

Minutes 02.20.07
Approved 03.12.07

VILLAGE OF WESLEY CHAPEL
COUNCIL MEETING
MINUTES
February 20, 2007 – 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, Council Members Horvath, Mullis, Pierce

Absent: Mayor Pro-tem Croffut, Village Attorney George Sistrunk (participated by phone in closed session)

Others Present:

Interim Village Clerk/Finance Officer: Cheryl Bennett

Planning/Zoning Administrator: Justin Krieg

Concerned citizens

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 Horvath gave the invocation.

2. ADDITIONS, DELETIONS, AND / OR ADOPTION OF AGENDA

Item 12 A - MOTION TO CALL FOR CLOSED SESSION PER NC GS 143-318.11(a) (3) Attorney Client Privilege re: Extra-Territorial Jurisdiction was added to the agenda. In Item 3 – Approve Minutes, “Closed session Item 1” was changed to “Closed Session Item 1 and Item 16B”. Pierce made a motion to approve the agenda with these changes. Mullis seconded the motion.

The motion was approved unanimously.

3. APPROVE MINUTES FOR:

Closed session Items 1 and 16B, January 8, 2007

Special Meeting January 30, 2007

Closed Session January 30, 2007, Items 3 and 4

The minutes for the Special Meeting January 30, 2007 were tabled until the next meeting. Mullis made a motion to approve the minutes for Closed session Items 1 and 16B, January 8, 2007; and Closed Session January 30, 2007, Items 3 and 4. Horvath seconded the motion.

The motion was approved unanimously.

4. REPORT FROM WELCOME COMMITTEE

Nancy Schneeberger, Chairman of the Welcome Committee reported on their progress in putting together a welcome packet to give to new residents. The Chamber of Commerce has a packet which includes an annually printed book about the County (cost \$2 each). There is also a monthly guide to goings-on, the Committee would like to take excerpts from this and print them. They would like to add a map; the best price they found was 30% off at the Map Store in Charlotte, for \$3.50 each. They will add a Carolina Party and Event book, pens donated from Wachovia, and are trying to get donated coupons. The Chamber has a large envelope; they would like to create a large stamp to put on the cover of it. They will deliver to residents who moved in after January 1, 2007 and forward. Realtors on the Committee can pull information on anyone who bought in Wesley Chapel. They would like to offer the option of advertising in the newcomer's packet. The letter and form for newsletter ads was discussed; the fee is per issue of the newsletter and we can take up to about 10 ads. To be added to the letter is "make checks payable to the Village of Wesley Chapel" and where to mail the ads and payment. The Welcome Committee will start with the shopping center and privilege licensed businesses, and send them letters asking if they would like to advertise. Pierce made a motion to allocate \$1,000 to the Welcome Committee for the packets from contingency. Mullis seconded the motion.

The motion was approved unanimously.

5. REPORT FROM MASTER PLAN COMMITTEE

Chris Mangano, Chairman of the Master Plan Committee, reported that David Boyce had resigned from the Committee. Mangano was seeking Council approval of the communication process. He estimated \$1,000 was needed for flyers, car magnets, possibly a phone line, a facilitator for March 28, 2007, and newspaper ads. They have named the project, "**Your Community Vision ~ Your Future**", and will use it as their logo. Mangano presented the following blurb for use on the website page and as a press release:

"The Village of Wesley Chapel is engaging in a series of surveys, meetings and workshops to craft a vision balancing future population growth, economic development and quality of life. The project, titled "Your Community Vision ~ Your Future," will be driven by public input and resident participation.

The purpose of the project is to provide a framework for balancing the needs and concerns of landowners, homeowners and businesses in order to maintain a high quality of life for everyone. The project is being managed by Dr. Ken Chilton and Professor David Walters from the University of North Carolina at Charlotte. They will be working with Village Planner Justin Krieg and the Wesley Chapel Master Plan Committee. Throughout 2007, residents of Wesley Chapel and its surrounding community will participate in written and visual surveys, public forums and focus groups.

The initial project kick-off is scheduled for March 28th at 7PM. The first meeting will be held at the Wesley Chapel United Methodist Church. All residents, business

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leaders and stakeholders are encouraged to attend and share ideas about Wesley Chapel's future."

Their kick-off meeting is March 28, 2007. Each committee member has 4-5 subdivisions to contact and get the word out; including sending out flyers and taking them to HOA meetings. In addition, Krieg and the GIS records will be used to mail directly to residents not in subdivisions. They would like to make a press release with the above wording next week, and would also like to look into having a phone line with a 30-60 second message that residents could hear, to avoid mis-information. Mangano asked if Council wants to approve all their documents. Horvath said he liked the handout; and council should see all information before it goes out, but didn't want to be a roadblock. Mayor Clinton suggested the Committee secretary Ashleigh Mock send such information to Council, and Krieg with a 2-3 day feedback period. Council suggested other options be explored instead of using the dome for a logo. The budget requested includes mailing out 500 letters, a phone line, or trac phone or other, business cards, maybe car magnets, flyers, a free press release, and possibly a facilitator. Mullis asked Krieg how many attended the kick-off meeting in Mineral Springs, they had 75 attend. Since the meeting is informational as to the process and what the goal is, it was decided a facilitator or bigger room is probably not necessary. Mullis made a motion to approve up to \$1,000 for costs for the kick-off meeting. All expenditures will be run through Krieg; the Committee will not expend funds directly. Council consensus was to approve the above blurb, and Mayor Clinton will send it to the papers for a press release.

