

VILLAGE OF WESLEY CHAPEL  
COUNCIL ADVANCE  
MINUTES  
Friday and Saturday, March 29 and 30, 2019

**March 29, 2019**

On Friday night, March 29, 2019 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 Jim Bourey from McGill Associates was introduced. After dinner, 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 keep commercial development at Hwy. 84/Waxhaw-Indian Trail Road intersection (8 dots), park maintenance/event planning (7 dots) and stick to the original community vision (6 dots).

All citizen ideas were included for further review and prioritization on Saturday, and are listed below.

**Planning related items**, listed in order of highest priority first (as reflected by the number of dots each item earned):

- Keeping commercial development at Hwy. 84 and Waxhaw/Indian Trail Road (8 dots)
- Stick to original community vision (6 dots)
- Preserve town culture / adequate infrastructure tied to development (3 dots)
- Proactively address growth and development (3 dots)
- Uphold Land Use Plan (2 dots)
- Preserve open space/tied in with network (2 dots)
- Ensure completion of started commercial projects (2 dots)
- Maintain homeowner property rights (2 dots)
- Encourage agricultural uses (2 dots)
- Developers work to mitigate impacts to town (1 dot)
- Work on clear overall community vision (1 dot)
- Preserve corridors for future development (1 dot)
- Sidewalks (1 dot)
- Maintaining rural quality (1 dot)
- Downtown Plan proposals revisited (1 dot)
- Revisit timing on multiple iterations of proposals on single property (1 dot)
- Ensure quality development (no dots)
- Alleviate/address traffic issues (no dots)
- Improve boundaries of Village (no dots)

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Discourage higher density (no dots)

Work with communities to prevent negative impacts to infrastructure  
(sewer/water/roads/schools) (no dots)

**Parks and Rec related items**, listed in order of highest priority first (as reflected by the number of dots each item earned):

Park maintenance/event planning (7 dots)

Complete the park (4 dots)

Community garden/farmers' market (4 dots)

More opportunities for children activities (playground) (2 dots)

Encourage community activities –movies, bonfire at fire pit (2 dots)

Develop another park (no dots)

July 4<sup>th</sup> parade (no dots)

**Other items**, listed in order of highest priority first (as reflected by the number of dots each item earned):

Listen to Planning Board, Planner and Citizens' recommendations (3 dots)

Keep taxes low (1 dot)

Foster collaborative working relationship with staff, boards, elected officials (no dots)

New community survey (3<sup>rd</sup> party) (1 dot)

Temper asks with costs (fiscal responsibility) (no dots)

No additional taxes (1 dot)

Elected officials to represent citizens (no dots)

Pay restrictions for council based on attendance (1 dot)

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

### **March 30, 2019**

The Council of the Village of Wesley Chapel, North Carolina, met at Town Hall, 6490 Weddington Road, Wesley Chapel NC 28104 on Saturday March 30th, 2019 at 9 am.

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

Absent: Council Member Rodriguez

#### Others Present:

Facilitator Jim Bourey

Planning Board Members: Chairman John Souza and member Chuck Adams

Village Administrator/Clerk: Cheryl Bennett; Planning/Zoning Administrator Robyn Byers, Ph.D.

Resident: Karen Schultz

The morning session was a joint session of Council and Planning Board to discuss 2019 goals and priorities. Issues brought up the prior evening were reviewed to identify those

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that are planning related. An item was added for review of Traffic Impact Analysis trigger points.

Key ideas were:

- a. adequate public infrastructure,
- b. adequate open space/recreation,
- c. establish a clearer vision/identity, including branding, (top priority)
- d. bicycle / pedestrian planning,
- e. develop a comprehensive/land use plan in-house including the surrounding area and addressing the “rural feel”, (second priority)
- f. look at tools to encourage a rural feel and agricultural uses
- g. ordinances - tighten up regs, close loopholes, address “gray areas” and ensure property owner rights (code enforcement only by complaint),
- h. community input and participation plan (third priority)

Council agreed that the Planning Board and Planner can go ahead and work on the items they need to address.

Council Member Paul Kaperonis left at this point.

A lunch break was held. Planning Board members and Karen Schultz left the meeting.

The meeting resumed after lunch.

Collaboration was discussed, and possibly using resolutions. Council Member Mike Como will work on cost estimates and all other park and rec items. The park parking lot needs to be re-paved and re-stripped. Mayor Brad Horvath will work on fiscal responsibility including a capital improvement plan, as well as continued maintenance costs. Mayor Horvath and Cheryl Bennett will work on basing council pay on council meeting attendance. Mayor Horvath and Robyn Byers will work on village boundaries as well as an annexation policy discussion.

Stormwater is an issue, possibly a guide for citizens would help, as well as re-visiting the language on detaining to the 25 year storm levels. Another factor is the assumption that other land will be developed at one home per acre, should it be changed to a higher density assumption since the county keeps approving higher density development. A buildout analysis might be helpful, the original one from the Master Plan Committee work will be given to the planner.

The items will be re-visited quarterly.

The Advance ended in mid- afternoon.

Respectfully submitted,

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Cheryl Bennett, Clerk

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Mayor Brad Horvath