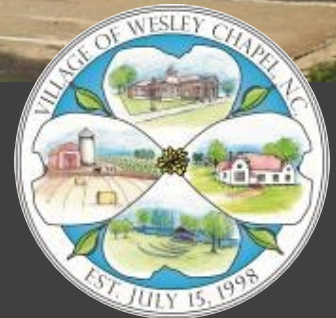




Village of Wesley Chapel



AUGUST 28, 2019

Vision



Preserve the low-density residential character of the community

- Rural, small-town character
- Rural viewsheds
- Strong residential foundation
- Agricultural activity

Goal 1: To maintain the strong single-family, low-density residential character of the Village.

Goal 2: To prevent strip development from occurring anywhere in Wesley Chapel by limiting new non-residential development to designated strategic locations.

Goal 3: To encourage that new non-residential development be attractively designed, pedestrian-friendly, and in harmony with surrounding development

Village of Wesley Chapel Future Land Use



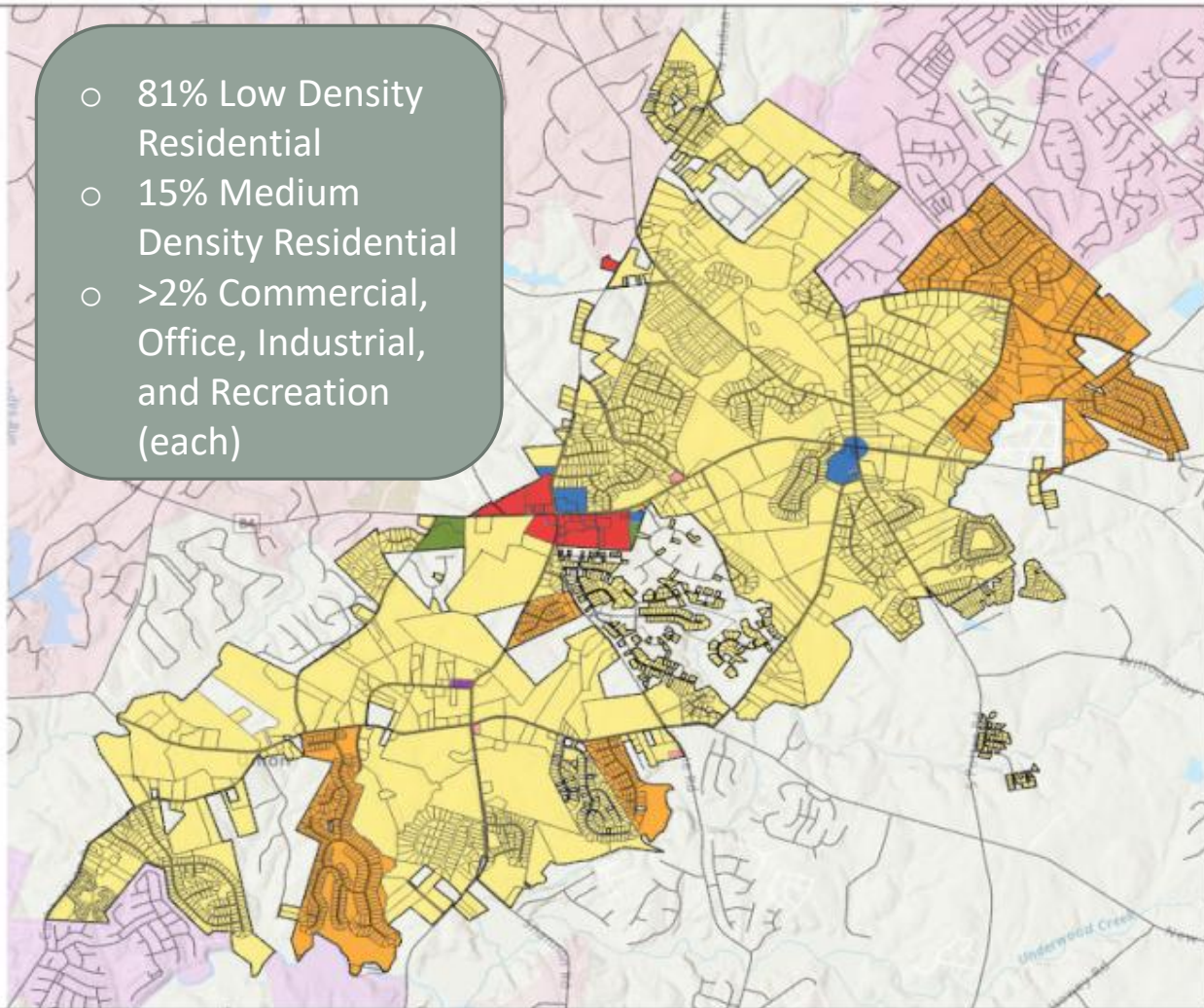
- Wesley Chapel Parcels
- Wesley Chapel Boundary
- Future Land Use
 - High Intensity Commercial (B-2)
 - Light Industrial (L-1)
 - Low Density Residential (R-00, R-60, R.A-40, R-40)
 - Low Intensity Commercial (B-1)
 - Medium Density Residential (R-20)
 - Office Institutional (O-1)
 - Public Recreation
- Union County Municipalities
 - Indian Trail
 - Mineral Springs
 - Waxhaw
 - Weddington