6. DISCUSS AND POSSIBLE VOTE ON EPA GRANT

Krieg said he did not have a lot of information on the grant; Ken Shelton hasn't gotten back to us on it. Mangano noted it is a grant from EPA on the effects of development on the environment. It would use federal dollars on such things as land surveys. Krieg will get the e-mail link to the grant.

7. DISCUSS CHANGES TO TABLE OF USES AND CALL FOR PUBLIC HEARING ON CHANGES TO ZONING ORDINANCE

Krieg noted the Planning Board recommends the following changes to the Table of Uses:

- Automobile/Motorcycle Race Track – Conditional Use will be removed from R-80 and B-1, this change eliminates the use from existing in any WC zoning district
- Bus Charter Service – Conditional Use will be removed from R-80 and added to B-1 and B-2.
- Carnivals, Circus, Festivals, Fairs – Conditional Use removed from R-80.
- Greenhouses as Accessory Res. Use – Permitted by right added to R-20.
- Horses as accessory use – Permitted by right with supplemental regulations added to RA-20 and R-20.
- Horse stable – Conditional Use added to RA-20 and R-20.
- Riding Academy – Conditional Use added to RA-20 and R-20.

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So that we could hold Public Hearings all at one time, Pierce made a motion to table these changes to the March Work Session meeting; Horvath seconded the motion.

The motion was approved unanimously.

8. DISCUSS ADDITION OF MENU BOARD LANGUAGE AND CALL FOR PUBLIC HEARING ON CHANGES TO ZONING ORDINANCE

Krieg noted this language is specific to restaurants (not to a pharmacy) and presented the following Planning Board recommended language:

Menu board for drive-through restaurant sign – a sign associated with drive-through windows, which must be internally illuminated, oriented toward drive-through traffic and indicates information that is essential for the efficient intake of orders from customers.

Menu board for drive-through restaurant

1. *The exterior maximum height is 60 inches (curb side height) or 72 inches (from drive surface). The maximum width is 80 inches. The internal portion for the menu is a maximum of 48 inches high by 72 inches wide, and can only be used for the sign panel.*
2. *The maximum number of signs is two.*
3. *If a second sign is utilized, the exterior maximum height is 60 inches (curb side height) or 72 inches (from drive surface). The maximum width is 80 inches. The internal portion for the menu is a maximum of 48 inches high by 72 inches wide, and can only be used for the sign panel.*
4. *All menu board signs shall be located at the side or rear of the principal building.*
5. *If two signs are erected, they must be at least 12 feet apart.*
6. *No additional signage may be placed on the menu board for drive-through restaurant sign.*
7. *Any sign must be located at least 15 feet from any property line.*
8. *The predominant color and material of the exterior of such signs should be the predominant color and material of the principal building.*
9. *If a speaker post is used, it must be of the same material used for the exterior of the sign.*

Mullis made a motion to table these changes to the March Work Session meeting; Pierce seconded the motion.

The motion was approved unanimously.

9. DISCUSS AND APPROVE AGENDA FOR YEARLY ADVANCE

Mayor Clinton noted the Advance will be held Friday, March 2 (dinner at SPCC at 6:30 pm - they will share committee work with citizens) and Saturday, March 3, starting at 9 am, at the Indian Trail branch library. The council will meet jointly with the Planning Board from 9-noon on March 3, and Krieg will get topics of interest from the Planning Board and Council. Another item to be discussed will be the budget process and timing. Send any topics to Mayor Clinton.

10. UPDATE ON NEWSLETTER

Pierce spoke with the printer; they need ten (10) days, files may be e-mailed to him in Word, and he will lay out, based on a description of what we want on each page. We can scan ads, one to a page. Pierce is gathering employee profiles and info on the town office, a list of committees, chairpersons, mission statements and projects. Also included will be safety notes, emergency numbers, info on the sign ordinance, advertise the Planning Board vacancy, info on boundary lines by Post Office, Schools, Towns and Fire districts; info on Property taxes and privilege licenses, and a State of the Village message from the Mayor.

11. OTHER BUSINESS

The Chamber of Commerce is having a March 1 meeting regarding the Thoroughfare Plan, Mullis and Krieg will attend.

12. COUNCIL COMMENTS

Mullis reported at the MUMPO meeting the Rea Road extension was approved, with Stallings and Weddington voting against it.

12 A. MOTION TO CALL FOR CLOSED SESSION PER NC GS 143-318.11(a) (3)
Attorney Client Privilege re: Extra-Territorial Jurisdiction

Mullis made a motion to call for closed session per NC GS 143-318.11(a) (3) Attorney Client Privilege re: Extra-Territorial Jurisdiction. Horvath seconded the motion.

The motion passed unanimously.

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Mullis made a motion to leave closed session per NC GS 143-318.11(a) (3) Attorney Client Privilege re: Extra-Territorial Jurisdiction. Pierce seconded the motion.

The motion passed unanimously.

13. ADJOURNMENT

Pierce made a motion to adjourn the meeting; Horvath seconded the motion.

The motion passed unanimously.

The meeting was adjourned at 9:35 pm.

Respectfully submitted,

Cheryl Bennett, Interim Clerk

Mayor Tracey Clinton