

**WESTERN UNION MUNICIPAL ALLIANCE
REGULAR MEETING
THURSDAY, SEPTEMBER 24, 2020 3:30 P.M.
WEDDINGTON TOWN HALL
MINUTES
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1. Open the Meeting

Chairman Jeff Perryman called the meeting to order at 3:30 p.m.

2. Determination of Quorum

Quorum was determined with roll call by municipality: Weddington-Chairman Jeff Perryman and Anne Pruitt via Zoom; Wesley Chapel-Vice Chair Amanda Fuller; Mineral Springs-Rick Becker and Jerry Countryman; Marvin-Joe Pollino and Andy Wortman; Stallings-Steven Ayers

Staff/Visitors: Marvin Planner Rohit Ammanamanchi, Weddington Planner/Administrator Lisa Thompson, Weddington Town Clerk Karen Dewey, Jim Vivian

3. Adoption of the Agenda

Chairman Perryman requested to add items *e. Communication and Outreach* and *f. Alternative Traffic Funding* to New Business

Mr. Pollino made a motion to adopt the agenda as amended.
The motion passed with a unanimous vote.

4. Approve August 20, 2020 meeting minutes

Vice Chair Amanda Fuller made a motion to approve the August 20, 2020 meeting minutes.
The motion passed with a unanimous vote.

5. Delegate and Municipality Reports

Ms. Fuller reported from Wesley Chapel: Playground at Dogwood Park is nearing completion. The BOCC postponed the public hearing for the commercial rezoning at Waxhaw Indian Trail Road. The big Park Place development and the 600+ senior housing at Potter & Wesley Chapel – already having traffic incidents

Mineral Springs: Mr. Becker reported that they are working on trail clean up and invasive plant removal from the trail. The Mineral Springs Council meetings have had short agendas.

Marvin: Mr. Pollino reported that they are working on building new town hall, renamed the downtown district the Marvin Heritage District and they are looking for any ideas on how to get

the 3rd roundabout at Newtown/Marvin/Meadowlark completed and getting the DOT required street lights.

Stallings: Mr. Ayers reported that they are working on new projects-the 50-year plan for the build out has become almost fully realized in 4 years, they are in the process of redrafting it to better manage the land still undeveloped. Working on developing a downtown. Got an action item list.

Weddington: Mr. Perryman reported that Weddington had a very successful shredding event last weekend. TOW is working on getting plans for the park done, but first grading the property to be usable. Fighting rumors at 12-mile creek and 84-commercial development and high-density homes. Developer is making presentations to nearby neighborhoods without having presented anything to Council.

Mr. Pollino added that Marvin is actively forming a plan to close their loop, making the village limits contiguous, and is looking for ideas on how to offer annexation to property owners.

6. Old Business

7. New Business

a. Delegate Amanda Fuller to present high-density developments in/around Wesley Chapel

There are several high-density developments being proposed around Wesley Chapel

- Cresswind – 600+ houses on 200 acres on Potter Road near Willoughby Road.
- Howey Farms - Senior housing across from Wesley Oaks on Billy Howey Road
- Park Place – 2100 homes on 672-acre parcel that stretches from Newtown road to Hwy 84

Wesley Chapel Council is discussing annexation of donut holes and they passed a resolution against the Park Place Development. The Delegates agreed to forward a resolution to their respective councils in support of Wesley Chapel against the development.

b. Discussion of Sphere of Influence Agreement

Mr. Perryman presented an outline of a sphere of influence proposal to present to the county BOCC, for incorporating zoning issues in the Union County 2050 Comprehensive Plan. The municipalities participating will use the following process to manage zoning procedures for unincorporated parcels existing within and between their jurisdictions.

- Property owners of unincorporated parcels, whether within or between municipal boundaries, will be contacted to see if there is interest in voluntary annexation. If the property owner desires to be annexed, the gaining town will coordinate and execute the voluntary annexation.

