

VILLAGE OF WESLEY CHAPEL
COUNCIL ADVANCE
MINUTES
Friday and Saturday, March 04 and 05, 2011

March 04, 2011

On Friday night, March 04, 2011 the Advance began with dinner at 6:30 pm, at the Stone Table Restaurant at the Shops at Nottingham, 2585 W. Roosevelt Blvd., Monroe, NC 28110. The Village Council, some committee members, staff, and citizens were present along with Larry Parks, our facilitator.

After dinner, Mayor Brad Horvath welcomed everyone.

Council member Brotton gave an update on the Town Hall building Committee's work with the architect selection process; there will be a public input session.

Mayor Horvath gave an update on the town seal, with some ideas from a local artist.

Council Member Bradford gave an update on our first park, Dogwood Park, and showed the layout including paved and unpaved trails, an amphitheater, a house that could be used as a community center, an open play field, and a fishing pier. She noted that four grants had been applied for. Mayor Horvath noted Council member Hess had worked with the property owner, and a tenant will remain in the house until the end of June.

2010 priorities were reviewed; Mayor Horvath reported that the speed limit will be lowered at the shopping center intersection on Waxhaw-Indian Trail Road. The Village will be getting two acres next to the JDH shopping center. Last October the Village had a festival, which will be an annual event, the location may be moved. We are planning to hire a deputy one and a half years out per our Capital Improvement Program.

Larry Parks facilitated a conversation on what residents would like to see in 2011. Carol Mullis said she would like to see EMS with an ambulance at the two acres. Tessie Morris said we need a deputy, maybe two, and sooner than later due to the traffic and park. Rick Morris asked about the hours at the park, they will probably be dawn to dusk. He asked about controlling it from becoming a teenager hangout. Sondra Bradford noted we had brought in an officer who shared safety ideas.

Mayor Horvath reported that the Downtown Committee took points from the Master Plan and made a document with recommendations that Council is now reviewing. Larry Parks asked the citizens if we have an obligation to make sure the commercial area succeeds. Marnie Holland said she would like to see an economic planner to bring in businesses. Mayor Horvath noted if you know of a business that is interested in locating in Wesley Chapel, please refer them to Aston or JDH. Carol Mullis said Aston met with the community on what businesses we wanted here such as Chick-fil-A, however due to the economy some businesses have had to wait. Julie Brown talked about a youth committee. Bill Bennett said he would like to see us keep R-40 zoning, one house per acre. He did not want to see businesses fail, but did not think we were obligated to make them succeed. Carol Mullis said she would like to see a gathering spot

similar to Blakeney with walking trails and a play area for kids; and recommended it be a group effort with the Town Hall Committee and Parks and Rec Committee, or a new committee be formed. Council Member Brotton reported he attended a meeting regarding municipalities working together to bring in businesses that provide higher paying jobs. Gayla Adams said when we get an architect hired we need to master plan the whole six acres and Parks and Rec and Town Hall Committees should work together and share ideas. Council member Hess said it was conceivable that the businesses could fund that. Mayor Horvath noted Dean Sandbo, owner of Chick-fil-A had approached Council about this, and they met with Aston about a possible partnership. Gayla Adams noted the economy is the same everywhere, but she sees businesses elsewhere, maybe we need to work together more. Tessie Morris said you cannot get from the four corners to the park by sidewalk, and it is not safe for teens. Council member Bradford said there are grants for sidewalks, but you need to have something to connect to. Fundraising is another option. We might have an indoor venue that is multi-seasonal or a bookstore, or library.

