



**WESTERN UNION MUNICIPAL ALLIANCE
REGULAR MEETING
THURSDAY, APRIL 28, 2022, 4:00 P.M.
WESLEY CHAPEL TOWN HALL
6490 WEDDINGTON ROAD
WESLEY CHAPEL, NC
MINUTES**

1. Open the Meeting and Determination of Quorum

Chairman Perryman called the meeting to order at 4:15 p.m.

Present: Chairman Perryman (Weddington Delegate), Vice-Chair Fuller (Wesley Chapel), Joe Pollino (Marvin Delegate, arrived late), Andy Wortman (Marvin Alternate), Rick Becker (Mineral Springs Delegate)

Absent: Steven Ayers (Stallings Delegate)

Staff: Cheryl Bennett, Clerk Village of Wesley Chapel

Visitor: Jim Joyce, UNC SOG, Weddington Mayor Craig Horn, Johnathan Thomas, Union County Planning Board

2. Adoption of the Agenda

The agenda was adopted as is.

3. Approve March 24, 2022, Meeting Minutes

The minutes were adopted by consensus.

4. Public Comments - None

5. Delegate and Municipality Reports

Marvin: received C.O. on new town hall yesterday; Marvin Day is May 21, 2022. Working on animal control ordinance and holding public hearing on a proposed district.

Wesley Chapel: Just completed a five-month public hearing, working on resolving dam issues, filed ARP report using revenue loss standard allowance.

Weddington: held a session to discuss ARP projects, one request was to put funds toward small businesses. SOG came and spoke regarding the Mayor/Council vs. Administrator/Council form of government. They are looking at possible charter changes. Weddington Green Hearings

generated a lot of public comments. New County rule that only County Commissioners can approve new pump stations.

Mineral Springs: Also took standard allowance for ARP, looking for small capital projects, only receiving about \$200,000.

6. Old Business- none

7. New Business

a. Extra Territorial Jurisdiction Presentation from Jim Joyce, UNC School of Government

Mr. Joyce discussed Extra Territorial Jurisdiction (ETJ). Cities only have powers granted by the General Assembly (GA). The origin of ETJ was post World War II when growth was mostly just outside of cities, and chaotic patterns occurred. The GA gave municipalities ETJ powers (in G.S. 160-D) and cities can only regulate zoning, police powers still belong to the County. You can go out one to three miles depending on population, and it must be set by ordinance. There is a list of powers municipalities have and do not have in ETJ areas. If there is overlapping land between two municipalities, you draw a line halfway between the two, and enter into an interlocal agreement. Nuisance related ordinances can apply up to one mile outside the corporate limits whether or not you have ETJ. If you have a sign ordinance in your zoning ordinance, you can enforce it, but if you have a separate sign ordinance, the County rules control. For counties there is a zoning exemption for bona fide farms, but there is not in municipalities, but it does apply in ETJ areas. The procedure for creating ETJ is to mail notices, put an ad in the paper, and have a public hearing. A boundary map would be recorded at the Register of Deeds. There are some situations where the County must approve the extension of ETJ, including if the County exercises zoning and subdivision authority. The County can only exercise authority within the municipality if there is an agreement to do so. In ETJ areas the taxes are paid to the County and permitting and zoning is done by the municipality. There must be at least one member from the ETJ area on the Board of Adjustment and Planning Board, and that member is appointed by the County. Concurrently with establishing ETJ there needs to be a map amendment to apply zoning to the ETJ areas. County rules apply for 60 days or until you apply zoning. You can set the ETJ area, and then later amend the area. There is also a procedure to rescind ETJ. If one town has an ETJ area, and that area wants to, they can annex into a different town.

Mr. Joyce was thanked for sharing this information. Mr. Perryman asked if they create a plan to show the County to do ETJ, can the School of Government help? Mr. Joyce replied they must be impartial but can tell you what the rules are.

8. Delegate Comments

Delegate Pollino is excited about the upcoming Marvin Day.

Vice Chair Fuller reminded everyone to vote on May 17th.

Chairman Perryman thanked everybody for coming and reminded the delegates that the May 26th meeting would be in Mineral Springs.

9. Adjournment

The meeting was adjourned.