

VILLAGE OF WESLEY CHAPEL MASTER PLAN COMMITTEE MINUTES

7:00PM OCTOBER 30, 2006
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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 Mayor Tracey Clinton and Chris Mangano presiding.

MEMBERS PRESENT: Chris Mangano, Ashleigh Mock, Mike DeJulian, Dick Raby, David Boyce, Brenda Cherry, Elaine Rosoff

MEMBERS ABSENT:

OTHERS PRESENT: Mayor Tracey Clinton and Justin Krieg

VISITORS: Carol Mullis

TIME CONVENED: Mayor Tracey Clinton called the meeting to order at 7:00 PM. A quorum was present.

1. WELCOME

Mayor Clinton welcomed the committee and introduced Elaine Rosoff.

2. DISCUSS ROLE AND APPOINTMENT OF SECRETARY

Brenda Cherry moved to appoint Ashleigh Mock as Secretary. David Boyce seconded the motion. Motion passed unanimously.

3. DISCUSS ROLE AND APPOINTMENT OF CHAIRMAN

Mayor Clinton explained the role of chairman is to facilitate meetings and work with secretary on agendas. Brenda Cherry moved to appoint Chris Mangano as Chairman. Elaine Rosoff seconded the motion. Motion passed unanimously.

4. MINERAL SPRINGS PLANNING AND ZONING (JUSTIN KRIEG)

Justin introduced himself as newest addition to the Wesley Chapel staff. Mineral Springs contracted with UNC Charlotte for their version of a master plan. He handed out copies of the project on CD for every member. The first step of the project was to implement a survey. The survey was completed by the town, which was crucial to get a general consensus of the community's desires. They produced a land capacity map including criteria like view sheds that were important to the town. The community preference was gathered at a town hall meeting, which was purely on visual preference. Other inclusions were different resident types and

developing scenarios for town center. Next steps included zoning ordinances and community building. Plan cost \$10k for Mineral Springs. The project started in January and ended in July.

Indian Trail just went through a comprehensive plan. Indian Trail contracted a consultant (HNTB - Donald Simpson) and spent almost \$170k, which was an 18 month process. Their process involved sending an RFP out to different consultants. They chose a local firm to cut down on transportation costs. Towns can post their RFP to a website in order to get responses for consultants or advertising in the newspaper is another option.

Justin Krieg emphasized the importance in developing our definition of what the master plan for Wesley Chapel should include.

5. HIRING A CONSULTANT

The group discussed the pros and cons of hiring the UNCC class versus a private consultant. The group would like to individually review the Mineral Springs plan and the Indian Trail plan in order to compare and discuss at the next meeting.

6. DISCUSS TOP 5 ISSUES

Issues mentioned include

- o full time fire department and sufficient coverage by the Sheriff department
- o ensure interests from all types of citizens are considered
- o growth controlled so that infrastructure supports it (i.e. water and sewer)
- o traffic and road accessibility
- o schools and utilities strategically located
- o majority of Village R40
- o consider a green city
- o concerned about the bikes on the roads
- o set up a liaison with other towns so that we are not doing this in a vacuum
- o town hall and community area or gathering place (sense community unity)
- o make sure we have agreed upon goals and ensure we have proper ordinances as a municipality to ensure goals
- o communication with the community on timing and location of stores
- o getting the "donut holes" to come into Village if they are taking advantage of amenities
- o convenient shopping
- o school overcrowding
- o ETJ (communication of what this is and how it really affects people)
- o pushing the commercial end to be the very best building and shopping
- o schools and taxes invite people here, plan to handle influx of people
- o consider medical building versus retail

Group consensus of top 5:

- 1) Public safety

- 2) Control rate of growth with planned zoning to support a low density area with small town feel (subset - Environmental impact)
 - 3) Infrastructure support including traffic control
 - 4) Common meeting place, Green space, Trails, View Shed (subset- Environmental impact)
 - 5) Commercial Planning (retail and professional)
7. ROUGH TIMELINE
December 19 - Present request for proposal and scope of project to counsel
January 16 - Present RFP to counsel
January - Contract with consultant and survey citizens
8. OTHER BUSINESS
Dick Raby moved to approve minutes from October 10, 2006. Elaine Rosoff seconded the motion. The motion passed unanimously.
- Mayor Clinton questioned how do you help community understand how to get to the best place in the long run? We can maintain density with diversity.
- Mayor Clinton was questioned if the Institute of government provides a consulting service. She replied that they gave recommendations of consultants.
- Dick Raby suggests going to the Monroe council meetings to get a sense of what is happening in the area.
- Carol Mullis questioned the discussion regarding having a full time fire department. Comments were made regarding what a great response rate the Wesley Chapel volunteer fire department has. Residents of Wesley Chapel are in 3 fire districts and the board is working toward getting full time. This is an ongoing county process. Carol Mullis asked the committee to look at the picture of the proposal of the town hall and community center.
9. TOPICS FOR NEXT AGENDA (November 14th)
Compare Indian Trail project versus Mineral Springs
Start the scope
10. ADJOURNMENT
Motion to adjourn by Dick Raby and seconded by Elaine Rosoff. Motion passed unanimously. Meeting adjourned at 8:50 PM.

Respectfully submitted,

Ashleigh Mock

Chris Mangano