

VILLAGE OF WESLEY CHAPEL
COUNCIL ADVANCE
MINUTES
Friday and Saturday, March 16 and 17, 2018

March 16, 2018

On Friday night, March 16, 2018 the Advance began with dinner at 6:30 pm at South Piedmont Community College, Salon A, Old Charlotte Highway Campus, 4209 Old Charlotte Highway, Monroe, NC 28110. The Village Council (excluding Council Member Rodriguez), some committee and board members, staff, and some citizens were present. Mayor Brad Horvath welcomed everyone and an invocation was given. Staff, Board and Committee members were recognized, and Mayor Horvath gave a brief update on the state of the Village. Facilitator Bill Duston was introduced and went over the ground rules. Input was received from everyone on what they felt the top priorities for the Village are. After sharing all the ideas, everyone was able to vote with three dots on their top choices. The top priorities (as shown by the most dots) were to finish phase I of the park, keep the rural feel, and create a Land Use Plan amendment process. Next in line were a clear cutting ordinance and to encourage Aston to finish build-out of the shopping center.

All citizen ideas were included for further review and prioritization on Saturday, and are included in the March 17th minutes.

Mayor Horvath thanked everyone for attending, and the meeting ended at approximately 9:00 pm.

March 17, 2018

The Council of the Village of Wesley Chapel, North Carolina, met at Town Hall, 6490 Weddington Road, Wesley Chapel, NC 28104 on Saturday March 17th, 2018 at 9 am.

Present: Mayor Horvath, Mayor Pro-tem Kaperonis, Council Members Como and Fuller
Absent: Council Member Rodriguez

Others Present:

Facilitator Bill Duston

Planning Board Members: Chairman John Souza and members Chuck Adams, David Boyce, Sandy Ells, alternate Deb Bledsoe

Village Administrator/Clerk: Cheryl Bennett; Planning/Zoning Administrator Tim Gauss.

The morning session was a joint session of Council and Planning Board to discuss 2018 goals and priorities. Communication was discussed, both past efforts and the possibility of a future committee as well as using Facebook, difficulty in obtaining emails, and problems due to irregular town borders. Regarding branding, the work done by the Wingate class in Matthews was noted. Do we market to attract outsiders, or to give the

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message of what we are, i.e. a low density, rural community. Possibly develop a one-page statement of who and what we are.

Planning/land use issues brought up the prior evening were discussed.

Tim Gauss gave a brief summary of conservation zoning. You can choose to preserve environmentally sensitive areas such as woodlands, wetlands, steep areas, and along roadways. The lot yield is computed using conventional zoning. The flexibility is lot size, or width, and also reduced infrastructure cost.

Issues with the tree ordinance were discussed, quality of trees versus size of trees might be reviewed.

If a re-zoning is denied, the applicant must wait a year to re-apply, currently there is not a similar provision for a Land Use Plan (LUP) amendment request. The process to review LUP amendments needs to be drafted. If an applicant is denied a LUP change, they can still apply for a re-zoning.

Sidewalks were discussed; do they go with a rural feel, budget needs, and grant possibilities, perhaps a committee could identify needed locations.

(Paul Kaperonis left at 10:25 am.) A short break was held.

The sign ordinance needs to be re-written, it is not constitutional because it regulates content of signs.

Pro and cons of pedestrian connectivity (not roads) were discussed; do subdivisions want this, liability issues, and increased traffic fears.

Planning Board would like a short checklist for subdivision reviews that come to them; it will be put on their agenda and they will work with the Planner on it. Only when all information is complete will the development request go to Planning Board. Important to take adequate time to review and not rush.

An issue brought up the previous night was avoiding Land Use Modifications (by Council). Inventory of land uses was discussed, including where and how much developable land is in the Village, what is the definition of developable land, look at the bigger parcels, can't predict land owners' goals; this inventory will give you information on what you want to do and to make smarter decisions. Sprucing up the Village Center – with CUP controls, how much can we do, does this apply to existing or future shopping centers, and ties in with branding, with banners, benches, etc.

Council and Planning Board voted on their top priority issues. The top priority with 5 votes was Communications (item C3), and second place was a three-way tie with two votes each between review tree ordinance (B5), mandatory compliance with zoning regs (B7), and branding of Wesley Chapel (C9).

Ideas from Friday night are as follows.

List A.