0 0.125 0.5 0.75 1 Miles

Updated: August 20, 2019

- 81% Low Density Residential
- 15% Medium Density Residential
- >2% Commercial, Office, Industrial, and Recreation (each)



Village of Wesley Chapel Future Land Use



- Wesley Chapel Parcels
- Wesley Chapel Boundary

Future Land Use

- High Intensity Commercial (B-2)
- Light Industrial (L-1)
- Low Density Residential (R-00, R-60, RA-40, R-40)
- Low Intensity Commercial (B-1)
- Medium Density Residential (R-20)
- Office Institutional (O-1)
- Public Recreation

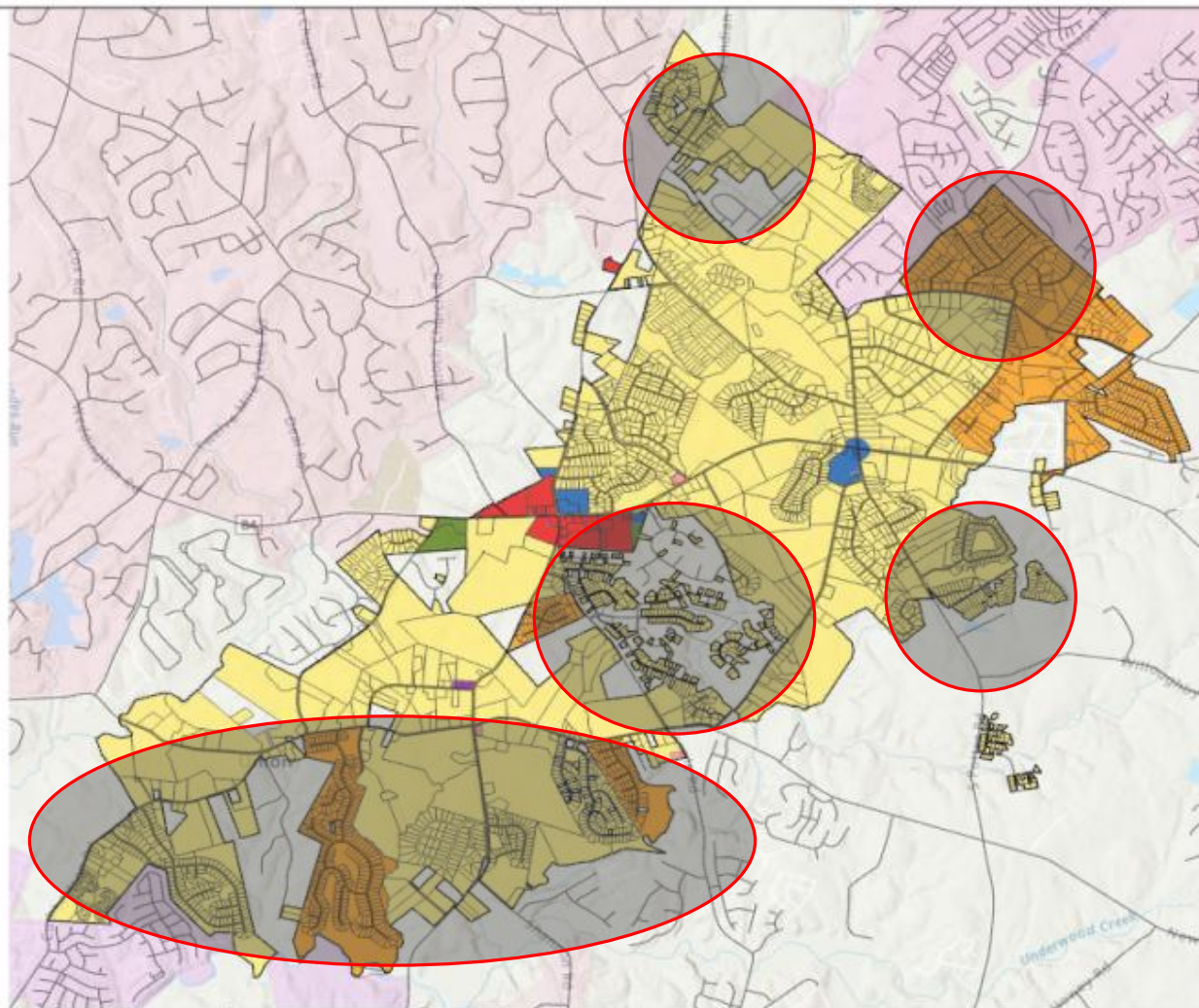
Union County Municipalities

- Indian Trail
- Mineral Springs
- Waxhaw
- Weddington



0 0.25 0.5 0.75 1 Miles

Updated: August 20, 2019



Village of Wesley Chapel Zoning

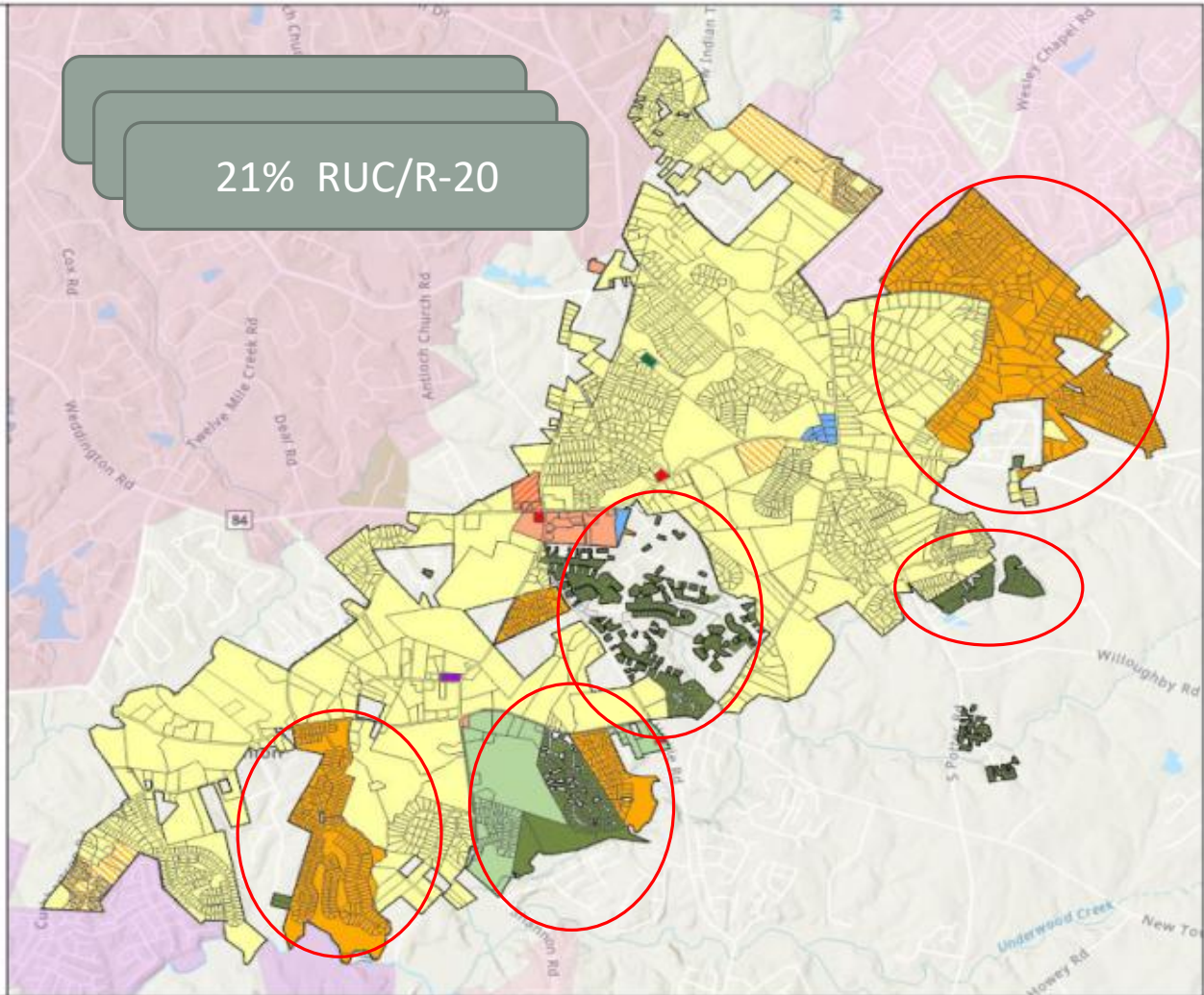


- Wesley Chapel Parcels
- Wesley Chapel Boundary
- Union County Municipalities
- Indian Trail
- Mineral Springs
- Waxhaw
- Weddington
- Wesley Chapel Zoning
- B-1
- B-2
- CU B-2
- CZ R-40
- LI
- O-1
- R-20
- R-40
- R-80
- RA-40
- RUC



