

VILLAGE OF WESLEY CHAPEL
MASTER PLAN COMMITTEE MINUTES

7:00PM AUGUST 29, 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: Ashleigh Mock, Elaine Rosoff, Dick Raby, Mike de Julien, Brenda Cherry

MEMBERS ABSENT: Chris Mangano

OTHERS PRESENT: Justin Krieg, Ken Chilton, Dave Walters, Brad Horvath, Rick Croffut, Tracey Clinton

VISITORS: Becky Plyler, Carol Mullis, Gayla Adams, Steven Keeney, Susan Keeney, Steven Rogers, Cheryl Sain, Kevin Flynn, Gina Stone, Rocio Folio, Pat Stitt, Meg Lochary, Julie Brown, Maura McKinnon, Dirk Johnston, David Grant, Mika Brooks, David Boyce, Ray Davis, Donald Davis, Sherry Killion

TIME CONVENED: Mike de Julien called the meeting to order at 7:00 PM. A quorum was present.

1. WELCOME AND APPROVAL OF 8.8.07 MINUTES

Motion to approve the August 8, 2007 minutes made by Dick Raby and seconded by Ashleigh Mock. Motion passed unanimously.

2. PROJECT OVERVIEW (SCOPE OF WORK AND CRITICAL DATES)

Ken Chilton and Dave Walters welcomed the stakeholders and introduced themselves. Dave Walters explained that the UNCC has been working with Wesley Chapel's Master Plan Committee for several months. Dave Walters presented several slides from the kickoff meeting to give a project overview. He also advised that ultimately the stakeholders will become the ambassadors of the master plan as a broadcasting network.

David Walters reviewed the past project stages. Over the summer Ken Chilton and two graduate students entered in 641 returned surveys from citizens and each survey contained approximately 107 data points. He then reviewed what will be completed in the fall with the class.

David Walters explained land capacity analysis and implications regarding future use.

Ken Chilton described the community visual survey which will be a public meeting on October 25 and that you must be present to participate. The preliminary findings will be presented on December 13 during the final at the UNCC and then a smaller group of graduate students will complete the report revisions and final editing to submit a final report in March 2008.

3. CITIZEN SURVEY (MAJOR FINDINGS)

Ken Chilton advised that the survey sample is a good mix of long-term residents and newcomers. He went through the importance of quality of life priorities and current conditions. Ken Chilton described the results from the housing, densities and non residential development questions. Dave Walters explained that 84% are against industrial development, but this provides a good surplus of tax income instead of everything being pulled from property taxes. A question was asked regarding the break-even price point. Cheryl Sain advised that she has seen active adult communities attached behind retail development that are a craftsman style, not high-rises, that are very visually pleasing to the community. Ken Chilton advised that the stakeholders will do a field trip to near by towns to find best practices that could work in Wesley Chapel.

The results to the ordinance questions were reviewed. Dave Walters gave an example of an article in the Charlotte Observer a few weeks ago that talked about a public facilities ordinance and the reality check associated. The parks and recreation results were reviewed. Ken Chilton showed results for the services and willingness to pay section. The challenges coming out of the survey results include retaining a high quality of life given reluctance to accept a range of housing densities/types or to pay for stated preferences. Also, a challenge is retaining a clean environment and rural heritage on a large lot model of suburban development. For example, the water quality is degraded most of all in a one-acre lot environment. The group discussed the implications of going green and the possibility of rewarding certain behavior. A question was posed regarding wells running dry and how to determine the water tables.

The next step will be to do a community visual survey to clarify results from the written survey. A land development example was shown. The group discussed if a certain option was picked, how it would be reconciled and enforced. Kevin Flynn advised that Durham has an example in which only 10% can be developed, so you must own 100 acres in order to develop 10 acres.

4. NEXT STEPS (GROUP STRUCTURE AND WORK STAGES)

Ken Chilton advised that this presentation will be posted on the web-site and to please read through it in detail. Stakeholders need to digest the information from tonight's presentation, react to it and communicate with one another and project staff.

Dirk Johnston questioned how this master plan fit into a context our larger environment. Ken Chilton gave the example of the town can envisioning transportation improvements to lobby the next box.

A gentleman question how many were surveyed and Justin Krieg responded that approximately 2700 surveys were sent to Wesley Chapel residents and ETJ residents combined.

5. STAKEHOLDER ROLES AND RESPONSIBILITIES

Ken Chilton advised that the stakeholders are the pulse-taking function in the community. The stakeholders are the validity check. The professors would like the stakeholders to participate and communicate throughout the process and create enthusiasm throughout the community.

Julie Brown questioned how a master plan is implemented with political changeover. Tracey Clinton responded that you must count on the citizens to elect leadership that will implement the community's desires. Ken Chilton explained the importance of community consensus building so that a town embraces a plan.

6. OTHER BUSINESS

Ashleigh Mock asked the professors regarding the parking at the UNCC. David Walters responded that he will need know how many will be in attendance and will give out parking tokens to exit the parking lot after the meeting. The stakeholders will email or call Ashleigh Mock if they will attend the September 6 class at the UNCC and Ashleigh will advise the professors. Tracey Clinton suggested also including if the stakeholders attending would like to carpool.

Mike de Julien thanked all the stakeholders for attending the meeting and volunteering their time to Wesley Chapel's master planning process.

7. ADJOURNMENT

Motion to adjourn made by Dick Raby and seconded by Ashleigh Mock. Motion passed unanimously. Meeting adjourned at 8:50 PM.

Respectfully submitted,

Ashleigh Mock

Chris Mangano