Larry Parks asked if there is an obligation to keep the rural feel. Julie Brown said she was on the Master Plan Committee and the students were the experts, not us. Tessie Morris said people are aging, instead of high density or apartments we might want smaller ranches for fifty-plus. If you do housing for younger families, you will bring in more children to crowded schools. Council member Hess said we have some responsibility to businesses and we rely on them for festival funding and to partner on the six acres, he felt it was reciprocal and beneficial. He said entropy leads to chaos, we should put energy into a plan in the downtown area to develop the core area. He said there are four quadrants, and initially the southwest quadrant was his focus; if you keep R-40 zoning he felt no one would want to live next to Harris Teeter. He said if you get more people in then you have more demand for service businesses like day care and other service businesses, if we provide incentives. The next area he would focus on is the northwest quadrant. Mayor Horvath noted Council has been working on this proposal. The conflict in the Master Plan was that we want the rural feel but eventually we will use up the land. Also concepts like fifty-plus housing were desired, but conflicts with the desire for R-40, one house per acre. He also discussed conservation subdivisions. Julie Brown gave an example of Colony Park, where the upper scale might help keep people in their twenties here. Elaine Rosoff who was on the Master Plan Committee said the more land we can preserve, the better; she felt one house per acre is inefficient. She said we can have a town hall and a park and answer citizen needs. Pat Stitt agreed land is the key to keeping the area rural. Council member Bradford agreed there were opportunities at the six acres, and noted people can disagree but must show respect to each other.

Mayor Horvath reported there would be a session tomorrow, and thanked Larry Parks for facilitating.

Everyone was thanked for participating, and the meeting ended at approximately 9:30 pm.

March 05, 2011

The Council of the Village of Wesley Chapel, North Carolina, met in the Lake Park Community Center at 3801 Lake Park Road, Indian Trail, NC on Saturday March 05, 2011 at 9 am.

Present: Mayor Horvath, Mayor Pro-tem Bradford, Council Members Brotton, Hess and Ormiston

Others Present:

Planning Board Members: Chairman Chuck Adams and members Sandi Bush, Stephen Keeney and Shirley Wilson

Facilitator: Larry Parks

Village Administrator/Clerk: Cheryl Bennett

Planning/Zoning Administrator: Joshua Langen

Citizens Julie Brown and Jeannine Kenary (for part of the day), and Carol Mullis.

The Advance began at 9:00 AM.

The morning session was a joint session of Council and Planning Board. Mayor Horvath noted the need to work hand in hand to make Wesley Chapel a community and a home. Council might improve their meetings by spending a little more time before meetings, and do more research, the result will be ordinances that are livable and fit Wesley Chapel. In general it was felt the relationship between Planning Board and Council was working better. Discussion was held on whether there was a good understanding of why items were being sent back to Planning Board. It was not always apparent why, and some more face time might help. It might make sense for a member of Planning Board to attend Council meetings. An example was the cul-de-sac radius; Planning Board made the change, then it was sent back to them. Sondra Bradford suggested bullet points as to where things came from, maybe if Planning Board could be at the public hearings it would help. She noted the parking ordinance requires 400 spaces for Dogwood Park, while she reported Matthews, Stallings and Indian Trail use overflow parking at adjacent sites. Chuck Adams said the parking standards they developed were more lenient than what Joshua Langen presented; he noted Dogwood doesn't lend itself to parking. Sandi Bush noted the ordinance is not just about parks, it applies to other facilities. Also, Dogwood has no other off site parking; it is hard to come up with uniform standards. Howard Brotton noted the communication between Council and Planning Board might include a majority decision and dissenting points. Sandi Bush noted they had developed a template for that, but got no feedback. Hess said the park will be a dynamic project, not static, and a path between the park and downtown area can change things. We can fit amenities to the parking. He thought we probably need an ordinance review committee again to do research, write proposed text, go to Planning Board and they may do more research. Joshua Langen's time was discussed, noting it is time consuming to pull information from other towns. Langen said he had enough time, but noted several minds are better than one; on

