

VILLAGE OF WESLEY CHAPEL
COUNCIL ADVANCE
MINUTES

Friday and Saturday, April 11 and 12, 2008

April 11, 2008

On Friday night, April 11, 2008 the Advance began with dinner from 6:30-9:00 pm, at South Piedmont Community College, Old Charlotte Highway Campus, in Salon A, 4209 Old Charlotte Highway, Monroe, NC 28110. The Village Council, Planning Board, and staff members were present with Larry Parks as facilitator, and several citizens. After dinner, Council Member Brad Horvath led some discussion on the Master Plan visual survey pictures. Some of the pictures were shown, and discussion on why participants had selected a particular picture was held. It was suggested in some cases that had there been an option to choose "none of the above", that participants might have chosen that option. Other aspects of, and concerns about the visual survey were discussed. Images of subdivision layouts were shown and discussed. Further discussion ensued on "one house per acre", and whether it was incompatible with the desire to keep green space. Larry Parks took a hands up survey, and the result was a nearly unanimous desire to keep the Village one house per acre.

Larry Parks surveyed the citizens on their concerns. Several citizens expressed a desire to not give our town land to the YMCA, and instead to keep it and build a town hall. A question was raised as to whether all sales tax generated in zip code 28104 goes to Mecklenburg County, when it should actually be split between Mecklenburg and Union County. Post offices and the desire to have just one zip code for all of Wesley Chapel were mentioned. Concern over decaying housing in some areas, and the possibility of having a minimum standards ordinance was expressed. A suggestion was made to have reflective numbers on mailboxes to facilitate delivery of public safety services. Concern was expressed over traffic at the Waxhaw Indian Trail Road and Highway 84 intersection; and the gate and road to the shopping center at Wesley Oaks. It was noted that the access from Wesley Oaks to the shopping center was part of the original approval of the development by Union County, to facilitate traffic. Everyone was thanked for participating, and the meeting ended at approximately 9 pm.

April 12, 2008

The Council of the Village of Wesley Chapel, North Carolina, met in the Meeting Room of the Union West Regional Library, at 123 Unionville-Indian Trail Road, Indian Trail, NC on Saturday April 12, 2008 at 9 am.

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

Others Present:

Planning Board Members: John Grexa, Chairman; Chuck Adams, Ray Davis, and Alternate Shirley Wilson

Facilitator: Larry Parks

Village Administrator/Clerk: Cheryl Bennett

Planning/Zoning Administrator: Justin Krieg

The Advance began at 9:00 AM.

The morning session was with Council and the Planning Board.

Discussion began on the Master Plan. Mayor Clinton said it was clear last night that the desire is for one house per acre. The Master Plan survey data showed the written survey desire was one house per acre, but the visual survey desired open green space, which led the UNCC group to feel there was a conflict between the two. With one acre zoning, the study shows about 2600 more homes would be built. The Plan concentrates homes toward the center of the town, and has some open space outside of them. Survey results, clustering and conservation easements, and transfer development rights were discussed. The Mayor asked Council members to look at the Master Plan and decide what to do with it. Horvath said we have gotten a general direction, do we have a good cross section of the community; he sees a need for a little more information, and how do you do that. Bradford said there is a lot of great information in the Master Plan, but she would also like a little more information, and the question is how. Croffut said we need one more step, we take what we have from UNCC and go from there. Pierce said we have an excellent amount of information, we should look at conservation subdivisions, and she hesitates to increase density near the shopping center due to infrastructure needs. She noted zoning doesn't make a community, people look at other elements such as schools, and tax rates. Mayor Clinton said every effort should be made to advertise the May 14 Master Plan Community meeting; putting it on the website, possibly a mailing, and she will send to her e-mail list. The contentious parts of the Master Plan should be looked at to get more information and have the Master Plan Committee concentrate on them; with public comments after the meeting. An idea was put forth to webcast the meeting; possibly put it on the website, and/or the public government TV channel; and get feedback for a month. We need to have a definite deadline.

