

**VILLAGE OF WESLEY CHAPEL**  
**MASTER PLAN COMMITTEE MINUTES**

7:00PM DECEMBER 13, 2007  
WWW.WESLEYCHAPELNC.COM

A quorum of the Master Plan Committee of the Village of Wesley Chapel, North Carolina was present at the University of North Carolina - Charlotte Community Plan Workshop located at 9201 University City Blvd, Storrs Building, Charlotte, NC 28223.

MEMBERS PRESENT: Chris Mangano, Ashleigh Mock, Mike de Julien, Elisa Gregorich

MEMBERS ABSENT: Brenda Cherry, Elaine Rosoff, Dick Raby

OTHERS PRESENT: Mayor Tracey Clinton, Justin Krieg, Brad Horvath, Rick Croffutt, Ken Chilton, David Walters, UNCC Community Plan Workshop Students

VISITORS: Chuck Adams, Gayla Adams, Julie Brown, Ray Davis, Kevin Flynn, Carol Mullis

TIME CONVENED: Chairman Chris Mangano called the meeting to order at 7:00 PM. A quorum was present.

Ken Chilton recognized the project manager, Sandra, as a key player in the presentation shown this evening. Ken Chilton advised he will briefly go through the background information so that the presentation fits together. Ken mentioned how the slowing of the real estate market may impact our local area and give Wesley Chapel breathing room to implement the master plan as building has slowed. The land capacity analysis was shown based on 1 acre lots and then alternatives scenarios of various densities. Community sentiment was shown that 93% of respondents encourage one acre lots, 91% want to preserve the rural tradition of Wesley Chapel, 87% supported open green space and recreation areas, and 60% encourage a diversity of building styles. The top images of the community visual survey were presented. The transportation groups' big ideas and total proposed roadway network were reviewed. Andy Mock briefly discussed subdivision connectivity. A greenway proposal was shown. Chuck Adams asked that if most people want 1 acre lots, why it is not possible if they also want rural character. Dave Walters advised that the conflict is a math issue, if the growth continues with the necessary infrastructure, you have to have open space to preserve the rural character and you will run out of land with the 1 acre lot scenario. Mayor Tracey Clinton asked Andy Mock to explain the connectivity ratio. He showed the Mayor the math behind the ratio. Currently Wesley Chapel has less than 1 connectivity ratio and the transportation team recommends a 1.4 ratio so the Village is more

connected. Dave Walters advised this improves response time and gives you a more pedestrian friendly layout. Dave Walters then showed several precedent studies that included the Bungalows, St. Alban's town homes and moderate density, Lake Carolina moderate density, Baxter, Bullen Gap Preserve, Cheval, and Finncastle. The new housing typology studies, that are hypothetical studies that use actual sites as examples, were shown. Examples included a conservation subdivision, farmhouse cluster, rural subdivision, and town center. The 3-D model and aerial overview models were explained. Ken Chilton said that these recommendations try to encompass the wants of the community, so that it will hopefully help with consensus building. He then discussed the strengths, weaknesses, opportunities and threats (S.W.O.T. analysis) of the current zoning ordinances. Ken Chilton explained ordinance recommendations that included anti-monotony, nuisance, complete streets, tree save, big box and accessory dwelling unit. Another recommendation is using form based codes with the following categories: village center, residential village, outer village, rural estate, business park, existing residential and institutional (existing). Dave Walters clarified that form based codes enable a town to control its appearance although the uses may be different. These recommendations allow for land owners to exercise their property rights. The recommended land use map was shown. Ken Chilton explained their vision and recommendations; this is a framework to guide development.

Chris Mangano mentioned an announcement regarding the greenway system; it barely skirts into Union County and he feels left out. The crime as it relates to greenways was discussed. Ken Chilton mentioned a statistic that Wal-Mart parking lots have much more crime than greenways. Dave Chilton advised that statistically speaking greenways are safe. The state has grants for pedestrian and bicycle studies. Ken Chilton advised that proposed funding options will be a part of their final master plan. Chuck Adams asked if most neighborhood greenways are for public use. Ken Chilton responded that there are some examples of this, but usually they are for residents. Brad Horvath commented that using various densities only preserve the open space for so long. Dave Walters responded that the models are based on the assumption that the open space is legally preserved. The group discussed the inherent value of land and substitutability versus unique development. Mike de Julien commented that the connectivity recommendations seem safer in general. Chris Mangano commented that the more zoning we have in place will drive future development. Kevin Flynn asked if you could estimate tax revenue for each of the proposed plans. A student responded there are too many variables for an accurate estimate. Tracey Clinton said that the Wesley Chapel really wants long term quality of life and property value. Justin Krieg advised he likes the different scenarios because they offer options. Ray Davis asked who is responsible for the taxes on the greenway. Ken Chilton responded that there are costs to having greenways. Chuck Adams asked how Wesley Chapel can have a more distinguished identity so that residents say that they live in Wesley Chapel instead of

their neighborhood. Dave Walters responded that the town center and the connectivity of the Village would promote this.

Wednesday, January 9 will be the next meeting in which the stakeholders will give feedback regarding tonight's presentation. A small group will stay on for design studies and research in order to build up the evidence base for the final report. The closing date on the project is March 31. Ashleigh Mock advised that the committee members need to get a hard/soft copy to all stakeholders so that they can be prepared to give feedback on January 9. Chris Mangano will have copies at Wachovia and Justin Krieg will have copies at the town hall.

Julie Brown commented that the community is struggling with the YMCA trying to come into the Village. She would like the professors to include this issue in their recommendations. Dave Walters advised that if the Y is in a space that reduces the amount of vehicle trips per day, it can be a good thing as part of a town center development. David Walters would like to see the plans in order to give a formed opinion.

Mayor Tracey Clinton thanked the students for their work in providing the Village of Wesley Chapel with a foundation.

Motion to adjourn made by Ashleigh Mock and seconded by Mike de Julien. Motion passed unanimously. Meeting adjourned at 9:05 PM.

Respectfully submitted,

---

Ashleigh Mock

---

Chris Mangano