

**VILLAGE OF WESLEY CHAPEL  
PLANNING BOARD MEETING MINUTES  
June 27, 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:** Chairman Chuck Adams, Vice Chairman Sandi Bush, Members John Grexa, Ray Davis, Stephen Keeney; Alternate Shirley Wilson, Jeff Davis

**Absent:** Alternate Bill Fairman,

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

**Citizens:** Carol Mullis, Shelley DeHart, Katie Ross, Travis Morehead from Carolina Thread Trail

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

1. Pledge and Invocation

Chair Adams led the pledge; Keeney gave the invocation.

2. Public Comments – none

3. Additions, Deletions and Approval of Agenda

Bush made a motion to adopt the agenda; Ray Davis seconded the motion.

The motion passed unanimously.

4. Approval of Minutes

Ray Davis made a motion to approve the minutes from May 23, 2011; John Grexa seconded the motion.

The motion passed unanimously.

Dan DeMattos was welcomed as a newly appointed alternate on the board to be installed next month, and John Grexa was welcomed back as he was re-appointed by Council to a new term.

5. Carolina Thread Trail

Travis Morehead from Carolina Thread Trail (CTT) was present to answer questions. It has been adopted by several Union County municipalities - Mineral Springs, Indian Trail, Marshville and Monroe. Union County has received a positive recommendation from Planning Board and Parks & Rec. The 100 mile route through Union County is destination driven, with Cane Creek Park being the number one destination. What does adoption mean was discussed; it qualifies the town for catalytic funding, could augment your planning documents and help guide development, but it does not commit you to a timeline. Keeney suggested we may want to consider the CTT separate from the Village alternates which Josh created. Bush inquired about next steps; Mayor Horvath said we

would apply for a planning grant to fine tune the route. We do not have funds in the CIP for a couple of year for the CTT. Mayor Horvath said maintenance would be about \$1200 per mile per year for upkeep, and there are 7 miles that will be in the Village. Mr. Morehead said there are no grants for maintenance. Chairman Adams asked if the funding came from the State or Federal government: Morehead said it is privately raised, and there are other grants out there. Vice Chair Bush asked if we had resources as a town at this point with our other current projects. Mayor Horvath agreed we did not at this point. Volunteers may be one solution. Travis Morehead gave examples of two other projects done with volunteers. He noted there is \$300,000 committed to Union County for implementation. Bush asked Langen about the route; he replied the quarter mile corridor gives you leeway; he had gotten calls with concerns regarding the route so he made more detailed maps. It may hop back and forth over a creek, but he showed the route down the center line. Chairman Adams asked what if homeowners on neither side wanted the trail; Travis said they will wait and go somewhere else. Keeney said there are two distinctly different trails, a north south route through creek bottom land, and the other is a sidewalk. Chair Adams asked how land owners are compensated. Travis replied that it is based on appraisals, usually \$3,000 to \$5,000 per acre. They either bridge over or go around wetlands. Chair Adams asked if it would be more than foot traffic; Travis said mostly foot, and bikes, and some areas talked about horses. Bennett asked if you are in a HOA neighborhood, and most of the neighborhood approves it, but the homeowners with the trail in their backyards don't want it, and yes, it still gets approved. Travis said 80% of the neighborhood must approve. If you are awarded a grant you have twelve months to use it; there are also \$150,000 grants for land acquisition and \$150,000 grants for construction. John Grexa asked about the cost to go over water; Travis Morehead said they are scoping three bridges in York County; the longest and widest is \$8,000. Vice Chair Bush made a motion to approve the concept of the thread trail, the caveat is resources in Wesley Chapel given the other projects going on; the other alternative paths will be discussed separately. John Grexa seconded the motion.

The motion passed unanimously.

Vice Chairman Bush made a motion to postpone the recommendations on the alternate paths pending input from Parks and Rec. Keeney 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. Chuck Adams said he asked the Fire Chief and he said that was the width needed. A collector road would be Lester Davis Road. Mayor Horvath said major and minor thoroughfares generally connect towns or counties. Langen said you can taper up to half the distance of the deceleration lane. Grexa asked if the taper could be less than half, maybe one fourth? Langen will check DOT standards and see what is allowed; he used the minimum deceleration lane length. Mayor Horvath said we may be able to go more stringent than state standards. Langen noted this is for residential property only; it doesn't apply to a park. Chairman Adams asked why he picked the minimum standard. Langen said we are starting with just twenty lots, and he was trying to implement minimums so we don't get sued. Regarding Section 6.13.1 Adams asked how you know

if the number of trips is 90 or 100. Grexa noted with teenagers there can be three to four cars per home. Langen said the standard is one trip per home. This number seemed too low to the Planning Board. Keeney and Adams said the capacity may be indicated by the community parking or driveways. Langen said you can use ITE standards or do a traffic count at your own or a similar subdivision. Grexa and Adams said it would have been useful with Sun Valley and Wesley Chapel Elementary Schools. Langen was asked to review the number of trips and average deceleration lane length. Article 4 and the Planner's report were not received. Langen asked the members to give the folders back with everything, and he will re-insert what is needed and put the rest in the back of the folder.

Chairman Adams asked about the parking text ordinance; Langen said he is doing more research. Mayor Horvath said Langen is getting more information on what standards exist; they are few and far between. Adams expressed concern regarding a parking ordinance that fits a specific use.

7. Other Business - none.

8. Topics to Discuss at Next Meeting

Langen said he has been holding off on the Article 2 definitions. Mayor Horvath said Council needs to make an on-going list of sections to review. Shirley Wilson is leaving the Planning Board after 13 years, and she was offered warm thanks for her time and efforts.

10. Adjournment

Vice Chair Bush made a motion to adjourn the meeting; Ray Davis seconded the motion. The motion was approved unanimously.

The meeting adjourned.

Respectfully submitted

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Cheryl Bennett, Village Clerk

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Chairman Chuck Adams