

APPROVED

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

**7:00PM JANUARY 9, 2008**  
**WWW.WESLEYCHAPELNC.COM**

The Master Plan Committee of the Village of Wesley Chapel, North Carolina met at Wesley Chapel United Methodist Church, 120 Potter Road South, Wesley Chapel, North Carolina, with Chairman Mangano presiding.

MEMBERS PRESENT: Chris Mangano, Ashleigh Mock, Mike de Julien, Brenda Cherry, Elisa Gregorich, Elaine Rosoff

MEMBERS ABSENT: Dick Raby

OTHERS PRESENT: Tracey Clinton, Brad Horvath, Justin Krieg, David Walters, Sandra Grzemski

VISITORS: Kevin Flynn, Gina Stone, Ray Davis, Carol Mullis, Jim Mullis, Becky Plyler, Butch Plyler, Stephen Keeney, Gayla Adams, Shirley Hafey, Donald Davis, Karen Gamble, Weston Gamble, Pat Stitt, Maura MacKinnon, Dennis Moser, Julie Brown

TIME CONVENED: Chris Mangano called the meeting to order at 7:03 PM. A quorum was present.

### 1. WELCOME

Chris Mangano welcomed attendees, thanked everyone for coming and advised that the Committee needed to review minutes before discussed feedback.

### 2. APPROVAL OF 10.04.07,10.25.07, 11.01.07 AND 12.13.07 MINUTES

Motion to approve the October 4, 2007 minutes made by Mike de Julien and seconded by Elaine Rosoff. Motion passed unanimously.

Motion to approve the October 25, 2007 minutes made by Brenda Cherry and seconded by Mike de Julien. Motion passed unanimously.

Motion to approve the November 1, 2007 minutes made by Elaine Rosoff and seconded by Mike de Julien. Motion passed unanimously.

Motion to approve the December 13, 2007 minutes made by Mike de Julien and seconded by Elaine Rosoff. Motion passed unanimously.

### 3. DISCUSS STUDENTS' PRESENTATIONS AND FORMULATE FEEDBACK

David Walters explained that the presentation given December 13, 2007 was the students' final exam, their work that was completed for assessment. Improvements, changes and additions will now be made.

## APPROVED

Ashleigh Mock asked what additions will be included. David Walters replied that more precedent work, design alternatives, including alternatives for the area behind Harris Teeter and depending on feedback, new ideas could be added. Explanations on each of the templates will also be added. Ashleigh Mock asked if the survey results would be analyzed more with conclusions drawn. Sandra Grzemeski replied that this work has already begun, but they wanted the December 13 presentation to be kept under two hours. This will be included in the final report.

Elisa Gregorich asked if the contradictory views will be explained in the final. For example, the people want open space, but they want 1 house per acre and they want housing diversity, but only all brick. David Walters advised results would be shown and their recommendations. The community will choose to accept the recommendations or not. The final report will be in narrative format.

Carol Mullis questioned if the house with the side-loaded garage on the visual survey had an explanation that it was a side-loaded garage. David Walters explained that just the picture was shown without the narrative that it was specifically side loaded.

Chris Mangano asked if the section on greenways would be expanded. David Walters said that it will be expanded under the transportation section.

Pat Stitt asked about the survey results that large home sites and preserved natural areas are both preferred, but contradict each other. David Walters said that those preferences do contradict, but this is one area they want to explore a little further. Very large home sites and wooded neighborhoods go well together, but large home sites and wooded neighborhoods contradict.

Chris Mangano asked where the S.W.A.T. analysis will fit into the final report. David Walters responded that they have a draft zoning report. They are not qualified to give a full zoning ordinance, but they can get us most of the way there. The draft of the land ordinance and zoning will be a priority for revisions.

A gentleman asked if the corridor concept in the transportation section would be explored more. David Walters responded that the transportation planner is staying on the project and will continue to develop these ideas. The final report will have recommendations and then priorities would be set. The group discussed how the transportation plan is implemented. Ashleigh Mock commented that she likes the added connectivity and the beltway idea. Kevin Flynn commented that the Billy Howey - Antioch Church connection was a great idea in order to give drivers alternatives easing congestion. Carol Mullis asked how a transportation plan gets implemented. David Walters advised that where the dotted line is in the draft, they will do the detailed research to make it an actual line. Then it would be put in the Village's requirements. Justin Krieg added that the transportation plan will have to be formally adopted by the Village as policy. David Walters said that they will do more design analysis for the final report that could be adopted by the Village. Kevin Flynn commentated that if the plan is adopted, but the land owner will never sell or

## APPROVED

develop, the plan is moot. David Walters advised this plan is for the next 10 to 20 years and even though we are in a down turn now, in the future, things will turn and options will be attractive again to land owners.

Chris Mangano commented that several people have expressed that the dotted line between Shamwood and 84 is important to them, can they look at that dotted line in more detail? David Walters explained that four graduate students are working specifically on transportation and they will complete a detailed study. Chris Mangano clarified that that we will see more maps that look like the Town Center page, very detailed. Mike de Julien asked if before this plan becomes policy, could it be taken to land owners to find out their thoughts? David Walters advised that can certainly take place. This is an open meeting, but he makes it a point not to know who owns the land; he looks at what is best for the town and best for given what is there. The Village can engage the land owners in discussions before adopting the plan as policy.