The following planning issues were discussed:

1. Form Based Codes – for downtown areas, wait on Master Plan.
2. Overlay Districts – wait on Master Plan.
3. Agricultural Protection Ordinance – Justin Krieg can do, shouldn't be difficult.
4. Parks, Recreation and Greenways – we need a map of easements, what is available (not developed or can negotiate with owners); create proposed greenways, and figure in contiguous towns' greenways. Probably form a committee, there is information in the Master Plan, and Marvin has a lot of information they developed on this subject. Bradford will lead this. Estimate is 18 months for a final plan, which would be October 2009.
5. Transportation - Local Area Regional Transportation Plan project – need future budget funding for a transportation consultant. Krieg, Horvath, and Adams will work on this. MUMPO will make a final decision on the \$80,000 funding the first of June; and council will make a funding decision thereafter.
6. Tree Ordinance – David Grant the Union County forester can help on this; also Union Power has a tree consultant. Croffut and Pierce will research this, and see if we can have an expert address the Council or Planning Board. They will report

- to Council in September. Bennett noted she attended meeting a year or so ago regarding grant funding, and it appeared to be multi year project funding for a tree ordinance.
7. Big Box Ordinance – low priority, there is no place for one in Wesley Chapel.
 8. Add Planning Board (State Statutes) to Ordinances – Krieg can draft.
 9. CUP clean up – Croffut and Pierce will work on, Master Plan may have some bearing, so will be done later in 2008.
 10. Require public input session for new subdivisions – other towns do this. It would require developer to communicate with nearby residents, between the sketch plan and preliminary plat (pre-Planning Board). Krieg will work on this.
 11. Sidewalk/Curb/Gutter on outside streets.
 12. Setbacks, building materials, minimum housing size.

After breaking for lunch, the afternoon session began with Council, Clerk, and Shirley Wilson from Planning Board.

1. Council procedures – whether seconds to motions were necessary before discussion can take place; and changing the flow of the meeting to incorporate consent agendas for routine items were discussed. Mayor Clinton and Bennett will work on these items along with changing the name of the work session to a regular council meeting. Pierce will work on creating an ethics policy. Pierce brought up codification, and had a sample book from Municode. The Clerk will look into this and report to Council.
2. Use of Attorney – It was decided to consolidate questions through Bennett to bring to the attorney, rather than Council members directly contacting him. Bennett also brought up the issue of whether the attorney is considered an employee for W-2/1099 tax reporting purposes. This has been a current IRS/municipality issue, and Bennett will send info to Council. The Mayor and Bennett will try to get an estimate of how much time attorney research will take on issues.
3. Communications Review – Croffut will get specific information on purchasing a projector and sound system, as was budgeted for this year.
4. Agenda Packets – will continue to try to get them out the Wednesday before the meeting, and would like to have the whole packet up on the website.
5. Website – the Mayor will set up the new e-mails so that the Clerk automatically gets a copy. Domain asset will have on-line e-mail, or you can use outlook express on your own computer. A disclaimer blurb will be added to e-mails and on the website to indicate that all information is public information. This would also be a good article for the next newsletter.
6. Newsletter – we received some positive comments on the newsletter. Bennett will put it on the website.
7. Village Information Board at Village Commons – we will continue to use this to post information.
8. Improving Communications - Remember we can use the public access channel. We can put an article inviting citizens to join the Sunshine List in the newsletter.

9. Anniversary Celebration – Pierce reported she is working with Karen Partee from Aston regarding use of the parking lot; other possible sites are New Town Elementary or Wesley Chapel Swim club. A possible date is Sept. 6, Saturday (check with Debra Korb at Union County for any date conflicts). Gayla Adams volunteered to help.
10. Village Branding – a vision statement, motto, village seal. Maybe an art contest; incorporate what is important from Master Plan. Bradford and Pierce will work on this.
11. Staffing – Krieg will be leaving at the end of May. He will update his job description. Also regarding the tax collector, the County is offering to collect taxes which may be cost beneficial to us.
12. Town Land – To do a long term lease we would need state legislation. Currently the Y is doing a feasibility study in all of Union County, and will have results in June or July. The Mayor and Croffut will do a cost/benefit analysis of leasing versus a sale.
13. Other services – Horvath will look at this area.
14. National Night Out – this something Neighborhood Watch may participate in.
15. Minimum Housing Standards – Pierce would like to work on this area.

The Advance ended at approximately 2:30 pm.

Respectfully submitted,

Cheryl Bennett, Clerk

Mayor Tracey Clinton