the other hand questions then come up on how the ordinance review committee came up with their numbers or text. Hess said he envisioned a member of Council and from Planning board and Joshua. Chuck Adams suggested more active communication with Joshua Langen might help. Sondra Bradford asked if we checked with other towns on parking. Stephen Keeney said we should be encouraging, not restrictive. Sondra Bradford said we can plan parking for daily events, and avoid impervious surfaces. Kim Ormiston noted we can also benefit from what does or does not work in other communities. In Stallings they have maybe fifty spaces, it is not full on a daily basis, but for special events it is full and they use overflow parking down the street. She noted we have also been spending time on grammatical changes and correcting items that conflict with other areas of the ordinance. She saw value in an ordinance review committee, and possibly even quarterly meetings with Planning Board and Council. Chuck Adams said without special events at the amphitheater, Dogwood needs 82 spaces, maybe less. Sondra Bradford said we should check with other towns to see what they do for special events. Larry Parks said the planner has the fiduciary duty to get information to the Planning Board, Planning Board had the fiduciary duty to do research and make recommendations; then if Council doesn't like it they can modify it, rather than throw it back to Planning Board. He stressed the importance of trust. Joshua Langen said the ordinance review committee role was to review information beforehand and vet it before it goes to Council. Todd Hess, Kim Ormiston and Mayor Horvath were all in favor of an ordinance review committee. Sondra Bradford noted when we had one, there was friction between them and Planning Board. Mayor Horvath said we would need to set the scope upfront. Howard Brotton agreed with Larry Parks that Council should just vote on the text amendments, it has become a back and forth circle. Stephen Keeney said if there is an ordinance review committee, they need to be involved in the debates. He felt Josh was effective in guiding Planning Board. Kim Ormiston said there are housekeeping issues like definitions and items omitted from the ordinances. She also noted the information needs to be received with enough time for Council members to review it. Howard Brotton said there are two issues; housekeeping issues like proofreading, and reviewing all ordinances and how they interact to make sure they make sense. Sondra Bradford said we need the same skill set for both. Mayor Horvath said if we take one aspect away from Josh, it gives him more time for the other. Cheryl Bennett cautioned that if you have a small committee of three, that when two meet it becomes a quorum and notice of a meeting would need to be given. Sondra Bradford brought up the possibility of free interns. Joshua Langen noted it can be difficult to keep an intern busy; and we are at a point where we are winding down on ordinance writing; what will come next, perhaps mixed use. Communication between Planning Board and Council helps; sending the Planners report to both Council and Planning Board, give documentation to everyone, and Langen will e-mail the Planning Board agendas to Council. Chuck Adams noted they got a late request to review the size of temporary banners; Todd Hess said he brought it up, ten square feet would be difficult to read from the street, also the National Night Out banner was about fifteen square feet, and if the festival wants a banner it needs to be larger. Joshua

Langen noted this was building banners, not ground signs. It was felt that the Mayor attending Planning Board meetings had helped. Stephen Keeney and Shirley Wilson said meeting together more might be useful. Kim Ormiston said more feedback from Planning Board by Joshua Langen, which is his role, would be helpful. Sondra Bradford said she felt like the parking requirements were an attack on the park. Sandi Bush noted Planning Board was tasked with parking in venues, one of which is a park. Chuck Adams said it was not an attack on the park. The leaders need to embrace the projects and move forward together. Sondra Bradford said if something like this comes up again, maybe Parks and Rec can help with the research. Kim Ormiston noted improved communication helps, as does soliciting public input. Larry Parks cautioned on lockdowns; he noted we have the responsibility to follow the ordinance or change the ordinance. You have to follow the system. Decisions on spending priorities have been made. A brief break was held.

A review of 2010 goals was held; Kim Ormiston commended Council for achieving the goals set.

Priorities for 2011 were discussed, they include:

1. Branding the Town – a seal was discussed, Chuck Adams suggested a dogwood flower (the State flower) with four petals, the sections would have overlaid items to represent aspects of the town - Low priority
2. The importance of working together – high priority
3. What to do with the remaining area at the town hall six acres- high priority; and at the 2 acres – low priority
4. Working together on solicitations for events – high priority
5. First Friday type events- low priority
6. Downtown planning / mixed use ordinance / find middle ground / manage growth by planning -high priority

Chuck Adams noted there was a lot of informal discussion that people did not want increased density and it would increase traffic. Howard Brotton said we are trying to replicate a small town, but those towns developed around something, and we are trying to artificially create that. Larry Parks noted the town has gone through an evolutionary process, and if you do it in a positive way people may be more receptive. Shirley Wilson noted she was glad for the changes that had occurred. Howard Brotton noted there is a conflict between liking conveniences and wanting a rural feel, we need to find a middle ground; also be aware that more services bring more taxes. Capturing green space brings a Parks and Rec department which brings more government. Kim Ormiston noted we can't stop growth, but need to figure out the best way to manage it; don't make rash decisions, listen to people and their opinions do change. Todd Hess said increased traffic could be contained, if more people work from home and if services are available they can walk to them and not drive; he felt controlled growth is better. Larry Parks suggested we look at the age group of people who fill out surveys, some are too busy to fill them out, and you may not get the

viewpoint of all of the society. Mayor Horvath suggested we give a starting idea and see how people feel about it might be a good basis for starting a discussion.

