

# VILLAGE OF WESLEY CHAPEL

## MASTER PLAN COMMITTEE MINUTES

7:00PM MARCH 12, 2008  
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The Master Plan Committee of the Village of Wesley Chapel, North Carolina met at Wesley Chapel United Methodist Church, 120 Potter Road South, Wesley Chapel, North Carolina, with Chairman Mangano presiding.

MEMBERS PRESENT: Chris Mangano, Ashleigh Mock, Brenda Cherry, Elisa Gregorich, Elaine Rosoff

MEMBERS ABSENT: Mike de Julien, Dick Raby

OTHERS PRESENT: Justin Krieg, David Walters, Sandra Grzemeski, Philip Hollern, Tracey Clinton

VISITORS: Tom Gatewood, Linda Howard, Carol Mullis, Ray Davis, Stephen Keeney, Donald Davis, Rebecca Plyler, Jeff Mallette, Maura MacKinnon, Pat Stitt, Gina Stone, Meg Lochary

TIME CONVENED: Chris Mangano called the meeting to order at 7:03 PM. A quorum was present.

### 1. WELCOME

Chris Mangano thanked the stakeholders and the UNCC representatives for coming this evening and introduced Senior Care Properties.

### 2. NURSING HOME PROPOSAL - TOM GATEWOOD

Tom Gatewood and Linda Howard introduced themselves. Linda Howard advised that 90 beds are needed in Union County. They will file a certificate of need with Union County; if awarded, they would like to locate a nursing home facility in Wesley Chapel. They are a health care type of facility; their patients either are very sick or they need therapy before going back to their living environment. They would work with the community to meet architectural standards. Linda Howard operates five nursing homes and Tom Gatewood operates two nursing homes; they are both are committed to long term care. Chris Mangano asked how a nursing home would impact our emergency services. Tom Gatewood responded that with the growth of the county, we would need additional services anyways. Linda Howard advised they would impact the system. Carol Mullis mentioned that we are currently building a larger fire station and increasing the number of full-time fireman to accommodate for growth. North Carolina is on a journey to improved end of life care, they would like to have more private rooms, thus a larger facility is needed. Linda Howard would like to build a facility that is approximately 50,000

square feet on 10 acres. Their staff would be about 110 employees for 24 hours / 7 days a week.

### 3. PROVIDE FEEDBACK TO UNCC ON MASTER PLAN DRAFTS

Chris Mangano advised that we look at each of the sections and give feedback. We are not looking to make major revisions at this point; we are now proof reading, but if something needs to be discussed or any area that is not clear should be pointed out. David Walters said that some of the graphics still need to be made more consistent, typing errors fixed, and some jargon needs to be reworded.

An error on the roads was pointed out; it should be Potter Road instead of Wesley Chapel. The group discussed how the main street could be pedestrian friendly and safe with the traffic on Highway 84. David Walters advised they are very alert to those issues and this section will be expanded. Philip Hollern offered ideas on how to get traffic to slow and to make the road safe for pedestrians. David Walters was asked how the dotted line connections showing roads actually get built. He responded that someone has to pay for the roads, either developers or petitioning NC DOT; this is a fifteen to twenty year plan. Chris Mangano asked in section 4.3, should this come before the recommendations? Philip Hollern suggested a smaller inset map with an explanation and Chris responded that would be great and then make it larger on two pages. David Walters advised this is called illustrative because it shows one way the recommendation can be implemented. Perhaps we could change the title and the group discussed an additional third combination view. David Walters asked if the size of the map on 5.1 is acceptable and the group agreed this was a good size. On section 4.22, the group discussed the possibility of the north side of the greenway being connected. The natural features are not there to close the loop, street improvements would need to be made in this place. They will research this idea further.

David Walters explained that section 5 is offering examples of subdivision types that have a proven track record of meeting the community's desire for nice development while preserving rural character. The basic philosophy is developing the town center and keeping everything else as low density. Chris Mangano had one correction at the end of 5.2, it should be the southwest. David Walters advised that will be changed as well as several other errors in that paragraph. Chris Mangano also asked that the roads be labeled on that graphic. The group discussed adding range of prices to 5.1.2.1. The group discussed why the Baxter Village is under the next heading. David Walters explained why it was separate, they can bold the sections. They will also change the side banners to make them more noticeable. David Walters advised that 5.1.3 graphic will be expanded, possibly the traffic planners dimensional study may go here as well.

In 6.1.3, Chris Mangano asked if the area ETJ should be changed to surrounding areas. Philip Hollern suggested the wording be changed to vicinity. David Walters walked through the best practices sections. The group looked at 6.4.3, the graphic

needs to be corrected. Also on 6.1, the graphic needs to be updated for new use. The resources section is focused on North Carolina wherever possible. The appendices will go after section 6, including all of the surveys and results. The topic of agricultural uses being protected was discussed. David Walters explained that short of the farm being in a conservation easement, something can be written in the zoning ordinance. Many of us have said that the community benefits from the farms. If the community really supports this, we may need to look at this issue further, possible long term agricultural uses. Perhaps, this needs to be added to section 3 where conflicts are discussed. David Walters will look into this and discuss with the committee as to where this information should be displayed.

4. APPROVAL OF 1.09.08 MINUTES

Motion to approve the January 9, 2008 minutes made by Elaine Rosoff and seconded by Brenda Cherry. Motion passed unanimously.

5. NEXT STEPS

The UNCC will complete the next round of drafts by the end of March and we will meet to discuss on Wednesday, April 9 at 7pm.

6. OTHER BUSINESS

7. ADJOURNMENT

Motion to adjourn made by Elaine Rosoff and seconded by Elisa Gregorich. Motion passed unanimously. Meeting adjourned at 8:45 PM.

Respectfully submitted,

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Ashleigh Mock

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Chris Mangano