- Unincorporated parcels within a municipality, i.e. “donut holes”, shall fall under the zoning procedures applicable to that municipality.
- Unincorporated parcels located between municipalities, shall be reviewed by a committee established by the WUMA, and the following criteria applied:
 1. If the unincorporated parcel falls between two municipalities, and the affected town councils both agree on which municipality should have the Sphere of Influence (SOI) on the parcel, then that agreement will be formalized and stated in the Union 2050 plan.
 2. If the unincorporated parcel falls near or between multiple municipalities, and those affected town councils agree on which municipality should have the SOI, then that agreement will be formalized and stated in the Union 2050 Plan.
 3. If a UP falls between two, or more, municipalities and there is no consensus on which municipality should have the SOI, then the SOI shall be determined by using NCGS 160D, which states, “ Where the extraterritorial jurisdiction of two or more cities overlaps, the jurisdictional boundary between them shall be a line connecting the midway points of the overlapping area unless the city councils agree to another boundary”. (NCGS160D-2-2)

The plan benefits the affected property owners, the participating towns, and the BOCC in the following ways.

- It simplifies the zoning process for everyone involved, and property owners, by identifying which SOI will apply to unincorporated parcels.
- Current and future residents will know what to expect concerning future growth and development in their towns.
- Municipalities can know what will or will not be coming for potential development, allowing for more accurate planning for fire, law enforcement, and municipal services needs.
- More accurate models can be made by the County for future schools, water/sewer, and road needs once these spheres of influence are established. This allows for better planning for future funding needs and coordination with State agencies such as NCDOT.
- The SOI plans encourage communication and cooperation between municipalities and the BOCC, by working together, we serve all the residents of Union County better.

The greatest advantage to both the members of WUMA and the BOCC is the ability to plan further ahead than we do now. Being able to predict and model future growth will save Union County money and our towns money by allowing both groups to see what is coming concerning infrastructure needs, whether it be roads, schools, or utilities. The further out our budgets can be planned the better off we all will be.

The delegates discussed the proposal:

Ms. Fuller stated that all the advantages listed at the end of the proposal are items the BOCC should be concerned with.

Mr. Pollino stated that taking some of the burden off the BOCC makes sense.

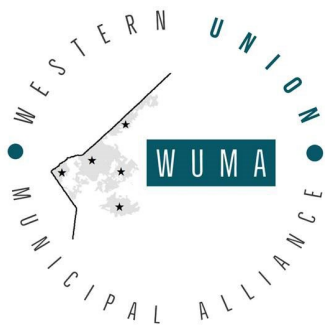
Mr. Perryman stated that the state used to have impact fees and maybe that can be proposed later.

Mr. Becker stated selling the value of annexation can be an obstacle.

Mr. Perryman proposed that the delegates review the proposal and if they agree with the verbiage, forward to their respective councils and with agreement, WUMA can present to the BOCC

c. Consideration of WUMA Logo

The delegates discussed the WUMA logo. It was agreed to add more color. Final product:



d. Confirm November and December meeting dates and meeting location rotation

The delegates agreed to set the November meeting date for Thursday November 19 and the December meeting date for Thursday December 17. The delegates agreed to move the meeting start time to 4:00 p.m.

Stallings asked for staff impact implications. Stallings is working on multiple projects, making staff availability for WUMA unsure. Delegates agreed that the situation can be considered for future meetings.

e. Communications and Outreach

The Alliance will act on getting information out to communities. Jeff Perryman asked delegates to get a point of contact from each municipality to help get the word out on what is happening in the area.

f. Alternative Traffic Funding

The delegates discussed possibilities of working together to fund needed road work and alternative ways of getting funds. Jeff Perryman will research the DA funding further and report back with more information.

8. Delegate Comments

Stallings: Mr. Ayers commented that the group has touched on some good things. He wanted to let fellow delegates know that Stallings is deep in development projects and the staff is pressed to limits. They are discussing hiring contractors for secondary tasks. He also stated that he and Wyatt Dunn will switch positions and he will become delegate and Mr. Dunn will serve as alternate.

Marvin: Mr. Pollino asked about ideas for development of a downtown district.

Weddington: Mr. Perryman stated that he appreciates everybody coming. He believes there is a lot of work ahead and there is a great sharing of information.

9. Adjournment

Mr. Perryman made a motion to adjourn the regular monthly Western Union Municipal Alliance meeting at 5:01 p.m.

The motion passed with a unanimous vote.