

VILLAGE OF WESLEY CHAPEL MASTER PLAN COMMITTEE MINUTES

7:00PM MARCH 28, 2007
WWW.WESLEYCHAPELNC.COM

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, Ashleigh Mock, Mike de Julien, Dick Raby, Elaine Rosoff, Brenda Cherry

MEMBERS ABSENT:

OTHERS PRESENT: Ken Chilton, Jessica Thomas, Justin Krieg, Cheryl Bennett, Rick Croffut, Sonya Pierce, Jim Mullis, Brad Horvath

VISITORS: Patrick Moore, Stephen Keeney, Susan Keeney, Tim Grzandziel, Krista Grzandziel, Rebecca Plyler, Horace Deese, Ray Dan, Carol Mullis, John Latour, Susan Winchell, Carol Harris, Julie Brown, Judy Chapman, Dora Boyce, Augustus B. Moore, Matthew Ocnas, Elisa Gregorich, Julie Gibson, Malvin M. Seak, Erin L Seale, Rita Gutierrez, Maria Gutierrez, Barbara Parker, Bill Parker, Chris Lind, Tom Clinton, Stan Schwartz, Dirk Johnston, Sondra Bradford, Lisa Conway, Mark Conway, Chuck Adams, Jim Gordon, Paulina Thomas, Sherry Killion, Chris Killion, Cathy Killough Brown

TIME CONVENED: Chairman Mangano called the meeting to order at 7:05 PM. A quorum was present.

1. INTRODUCTION BY MASTER PLAN CHAIRMAN CHRIS MANGANO

Chairman Mangano introduced the committee members and welcomed the attendees.

2. WELCOME BY MAYOR PRO-TEM RICK CROFFUT

Mayor Pro-tem Rick Croffut thanked the Master Plan Committee members for their work. The Master Plan is a priority for this Council and an opportunity for the Council to listen to the community.

3. MEETING ETIQUITE BY FACILITATOR LARRY PARKS

Larry Parks introduced himself as one that has facilitated meetings for Wesley Chapel since it became Wesley Chapel. He is the facilitator and asks for civility during the meeting including being courteous and agreeing to disagree.

4. PRESENTATION ON THE PLANNING PROCESS BY DR. KEN CHILTON

Dr. Ken Chilton introduced himself as an Assistant Professor at the University of North Carolina at Charlotte in the Department of Geography and Earth Sciences. He informed attendees that a question sheet is available to gather written feedback. Wesley Chapel is experiencing rapid growth and the Master Plan is a process for proactive planning. His role is to build community trust in the process and engage the community. The graduate students that will be helping on the project have various experiences. Dr. Chilton described the Master Plan timeline with the final report to be completed in spring of 2008 with final recommendations. Some analysis will include census data, mapping of alternative census growth projections, land capacity analysis, environmental and physical surveys, existing zoning and how this compares to the desires of the community. Land capacity analysis examples were shown. Getting input from community through surveys is crucial to the process. A gentleman asked how the committee would determine addresses for the survey because many residents from Wesley Oaks, that is not yet annexed, are interested in giving input. He was told that all Wesley Chapel residents and a sample of surrounding area residents will receive a survey. Sonya Pierce asked if the survey would be available online and was advised that probably not due to control issues.

5. VISITOR INPUT GATHERED BY FACILITATOR LARRY PARKS

A gentleman wanted to know the difference between the Land Use plan that was done 5 years ago and this Master Plan. Jim Mullis advised that the current Land Use plan is a living document, not an ordinance, but its reference as a guiding form. Justin Krieg responded that Master Plan is a more comprehensive analysis and more specific. A gentleman wondered if transportation would be addressed and was advised by Dr. Chilton that transportation is included in the analysis. A gentleman stated that he would like a town hall and it should be near the Wesley Chapel United Methodist Church. A lady stated she would like more parks for children. Horace Deese advised that he is concerned that Wesley Chapel is spending money on ETJ; that Wesley Chapel is right here and he too would like to see a town hall right at the crossroads by the Wesley Chapel elementary school. A lady spoke that she is a lifetime resident and the Wesley Chapel Methodist Church was founded in 1832 and she echoes that the town hall should be here. A lady stated she wants a post office so we all have one postal code. A lady said that she understands that land was donated and does not think it is wise to purchase land at another location. Another lady responded that maybe someone would want to swap land. A suggestion was made for a library with some offices to be used by the town. Another suggestion was that police or firemen could also be adjoined into a town hall. Carol Mullis said that the land given was specifically a town hall; also the sheriff has considered a satellite office in Wesley Chapel. She wonders if this suggestion is a feasible possibility. A gentleman advised that a historical district would be neat since this area has such history. A lady advised she would like to see an ordinance regarding developers "raping the land" so that certain areas with green pastures and trees would be preserved. Sonya Pierce responded that is some

cases developers are replacing some of the trees. Another agreed that the wooded areas are the attraction and it is sad to see it going away. A gentleman spoke that we are looking for quality of life and he really wants the congestion to go away, green spaces preserved, and tightened zoning restrictions so this remains a great place to raise a family. A lady wondered if growth could be stopped. Justin Krieg advised that all property in Wesley Chapel is privately held and you would infringe on people's personal property rights to stop growth. She responded back that she did not realize the land adjacent to her property was being developed and was upset that the trees were cleared. Carol Mullis responded that many new people are being misled by whoever is selling them about where they are and what the land use is. A gentlemen spoke we need to grow smartly and he thinks landowners should be able to make whatever kind of profit they can, but ordinances need to be put in place to protect the property values. Chairman Mangano advised that this is why responding to the survey is extremely important. A resident questioned how building a town hall and adding parks would affect taxes. Ken Chilton advised that willingness to pay will be part of the survey. Mike de Julien said that coming up with the right mix of tax base between residents and businesses will be important. Mayor Pro-tem Rick Croffut replied that many areas of development were developed by Union County and then brought into Wesley Chapel. A person said that roads are an issue. Justin Krieg responded that roads are a sticky issue since they are maintained by the county. A gentleman stated that a public facilities ordinance should be considered.

Ken Chilton said that various schemes will be presented in order to get input. A lady commented that Ballantyne has such nice roads and is a well-planned community; she wants the rural charm with adequate infrastructure in place. Horace Deese commented that Highway 84 needs to be 4 lanes plus the turning lanes; this was also considered about 5 years ago, the 4 lanes were not completed, but we did get some turning lanes. A lady asked if zoning can put in place now to keep out multi-family homes. Justin Krieg advised that it is almost impossible to have multi-family in Wesley Chapel right now. Carol Mullis commented that the commercial development is employing our senior citizens and our young people; it is important to have a place to live, play and work. A lady responded that play is a big deal to her; she was on the WCWAA board for 6 years and would like a park to accommodate children to senior citizens. A lady said that emergency care hospital facilities would be nice, but roads to support it would be necessary. A gentleman advised the main roads should have biking lanes, because the groups of bikers are a safety concern. Larry Parks closed the question portion of the meeting by saying that getting community input is how we wanted to kick off the master plan effort. Getting involved is one of the best things you can do and he thanked the audience for attending.

6. OTHER BUSINESS

Approved 04.10.07

7. ADJOURNMENT

Motion to adjourn by Elaine Rosoff and seconded by Brenda Cherry. Motion passed unanimously. Meeting adjourned at 8:38 PM.

Respectfully submitted,

Ashleigh Mock

Chris Mangano