1. Arts Council/Teen Rec Center/Community Center – 2 dots
2. Land bank for new parks – 2 dots
3. Wesley Chapel Business Association
4. POPS events
5. Promote Wesley Chapel as a retirement community
- 6. Finish Phase 1 of Dogwood Park – 10 dots – Assigned to Park and Rec Committee - H**
7. Restrooms at Dogwood Park
8. Village Ballfields
9. Playground at Park
10. No new taxes/ Prioritize Village expenditures – 3 dots
11. Village identity signs – 1 dot
12. Improve Park Maintenance – 1 dot
13. Dredge pond at Dogwood Park
14. Adhere/Support Carolina Thread Trail

Ideas added on Saturday:

- 15. Community Events – Assigned to Paul Kaperonis if not at park, otherwise Park and Rec - H**

List B. (Land Use)

1. Inventory of Village Land – 1 dot
- 2. Conservation Zoning – 1 dot – Assigned to Village Council - H**
3. Rural Feel – 5 dots
4. More Sidewalks – 3 dots
- 5. Review Tree Ordinance / promote awareness with developers – 1 dot – Assigned to Planning Board and Planner - H**
6. Avoid issuance of land use modifications – 1 dot
7. Mandatory compliance with zoning regulations – 2 dots
8. Create clear-cutting ordinance – 4 dots Assigned to Planning Board and Planner
9. Pedestrian Connectivity
10. Spruce up Village center / business req. – 1 dot
11. Purpose of each ordinance / achieve what?
12. Enhance Land Use Plan – 1 dot
- 13. Re-write sign ordinance due to legal changes – Assigned to Planner and Planning Board - H**
- 14. Draft Land Use Plan Amendment Process – 5 dots – Assigned to Planner - H**

Idea added on Saturday:

15. Create subdivision development checklist for Planning Board – Assigned to Planner - H

List C.

1. Update Village website to improve communication and awareness (videos) – 1 dot
2. **Capital Improvement Plan – 5 year – 1 dot – Assigned to Village Council - H**
3. **Overall communications – Create Committee / Facebook/Email/Twitter – 1 dot - Assigned to Village Council - H**
4. New Village-wide survey / PARTF acceptable – 1 dot
5. Printed/mailed newsletter annually
6. **Code of conduct concerning treatment of Boards, Committees, staff, citizen interaction by elected officials with punitive actions – 2 dots - assigned to Clerk for Rules of Procedure - H**
7. Leash Law ordinance Village-wide – 4 dots – Assigned to Safety Committee
8. **Elected officials should not serve on Boards or Committees – 1 dot – Assigned to Clerk for Rules of Procedure - H**

Idea added on Saturday:

9. Branding Wesley Chapel- signage, banners, community image
10. **Public Safety Contract – Assigned to Brad Horvath - H**

List D.

1. Investigate Tree City USA process – 1 dot
2. Conduct new Master Plan assessment including large property owners – 1 dot
3. **Encourage voluntary annexation – through HOA's and waive fees – Assigned to Mike Como - H**

Ideas added on Saturday:

4. **Investigate process for an ABC store – Assigned to Paul Kaperonis - H**

List E.

1. **Post Office issue for Village or zip code – 2 dots - Assigned to Brad Horvath - H**
2. Encourage Aston Properties to finish build-out – 4 dots - Two way communication with Aston – Assigned to Brad Horvath
3. Community Library
4. Revisit Union County Ambulance staging
5. **Re-visit Code Enforcement process – Assigned to Cheryl Bennett (to send our old process to the Code Enforcement Officer) - H**

The group consensus was that this was a valuable session, and appreciation was given for the leadership and time/input given by everyone. (Paul Kaperonis returned at 11:40 am).

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A letter from the Mayor on a regular basis was discussed, this could be put on the website.

A lunch break was held.

The meeting resumed after lunch; with just Council, Bill Duston, the planner and clerk.

With the re-zoning process, if the zoning request is denied, the applicant would be required to wait a year to come back. This might be included in the LUP amendment process. Handling future growth, staying true to what we are as a bedroom community, and remaining “a great place to live and raise a family” while not being everything to everyone was the theme.

Completing phase 1 of the park, and events were discussed.

Mike Como agreed to look into putting a town seal on the wall in chambers.

High priority items were chosen, and are indicated in bold type and with an “H” by their name in the list above.

The communications committee could work on branding and better communications with citizens. The capital improvement plan can be worked on in the latter part of the year.

The items will be re-visited quarterly.

The Advance ended in mid- afternoon.

Respectfully submitted,

Cheryl Bennett, Clerk

Mayor Brad Horvath