

Mallard Creek Neighborhood, Charlotte, NC

5-8-19 Community Meeting Notes (6 PM – 8 PM)

Attendees: Shaun Gasparini/Donna Cook– True Homes (Petitioner), Hy Nguyen/Brian Hedrick/Cassidy Michaux/Paul Kunze/Corey Ellis – DPR Associates,

DPR#19007, Notes by HN/DC

**SUMMARY OF PRESENTATION/DISCUSSION:**

The Petitioner (True Homes) welcomed the attendees and introduced the Petitioner's team. The Petitioner proposes that the approximately 26.5-acre site, off Salome Church Road, be annexed into the City of Charlotte and to change the Zoning from CC to UR-2. The Petitioners stated that the purpose of the meeting was to discuss the proposed development and respond to questions and concerns from nearby residents and property owners.

The meeting was rather informal as people came at different times. There were a total of 10 attendees (of which 3 were on the Petitioners team). The Petitioners presented the colored renderings/exhibits: a site plan as submitted to the City on a colored rendering of the site plan and examples of the homes True has built in similar developments. The Petitioners and the DPR staff took turns providing answers to questions about the plans and proposed development.

The Petitioner's team informed attendees of the rezoning schedule and upcoming City meeting dates which everyone was welcome to attend.

Below is the summary of the individual conversations with attendees:

1. **Comment:** Neighbors appreciate the less intense development, compatible uses of single family and THs that we are proposing, compared to the currently zoned plan of 3 stories massive apartment buildings.
2. **Comment:** Neighbors like the roadway network through the proposed community and prefer it over cut through "thoroughfare" that the apartment plan showed.
3. **Question:** Neighbors requested NCDOT and City to install a sound barrier wall along the interstate along our proposed development and the existing Mallard Lake subdivision.

**Response:** We respectfully request NCDOT and City to give it due consideration.

4. **Comment:** Neighbors suggested that the proposed development will help shield the noise from the intersection for his/her houses.

5. **Comment:** Neighbors recommended to have longer driveways and more parking spaces.
6. **Comment:** Neighbors stated that residents from Mallard Lake subdivision most likely to use our proposed development roadways to get to Salome Church Road.
7. **Question:** Neighbors recommended a 2<sup>nd</sup> entrance off Salome Church Road  
**Response:** We are matching previously approved plans
8. **Question:** Neighbor suggested that we align our proposed entrance to the Moorehead intersection.  
**Response:** Respectively showed the proposed entrance was not on our property nor in our control.
9. **Question:** Neighbors suggested a round about is needed at the Moorehead intersection.  
**Response:** Respectively showed the proposed entrance was not on our property nor in our control.
10. **Question:** Neighbors recommended sidewalk along the project frontage  
**Response:** We will provide sidewalk as part of development.
11. **Question:** Neighbors were confused that City stated that existing Porter Creek Rd is a public street because they stated HOA maintains it. (City position is that it's a public street with recorded r/w, but City has not accepted for maintenance.)  
**Response:** Respectively request for CDOT input
12. **Question:** Neighbors asked about SF and price ranges.  
**Response:** Petitioner provided SF range and indicated price point to be market driven.
13. **Question:** Will the 25' buffer between our site and mallard lake be a planted buffer or left natural?  
**Response:** Existing and preserved vegetation to be assessed after site work.
14. **Question:** Is TIA required?

**Response:** Previous TIA still valid.

15. **Question:** How will road tie into Mallard Lake Subdivision?

**Response:** Match existing cross-section at transition area

16. **Question:** Does the Carolina Wood Trail run through site?

**Response:** Not at this time



AN IHG HOTEL

2019-05-08  
6 PM - 8 PM

# PETITION 2019-039

## MALLARD CREEK NEIGHBORHOOD MEETING SIGN IN SHEET

Name + Address	Email (Optional)	Phone (Optional)
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