

VILLAGE OF WESLEY CHAPEL  
COUNCIL MEETING MINUTES  
WESLEY CHAPEL TOWN HALL  
6490 Weddington Road, Wesley Chapel, NC 28104  
July 13, 2020 – 7:00 PM

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

**Council Present:** Acting Mayor Fuller, Council Members Como, Bailey, and Boyce  
\*Pursuant to G.S. 160A-70, the council has designated the Mayor Pro Tempore as Acting Mayor due to Mayor Smith's temporary incapacity.

**Others Present:** Clerk/Finance Officer Cheryl Bennett, Planning and Zoning Administrator Robyn Byers, Attorney George Sistrunk

1. Call to Order, Pledge of Allegiance, Invocation *Time Stamp 0:00*

The meeting was called to order. The Pledge of Allegiance was led by Acting Mayor Fuller, and Council Member Boyce gave the invocation.

2. Public Comments - none

3. Additions, Deletions and Adoption of Agenda *Time Stamp 2:50*

An item was added for a Park and Rec Update and a Survey Results Update was added to Planning Board Report. Council Member Como motioned to approve the amended agenda; Council Member Boyce seconded the motion.

The motion passed unanimously.

4. Consider Approval of Consent Agenda: *Time Stamp 3:00*

- a. Approve Minutes for May 19, 2020 Special Council meeting and June 8, 2020 Council meeting
- b. Approve previous month planner's and code enforcement reports
- c. Approve previous month finance report
- d. Appoint John W. Shinn, Jr. to a New Term on Board of Adjustment Ending August 31, 2023
- e. Receive Any Reports from Communications Committee and Parks and Rec Committee

Council Member Como motioned to approve the consent agenda; Council Member Bailey seconded the motion.

The motion passed unanimously.

5. Update on County Comprehensive Plan by Jim King, County Planner *Time Stamp 3:12*

Jim King, the Union County Planner, gave a presentation on the Union County Comprehensive Plan update process. The process began in January and will be complete by year end. They are in the second phase, choosing a scenario. A coordinating committee of 10 residents oversees all phases of the process, and there are five resident led sub-committees.

The Existing Land Use Plan Scenario promotes growth, and is flexible, higher density residential districts reflect water and sewer utility coverage areas, and the County makes decisions on pockets of unincorporated land surrounded by municipal areas; it also reflects low taxes, and support for agriculture.

The Management Scenario includes a revised land use plan based on a wide range of input, and includes a "Transition Zone" where the County would not approve new development in areas surrounded by a municipality, new development should occur as part of an annexation into the adjacent municipality. It does not have any new programs that would require tax increases, has increased stormwater controls, requires well inspections for new homes, and supports agriculture including advocating to expanding broadband internet into rural areas.

The Advancement Scenario uses the same land use plan as the Management Scenario but includes revised regulations and advances initiatives to implement the overall comprehensive plan. New programs include increasing transportation investments from \$100,000 up to \$5 million; partnerships with municipalities to build new parks, trails and greenways, increases stormwater regulations, mandatory well inspections for both new and existing homes, continues county funded initiatives to address unsafe wells, including short line water extensions and in-house water filtration systems, establishes a task force to identify strategies to address litter, and supports agriculture including committing resources to expand broadband internet into rural areas.

Citizens may take their survey and provide input at [ucgov.info/2BK69wG](http://ucgov.info/2BK69wG).

The County will hold another summit meeting on August 6<sup>th</sup>, one elected official and one staff member from each town are invited. Acting Mayor Fuller and our Planner will attend. The County Planning staff will present in the morning, and the Public Works Department will present in the afternoon.

(Item 9 was discussed next).

