

VILLAGE OF WESLEY CHAPEL  
COUNCIL SPECIAL MEETING MINUTES  
Union County Agricultural Center  
3230-D Presson Road, Monroe, NC 28112  
August 28, 2019 – 8:00 AM

The Village Council of Wesley Chapel, North Carolina met in the Union County Agricultural Center, 3230-D Presson Road, Monroe, NC 28112 at the Union County Board of Commissioners Special Meeting – Land Use Planning Retreat.

**Council Present:** Mayor Horvath, Mayor Pro Tem Kaperonis (for first part of meeting), Council Members Como (for latter part of meeting) and Fuller  
**Council Absent:** Council Member Rodriguez

**Others Present:** Wesley Chapel - Clerk/Finance Officer Cheryl Bennett, Planning and Zoning Administrator Robyn Byers Ph.D.; Board of County Commissioners, various County staff members; and representatives from various municipalities in Union County

1. Determination of quorum

A quorum was present with Mayor Horvath, Mayor Pro Tem Kaperonis and Council Member Fuller.

2. Listen and Discuss Land Use Planning with other municipalities and Union County Board of County Commissioners

County Chairman Richard Helms welcomed everyone and noted this is the kickoff for the update to the Union County Comprehensive Plan. The County does the planning for unincorporated areas and Hemby Bridge. The facilitator was Leamon Brice.

Eleven municipalities presented information on growth and the vision for their towns. Monroe, Marshville, Stallings, Weddington and Waxhaw presented in the morning.

Union County planner Lee Jenson presented growth statistics for the County, both in population and housing units. Waxhaw and Indian Trail combined contributed more to the growth than what was approved by the County. Since 2014, 1,262 by-right residences were approved in the County and 1,613 units approved through re-zonings. Since 2010, 11,621 new homes were added to the tax roll countywide, and 1,595 new residential lots created. Most commercial construction is along Highway 74, or in Waxhaw or Indian Trail.

The meeting recessed for lunch.

After lunch, Marvin, Mineral Springs, and Fairview presented.

Wesley Chapel presented next, with Mayor Brad Horvath speaking briefly, and then Planning and Zoning Administrator Robyn Byers, Ph.D. did a presentation. We have a population of roughly 8,800 with 3,350 parcels. There is a small commercial area to serve those in the area, but the intent is not to have a large commercial core. Our vision is to preserve the low-density residential character of the community, our rural, small-town character, rural view sheds, strong residential foundation, and agricultural activity. Our Land Use Plan Goal 1 is to maintain the strong single-family, low-density residential character of the Village. Goal 2 is to prevent strip development from occurring anywhere in Wesley Chapel by limiting new non-residential development to designated strategic locations. Goal 3 is to encourage that new non-residential development be attractively designed, pedestrian-friendly, and in harmony with surrounding development. The future land use map shows us being 81% low density residential, 15% medium density residential, and less than 2% each commercial, office, industrial and recreation. We will be updating our Land Use Plan in the near future. We were incorporated in 1998 by a group of residents who had concerns on high-density growth. Our border is not well defined, with higher density communities along our borders. Our current zoning map shows 71% R-40, and 21% R-20 and RUC, which means the development was determined by the County and annexed in. Recent re-zonings were for Nena's Market which had always been a business, and three senior housing developments due to state pressure to include senior housing. It is no longer an option in our ordinance. The last re-zoning was for 13.5 acres at NC 84 and Potter Road, which went from R-40 to O-I.

Doughnut holes exist, such as behind Target. The area next to the park should be maintained at larger lot sizes to support rural view sheds. Along Cuthbertson Road and Waxhaw-Indian Trail Road the area is rural in nature and should maintain its rural feel. The County recently approved a senior apartment building at Beulah Church Road and Waxhaw-Indian Trail Road and a higher density subdivision nearby. South of New Town Road is very rural, and we want to focus on one acre lots there.

Concerns include transportation (roads are not built for the density, traffic and congestion, and funding shortfalls). We are not in the Powell Bill system, and are a member of CRTPO. We matched funds for a proposed NC DOT roundabout at Potter and Potter. Another is needed at Potter Road and Highway 84, and then at Potter and Chambwood Road. County Commission Chairman Richard Helms noted Bjorn Hansen sent out information on the intersections and he encouraged attendance at the quarterly transportation meetings, (the next one is in September) on how to work together at CRTPO.

Another Wesley Chapel concern is stormwater, we get a significant number of calls on issues. We have an ordinance for new development, but the increase in volume of water, and concentration by pipe instead of sheet flow seems to contribute to problems. Inconsistent regulations lead to issues post-annexation. When a subdivision is built in the County and annexes in, we cannot require them to upgrade to our requirements. After the hurricane, one subdivision could not exit their subdivision due to road flooding.

Another concern is water and sewer, as the availability helps to drive development. Schools are a community pride; there are safety concerns, and we have to work in concert.

Density calculations in Wesley Chapel are based on removing the infrastructure and flood land before computing density. Pace of growth versus pace of infrastructure improvement is a concern. Wesley Chapel wants to guide growth, not have growth guide Wesley Chapel.

Dr. Byers asked for a possible agreement for collaboration in a one mile area around Wesley Chapel for the approximately 10,000 acres that the County makes decisions for, so we could work cooperatively. Mayor Horvath noted Wesley Chapel is a pass through with Hwy. 84 running through the town. Thirty-five percent of residents commute outside. He noted he appreciated the County planning staff working collaboratively with us. Chairman Helms asked if the town would give the County control on a mile within town borders, and noted conversations are needed in both directions. Mayor Horvath suggested discussions like today's meeting annually or perhaps every six months. When decisions are based on zoning, and then the County approves changes of four or five times the density, it renders prior planning moot. Commissioner Stony Rushing said he looks at density as positive, because one house on every acre takes up all your land. If a certain number of people want to move here, higher density takes less land up, and was one reason he supported the apartments outside Wesley Chapel. It takes up the sewer taps on less land and that was a positive to him, and would also have less impact on schools and roads. Planner Byers noted we have a conservation housing ordinance, but we maintain the same density whether clustered or not. County Manager Mark Watson asked about collaborative planning. Dr. Byers note she gets an email from Public Works, etc. but all the offices don't discuss the project together. Commissioner Dennis Rape suggested to Lee Jenson that maybe something could be set up to allow planners to work collaboratively with the school system. Dr. Byers noted there is a County system where development proposals go to various County departments, but municipalities don't have access to the system. Commissioner Stony Rushing said he didn't think they are as plugged in as you think we are. He suggested a map to show where schools are at capacity or above and below. Chairman Helms noted a need for communication on traffic conditions, they are not aware of conditions everywhere in the County.

Wingate and Indian Trail made presentations to finish up the day.

### 3. Adjournment

Everyone was thanked for participating and the meeting was adjourned at approximately 4:30 pm.

Respectfully submitted,

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Cheryl Bennett, Clerk

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Mayor Brad Horvath