Dave Walters will give the graduate students the instruction that all of the dotted lines will need a detailed study. Kevin Flynn commented that if the Village waits on the County to solve the transportation problems, it will be waiting a long time. A gentleman asked how the Village will get the Department of Transportation to build the roads we adopt as our policy. Justin Krieg advised that these would be Village roads that could then be turned over to the state to maintain. Pat Stitt asked if the plan will give recommendation regarding using a light or a circle for certain intersections and will the school locations be considered? David Walters advised that the school traffic will be a subset of traffic impact. The group discussed the feasibility of adding turning lanes to our roads. Justin Krieg advised that adopting a transportation plan will work to Wesley Chapel's advantage so that when plans are sent to DOT they include exactly what the Village wants. The DOT has standard responses, but if we can give them our plan with the request, they will hopefully move towards what the Village wants to accomplish. Also, conditions can be put on developers, whether it's residential or commercial, to fix the roads adjacent to the piece of land that is being developed.

David Walters reiterated that they will not be able to fix the traffic issues, because there are too many external factors. They can give detailed plans as creative options to get roads built by working with the private sector and the DOT. The survey conveyed that residents do not want to pay additional taxes to start buying land and roads. The final report will also include street standards. Kevin Flynn mentioned Charlotte's standard of a 100 foot right of way. Justin Krieg asked that dimensions be added to the residential part.

Mayor Tracey Clinton asked if we can provide some specific feedback on each of the sections. Who likes greenways? Of those in attendance, 13 raised their hands indicating yes and 7 indicated no. The survey showed a preference for open space and opportunities for recreation. The group discussed the pros and cons of

## APPROVED

greenways. David Walters reminded that this is a long term plan, not an immediately viable plan in regards to greenways. Julie Brown commented that the Union County Parks and Recreation board is involved in a regional greenway project, and we should have a representative to keep in tune with what their doing.

The Mayor asked for feedback regarding the connectivity among subdivisions and all present indicated yes. The group discussed the need for the connectivity to be obscure so that it is not a straight shot. Current subdivisions in Wesley Chapel do not have connectivity. David Walters explained that the problem is that different neighborhoods were built at different times, so it makes it difficult, but for new subdivisions, the Village can require certain connections. This requires a higher level of sophistication in the policy in order to hold developers to a higher standard and engage them in more complex negotiations. If the complex policies are wanted by the Village, an additional planner may be needed to institute policies. This was discussed briefly.

The grouped discussed housing options. Elisa Gregorich commented that she likes the bungalows, but the Village said that they do not want multi-family units. The group discussed this type of housing can go into the commercial areas. The town could have location criteria for moderate density. Carol Mullis asked about the 1 acre lot subdivisions destroying view sheds. This statement will be explained with the housing options in the final report.

A gentleman asked if certain housing types on the draft map are actually appropriate there due to noise levels. David Walters explained that certain housing types were shown on the land use plan as illustrations, but the people's perceptions are very important. David Walters advised that the final report will not include an explanation for every parcel of land in Wesley Chapel, but perhaps recommendations can show a neighborhood that does work well by a high traffic corner. Some people like convenience, some like quiet.

The Mayor asked how the shift would occur between use based zoning and form based zoning. David Walters explained that form based zoning looks at the architectural standards first and the use second as opposed to use based which is use first, second and third. Many places in this area using form based zoning and it is working very well. The learning curve is difficult, but the route is the cleanest and boldest. An example of the CVS in Davidson was used to illustrate form based code. The city outlined the requirements for the building, no matter what the use was going to be. The group discussed form based codes versus use base.

Brad Horvath asked about land trusts. David Walters said that land trusts can be included as a recommendation. Brad Horvath asked about the zoning for building to come up to the sidewalk and David Walters explained that concept.

Carol Mullis asked about the weakness presented that primacy of residential zoning does not provide balanced tax base. David Walters advised that to lift the burden of the tax base off homeowners, industrial and retail must spread the load. Julie Brown

## APPROVED

commented that more retail increases the need for security. David Walters responded this will be included in the final report. The Mayor commented on this topic and then asked if the lower density area would be viable surrounded by neighborhoods? This was discussed briefly.

### 4. NEXT STEPS

David Walters explained that given the feedback, the work plan will now be firmed up. Upcoming work will include design, transportation, zoning, collating and editing the sections of the report they already have. They will feed us sections of the report the first of February and we will meet again on Wednesday, February 13 to discuss. The other sections will be sent across by Feb 29. The Master Plan Committee will meet March 5 to discuss feedback and then with the UNCC on March 12 for final feedback. The Master Plan Committee will then meet on March 19 in order to prepare for the final meeting on April 2. The final report will be detailed and in narrative form, so a power point presentation showing the highlights of the plan will be prepared for the presentation to the Village on April 2. The presentation will include a summary of community input, how the input was used in the final master plan and theories/proposals for Wesley Chapel. The Council will then share their plan as to next steps and volunteers that will be needed.

### 5. OTHER BUSINESS

### 6. ADJOURNMENT

Motion to adjourn made by Ashleigh Mock and seconded by Brenda Cherry.  
Motion passed unanimously. Meeting adjourned at 9:50 PM.

Respectfully submitted,

---

Ashleigh Mock

---

Chris Mangano