

VILLAGE OF WESLEY CHAPEL
MASTER PLAN COMMITTEE MINUTES

7:00PM OCTOBER 4, 2007
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The Master Plan Committee of the Village of Wesley Chapel, North Carolina at Southbrook Community Church at 5607 Monroe-Weddington Road, Weddington, North Carolina, with Chairman Mangano presiding.

MEMBERS PRESENT: Chris Mangano, Ashleigh Mock, Dick Raby, Mike de Julien, Brenda Cherry, Elisa Gregorich

MEMBERS ABSENT: Elaine Rosoff

OTHERS PRESENT: Tracey Clinton, Justin Krieg, David Walters, Ian Leonard, Laura Brooks, Kara McHone, Joe Mattox, Melissa Burgess

VISITORS: Gayla Adams, Pat Stitt, Kevin Flynn, Carol Mullis, Becky Plyler, Meg Lochary, Maura MacKinnon, Julie Brown, Dirk Johnston, Donald Davis, Ray Davis, David Boyce,

TIME CONVENED: Chris Mangano called the meeting to order at 7:09 PM. A quorum was present.

1. WELCOME

Chris Mangano welcomed attendees and asked that everyone put their names on the sign in sheet.

2. FEEDBACK ON CITIZEN SURVEY RESULTS MEETING

David Walters introduced the student group in attendance as the community visual survey (CVS) team that does the vision specifying process. David Walters explained that we may use the same vocabulary, but different images come to mind. The brief visual survey the stakeholders will take will clarify terms like rural character that came out of the written survey. Dirk Johnston apologized for not attending last week's meeting and asked if the term "rural character" was that decided at last week's meeting. David Walters replied that the two main priorities coming from the written survey were rural character and homes on 1 acre lots. These two priorities are in contradiction to each other.

Many folks have differing opinions on the town center. Dirk Johnston questioned how to reconcile a community where most the population lives in subdivisions, but everyone wants to live in a rural area. At last week's meeting it was explained that a subdivision is not rural. Dirk feels then it is not rural versus neighborhood, it is undeveloped versus developed and this needs to be discussed. David Walters said that he had several conversations with large land owners, after last week's meeting,

regarding to preserve rural character does not mean the government telling a land owner what to do with his land. Dave Walters was asked if this was a growing trend and responded that it is not, but policies are available that allow community's to do this. For example, the land owner can put land in conservation in order to get a big tax break or the idea of conservation communities. He posed the question, is one house per acre exact or an average? The group then discussed community's interpretation of one house per acre.

Dick Raby questioned how we get what we want with the open space yet let the property owners get the money they deserve for their land. The group discussed how property rights can be preserved while taking care of the land for future generations, as an environmentalist approach. Dave Walters explained that their deliverables will include presenting a range of alternatives.

A general comment was made regarding 71% of respondents moved here in the last 9 years, so many do not remember what happened in Weddington. They came across the idea of conversation subdivisions and tried to reconcile this with the community. The community demanded R40, but now they have a conditional use for conservation subdivisions. Developers can make more money and home values increase because of the guaranteed open space. Wesley Chapel may or may not embrace this. Stakeholders are part of the team working to provide feedback. The student team advised that our input will be used for the community visual survey.

3. SURVEY - PRESENT AND FUTURE APPEARANCE / CHARACTER

The intent of the brief visual survey is to evaluate how citizens feel about the character of Wesley Chapel. The purpose is for the stakeholders, as citizens of this community, to educate the class and professors on the meaning of certain terms. This set of images will be about the present, so that they can understand how we feel about the future. He explained the attendees should answer intuitively without over thinking. The visual survey that consisted of fifteen questions was given.

The students will collate the answers and present their findings to the rest of the class next Thursday. Dirk Johnston questioned if the trash cans were left in the neighborhood pictures on purpose because he feels that could lead people to not pick the pictures with the trash cans. David Walters replied that they noticed the trash cans, but felt that since that is part of everyday living it was okay to leave them in the pictures. Dirk Johnston also feels that the presentation has a slant towards rural character. David Walters said he is unbiased; the written survey showed that priorities include rural character and open space. He will be using their professional planning to make recommendations, but they are currently trying to understand the community.

The group discussed the neighborhood pictures with trash cans. Dave Walters then went through each neighborhood picture shown in the survey and explained the main differences. Chris Mangano advised that he focused on the curb and the

spacing, but the trash cans may have a negative affect on people's choices. Kevin Flynn would have liked to have seen a neighborhood with sidewalks. Tracey Clinton said that rural character is important, but they also want the fancy neighborhoods that will increase value of properties. The group discussed the aspects regarding the neighborhood choices.

4. APPROVAL OF 9.12.07 AND 9.27.07 MINUTES

Motion to approve the September 12, 2007 minutes made by Dick Raby and seconded by Mike de Julien. Motion passed unanimously.

Motion to approve the September 27, 2007 minutes made by Dick Raby and seconded by Brenda Cherry. Motion passed unanimously.

5. OTHER BUSINESS

Chris Mangano asked that all stakeholders advertise the Community Visual Survey on October 25 at the Wesley Chapel Elementary School Gymnasium. The committee discussed the October 25 will be a public meeting where a quorum of the Master Plan Committee may be present. Ashleigh Mock advised that the signs will arrive next Wednesday to the Town Hall. Justin Krieg will deliver some to members and the rest to Chris Mangano at the bank. Brenda Cherry will send home flyers to all students that attend WC elementary and Chris Mangano will do that for New Town Elementary students. A flyer will be put up in the Village Commons. Ashleigh Mock will email the newspaper contacts. Each committee member will advertise the meeting on their neighborhood website.

6. ADJOURNMENT

Motion to adjourn made by Ashleigh Mock and seconded by Dick Raby. Motion passed unanimously. Meeting adjourned at 8:35 PM.

Respectfully submitted,

Ashleigh Mock

Chris Mangano