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# The Village Voice

Wesley Chapel Villagers Group

<http://www.wcvg.org/>

Information for Residents of Wesley Chapel

## Wesley Chapel Residents & Neighbors – Your Presence is Requested!

### Public Hearing to receive comments on a 3<sup>rd</sup> New SHOPPING CENTER NW Corner of Waxhaw-Indian Trail & Hwy 84

**Date:** Monday, June 13, 2005      **Time:** 7 P.M.

**Place:** Wesley Chapel United Methodist Church  
120 Potter Road South  
(Next to Wesley Chapel Elementary School)

JDH Capital has presented plans to Wesley Chapel to rezone 20 acres of land from Residential (R-40) to Commercial (B-2). Their plans are to build a 125,000 square foot shopping center on this property within the next 5 years.

This newsletter will give you facts regarding the village of Wesley Chapel, what's already approved for development in our town, and some risks our town faces if this shopping center development is approved.

## Take Action!

After reading this newsletter, take some action! Our town leaders need to know where you stand on this issue and others facing Wesley Chapel. Here are some ways you can become informed and let yourself be heard:

1. Come to the public hearing on June 13<sup>th</sup> and speak on your views. If you aren't comfortable speaking, come and listen to others points of view and form your own opinion.
2. If you can't attend the meeting on June 13<sup>th</sup>, send an email or write to the Village Council asking that the views you express in your letter or email be read during the public hearing and submitted for inclusion in the public record.
3. Sign the online petition against the JDH Shopping Center. Go to [www.wcvg.org](http://www.wcvg.org) and Click 'Shopping Center Petition'.
4. Make sure you are registered to vote! 4 out of 5 Wesley Chapel council positions will be elected in November 2005. For more information call the Board of Elections at 704-283-3809.
5. Stay informed! Visit [www.wcvg.org](http://www.wcvg.org) often to learn what is happening in Wesley Chapel. Join the WCVG email distribution list to keep informed of important issues in Wesley Chapel.
6. Attend Wesley Chapel Council (held 2<sup>nd</sup> Monday of each month at 7pm) and Planning Board (held 4<sup>th</sup> Monday of each month at 7pm) meetings. Meetings are held at Wesley Chapel United Methodist Church.