6. Finance Officer's Report; Budget Amendment for Projects Not Completed in June *Time Stamp 50:17*

Finance Officer Bennett reported the year-end June numbers are preliminary as invoices and revenues are still coming in. We received the first quarter of 2020 state shared revenues, and the numbers were not bad, however it reflected two very normal months, and just in March were we seeing the pandemic effects. During June she moved \$71 from Books and Literature, with \$31 going to Bank Charges and \$40 to Seminars; in Park and Rec she moved \$200 from Park Maintenance Contractor to Other Supplies and Materials. Since the playground and paving

projects are not complete, a budget amendment was requested in the new fiscal year. Council Member Bailey motioned to appropriate Fund Balance for \$42,178 and appropriate Fund Balance – fee in lieu for \$85,287 and increase expenditures for playground \$115,965 and Park Maintenance Services – re-surface parking lot \$11,500. Acting Mayor Fuller seconded the motion.

The motion passed unanimously.

Information was presented on a dropbox for town hall, the Planner wanted a larger option, so this item will come back on a future agenda.

7. Planning Board Report; Survey Results Update *Time Stamp 1:02:40*

Planner Byers reported Planning Board is working on an RA-40 text amendment; they had an update on the Comprehensive Plan and surveys, and the tree ordinance draft goes to the Board next month. Planning Board requested Council investigate the feasibility of a Post Office. (The Clerk will send info to Council on past Post Office requests.) This month Planning Board will look at zoning for annexed parcels, a preliminary plat for a small phase of Heritage, finalize the RA-40 recommendations, review the tree ordinance, and go over the Comp Plan. A web link to the County development projects will be sent out and also added to our website. Acting Mayor Fuller requested the Planner provide a work timeline for 160D updates.

Survey Results – we have received 662 responses. Results were consistent with what we have heard in the past as far as preferences for single family large lots, and concerns on infrastructure and roads. The survey will be kept open at least two more weeks, and we will send it to businesses and HOA's. We will also publicize the County Comp Plan survey on the Sunshine List and Facebook page.

8. Focus Groups – Consider Approval of members *Time Stamp 1:34:20*

Council Member Como motioned to approve the proposed focus group members. Council Member Boyce seconded the motion.

The motion passed unanimously.

9. Consider Approval of Updated Permit Forms *Time Stamp 41:33*

The Planner worked with the Administrative Assistant on the forms to condense the number of forms, improve the format and create checklists to help in filling out the forms. A couple of small changes were requested. Council Member Como motioned to approve the new permit forms; Council Member Boyce seconded the motion.

The motion passed unanimously.

10. Consider approval of Updated Code Enforcement Procedure *Time Stamp 1:35:30*

On the procedure, “Village Clerk/Finance Officer” will be changed to “Finance Officer”. Collection information was received from the County tax office, but the attorney noted our process results in a judgment lien, which we are not sure they can collect for us. The County tax

office has sent it to their attorney and will get back to us. A new civil citation is going to the attorney this week. We may want to consider whether we go the same route which incurs a lot of legal fees or hire someone to clean up the property next time. The Planner noted a local Church offered to help move items to the backyard of a violation to clean up a property. The Planner will look at the ordinance and see what we would have to do, and check with Indian Trail on how they do this, and report back in August. Council Member Boyce motioned to table this to next month. Council Member Bailey seconded the motion.

The motion passed unanimously.

11. Consider Changes to Rules of Procedure to Allow Remote Meetings During State of Emergency *Time Stamp 1:45:15*

Council Member Bailey presented two options to allow electronic meetings during a state-declared state of emergency which Council discussed. She made a motion to amend Rule 2 of Council Rules of Procedure as follows:

Rule 2. Electronic Meetings and Remote Participation in Council Meetings.

Electronic meetings may be held per NCGS 166A-19.24 in the event of a state-declared state of emergency and all meetings must comply with the statute. During a state of emergency, for each meeting the Mayor or Mayor Pro Tem shall decide whether the meeting will be held in person or via electronic means. Council will also ensure all in person meetings during a state of emergency are held in a manner consistent with the state of emergency order. Council will ensure all open meeting requirements are met when meetings are held electronically.

Except for electronic meetings authorized under NCGS 166A-19.24 any member of Council attending a meeting remotely will not be counted toward a quorum nor vote on any matter before the Council but will be allowed to participate in debate.

Council Member Como seconded the motion.

The motion passed unanimously.

