

COMMUNITY MEETING REPORT

Petitioner: Kinger Homes
Petition #: 2019-137
Meeting Date: October 30, 2019
Project: West Sugar Creek
Mtg. Location: Holy Covenant United Church of Christ 3501 W W.T. Harris Blvd, Charlotte, NC 28269
Meeting Time: 6:00-7:00 PM
Attendees: Paul Sagadin – Charlotte Living Realty Group
Dhanesh Kumar – Kinger Homes
Brian Smith – Urban Design Partners
Maggie Watts – Urban Design Partners

The Community Meeting was attended by neighboring residents, Homeowner Associations, and the Petitioner's representatives.

Purpose: Presenting Rezoning Petition #2019-137 to any neighboring residents or Homeowners Association members who were in the rezoning mailer radius or who spoke to the Petitioner or Petitioner's representatives and were invited.

This Community Meeting Report is being filed with the Office of the City Clerk and Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

Minutes: The following items were discussed

Brian Smith began by introducing himself, Paul Sagadin and Dhanesh Kumar and giving a brief overview of their professional background. It was explained this is a Kinger Homes owned site and project.

Mr. Smith continued with an overview of the site and its context within a more regional area. He also offered a synopsis of the what the rezoning process is and the steps the Petitioner and his representatives must take throughout. The site's proposed uses were described as single-family homes as illustrated on the current site plan. Mr. Sagadin then spoke about a few details of the possible houses. The approximate size and price range were discussed along with the proposed appearance. He then discussed the timeline of construction for the property and for each house. Lastly, a schedule of the likely rezoning process was discussed, and the specific dates and benchmarks were described.

Questions/Comments by Neighbors:

1. What were the City comments on the site?
 - A: They would like us to increase the setback on lots 30-37 and give more buffer in areas around the site.
2. Are the backs of the house facing West Sugar Creek Road?
 - A: Yes.

3. There is a single entrance to the development. Is there plan for another access point?
A: It is not necessary for this development, but we will continue to work with CDOT through this process.
4. How much of the existing trees are you going to leave or are you removing all?
A: We plan to keep as many of the perimeter trees as possible, but it will also depend on how healthy they are.
5. Is there any fencing in the plan for separation between neighborhoods?
A: There is no plan to fence the entire development. Fencing will be the decision of the individual homeowner.
6. Is there any thought to extend the sidewalk to other nearby sidewalks?
A: We will be providing sidewalk along all sides of our property's frontage, but we don't have control over neighboring parcels for continuation.
7. If you are already approved for an R3 district, why rezone to an R6?
A: Due to the dimensions of the lots we needed to rezone to an R6 district.
8. Why not lower the number of houses from 6 houses to 3 house per acre?
A: Currently we are about 4 houses per acre.
9. Who got the notices? Some people in my neighborhood did not receive a notice.
A: The City provided us the mailing list which is made up of those within a 300-foot radius of the site. We mailed out a total of 108 notices for this meeting.
10. Will this development decrease the value of my house?
A: Market research shows that single family houses are selling within the \$250,000-\$350,000 range which is what these houses will be listed as. The value of your house will be higher as your lot will be bigger than these and your houses are bigger.
11. What is the school zoning for this development?
A: David Cox is the school for this area.
12. No one will send their kids to David Cox School which will make these less desirable to families.
13. The apartments being built down the road are causing traffic issues and the City doesn't seem like they want to fix it. They aren't trying to help the existing housing as they are more focused on the new construction rather than the existing traffic issues.
C: We are working with NCDOT and CDOT and they will be advising us of any road improvement we need to make.
14. What is SWQ and how will it work?
A: This is a dry pond which will require an annual inspection and maintenance by the HOA. It will temporarily hold water after significant rain.