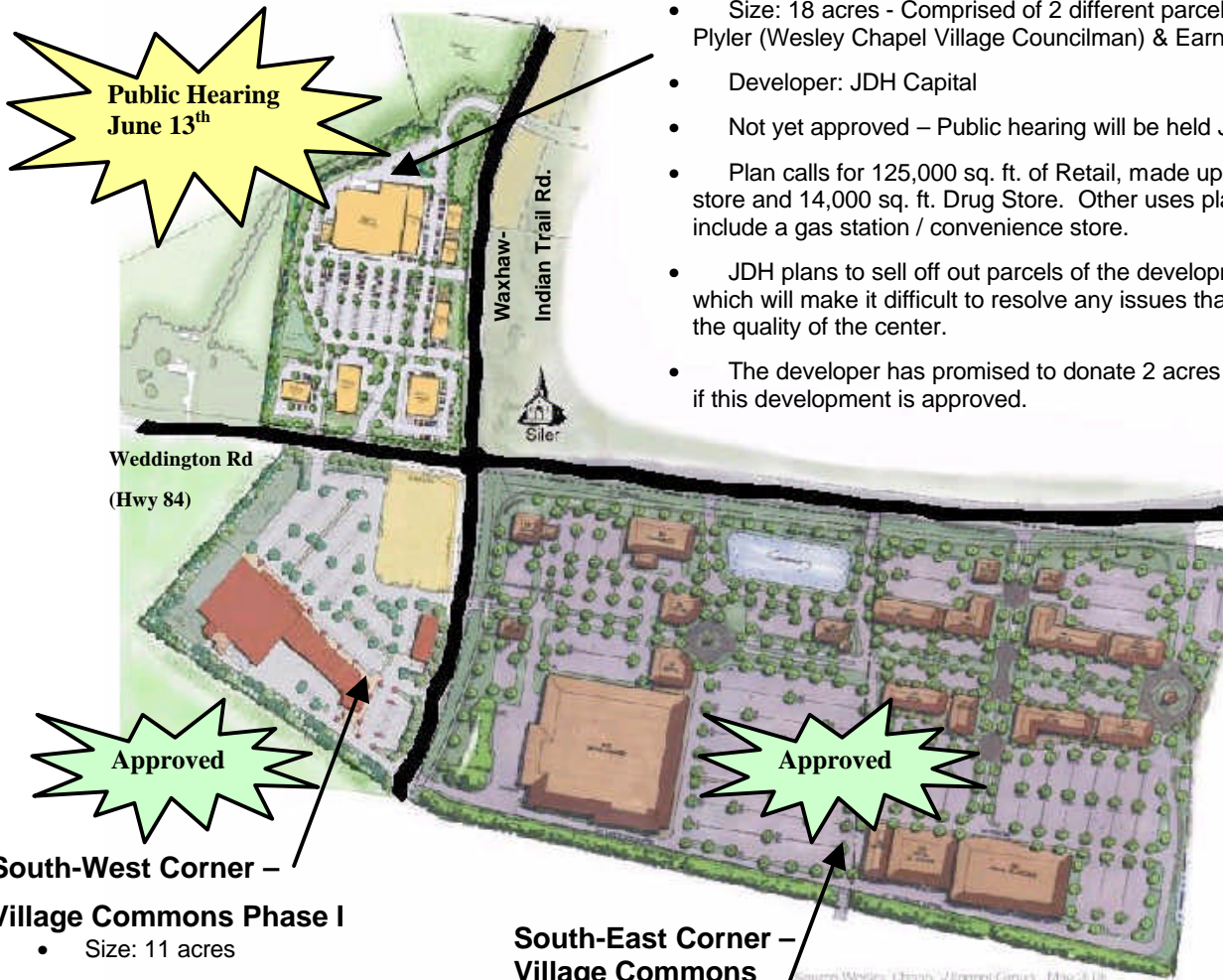
## Wesley Chapel Village Council

Mayor Mike Hafey	<b>Email:</b> MayorHafey@WesleyChapelInc.com <b>Phone:</b> (704) 283-2010 <b>Appointed</b> June 2004 to replace Al Black who resigned for 'personal reasons' <b>Term Expires:</b> 12/2005
Councilman Jim Mullis*	<b>Email:</b> Jim.Mullis@WesleyChapelInc.com <b>Phone:</b> (704) 843-2734 <b>Elected</b> to office November 2003 <b>Term Expires:</b> 12/2007
Councilwoman Camille Marshall	Resignation Pending
Councilman Butch Plyler	<b>Email:</b> Butch.Plyler@WesleyChapelInc.com <b>Phone:</b> (704) 821-8647 <b>Appointed</b> March 2004 to replace Todd Bennington who resigned for 'personal reasons' <b>Term Expires:</b> 12/2005
Councilwoman Barbara Moore	<b>Email:</b> Barbara.Moore@WesleyChapelInc.com <b>Phone:</b> (704) 289-1435 <b>Appointed</b> July 2004 to replace Mike Hafey who was appointed as Wesley Chapel mayor

# Intersection of Highway 84 (Weddington Road) and Waxhaw-Indian Trail Rd

## North-West Corner – JDH Capital

- Size: 18 acres - Comprised of 2 different parcels, owned by Butch Plyler (Wesley Chapel Village Councilman) & Earnhardt Price Family LLC
- Developer: JDH Capital
- Not yet approved – Public hearing will be held June 13, 2005.
- Plan calls for 125,000 sq. ft. of Retail, made up of 50,000 sq. ft. grocery store and 14,000 sq. ft. Drug Store. Other uses planned for this property include a gas station / convenience store.
- JDH plans to sell off out parcels of the development after it's approved, which will make it difficult to resolve any issues that arise in the future with the quality of the center.
- The developer has promised to donate 2 acres of land to Wesley Chapel if this development is approved.



## South-West Corner – Village Commons Phase I

- Size: 11 acres
- Developer: Aston Properties
- Approved: March 2003
- 71,000 sq. ft. of retail with Harris Teeter
- Opened July 2004
- Phase I is fully leased with main

## South-East Corner – Village Commons Phase II - IV

- Size: 44 acres
- Developer: Aston Properties
- Approved: November 2003
- Plans call for 325,000 sq. ft. of retail + 40,000 sq. ft. of office space.
- Timing: To be developed in 3 phases, spanning 10-12 years in time. No ground breaking has occurred.
- Phase II will include a drug store (CVS) & Convenience store / gas station.

## Alternatives??

What are other options for the NW Corner? This corner is not ideally suited for a residential community, however there are other creative uses that would be a positive benefit to Wesley Chapel.

