

VILLAGE OF WESLEY CHAPEL MASTER PLAN COMMITTEE MINUTES

7:00PM NOVEMBER 1, 2007
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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: Justin Krieg, Brad Horvath, Ken Chilton, David Walters, UNCC Community Plan Workshop Students

VISITORS: Butch Plyler, Becky Plyler, Carol Mullis, Julie Brown, Pat Stitt

TIME CONVENED: Chairman Chris Mangano called the meeting to order at 7:15 PM. A quorum was present.

Ken Chilton presented the initial results to the Community Visual Survey.

- (1) Housing Styles - the majority preferred C with comments regarding the preference of side load garage. This option down plays the role of the garage in order to reduce the impact on a normal street. Chris Mangano inquired if allies are still used. David Walters advised that allies are still used and can be a very useful tool.
- (2) Housing Styles - the majority chose B.
- (3) Neighborhood Styles - the majority chose A. Ashleigh Mock commented that these choices depend on the setting; for example, B is nice if it is next a town center.
- (4) Neighborhood Styles - the majority picked A.
- (5) Neighborhood Design - the majority picked B. Brad Horvath commented that some people did not understand the acreage on these pictures.
- (6) Neighborhood design - the majority chose B. Ashleigh Mock asked how they interpret the conflicting choices to the neighborhood design. David Walters advised the contradiction will be pointed out in the final with a connotation to the water quality risk to each choice. The recommendation will be made and

then it is up to the town to implement. A student commented that the difference may be how the trees are shown. The first set of pictures depicted farm land being turned into a neighborhood with mostly open land with few trees around the edges. The second set of pictures show forest with the homes built into the forest. Justin Krieg interpreted that we will have to give people several options; for example, one-third of the community likes the tight knit option.

- (7) Attached Single Family - the majority preferred C. Many wrote in the comments that they did not like any of the options.
- (8) Live Work Scenarios - the majority preferred C.
- (9) Architectural Style - the majority chose C.
- (10) Architectural Materials - majority chose B.
- (11) Business Park - majority chose B.
- (12) Medical Facilities - the preference divided.
- (13) Fire Station - majority chose B.
- (14) Intersection Design - majority preferred B. Julie Brown commented that the traffic circle works very well, but drivers are getting brave so they are split seconds from an accident. She would also like to see nicer landscaping around the traffic circles.
- (15) Local Road Edge Condition - the majority preferred D. Chris Mangano asked what the water implications are regarding each of these choices. The group discussed the different options of filtering water to a storm system. One of the students advised that storm water goes directly into the rivers and creeks in NC.
- (16) Local Road Edge Conditions - the majority picked B. Justin Krieg commented that funding for bike lanes comes from a separate pot of money than roads. Julie Brown commented that she just read an article regarding grants for bike lanes.
- (17) Public parks - majority picked C.
- (18) Playgrounds - the preference was split between A and B.
- (19) Nature Trail - the preference split between A and C.
- (20) Rural Heritage - the majority chose B.

The students then presented the results to the second part of the visual survey in which one picture was shown and the group rated it.

The group took a 10 minute break.

The transportation group presented their work in progress. David Walters advised that these are ideas, not final recommendations. Andy Mock presented their big ideas which include enhancing street connections, accommodating pedestrians and providing different street signs to suit local conditions. A transportation hierarchy was explained. The team has looked at the average daily traffic with the highest traffic at the intersection of Waxhaw-Indian Trail and Hwy 84. He presented strategies to mitigate this issue. Alternate connectivity was presented that could possible enhance smooth flowing traffic. The implications to these recommendations were discussed. Subdivision connectivity was discussed including how subdivisions should connect in order to protect the public. Carol Mullis advised that many of the subdivisions in Wesley Chapel prefer one entrance and exit. David Walters responded that their job is to point out different issues and look at future implications. Carol Mullis mentioned that Wesley Chapel is trying to go beyond what the department of transportation requires, for example, increasing the size of cul-de-sacs. David Walters advised that one issue is very thoughtful balance between specialists and a larger picture. A town must imagine the effect of on the larger community. Ideas for potential greenway connections were shown.

Dave Walters advised that main street is really what the future holds for retail. The plan for Wesley Chapel should be for the next 20 to 30 years. The group discussed how retailers update their facade because retail changes incredibly fast. The main street vision is one we may like to consider. A student advised that it is important to have control over the appearance of our Village as opposed to the developer choosing. Carol Mullis commented that Wesley Chapel has been fortunate to provide input into to what the developer's plans. Brad Horvath mentioned that he agrees we should maintain as much control as possible.

David Walters said that a demand for a town center was clear in the survey results and he explained their main street concept. This would be at Waxhaw-Indian Trail just south of Highway 84. As the retail model changes, we could end up with and L shaped main street (this was shown on the map). This does not have to be big and it can be right off of a large boulevard.

Chris Mangano asked if certain connectivity can be required when land is sold to developers, can we have a specific plan for transportation and connectivity. David Walters showed an example of a specific plan with one road extension to connect Waxhaw-Indian Trail to 84 behind the Harris Teeter. David Walters explained that the specific recommendation will be shown at the December 13 presentation. They will give us different options for connectivity, and then the town must write the ordinances.

David Walters said that they did not use pictures of what is currently in Wesley Chapel for the Community Visual Survey because people would have picked those and not

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given the others fair consideration. If the Committee or stakeholders have received comments or pictures, please send them to the professors.

Ashleigh Mock advised we should make sure the entire committee can attend the December 13 final presentation by the students. We should also think about a follow up meeting to discuss the presentation in order to provide our feedback and recommendations to the professors.

Motion to adjourn made by Mike de Julien and seconded by Chris Mangano. Motion passed unanimously. Meeting adjourned at 9:35 PM.

Respectfully submitted,

Ashleigh Mock

Chris Mangano