

**VILLAGE OF WESLEY CHAPEL
PLANNING BOARD MEETING MINUTES
May 23, 2011, 7:00 PM**

The Planning Board 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.

Present: Members John Grexa (acting as Chair), Ray Davis, Stephen Keeney; Alternates Jeff Davis and Shirley Wilson (sitting as regular members)

Absent: Chairman Chuck Adams, Vice Chairman Sandi Bush, Alternate Bill Fairman

Others Present: Cheryl Bennett, Clerk; Joshua Langen, Planning/Zoning Administrator; Mayor Brad Horvath

Citizens: Carol Mullis, Marnie Holland, Travis Morehead from Carolina Thread Trail

The meeting was called to order at 7:00 pm; a quorum was present.

1. Pledge and Invocation

Grexa led the pledge; Keeney gave the invocation.

2. Public Comments – none

3. Additions, Deletions and Approval of Agenda

“Carolina Thread Trail” was moved to before “Traffic Management”.

The motion passed unanimously.

4. Approval of Minutes

Keeney made a motion to approve the minutes from April 25, 2011; Ray Davis seconded the motion.

The motion passed unanimously.

5. Carolina Thread Trail

Travis Morehead from Carolina thread Trail and Marnie Holland from Parks and Rec who served on the Carolina Thread Trail committee were present to give an overview. Travis Morehead reviewed the status of the Thread Trail in the various counties involved, and the destinations it hopes to connect. It is currently being considered for adoption by Union County municipalities; Mineral Springs was the first to adopt it.

John Grexa asked about costs to the town; Travis replied that the grants are competitive, on average \$1 in grant funds leverages \$12 in other funds. The only costs are when Wesley Chapel wants to build it, the Village would own and maintain the trail within the Village and make the rules. Stephen Keeney asked if we would purchase land; Travis replied there are standard easement documents, you don't have to donate the land. It can be fee simple, easement, or right of way. Stephen Keeney asked about trail dimensions; Travis replied natural trails are typically four foot with two foot shoulders; some paved trails are ten feet wide, it is determined in context of the location and how it is to be used.

He noted parking areas and access to trails is important. Shirley Wilson asked about liability; Mr. Morehead replied the recreational use statutes in GS 38A, 1-4 provides for the lowest standard of care, that which is afforded a trespasser, they would have to prove “willful and wanton” misconduct. If a lawsuit were to occur, the town likely has the deep pocket and could be sued. Stephen Keeney asked about a multi-use trail; Travis said there are two schools of thought, that wider is better, or narrower and someone has to yield is better (horses have first priority). They don’t encourage motorized vehicles. Stephen Keeney asked who would monitor that; Travis said the police department, two towns impound the vehicles. Carol Mullis asked about maintenance costs; Travis said annual maintenance is estimated at \$1200 per mile, and there is about seven miles of trails planned in Wesley Chapel. Cheryl Bennett noted at the Thread Trail conference there are three kinds of maintenance, daily, seasonal, and periodic rehaults. Travis Morehead noted design considerations are important regarding maintenance; and it also depends on the standards. Marnie Holland noted you can get groups like Boy Scouts to help on maintenance. Stephen Keeney asked about the map and village alternates; Travis noted the route was determined by the local steering committee and vetted and if changes are needed they should be vetted. Joshua Langen noted the route reflects the LARTP and the Master Plan, the red alternates are ones he came up with outside the Thread Trail, he said we might as well adopt them both at once. Marnie Holland said there is a strong interest in trails from the surveys done and quoted several statistics. Mayor Horvath noted most routes follow creeks which are not buildable areas, and easy to obtain access. Stephen Keeney asked about proximity to roadways; Travis replied standards vary town to town, some are three to five feet from the road as opposed to trails through woods. John Grexa asked about the trail crossing streams; Travis replied the route shows a corridor a quarter mile wide to show where the trail could go, you can apply for a \$20,000 corridor grant to help you narrow the location down. John Grexa asked what if the town doesn’t participate; Travis said they would have to find a re-route or work around it. Stephen Keeney asked about Marvin and why they are not participating; Travis said none of the trails were going to go through Marvin, there are no connections, all the Lancaster County connections were south of them. Bennett asked about the \$20,000 corridor grant; Travis said some are a 10% match, and some have no match. There are also \$150,000 grants for land acquisition and \$150,000 grants for construction. John Grexa asked about there not being a trail in Weddington; Travis said that was correct, they worked on connecting destinations and there were none there. John Grexa asked about parking, Travis said it depends on the routes and if HOA’s or shopping centers will allow parking. Trailheads and parking are important. This is a long term vision. Walking is the number one desired amenity; the population is aging and they want to walk. Stephen Keeney stated these are two very different kinds of trails, the bottomland route to Cane Creek and the route through town, the first is more aesthetical and appealing. Josh said the trails complement and contrast, you will build a segment at a time and use roads as alternates until you secure the segments. Also traffic impact analysis standards will require sidewalks. John Grexa said he agreed with Keeney, he prefers the more pristine routes over the sidewalks. Stephen Keeney said the logical route was established by following the waterways, and it is different from putting sidewalk trails as shown. Langen noted we can adopt just the thread trail and not the other routes he came up with. He noted building the trail takes a long time and will