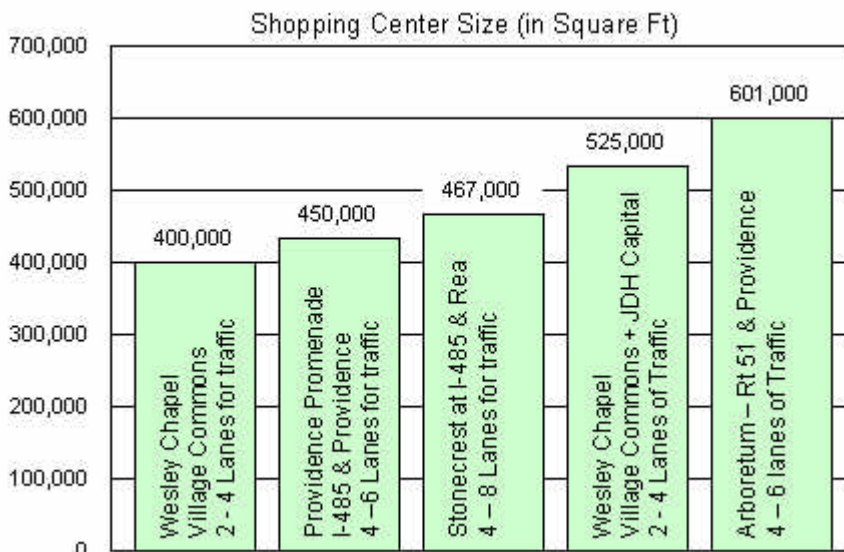
- Retirement Community – There is a tremendous need for a retirement community in Western Union County. This land is located directly adjacent to 400,000+ sq. feet of “pedestrian friendly” planned retail development. This is a perfect location for a development of this type.
- Office Use – Commercial, non-retail development, such as an office park, has the ability to be a positive revenue generator for the Village of Wesley Chapel, due to its high property value, and low need for services. This type of use would also provide a daytime boost to the retail development located across the street, and would truly provide a ‘downtown’ feel to our community, instead of this intersection becoming a retail hub for Union County.
- Patience! Leave the NW corner undeveloped. Wait until Village Commons Phase I-IV is completely built out. Examine the impact of this retail development on Wesley Chapel, and THEN decide if we are ready for more retail.

## Issues with North-West Corner - JDH Capital Shopping Center

- **Insufficient Road Improvements** – JDH is proposing to make only those road improvements where they caused the ‘majority’ of harm to the flow of traffic through the Rt 84 & Waxhaw-Indian Trail intersection. They expect “Others” to pay for additional improvements that are needed to keep that intersection from becoming a bottleneck. One of the improvements to be made by “Others” is the addition of an eastbound through lane on Weddington Rd. on either side of Waxhaw-Indian Trail Rd through the shopping center area. If JDH isn’t going to pay for this improvement, and NC DOT has no funds to widen these roads, we, the residents, will suffer. If we aren’t careful, the main route in and out of Wesley Chapel will become like Providence Rd between Weddington and I-485.
  
- **Flawed Traffic Study** – JDH Capital has completed a traffic study for their proposed development. However, this Traffic Study did not incorporate the volume of traffic (29,000 cars/day) that will come from the Village Commons Phase II-IV shopping center already approved in Wesley Chapel. A comment made in a letter from our town engineer states *“Please note that the overall access management for this corridor is fully dependent on the proposed use of the 44-acre lot to be developed by Aston Properties and appropriate changes could be recommended”*
  
- **Safety on our Roads** – Our roads are becoming more congested everyday. Currently, over 18,000 cars flow through this intersection each day. The JDH shopping center will add an additional 12,425 cars to this intersection. The Wesley Chapel Fire Department reports a 48% increase between 2003 and 2004 in ‘rescue’ calls, the majority of which are car accidents. The addition of this many cars onto roads that are already overcapacity will impact the safety of our residents.
  
- **Safety for our Homes and Families** – As our retail development expands, more people from outside our community will be attracted here to shop. This will increase crime in our community, and expedite the need for police services dedicated to Wesley Chapel. The JDH development does not have any limitations on store hours; so 24-hour stores are a real possibility.
  
- **Demand** – The Wesley Chapel ordinances specify that the developer must show the amount of retail sales floor space in square feet CURRENTLY lacking in the trade area. The only need that JDH can show for more retail is beginning in 2009. They show that 107,000 sq. ft. of retail will be needed in 2009. However, their study did NOT take into account the fact that Wesley Chapel already has 325,000 sq. ft. of retail that is approved and built. This shows that Wesley Chapel already has an excess of retail through at least 2009. If we approve this, how long will we have ½ built shopping centers or empty storefronts?? Village Commons already has a grocery store, and a drug store and gas station / convenience store planned. JDH is also proposing a grocery store, gas station/convenience store and drug store. Is Wesley Chapel big enough to need 2 of each?

## Size Comparison of Shopping Centers

It’s hard to imagine the size of retail development already approved in Wesley Chapel, as well as the size of additional retail that is currently being proposed by JDH Capital. Below is a chart that shows you how the approved and proposed retail development in Wesley Chapel measures up against some well-known shopping centers in South Charlotte.



### Things to think about...

- There is always traffic and congestion around the shopping centers listed on this chart
- Each of these centers has 4 – 8 lane roads surrounding it, some with major interstates nearby.
- Police are stationed in, or routinely patrolling these centers.
- Do any of these developments have 2 grocery stores, 2 drug stores and 2 gas stations / convenience stores like what is being proposed in Wesley Chapel?

**Is Wesley Chapel Prepared to Handle This??**

# Wesley Chapel Timeline – Retail Development

