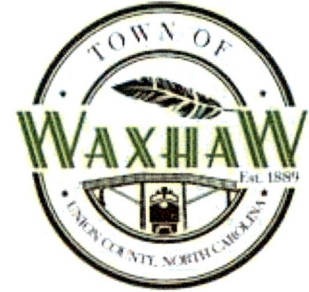


Board of Commissioners

Regular Meeting * PD Community Room

Tuesday, August 13, 2024 @ 6:30 PM



The Board of Commissioners held a regularly called meeting at the Police Department Community Room located at 3620 Providence Road South. The following Board members attended this meeting:

Present: Mayor Pro-Tem Brenda McMillon, Commissioner Jason Hall, Commissioner Susanna Wedra, Commissioner Richard Daunt and Commissioner Tracy Wesolek

Absent: Mayor Murray

Staff: Town Manager Jeffrey Wells, Town Attorney Cindy Reid and Town Clerk Barbara Bruce

CALL TO ORDER

Mayor Pro Tem McMillon called the meeting to order at 6:30 pm. A quorum was established as a majority of board members were present with Mayor Murray absent from the meeting.

CEREMONIAL OPENING

The Pledge of Allegiance to the American Flag was recited. Everyone remained standing for a moment of silence.

ADOPTION OF AGENDA

MOTION was made by Commissioner Hall to adopt the agenda, as presented. **MOTION** carried unanimously (5:0).

GENERAL PUBLIC COMMENTS

Erin Muldoon, a resident of 8104 Winter Oaks Court, expressed concerns from the last Board of Commissioners meeting related to comments made on social media, the division amongst Board members and their allegiance to Waxhaw and its residents.

CONSENT AGENDA

Approval for Union County Tax Office to be Charged with the Collection of Fiscal

Year 2024-25 Tax Bills

Adoption of Ordinance (ORD2024021) Amending the Declaring Temporary Road Closures for Events

Adoption of Budget Amendment Ordinance (ORD2024022) to Accept a Donation from the Waxhaw Lions Club for Communication Board

MOTION was made by Commissioner Wesolek to adopt the consent agenda, as presented. **MOTION** carried unanimously (5:0).

RECOGNITIONS

Public Services Department: 20 Year Service Award

Mr. Todd Matthews, Public Services Director recognized Ryan Springs, Maintenance Tech, for his 20 years of service with the Town of Waxhaw and honored with a service award. Congratulations Ryan!

Recognition of the Waxhaw Lions Club Donation to Parks & Recreation Department for a Communication Board

Ms. Dena Sabinske, Parks & Recreation Director recognized the Waxhaw Lions Club for their generous donation of \$2,000 for their contribution of a Communication Board for the new Waxhaw Downtown Park. The Waxhaw Lions Club successfully held a fundraising campaign to purchase the Communication Board, which fosters understanding and expression to aid in language development and expansion while pointing to the symbols.

MOTION was made by Commissioner Hall to approve the donation from the Waxhaw Lions Club in the amount of \$2,000 for a Communication Board and authorize the Town Manager to accept the funds. **MOTION** carried unanimously (5:0).

PUBLIC HEARINGS

Public Hearing for Text Amendment TA - 016-2024 - An amendment to add R2 Single-Family Residential Zoning District and Conservation Development Design Standards to the Land Development Code

The Board of Commissioners fixed this date, place, and hour to conduct a public hearing for information on the proposed Text Amendment Petition TA-016-2024 to amend the Land Development Code (LDC) to add R2 Single-Family Residential Zoning District and Conservation Development Design Stands.

MOTION was made by Commissioner Wesolek to open the public hearing. **MOTION** carried unanimously (5:0).

Ms. Lisa Thompson, Planning & Inspections Director, and Mr. Blair Israel, Senior Planner, provided an overview of the proposed text amendment. She noted the text amendment was submitted by the Planning Department to amend various sections of the Land Development

Code to remove cluster subdivisions and replace it with conservation design standards; and include a new R2 single family zoning district. Additionally, she added, the proposed amendment would ensure sustainable development that aligns with the town's comprehensive plan and addresses public concerns regarding environmental preservation and controlled density.

MOTION was made by Commissioner Daunt to close the public hearing. **MOTION** carried by a vote of (5:0).

Discussion:

- Commissioner Wesolek asked for clarification regarding the conservation land in perpetuity, does that mean if a development has already been developed and there's land that's been preserved for the conservation, then they could never build on that land? Ms. Thompson answered yes. A conservation easement would restrict the development on the land.
- Town Attorney Reid clarified that only a court could undo a conservation easement and only time the easement would be lifted is if the land could not be used for conservation purposes.
- Commissioner Daunt questioned if there were any laws that protect the historic and archaeological sites. Ms. Thompson answered she was not aware of any protection laws. Mr. Israel added that there are protection laws if a historic and/or archaeological sites was discovered on the land.

Public Comments:

Town Clerk Barbara Bruce read a public comment into the record submitted by Ms. Pamela Murphy, a resident of Waxhaw, NC:

- *"Please include the following comments in the Board of Commissioners meeting for Tuesday, August 13th at 6:30 PM? I am unable to attend in person, but I would appreciate, if possible, that the following be read and included in the minutes.*

(This is a general public comment regarding the agenda item, Public Hearing for Text Amendment TA - 016-2024 - An amendment to add R2 Single Family Residential Zoning District and Conservation Development Design Standards to the Land Development Code Information: Petition TA-0)

I had the opportunity to attend some of the Retreat for the commissioners earlier this year and was introduced to the concept of a conservation subdivision and urban planning by design. The staff introduced the concept based on Randall Arendt's "Rural by Design" book on maintaining small town character. Mr. Arendt was able to present his work through an online call and I was able to watch and appreciate his vision for preserving and conserving rural areas. I personally bought his book based on the presentations and found the information especially needed during this rapid growth time that Waxhaw has been subject to recently. Any effort to preserve the dignity and nature of our rural spaces is desperately needed.

That the Planning board is submitting amendments such as this one tonight, is a great first step in ensuring that conservation of our ever decreasing natural spaces and allowing this addition of lower density housing zones. I am very pleased they

are working toward making Waxhaw a better place to live.

I just want to thank the planning department for their considerable efforts in this ongoing evolution to a more sane and deliberate development process".

*Thank you,
Pamela Murphy
Waxhaw, NC*

TOWN LEADERSHIP REPORTS

Town Manager Jeffrey Wells

- Expressed his gratitude to the Emergency Management Team for their hard work during and after Tropical Storm Debby.
- Provided an update on the Town Campus.
- Announced that Waxhaw 101 will begin on August 28, 2024 and held in the PD Community Room until the new Town Campus is completed.

Assistant Town Manager Matt Hubert

- Provided an update on Engineering Projects.

Parks & Recreation Director Dena Sabinske

- Provided an update on Park Programs and events.

Public Services Director Todd Matthews

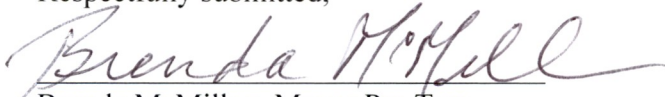
- Provided an update on Public Services Projects.

ADJOURNMENT

Being no additional business, Mayor Pro Tem McMillon entertained a motion to adjourn. **MOTION** was made by Commissioner Hall to adjourn the regular meeting. **MOTION** carried unanimously (5:0).

The meeting was adjourned at 7:09 pm.

Respectfully submitted,


Brenda McMillon, Mayor Pro Tem

ATTEST:


Barbara Bruce, Town Clerk

