roads, the location of which has been indicated in red on the attached map, be added to the Secondary Road System; and,

**WHEREAS**, the Village of Wesley Chapel is of the opinion that the above described roads should be added to the Secondary Road System, if the roads meet minimum standards and criteria established by the Division of Highways of the Department of Transportation for the addition of roads to the system.

**NOW, THEREFORE**, be it resolved be the Village of Wesley Chapel of the County of Union that the Division of Highways is hereby requested to review the above-

Minutes 2009.04.21

Approved 05.11.09

described roads, and to take over the roads for maintenance if it meets established standards and criteria.

Adopted this 21st day of April, 2009.

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Tracey Clinton, Mayor

Attest:

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Cheryl Bennett, Village Clerk

10. INPUT FROM COUNCIL FOR 2009/2010 BUDGET

Pierce had suggested we look into survey monkey which would allow us to do online surveys; we will also compare it to what we can do on our website (preventing multiple responses, etc.). The Downtown Committee will need \$2,000 for surveys. Horvath suggested we include some funding for branding as suggested in the Wingate marketing study and \$500 for Neighborhood Watch/National Night Out. We may need funding for COG input for downtown districts and overlays for land right of ways. Bradford suggested funding for printing a Parks and Recreation Master Plan, and rental space for one or two public forums. COG will be providing Planning Board training in the fall and new Council members will be attending the Essentials of Government course. We may need some engineering work for Parks and Rec. Langen said he needs 24 hours of training for his APA certification; we will see what other towns do on this.

11. DISCUSS TIMELINE FOR 2009/2010 BUDGET APPROVAL

We will spend an hour on the budget at the Advance May 2, Bennett will have a rough draft ready. At the May 19 meeting we can review the budget and call for a Public Hearing at the first June meeting. The budget can be approved at either June meeting.

12. REVIEW AGENDA FOR ADVANCE MAY 1 AND 2, 2009

The Advance dinner will be May 1 at the Stone Table at the Shops at Nottingham in Monroe at 7 pm. On Saturday we will meet here at the church from 9 am until done. Larry Parks will facilitate. We will send it out to all committee members. We will meet with Planning Board in the morning; provide an hour for budget, two hours for ordinance changes, half an hour each for Parks and Rec. and Downtown Committee updates, and an hour for the LARTP update. Branding will also be discussed.

13A. APPOINTMENT TO UNION COUNTY TRANSPORTATION ADVISORY COMMITTEE

Mayor Clinton appointed Council member Brad Horvath to the Union County Transportation Advisory Committee.

13B. APPOINTMENT TO SAFETY COMMITTEE

Mayor Clinton appointed Andy Combs, a resident with a law enforcement background, to the Safety Committee.

14. OTHER BUSINESS

Horvath provided draft maps from the LARTP, showing proposed improvements and priorities. A feasibility study was done by DOT to widen Highway 84; they recommended a four lane highway. Bradford reported the Parks and Rec survey went out with the newsletter.

Mayor Clinton asked for feedback regarding the Cuthbertson schools; she has also been contacted by Weddington regarding their funding needs for upfits. In the past we have not directly made donations but instead encouraged our citizens to choose where they would like to contribute. This will be discussed at the Advance. Langen will make an overlay map showing high school and middle school assignments throughout the Village.

15. COUNCIL COMMENTS

Croffut expressed appreciation for the principals attending the meeting.

16. ADJOURNMENT

Bradford made a motion to adjourn; Horvath seconded the motion.

The motion was approved unanimously.

The meeting was adjourned at 8:35 pm.

Respectfully submitted,

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Cheryl Bennett, Clerk

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Mayor Tracey Clinton