

VILLAGE OF WESLEY CHAPEL
COUNCIL MEETING
MINUTES
November 12, 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, Mayor Pro-tem Croffut, Council Members Horvath, Mullis, Pierce

Others Present:

Village Clerk/Finance Officer: Cheryl Bennett

Planning/Zoning Administrator: Justin Krieg

Tax Collector: Nancy Schneeberger

Village Attorney: George Sistrunk

Concerned citizens: Mildred Gwinn, Ray Davis, Ritchie Starnes, Julie Brown, Sondra Bradford, Mark DiBiasio, Carol Mullis, Gayla Adams, Myka Brooks, Dr. and Mrs. Land, Robert Nichols

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. ADDITIONS, DELETIONS, AND / OR ADOPTION OF AGENDA

Item 12 became Item 12A; and Item 12B was added “Continuation of Emergency Management Discussion”; Pierce made a motion to approve the agenda with these changes. Horvath seconded the motion.

The motion was approved unanimously.

3. INFORMAL PUBLIC COMMENTS – RECEIVE INDIVIDUAL COMMENTS FROM THE PUBLIC WHO HAVE SIGNED IN WITH THE VILLAGE CLERK TO SPEAK TO THE COUNCIL

There were no public comments.

4. APPROVE MINUTES FOR:

Council Meeting October 8, 2007

Council Work Session October 16, 2007

Horvath made a motion to approve the October 8, 2007 and October 16, 2007 minutes; Pierce seconded the motion.

The motion was approved unanimously.

5. STAFF REPORTS

- a. Review and approve the Village Financial Reports dated October 31, 2007, submitted by Cheryl Bennett, Finance Officer.

Bennett reported the October 31, 2007 financial statements show \$118,299 in year to date revenues, and \$69,850 in year to date expenditures, for a net surplus of \$48,449. Mullis made a motion to approve the October financial statements; Horvath seconded the motion.

The motion was approved unanimously.

- b. Tax Report Update dated October 31, 2007 prepared by Nancy Schneeberger

Schneeberger reported that 1998-2006 taxes receivable are down to \$969; 2007 taxes collected are \$14,875.58, and 2007 taxes receivable are \$75,847. She also collected three new privilege licenses during October. Horvath made a motion to approve the tax report; Pierce seconded the motion.

The motion was approved unanimously.

- c. Request tax refund for: parcel 06-051-094 \$10.85 to Allegra Pruitt. Pierce made a motion to refund \$10.85 to Allegra Pruitt on parcel 06-051-094; Mullis seconded the motion.

The motion was approved unanimously.

- d. Monthly planning report, submitted by Justin Krieg, Planning and Zoning Administrator.

Krieg reported the Community Visual Survey had a good turnout; the Committee and Stakeholders took a field trip Saturday of surrounding communities for potential design recommendations. JDH and Siler Presbyterian Church have worked out a buffer berm in regards to the road widening. The Planning Board is finalizing text amendments for alcoholic beverages and electrical substations this month; a CUP will also be discussed for six trailers at the new elementary school. The Town of Weddington is holding an informational meeting this Thursday regarding a transportation plan proposal. Krieg is working on permitting signs in the shopping centers; the Mayor asked about cars parking in the right turn lane. Krieg is working on a couple of violations in Hampton Meadows, and there is no progress on the roads yet.

6. DISCUSSION OF GUN RANGE – TIME AND ATTENDEES FOR MEETING WITH CONCERNED CITIZENS

The Mayor noted there have been a lot of complaints about the shooting range on Bloomsbury Lane regarding noise and safety. Dr. Michael Land, the property

owner, introduced himself, and said he bought the property in May 1991 for the purpose of shooting, and dirt bikes. He read several excerpts from the book, Firearms Law of North Carolina, by Thomas Faulk, Jr. Last Friday Sheriff Cathey came to the range, and he showed him the shooting range. Dr. Land said no bullet has ever left the range. He is planning to have Hill Sand & Gravel truck in 20-40 dump truck loads to increase the berm to 20 feet high and 20 feet wide. He will build to NRA standards. He will change the direction of the shooting so it aims at his own house. He said he will not shoot during school hours or on Sunday mornings. Dr. Land claimed today at 12:15 PM someone shot 40 rounds from a handgun in Stonegate. Sheriff Cathey has NRA trained experts and they will review his range for safety. Robert Nichols, a neighbor, said Centex may have sold the homes in Stonegate without disclosing the range to people, but he does not have problems with the shooting range. Dr. Land's wife, Marie Land noted she is protective of her sons, and would not be in this environment if it were not safe. She also said they happened to hear of the flyers, but were never contacted directly. Mayor Clinton noted that her concern is the safety of citizens, and would like to see an unbiased opinion regarding the safety of the range. Horvath agreed. Dr. Land estimated the review of the property would be the last week of November or the first week of December.