7. Ordinance codification – middle/high priority
 8. Plan B for park if we don't get grants – high priority
 9. Committees – including only residents – middle/low priority
 10. Planning Board priorities – how restrictive should rules be on property use; transportation options – high priority
- Elements to consider – respect, property rights, and humility should be a large factor.
11. Transportation options – sidewalks etc., joint meeting with parks and recreation, safety, downtown, and planning Board – high priority
 12. Project execution – Town Hall, Park, house at Dogwood – high priorities

The priorities should be revisited quarterly.

The importance of giving committees direction as to what is expected was discussed. Plan A for the park is if we get the PARTF grant. Plan B is what we will do if we don't get the grant. The park needs to be surveyed for damages, rid park of beavers, CUP process for the 16 or 22 acres; the Committee will be asked to do a timeline and list of priorities for the April Council meeting. Joshua Langen will check on the legalities of doing the CUP on the 16 vs. 22 acres. A community day will be held after the tenant moves out. Sidewalk funding was touched on, as well as naming rights.

Plan B on Town Hall is what to do with the rest of the six acres.

Committees were discussed. Should we include only Village residents or also the area of consideration residents? Mayor Horvath had heard the opinion that non-residents could be on the committee but not exercise voting rights, if they want to be part of the community then they should annex in. Kim Ormiston said her experience has been that they have acted in the best interest of the town. Sondra Bradford said one on Parks and Rec wants to annex in; she also noted they can't vote for Council. Kim Ormiston said terms for committee members would be an opportunity for residents to apply. Sondra Bradford noted as Parks and Rec has evolved, they have become more of a standing committee and term limits make more sense. Committee charters were discussed, the Town Hall Building Committee has much more guidelines, and other charters should be re-visited because goals evolve. Ad hoc committees need very specific charters, and standing committees less specific ones.

It was suggested that one Committee a month present to Council, for instance Safety Committee is doing that in March.

The council liaison role was discussed; Howard Brotton said definitely you need a chair and the liaison stands back and provides guidance and perspective of how Council may react. Kim Ormiston said the chair and committee should run itself, the liaison is a link to Council, and doesn't run the meetings. Sondra Bradford noted she has worked more on grants. Todd Hess noted if you get a strong enough committee chair, you can step back. Kim Ormiston noted someone

suggested rotating council liaisons to committees, but it might cause a loss of momentum. Mayor Horvath also noted you wouldn't want someone with no interest in the area. However, when elections occur it might make sense, and it would give Council members a chance to get into different areas. Sondra Bradford noted it would also be a kind of cross-training. Howard Brotton noted the Committee chair gets blamed for everything with that committee. The Historic Landmark Committee was discussed; Todd Hess said they will meet and they need to re-write their charter. Problems with getting a quorum at Festival Committee meetings was discussed. Todd Hess said he sees it as an ad hoc committee on an annual basis. Expectations of what terms are, and the need to enforce the policy of removing members for absences was discussed. Todd Hess brought up an ordinance review committee; Mayor Horvath said he thought Planning Board and Josh could work it out. Sondra Bradford asked that it be discussed at the next Planning Board meeting. Todd Hess said we can kick more things back to them as needed. Mayor Horvath will work on reinforcing with Joshua Langen that it is his responsibility to coordinate the language in the amendments. The question came up on what would COG charge to review the wording, gaps, and inconsistencies in the ordinances. Kim Ormiston said we need to give Planning Board the expectation that they review proposed text line by line. Mayor Horvath will bring that to Planning Board, as well as the idea of an ordinance review committee. Joshua Langen met with other towns' staff on areas of consideration, and the pros and cons of agreements were discussed. Mayor Horvath would like to see the maps and bring it up in a Council meeting.

The Advance ended in late afternoon.

Respectfully submitted,

Cheryl Bennett, Clerk

Mayor Brad Horvath