12A. Update on Parks and Rec *Time Stamp 2:00:05*

Council Member Como gave an update on the playground (a tree stump has been removed to prepare for grading), and the paving (a second coat of paint has been requested for the crosswalk). Friends of Park and Rec want to donate a water fountain including a dog fountain and reverse osmosis to re-fill water bottles near the dumpster at the park. Flowering plants have been donated and planted. An Eagle Scout did a pressure washing project at the park. Acting Mayor Fuller noted our Scout policy calls for scout projects to be approved by Council after the Parks and Rec Committee makes a recommendation on them. Council Member Bailey added it is also a matter of recognition for the magnitude of the projects, and Council Member Boyce noted he wants to be informed on what is going on. Council wants to keep our current policy on the Scout projects.

Five Stones Church volunteered to help at the park, to avoid any appearance of favoritism, a volunteer day will be set up where anyone can show up. We also need volunteers to fill out waiver forms.

Council Member Como related a recent instance where a car pulled up on the grass at the park and the driver let their dog loose. He said he asked them to pull into a parking space, pick up after their dog and leash the dog. The citizen was not happy and left. He asked about whether we need a policy to handle something like this. Acting Mayor Fuller noted an elected official should not ask anyone to leave the park. Council consensus was no policy was needed, and if you feel someone is being belligerent, call a deputy.

12. Consider Creating Business Owner Focus Group *Time Stamp 2:15:50*

This item was initiated by Mayor Smith; more information on the goals is needed, and it was tabled until when she returns.

13. Consider Hiring Technology Intern *Time Stamp 2:18:40*

This item was also initiated by Mayor Smith and was tabled until when she returns.

14. Discuss Any Changes to Operating Procedures Due to Pandemic *Time Stamp 2:19:30*

Acting Mayor Fuller noted staff is doing a good job covering the office when the Administrative Assistant is out on vacation. The Governor will give an update Wednesday.

15. Consider Resolution Against Recent County High Density Proposals *Time Stamp 2:20:30*

Acting Mayor Fuller reported there are currently four proposals for County land in and around Wesley Chapel. The proposals are a Beulah Church Road business project which includes a gas station that will be detrimental to Nena's Market, the Epcon Senior Housing project, Park Place which is massive and includes apartments, townhomes, and commercial, and a proposal on Cuthbertson Road right outside of Wesley Chapel (a resident requested a letter from Council on this development). Council Member Como motioned to approve four Resolutions against these projects, with Acting Mayor Fuller doing the specific wording. Council Member Bailey seconded the motion.

The motion passed unanimously.

16. Closed session – for Attorney Client Privilege per G.S. 143-318.11(a)(3) Regarding Code Enforcement Lien *Time Stamp 2:24:33*

Council Member Como motioned to go into closed session; Council Member Boyce seconded the motion.

The motion passed unanimously.

The current code enforcement lien was discussed.

Council Member Como motioned to leave closed session. Council Member Boyce seconded the motion

The motion passed unanimously.

17. Motion for Any Decisions Coming out of Closed Session *Time Stamp 2:24:50*

There were no motions.

18. Council Comments *Time Stamp 2:24:54*

Acting Mayor Fuller noted that the dead tree outside town hall was taken down by Council Member Como.

Council Member Bailey noted there is a CRTPO meeting Wednesday evening. NC DOT has budgetary constraints, so do not expect a lot of progress.

Council Member Como commented that the Board of County Commissioners need to consider the infrastructure and slow down on growth.

Council Member Boyce noted he liked the staff recommendations while on Planning Board and would like a summary from the committees on what is going on, an example would be a summary from the deputy on areas to get into. Frank Capella suggested a citizen working group regarding development; Acting Mayor Fuller noted she is meeting with two other Mayors this week about this.

19. Adjournment *Time Stamp 2:35A:19*

Acting Mayor Fuller motioned to adjourn; Council Member Bailey seconded the motion.  
The motion passed unanimously.

Respectfully submitted,

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Cheryl Bennett, Clerk

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Amanda Fuller, Acting Mayor Per G.S. 160A-70