

VILLAGE OF WESLEY CHAPEL  
COUNCIL SPECIAL MEETING MINUTES  
WESLEY CHAPEL TOWN HALL  
6490 Weddington Road, Wesley Chapel, NC 28104  
February 9, 2017 – 7:00 PM

The Village Council of Wesley Chapel, North Carolina met in the Town Hall at 6490 Weddington Road, Wesley Chapel in North Carolina.

**Council Present:** Mayor Kapfhammer, Mayor Pro Tem Kenary, and Council Member Como, Kaperonis and Rodriguez

**Council Absent:** Council Member Kaperonis

**Others Present:** Clerk/Finance Officer Cheryl Bennett

**Standing Items**

1. Call to Order, Pledge of Allegiance, Invocation

Mayor Kapfhammer led the Pledge of Allegiance and the invocation was given.

2. Discussion of Highway 84 widening NC DOT Project U-3467

Mayor Kapfhammer noted the meeting is to open up dialogue regarding the path of the highway 84 widening project, to see if we can save the WCWAA fields and parking at the Church across the street by moving the road further on to the park property. If we okay these plans, we have to replace the land taken, preferably with contiguous land. If we give up land, and receive payment from DOT we must reinvest those dollars in replacement land. It does not have to be acre for acre.

Council Member Como showed slides of the park and church sides of the street, to show what space is available. He had asked DOT how much land we must give up, and it was .732 acre. He suggested if the church gave up some land, we might get it down to .137 acre of park land lost.

Citizens and representatives of Weddington Council, WCWAA, Southbrook Church and Crossroads Church were present to ask questions and give input.

One question was whether the median can be made smaller. WCWAA suggested they could find some land to sell to Wesley Chapel, however the land must be in Wesley Chapel, and their land is not in Wesley Chapel. Likewise Weddington noted they have an acre at Deal Road, but it also is not in Wesley Chapel. Annexation would take a legislative act since it is in another municipality.

Council Member Rodriguez noted the email from Johnny Banks at the DOT engineering company to Council Member Como said any shifts to use more of Southbrook Church land may not be feasible. Council Member Rodriguez said he is not averse to giving up some land, but it should have no cost to Wesley Chapel. He had concern on overhead wires at the park, and

would want them to be buried and paid for. Mayor Kapfhammer noted we have to hear from DOT on how far they would move into the park.

Mayor Pro Tem Kenary asked what will happen to the stormwater because it will drop off going from the higher road into the lower land at the park. Council Member Kenary said engineering will drive whether they can move the road to the other side of the road. The widened road will have more tractor trailers, and she had concerns on more traffic near family parking.

Council Member Como said if the jog in the road at Antioch Church Road was moved to Lester Davis Road, it would help.

A representative from Southbrook Church said they want to partner, but their board would have to be fully informed regarding costs; they want to do what's best for the community.

Council Member Rodriguez noted we don't know exactly what it will look like; they can't add one lane on each side of the existing road.

A citizen suggested a line of pin oak trees to protect kids should a tractor trailer veer off near WCWAA.

Council Member Como asked if Southbrook Church would give up twenty to thirty feet. Their representative said they would be willing to discuss it.

Mayor Kapfhammer noted DOT said these are not preliminary plans, but are also not in any way finished plans and it could shift by 10-20 feet or more. How far the poles need to be moved can be asked. Council Member Rodriguez noted if they move the poles, they will have to cut down trees into the park. Council Member Como said the poles are currently 40 feet from the road, and that is more reason to move the road closer to Southbrook.

A question was asked about the creek, and building the road over it. There was an issue with WCWAA and flood land and the creek. With a better culvert, it will move more water, and could help WCWAA. Council Member Kenary noted the question is where it will empty out. Mayor Kapfhammer said Scott Cole was the professional engineer on this, so he will send these questions to him.

The problem of no right turns at Lester Davis Road was brought up, Mayor Pro Tem Kenary said they will put in a traffic light, but it is only for left turns, and asked they look into it.

A suggestion was made for sidewalks on only one side of the road for a portion. A question was posed if there is a possible option for partnering and an auxiliary field location if WCWAA loses a field.

A citizen noted there is only one chance to get this right, don't skimp.

Council Member Como said since we bought the land with a state grant, they frown upon you giving up the land and returning the money, but if we can get it down to a small amount, maybe it is an option.

Mayor Kapfhammer will take the list of questions to DOT. Mayor Pro Tem Kenary suggested we also include discussion on our intersection; also we need an idea of the dollar amount of the cost to bury utility lines.

3. Adjournment

Council Member Como motioned to adjourn; Council Member Rodriguez seconded the motion. The motion passed unanimously.

The meeting ended at approximately 7:56 pm.

Respectfully submitted,

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Cheryl Bennett, Clerk

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Mayor Dr. David Kapfhammer