0 0.125 0.5 0.75 1 Miles

Updated: August 20, 2019



Village of Wesley Chapel Zoning

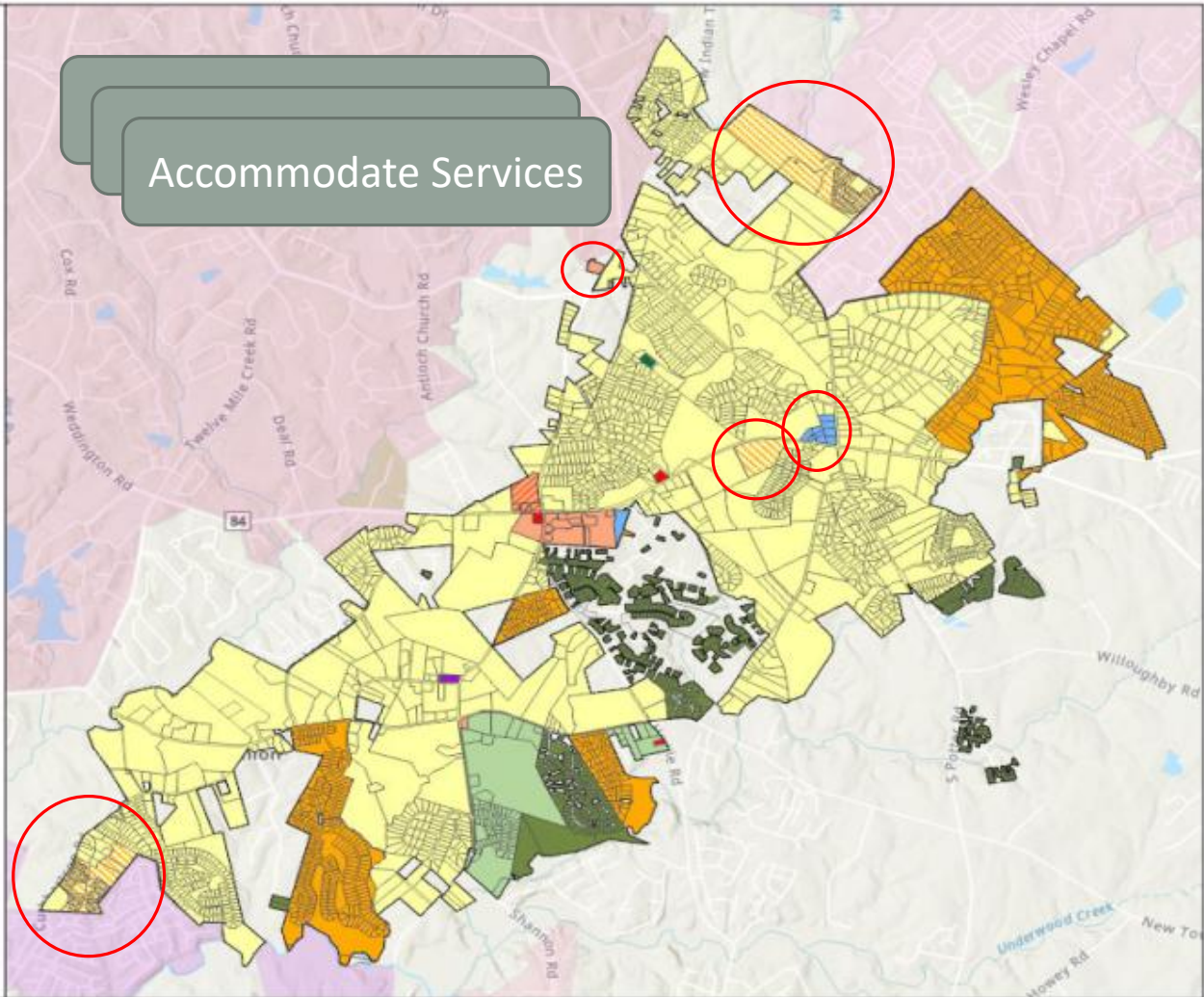


- Wesley-Chapel Parcels
- Wesley-Chapel Boundary
- Union County Municipalities
- Indian Trail
- Mineral Springs
- Waxhaw
- Weddington
- Wesley Chapel Zoning
 - B-1
 - B-2
 - CU B-2
 - CZ R-40
 - LI
 - O-1
 - R-20
 - R-40
 - R-80
 - RA-40
 - RUC