depend who is willing to grant the easements. Marnie said there would be about seven miles of trail, and Travis said the construction cost is about \$4 per linear foot for a four foot natural trail with two foot shoulders; this does not include easements or permitting. Ray Davis asked about the wet areas if you follow the creeks. Travis said you would have to inventory if they are wet through the year, you need the Army Corps of Engineers to investigate, but they are used often. The Clean Water Management Trust Fund has \$4 million in grants too. Boardwalks may cost \$150 per linear foot. Joshua Langen noted it is good to have an approved plan to show developers to get them to donate land or easements. Stephen Keeney asked why Twelve Mile Creek was ignored; he also thought it odd that Weddington and Marvin were not included when they had members on the steering committee and in some cases had trails. Travis said no one had a destination in Marvin; the trail is driven by destinations and inter-county connections. There are no trails planned in Lake Park, Hemby Bridge, Fairview or Unionville; some towns had some property rights concerns. John Grexa asked Ray Davis about agricultural or livestock concerns. Ray said it probably would not be a problem near creeks. Stephen Keeney said it is a good idea but requires some fleshing out as to the routes and costs. John Grexa expressed concern that things come to the Planning Board and are kicked back due to an agenda and said he felt rushed to approve this; he thinks the idea is good but had some concerns. Stephen Keeney made a motion to table this to the next meeting and include the Planning Board Chair and Vice Chair, and to get Indian Trail and Minerals Springs plans from Joshua. Ray Davis seconded the motion.

The motion passed unanimously.

6. Traffic Management

Joshua Langen noted he had put the cul-de-sac diameter back to one hundred twenty feet per Chuck Adams' request. He has a deceleration lane required for subdivisions with more than twenty lots depending on the type of road they are located on. Section 6.13 is entirely new, and one hundred AM or PM peak hour directional trips trigger a Transportation Impact Analysis (TIA). Stephen Keeney asked if this would apply to a park; Josh said we now require a traffic study, this formalizes that. Stephen Keeney asked if remote locations for parking would force them into this; Langen said a temporary use permit would not trigger a TIA. The one hundred trips are for a typical day, generally Monday – Friday for a subdivision, and hard to say what is typical for a park. John Grexa said a park typical day could be Saturday or Sunday; Langen said you would probably tie parking spaces to a TIA. Stephen Keeney asked if a parking study existence would trigger a TIA; Langen said not necessarily. Keeney said with a CUP the board could require a study be done. Bennett asked if this should be added to 6.12. (g), Langen said yes. Langen noted on page 4-6 the reference to Section 4.16 should be changed to Section 6.13. Stephen Keeney asked if there should be a connection between the parking study and TIA; Josh said no, you are working off different information. You could add parking at 6.13.2(c) (ii). If ninety-nine trips are generated, Langen can require a TIA in his recommendation that goes to Planning Board. Stephen Keeney said in evaluating parking you should consider the movement of those cars; in looking at a TIA for a thoroughfare, you need to look at parking. Joshua said we could add “at the Zoning Administrator’s discretion”. Stephen Keeney noted parking and traffic analysis are inter-related. John Grexa asked how expensive a TIA is; Joshua Langen said \$10,000 at a

minimum. Stephen Keeney noted Lester Davis Road connects two thoroughfares, you will have a lot more traffic on occasion; and it will impact two intersections, could you have each ordinance point to the other. Joshua Langen said you need a trigger. If the roads were very crowded where even a few more cars would be a problem, Langen said you could say wait, do improvements, and phase it. This is just a start and the next step is developer agreements. Stephen Keeney made a motion for Langen to add a reference in 6.12(g), change the reference on page 4-6, add parking to 6.13.2(c) (ii) and bring it back for a final look next month. Shirley Wilson seconded the motion.

The motion passed unanimously.

7. RZ-11-01

Langen noted this is to apply zoning to the newly annexed lots in Winding Creek, we are the applicant, and it allows us to honor the original setbacks by zoning the lots RUC. Langen read his memo wherein he considered the zoning change meeting all criteria and he recommended approval. Shirley Wilson made a motion approve the zoning to RUC; Ray Davis seconded the motion.

The motion passed unanimously.

8. Other Business - Langen asked members to leave the folders and take out whatever they want to keep.

9. Topics to Discuss at Next Meeting

Traffic Management, Carolina Thread Trail, and Bennett noted home occupations might be reviewed in view of some of the complaints we have had in the last year.

10. Adjournment

Shirley Wilson made a motion to adjourn the meeting; Ray Davis seconded the motion.

The motion was approved unanimously.

The meeting adjourned.

Respectfully submitted

Cheryl Bennett, Village Clerk

Chairman Chuck Adams