15. Where will the water from the pond go?
A: A drain will be in the bottom to help remove the water away from the site at the same rate it does today.
16. Are there any amenities?
A: No.
17. What about adding some berms to provide some privacy for the surrounding neighbors in other neighborhoods?
A: We can look into a berm along Sugar Creek Road as an option.
18. What trees will line the street?
A: The trees will be native and will follow NCDOT guidelines.
19. Why the R6 zoning? What happens if the City does not approve this?
A: The lot dimensions create the need to rezone, but if this plan is approved by the City we are locked into this number of lots maximum and the layout. If the City does not approve, we will re-evaluate the site and resubmit a site plan that might include less open space.
20. What if you stay at R3, would you choose to have more houses or bigger lots?
A: Bigger lots.
21. Is there any thought to talk or combine neighboring HOAs?
A: We aren't sure if there would be much benefit to that, but might consider that option. However, being a part of another HOA would require a written agreement between the two. It would mean that those in the new development would have voting rights in the established HOA which could cause some difference of opinions. At this moment this will remain an independent development.
22. What is the distance between the houses?
A: The dashed boxes on the plan are the building envelopes which are where we are allowed to build. There is 10 feet between side yards.
23. What happens if the houses don't sell? How low will the price drop?
A: We will build a few inventory homes, but each house will be built one at a time.
24. West Sugar Creek Road is difficult traffic wise, why not improve that first?
A: West Sugar Creek Road is a state mandated road and if NCDOT says we need to make improvements to the road we will. At this current moment there is no plan for any road improvements from this Petition.
25. Who is the builder?
A: Kinger Homes is the builder, but they go build through a third party which has not been decided.

26. Is this a 55+ community?

A: No.

27. Why this area?

A: This is considered to be a desirable area with access to many benefits homeowners look for.

28. Has a traffic study been done?

A: No. A traffic study was not required.

29. What if you build luxury homes with bigger houses and bigger lots?

A: The price would then have to be raised to \$400,000-\$500,000 which is not suited for this area. This is also when you get houses that won't sell and require price drops which could decrease the value of surrounding homes.

30. What was the original zoning district? There was a development letter for a multi-family development that went out a while ago.

A: The zoning district still has remained R3. That letter was from a previous developer looking to purchase the property.

31. We need our homes to be more energy efficient. Any thought into making these houses energy efficient?

A: We will try to make these houses as energy efficient as we can while remaining affordable for the consumer and within the budget.

Community Meeting Sign-In Sheet

Petitioner - Kinger Homes

Rezoning Petition No.: 2019-137

October 30, 2019

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Name	Address	Phone	Email
1 Chris & Dea King	3707 Yorkford	17047788821	CBKQJK@OJHock.com
2 PANDORA WEND WORTH	8629 REDBRIDGE	704.599.0334	pandorasmailbox@bellsouth.net
3 Marsha Kozimer	4904 Benthaven Ln	614-619-5178	mkozimer48@gmail.com
4 Jerrelha Reed	3811 Yorkford Dr	704921-9140	msjerri@bellsouth.net
5 Dennis Reed	3811 Yorkford Dr	704921-9140	drplus53@yahoo.com
6 PALAK LALANI	3823 YORKFORD DR.	(800)254-5366	plakhan3@gmail.com
7 SEWANTHA & JEFF PARRIS	3810 Yorkford Dr	513-200-9412	parriss2@msn.com
8 MARUS & CHRIS RYAN	3807 YORKFORD DR	704 509 2990	RYANCH@Bellsouth.net
9 ANWAR & NAIRAH BANKS	3832 YORKFORD DR	609 744-4920	AtSalesltd@icloud.com
10 Charles & Jo Ellen Clarkson	6824 W. Sugar Creek Rd	7046191530	charles.Clarkson@gerdav.com
11 Greg Phipps	600 E. 4th Street	704-574-7224	gaphipps@charlottenc.gov
12 Becky White	7235 Kingsmore Lane	980-253-1955	mimibeccald3@gmail.com
13 Mark Hatch	7016 West Sugar Creek Road	704-604-0002	hatchace@yahoo.com
14 Sharrri Griffin	7104 milhof Ct	704-968-5023	griffinhomed@gmail.com
15 Christina Premeaux	704019 Brownes Ferry Rd	7033090571	Chrissypremeaux@gmail.com
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