0 0.125 0.5 0.75 1 Miles

Updated: August 20, 2019



Village of Wesley Chapel Future Land Use



Retain R-40

Wesley Chapel Parcels
Wesley Chapel Boundary

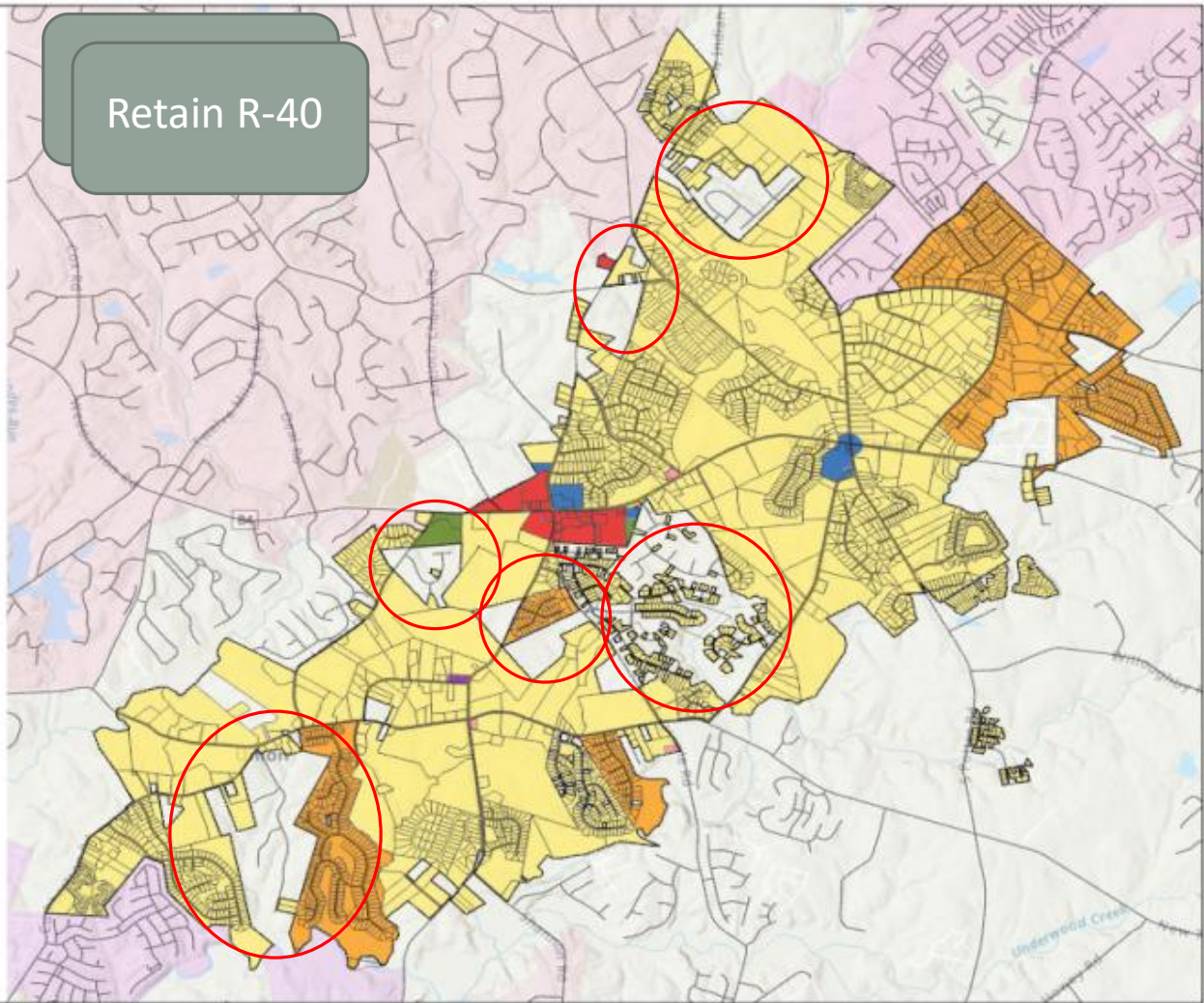
Future Land Use

- High Intensity Commercial (B-2)
- Light Industrial (L-1)
- Low Density Residential (R-00, R-60, RA-40, R-40)
- Low Intensity Commercial (B-1)
- Medium Density Residential (R-20)
- Office Institutional (O-1)
- Public Recreation

Union County Municipalities

- Indian Trail
- Mineral Springs
- Waxhaw
- Weddington

0 0.125 0.25 0.5 0.75 1 Miles
Updated: August 20, 2019



Concerns

Land Use

- Density Calculations
- Low v. Medium Density
- Pace of growth versus pace of infrastructure improvement
- Wesley Chapel guiding growth v. growth guiding Wesley Chapel



