

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

7:00PM DECEMBER 12, 2006  
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 Chris Mangano presiding.

MEMBERS PRESENT: Chris Mangano, Ashleigh Mock, Mike de Julien, Brenda Cherry

MEMBERS ABSENT: David Boyce, Elaine Rosoff, Dick Raby

OTHERS PRESENT: Mayor Tracy Clinton, Justin Krieg

VISITORS: David Walters, Ken Chilton

TIME CONVENED: Chris Mangano called the meeting to order at 7:10 PM. A quorum was present.

1. WELCOME AND APPROVAL OF MINUTES

Motion to approve the November 28, 2006 minutes made by Ashleigh Mock and seconded by Brenda Cherry. Motion passed unanimously.

2. PROFESSORS DAVID WALTERS AND KEN CHILTON TALKING TO PROCEDURES FOR PUTTING TOGETHER A MASTER PLAN

Mr. Walters handed out a planning study proposal for Wesley Chapel. He stressed that good design is important in how we plan our communities. Mr. Walters explained how the graduate class at UNCC works. Mr. Chilton and Mr. Walters are professionals and the graduate students are generally beginning professionals in their mid-twenties, some are seasoned professionals that come in to top up their qualifications. The product that you get is very professional, but not a full professional service. They are quite skilled at helping communities with a visioning process.

The professors discussed different general planning ideas. Town planning has changed from what it was ten years ago. For instance, environmental awareness is much greater. Mixed uses and integrated communities with a street layout that is safe and pleasant to walk or bike can be great. Generally speaking, most people want that freedom of choice.

A series of surveys can be administered to find out the citizens' wants. However, in order to effectively plan a community, you must talk with your emergency services, utilities, schools, all the players as the plans are laid out for the town.

*Wesley Chapel - A great place to live and raise a family!*

Approved 01.02.07

Focus groups can also be used to tease out important issues to the community. Many times, enhancing the quality of life is a topic. In some cases, towns rewrite their ordinances so that developers must improve their standards as opposed to strip development. For instance, R40 does not mean anything as far as quality; it just means 1 dwelling per acre. In a conservation development, you could have 100 homes on 100 acres, but lots could range from .25 to 1 acre and then 40% is left as raw land. Homes in these neighborhoods actually appreciate more. Using a visual survey can be helpful in finding out how the citizens really want the community to look. Town planning should also consider what will be needed thirty years from now, including hospitals, parks, open space and so forth.

The attendees discussed getting other towns on our borders to work together to support the same ordinances. Mr. Chilton commented that political integration is great, if it can be done. In many circumstances local governments are competitive instead of collaborative, unless they have a common dislike.

Mr. Walters and Mr. Chilton walked the committee through the outline work plan and timetable with estimated costs. Extra costs that could be involved include help with the focus groups, transportation planning consultancy and subsequent work on zoning ordinances. The focus groups with stakeholders are extremely important because the stakeholders become the broadcasters for the community, which helps develop consensus. When the master plan is completed, the work on the zoning ordinances to support the plan is necessary for implementation.

3. DISCUSS REQUEST FOR PROPOSAL AND HIRING A CONSULTANT

Ashleigh Mock will draft a request for proposal and send to the committee for input. Mayor Clinton will have the administrator find out if we need to have a public RFP. If the Village decides to hire the University, it would enter into contract with the UNCC and everything goes through grants and contract offices. The Village can request that it does not pay in direct costs and pay a nominal administration fee to the University.

4. NEXT STEPS

The committee will present an RFP to the counsel on January 8, 2007 at 7pm.

5. OTHER BUSINESS

6. TOPICS FOR NEXT AGENDA AND DATE

The committee will not meet on the 4<sup>th</sup> Tuesday of December. It will meet again January 2, 2007 at 7pm to review RFP and prepare to present to the counsel.

7. ADJOURNMENT

Motion to adjourn by Mike de Julien and seconded by Brenda Cherry. Motion passed unanimously. Meeting adjourned at 8:50 PM.

Approved 01.02.07

Respectfully submitted,

---

Ashleigh Mock

---

Chris Mangano