

VILLAGE OF WESLEY CHAPEL
MASTER PLAN COMMITTEE MINUTES

7:00PM SEPTEMBER 27, 2007
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The Master Plan Committee of the Village of Wesley Chapel, North Carolina met in the Fellowship Hall of the Wesley Chapel United Methodist Church at 120 Potter Road South, Wesley Chapel, North Carolina, with Chairman Mangano presiding.

MEMBERS PRESENT: Chris Mangano, Elaine Rosoff, Dick Raby, Mike de Julien, Brenda Cherry

MEMBERS ABSENT: Ashleigh Mock

OTHERS PRESENT: Ken Chilton, David Walters, Tracey Clinton , Jim Mullis, Sonya Pierce, Brad Horvath, Elinor Angel, Aleksandra Antonyuk, Emmanuel Arrington, Christopher Belch, Melissa Burgess, Douglas Gigi, Elizabeth Lamy, Alistair Lowe, Joseph Mattox, Kara McHone, Daniel Rankin, Thomas Smith, Kale Calvert, Shazia Khan, Paul Kim, Sylvio Lynch, Adam Oaks, Ginette Wessel, Murad Al Quqa, Tracy Atkinson, Laura Brooks, Philip Holleran, Tarik Kiley, Ian Leonard, Bonnie MacIntyre, Andrew Mock, Jennifer Morell, Keith Sorensen

VISITORS: Carol Mullis, Horace Deese, Wendy Winchester, Doris Winchester, John Austin, Phyllis Shaw, Butch Plyler, Becky Plyler, Rita Gutierrez, Maria Gutierrez, Katie Franks, Stephen Keeney, Scott Bullick, Chip Lielm, Sid P., Donald Davis, Sondra Bradford, Cathy Broom, Malvin Seale, Erin Seale, Toni Nee, Debra K., Judy Chapman, Dora Boyce, Maura Mackinnon, Karen Horvath, Nancy Mangem, Ray Davis

TIME CONVENED: Chris Mangano began the meeting at 7:00 PM. A quorum was not present. Dick Raby and Brenda Cherry arrived at 7:05 so a quorum was now present.

1. WELCOME AND INTRODUCTIONS

Chris Mangano gave a brief background of the Master Plan Committee's work and introduced the UNCC professors, Dave Walters and Ken Chilton. He emphasized that this was the first hard data we have to share with the community.

2. CITIZEN SURVEY RESULTS

Ken Chilton stated that the 25% response rate to the survey was excellent. He stated that the average family had children less than 9 years of age and were in their forties. He proceeded to explain the charts in the survey results and the major implications. Maintaining the rural character of the area with agricultural activity was extremely important to the community. Most citizens are happy where and they live and do not support any growth, especially residential development. Some have interest in patio homes for retirees. The preference is houses over 3,000 square feet and no multi-family houses, rentals or apartments. The preference is one house per one or two acres. Preferences also include architectural standards for retail and residential building, parks, sidewalks and greenways. The majority of respondents are satisfied with the safety services. The survey indicates some willingness to pay for land for parks and

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greenways. The major issues are preserving the village heritage, having stringent growth ordinances, protecting housing prices and maintaining a clean environment.

3. IMPLICATIONS AND LAND CAPACITY ANALYSIS

Dave Walters explained that he would show 10 maps that have green or red areas. The green being open areas that are potentially developable and the red being those areas that are already developed. The first five maps are the town with its current boundaries and the last five include the ETJ areas. These are not proposals, but scenarios or what if scenes. The first map shows the current population is 4,300 with a projected increase to 8,000 by the year 2030. The following maps show the area as it could look in 2030. The first most obvious fact is that the town is very irregularly shaped. When it is filled with one acre lots, the green rural nature of the town is lost. The following three slides showed a slight mix of housing types, a change to more density and finally another change that gave the most green to the addition of 1714 homes and using conservation subdivisions to preserve more green.

In the slides in which ETJ areas are included, the town is much less cut up and more organized. By 2030, two thousand six hundred new homes could be built, but the area could sustain four thousand. The following maps showed different proportions with 1 acre, ½ acre and ¼ acre home sites. The aim to preserve the rural heritage is in direct conflict with the desire for one home per acre. Dave Walters then explained that this is just one of the areas the students are investigating. This work was done by the geographic systems analysis team. Other student teams will be working on housing development types, environmental cultural survey, a visual survey, transportation (at the mercy of existing roads and Union County), zoning analysis and 3-D visualization. Dave Walters restated that these are not proposals, but just the beginning of their work.

He urged all to attend the visual survey on October 25. The preliminary recommendations to the Master Plan Committee will be at the end of the semester. They will get feedback from the community and then present their final proposal in the spring.

4. TRANSPORTATION

One student team will be working on transportation at the mercy of existing roads and Union County.

5. OTHER BUSINESS

Chris Mango asked for questions or issues of concern. A concern was raised regarding the affect of mixed development on property values rise. Open spaces legally preserved actually increase the values of homes if the land is preserved in perpetuity. Corrections were pointed out regarding the location of two schools on maps, in which the UNCC will make these corrections. Design standards are necessary for smaller lot sizes and aging demographics make smaller homes near town centers desirable. Conservation subdivisions are homes grouped to preserve view, tree masses, glades or meadows; these are premium priced homes. Strong guidelines are needed to maintain

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values including building materials and architecture. A question was raised regarding the difference between managed growth and limited or no-growth matters. Limited growth leads to major conflicts and often tears a community apart as it pits land owners against each other. Green belts or emerald necklaces for a community are often by highways, streams and flood plains. Open spaces which connect one community with another are useful for walking and biking. Green areas preserve a natural habitat for wildlife. Industrial development increases the tax base but will need careful regulation.

6. ADJOURNMENT

Chris Mangano concluded the meeting by urging the attendees to discuss the future of the town with their friends, neighbors and among themselves as well. Please attend the Community Visual Survey on October 25th at the Wesley Chapel gym. He thanked all for coming and the meeting ended at 8:30.

Respectfully submitted,

Elaine Rosoff

Chris Mangano