Collaboration

Roughly 10,000 acres within 1 mile of Wesley Chapel

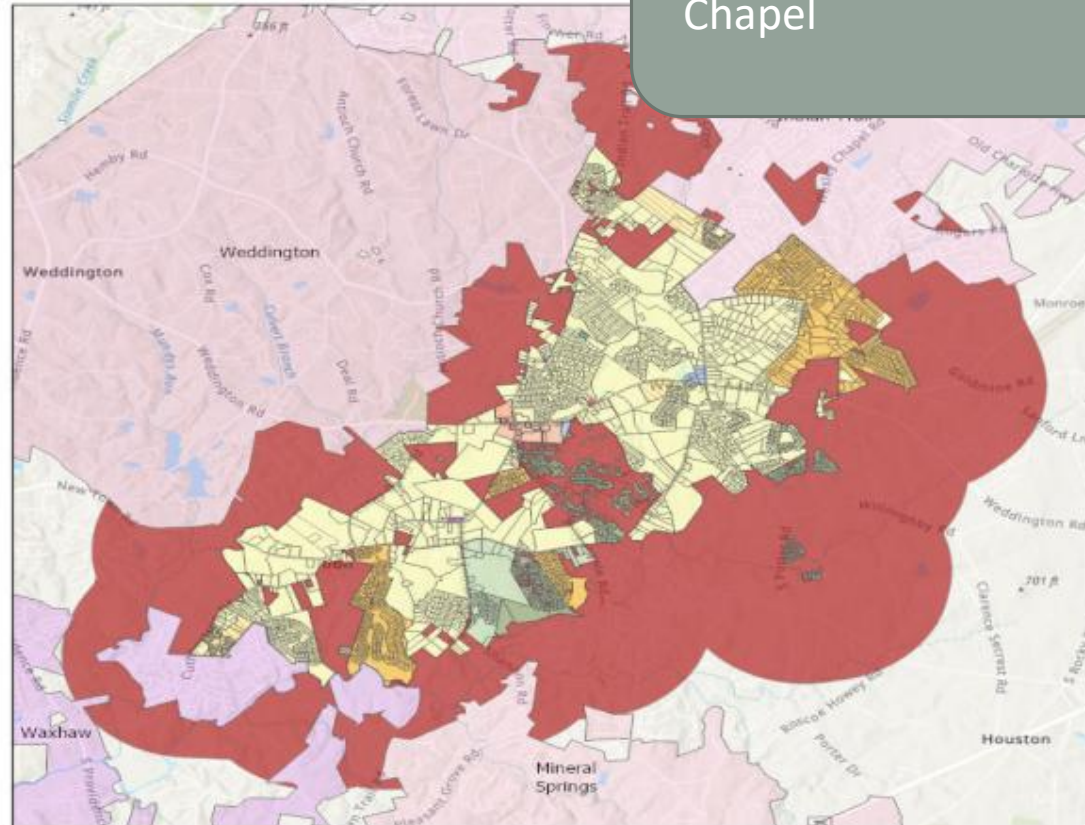
Village of Wesley Chapel Municipal Buffer



- 1 mile buffer (excluding municipalities)
- Wesley Chapel Parcels
- Wesley Chapel Boundary
- Wesley Chapel Zoning
 - B-1
 - B-2
 - CU B-2
 - CE R-40
 - LI
 - O-1
 - R-20
 - R-40
 - R-80
 - RA-40
 - RUC



0 0.25 0.5 0.75 1 Miles
Updated: August 20, 2019



Collaboration

How do you envision the County around Wesley Chapel?

Would the County be willing to enter into an agreement to collaboratively agree on density allowed in the border regions?

Are there any considerations that the County has regarding collaborative planning for improved infrastructure at a similar pace as development?