7. DISCUSS UNION COUNTY PUBLIC SCHOOLS ZONING AGREEMENT PROPOSAL

Krieg e-mailed the final draft of the proposal regarding standardized zoning regulations to Council; he noted there are a couple of items that Wesley Chapel may disagree about. The schools only want to provide sidewalks if they abut other sidewalks (they feel it is a safety hazard otherwise); their allowable signs are 8 square feet bigger than allowed in our Village. This proposal will ultimately go to the Planning Board and then the Council. Horvath noted he disagrees on the sidewalks being a safety issue. Regarding mobile classrooms they want them to be a use by right; if Krieg was uncomfortable with the number of classrooms, he could bump it up to a CUP. Horvath inquired regarding handicapped parking, and would like to see the schools and DOT partner to look at nearby intersections and safety. Krieg noted this is a final draft but the Village may make revisions. Krieg will ask Don Hughes from the schools to attend the Planning Board meeting; Council will also attend.

8. REVIEW DRAFT TRANSPORTATION PLAN PRESENTED AT UNCC CLASS

A draft transportation plan was presented at the UNCC class to create a transportation network that enhances street connections, accommodates pedestrians, and provides different street designs to suit local conditions. Their hierarchy includes a parkway to mitigate town center congestion, a main street as part of Town Center, boulevard as major east/west route; avenues to create local connectivity and residential streets to provide connected, pedestrian-friendly access to homes. The proposal provides alternative roads to loop around the town and mitigate congestion: New Town Road, Goldmine Road and Beulah Church

Road, Twelve Mile Creek Road, and Wesley Chapel Road and Potter Road. Mayor Clinton and Horvath attended a Carolina Thread meeting regarding providing an extensive greenway network; the concept has a lot of corporate support and private donations can be used as a match for public grants. Dr. Land expressed concern for safety of women and children; in his practice as an OB-GYN he sees many rape victims, and asked we keep safety in mind. Leroy Rushing had offered us about five acres of land in Pilgrim Forest; almost all of it is in the floodplain. Mullis noted this was offered once before and turned down. Council directed Krieg to check out the land and see if it would fit into a greenway.

9. DISCUSS YMCA PROPOSAL – APPOINT COMMITTEE MEMBERS, DISCUSS TIMING

Mayor Clinton appointed the following members to a YMCA Exploratory Committee: Mayor Clinton, Rick Croffut (Mayor Pro-tem); Mildred Gwinn, Julie Brown, Stephen Keeney (Planning Board member), Jim Mullis, Tim McCulla/Jeff Jacobus (Blackstone residents to share a position), Karen Hobensack, Robbie Armstrong (YMCA), Kevin Dean (YMCA), Steele Dewey (President Aston Properties), and Kevin Flynn (Vice President Aston Properties) . The goals of the committee are to understand the value and services a YMCA would bring to Wesley Chapel; layout alternative uses of village land with their cost and benefit to the community; understand the long-term needs of the village in regards to parks, employee office space and meeting facilities; deliberate through the information gathered to determine the value to Wesley Chapel citizens of utilizing the village land for a YMCA vs. utilizing it for alternative uses; develop a list of recommended conditions to be met by the YMCA (if the committee determines to make a recommendation to place a YMCA on the village property); and it will not be a goal of this committee to go through the details of site layout and planning. The committee will meet two times prior to end of 2007, and set necessary meeting schedule for 2008 so that a recommendation to Council, which may include a list of conditions regarding the use of the village property to site a YMCA would be presented to Council by the end of February 2008.

10. APPOINT MEMBERS TO BOARD OF ADJUSTMENTS

Pierce made a motion to appoint Lisa Ghannam to the term ending 08.31.08; appoint Bruce Ewing to the term ending 08.31.10 and accept his resignation as an alternate; appoint Diana Bowler to a term ending 08.31.08. Croffut seconded the motion.

The motion was approved unanimously.

The Board of Adjustment still needs two alternates if anyone is interested in applying.

11. UPDATE TO LIQUOR BY THE DRINK REFERENDUM

This was tabled to the next meeting.

12.A DISCUSS MOVING OR CANCELLING NOVEMBER WORK SESSION MEEETING

Croffut made a motion to cancel the November work session; and for the Council to meet with the Planning Board at the PB meeting on November 26 to review the schools draft plan. Horvath seconded the motion.

The motion was approved unanimously.

12B. CONTINUATION OF EMERGENCY MANAGEMENT DISCUSSION

Mayor Clinton and Bennett met with Pat Beekman, Director of Homeland Security for Union County. In the event of an emergency in Wesley Chapel, we would follow Union County procedures; however if the emergency was localized to Wesley Chapel there might be a need for certain emergency procedures just in Wesley Chapel. As such, there needs to be a Resolution for a chain of command; whereby the Mayor could call for a curfew, for example, and specify who would act next in the Mayor's absence. Council directed Bennett to write a Resolution for the next meeting.

13. ANNOUNCEMENTS

Mullis noted he would attend the MUMPO meeting Wednesday night. The Mayor thanked Mullis and Krieg for their work getting the sign up at the town office. Jenny LeBlanc invited Mayor Clinton to attend the Union County Advisory Committee for Catawba Land Conservancy meeting. Horvath noted the safety committee chairman will attend the December meeting.

14. OTHER BUSINESS - none

15. COUNCIL COMMENTS - none

16. ADJOURNMENT

Mullis made a motion to adjourn; Pierce seconded the motion.

The motion was passed unanimously.

The meeting was adjourned at 8:35 pm.

Respectfully submitted,

Cheryl Bennett, Clerk

Mayor Tracey Clinton