

VILLAGE OF WESLEY CHAPEL
COUNCIL MEETING MINUTES

June 2, 2008 – 7:00 P. M.

The Council of the Village of Wesley Chapel, North Carolina, met in the Village office at 4107 New Village Road, Waxhaw, NC, with Mayor Tracey Clinton presiding.

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

Others Present:

Village Clerk/Finance Officer: Cheryl Bennett

Meeting was called to order at 7:05 PM and a quorum was present.

1. MOTION TO CALL FOR CLOSED SESSION PER NC GS 143-318.11(a) (6) (TO CONSIDER THE QUALIFICATIONS...OF...A PROSPECTIVE PUBLIC...EMPLOYEE).

Croffut made a motion to go into closed session per NC GS 143-318.11(a) (6).

Bradford seconded the motion.

The motion passed unanimously.

Council interviewed planner applicants.

Dave Pettine was interviewed; he finished his graduate courses at UNCC and hopes to finish his thesis by December 2008. He has been at York County since 2005. Having worked at the Urban Institute, he felt he had a good grasp of issues in the area, and thought it would be a challenge to preserve place and deal with growth. He described himself a self starter and gave an example from his veterinary tech job. His public speaking experience included speaking to groups regarding 4 new Wal-Mart stores. His professional goals include his master's degree, and AICP certification. Asked about turning plans into ordinances, he said he implemented two overlays around Highway 160. He said he hadn't done form based codes, but could research it. York County does not have CUP's; they have Planned Development Districts. Mr. Pettine said he now spends about 60-70% of his time on staff management; but still gets involved in ordinance changes and works out problems. Some ordinance changes come from council; others when code is deficient and you see repeated variances. He discussed incentives to keep the rural feel such as transfer development rights and conservation easements. Asked where he would like to be in 5 years, he said a director or assistant director, of a large or small entity. He felt his relationship was fairly good with council, and with Planning Board. An example of a difficult situation was lakefront owners and a pool in a buffer zone; with a lot of public input. For

code enforcement issues, he tries to get a working resolution. He described his mapping experience.

DeAndrae Spradley was interviewed by phone; he works for the Withalacoochee Regional Planning Council in Florida. He said our website reminded him of Ocala FL horse farms; and having seen the growth in Florida, he would prefer to work for a smaller city and do things right. He has worked with small towns; every 7 years they must re-evaluate their comprehensive plan regarding State statutes. He described himself as a self starter and that he likes to be done a week before deadlines. Public presentations – he does 6-7 meetings per month. His professional goals include management of planning, and green buildings. In five years he would like to have his AICP, and a family. His GIS experience includes responsibility for three states at Geographic Information Systems; his thesis was on GIS. As far as a difficult situation, he had to acquire data for Louisiana post-Katrina, and had to gain trust from agencies. Asked why he moved from Geographic Info. Systems, he said GIS has its limits, and he wanted to do more planning. He drafted text for one town regarding stop signs line of sight; is familiar with overlay districts, but hadn't written them. In transportation planning he used GIS to create density maps re: hot spots; to recommend where to focus funds. He had experience with CUP's; hadn't done code enforcement.

Josh Langen was interviewed; he felt there would be lots of opportunities here; this is a nice area, and he felt he wouldn't be pigeonholed. He described himself as less a specialist, and more able to do a variety of tasks; he works independently in his present job. He was used to public presentations, felt you can't be heavy-handed and should look for creativity in options when dealing with contentious areas. His goals include keep learning, and enjoy what he's doing. In five years he would like to be an assistant director in a medium to large city. A difficult situation was balancing rural landowners in the York County comprehensive plan; it took 1.5-2 years to come up with options to make them happy. He felt the master plan presents a great opportunity. He has written ordinance amendments, on housing, conservation, etc. Asked about grants, he said he had gotten a lot in Savannah, 3-4 out of 5 per year. What triggers ordinance updates is obvious problems, if it's a stumbling block, and sometimes in reverse you write the ordinance to do what you want. He moved to Clark Patterson; most of his big projects are about to wrap up; most of the corporation's planners are in NY, and he has been driving to Atlanta weekly. As they are really an engineering firm, he is not sure of their future direction. He felt Wesley Chapel offered challenges the rest of the county will face; a clean slate, motivated people and chance to do it right. Asked about form based codes, he felt they were a good idea but end up hybrid; overlay districts need to be well thought out. He dealt with CUPs in Georgia. He hasn't done a lot of code enforcement, but is doing some now. Asked about conservation neighborhoods, he described his experience with the interim development ordinance in York County. He said the Trust for Public Land is great to work with. He wrote York County's greenway plan.

Minutes 2008.06.02

Approved 08.19.08

Council deliberated on the qualifications of the candidates, as they relate to Wesley Chapel's needs. Bennett will check references on the three candidates. The Mayor will make sure they are comfortable with doing mundane tasks that come along with a small office.

Bradford made a motion to leave closed session; Croffut seconded the motion.
The motion passed unanimously.

2. ANY ACTION RESULTING FROM CLOSED SESSION – none.

3. ADJOURNMENT

Pierce made a motion to adjourn; Bradford seconded the motion.
The motion passed unanimously.

The meeting was adjourned at 9:45 pm.

Respectfully submitted,

Cheryl Bennett, Clerk

Mayor Tracey Clinton