

VILLAGE OF WESLEY CHAPEL
SPECIAL COUNCIL MEETING
MINUTES

April 25, 2007 – 7:00 P. M.

The Council 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 the Master Plan Committee.

Present: Mayor Clinton, Mayor Pro-tem Croffut, Council Members Horvath, Mullis

Absent: Pierce

Others Present:

Master Plan Committee: Chris Mangano, Ashleigh Mock, Mike de Julien, Dick Raby, Elaine Rosoff; Absent: Brenda Cherry

Professors Ken Chilton and David Walters from UNCC

Interim Village Clerk/Finance Officer: Cheryl Bennett

Planning/Zoning Administrator: Justin Krieg

Planning Board member Ray Davis

Meeting was called to order at 7:00 PM and a quorum was present.

1. COMMUNITY SURVEY AND UPDATE (UNCC CONSULTANTS)

Ken Chilton advised that all input from the Council and Committee have been worked into the survey. Given the size of the survey, it will take approximately 6 weeks to compile and analyze. The draft survey and cover letter were reviewed and the following changes made.

Page 1: Brad Horvath suggested that question 5 should have wording added, regardless of how you answered question 4, and Mayor Tracey Clinton would like the answer to be multiple choice (a) on the 6 acres we own by the commercial (b) near the historic district of Wesley Chapel (by the elementary) (c) other _____. Mayor Tracey Clinton suggested on question 4 we use timing in the responses, like it is important that we build a town hall immediately. Rick Croffut asked if the survey should advise on current zoning in Wesley Chapel. David Walters responded that many times if that is written, then it will lead the responses. The May 21 due date will be added in large print at the top of the page.

Page 2: Mayor Tracey Clinton would like a question regarding housing densities, as far as using higher densities, but requiring open land so that it averages to R40 rather than just 1 home per acre. Ken Chilton also advised that we can put that question back in and that will be reaffirmed at the second public meeting. Brad Horvath asked if question 7 is redundant. Dave Walters responded that he would like to leave it and the following questions gets to specifics; this will also highlight where the

educational opportunities exist. The group discussed adding the word diversity to number 13. Mayor Tracey Clinton would like to add town sponsored community events to question 2.

Page 3: Mayor Tracey Clinton would like to specify what is currently approved, that office and retail at 84 and Waxhaw-Indian Trail will total over 500,000 square feet when completed. Justin Krieg will give Ken Chilton the numbers. Question 16 should add that currently a Target and several junior anchor stores are approved, before the question. The group advised to add aesthetics to number 23. Tracey suggested adding amphitheater /outdoor gathering space under question 25.

Page 4: The group discussed the ordinances and policies questions. The questions need to be reordered after 29. Jim Mullis would like to see how we could incorporate a farmers market in the commercial. This could be added in question 2 under o.

Page 5: David Walters advised that a graphic break will be added between the ordinances / policies and the tax questions. Cheryl Bennett asked if we want to add a clarification advising that WC residents pay a separate Village tax and Union county tax. The current tax rate is \$0.02 per \$100 value of your property for the Village. Cheryl Bennett also asked if we should clarify on question 35 that a patrol deputy is only 40 hours per week, less sick and vacation time. The group discussed the "6-minute response time" in question 36. Tracey Clinton suggested that all the service questions could be lumped into one question. Dave Walters suggested to rate your perceived level of safety services including law enforcement, fire, EMT with a multiple choice of excellent, good, satisfactory, needs improvement. Add a follow up question regarding willingness to pay additional taxes to improve these services. The group discussed striking question 41.

Page 6: Brad Horvath questioned why we care about daily commutes and David Walters responded this is extremely important regarding traffic patterns. Cheryl Bennett would like to add a line to the commute questions for additional members in the household and on telecommuting. . Jim Mullis asked if we should add a question about schooling, whether children in the house are home schooled, in public, or private schools? The group discussed keeping questions 46 to 50 and agreed this is germane information for the master plan. Jim Mullis would like to add a question that if you have a well / septic, do you have access to public. The group discussed deleting 50.

Cover Letter: Brad Horvath suggested adding something regarding one response per household is allowed. Garbage service needs to be taken off the cover letter as that is not provided by the County.

Brad Horvath made a motion to approve the survey and cover letter as discussed this evening and the Master Plan Committee will have authority to approve the final version. Rick Croffut seconded the motion.

The motion passed unanimously.

Ken Chilton advised all changes will be made will be made over the next few days. The graphics, logo and heading will be added and the final draft sent late next week.

Justin Krieg advised the quote for mailing is \$400 to fold, mail merge and stuff envelopes. Ken Chilton would also like a quote for printing the survey. Justin Krieg will give a heads up via email to the Council and Committee as to the day it will actually go out so that we can publicize. A few extra copies will be printed in case someone does not get one in the mail.

David Walters talked about the class starting on Thursday, August 23 and would like to introduce the class to the Committee and possibly the elected officials; the class (approximately 12 to 20 students) should also get a tour of the area.

2. STAKEHOLDERS

The group discussed that the next step for the Committee will be to put together the stakeholder group. Focus groups will be led with the stakeholders in order to get detailed feedback on areas of interest derived from the survey analysis. David Chilton advised that the stakeholder committee needs to be carefully selected as far as reaching out to all of the community and that they will need to be vocal. The stakeholder group will act independently of the Council; it would be appropriate to have the group approved by Council though. This group will be the sounding board and will hopefully have unanimous support of the master plan. A good group will be 15 to 20 people; with 25 as a maximum (this includes the members of the Master Plan Committee). This group will need to dedicate time for approximately 6 meetings beginning in August and ending in the spring. The professors will meet with the stakeholder group in August before the class starts and the students will meet them in September. The stakeholders will also be invited to the studio at the UNCC at some point. The professors will map out a timeline for the focus groups before the class starts.

The meeting was adjourned at 9:25 pm.

Respectfully submitted,

Cheryl Bennett, Interim Clerk

Mayor Tracey Clinton