

COMMUNITY MEETING REPORT

Subject:
Rezoning Community Hearing

Department:
McAlpine Group

ARCADIS Project No.:
CNMCBALL.0000

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Place/Date of Meeting:
Cornerstone Presbyterian/February 08, 2007

Report No.:
001

Minutes by:
ARCADIS – Ashley Hague, Kuttu Narayan

Issue Date:
February 9, 2007

Participants:
Shane Seagle (McAlpine Group)
Carroll Little (McAlpine Group)
Jim Buchanan (McAlpine Group)
Community members (see list at end of
minutes)

Not Present:

Copies:
All Attendees

**Rezoning Petition 2007-17
Community Meeting Minutes
Feb. 8, 2007**

I. Introduction

- A. Thanks, Introductions and McAlpine Group overview
- B. Meeting Purpose
- C. Project Overview
 - 1. 18.43 acres rezoned from R-3 to MX-2
 - 2. Proposing 147 units (8 units/acre allowed per zoning)
 - 3. No commercial or retail
 - 4. Residential vs. MX-2 requirements
MX-2 allows for innovative standards, i.e. changes in setback,
road width, etc.
- D. Product
 - 1. High-end townhome builder not yet selected
 - 2. Anticipate prices starting around \$400,000
 - 3. Materials will depend on builder (anticipate stone, brick, stucco, and/or
Hardi-board)
 - 4. Amenities will include walking trail, and others that will be based upon
the builder and the need of the community
- E. Layout
 - 1. Streetscape will include pedestrian scale lighting, sidewalks, and trees
along streets.
 - 2. A class C 50' undisturbed buffer will be maintained along edge of
property towards adjacent property owners.
 - 3. Construction scheduled to begin in Oct/Nov and last ~6 months.



4. A turn lane will probably be added off of Providence Rd. But all road improvements will be dependent upon CDOT.
5. Internal private streets are proposed which will be owned and maintained by the Home Owners Association
6. Sidewalks will be installed along Providence Road West and Old Audrey Kell Road.
7. Storm water quality, volume control, and water quality will be built in accordance with City of Charlotte Storm Water Services Department.
8. According to Charlotte Mecklenburg Schools there will be no effect on the school systems, there will be a negative impact with this re-zoning.
9. The target people would be a mixed group, young professionals, empty-nesters etc.

II. Community Questions

- A. Why MX-2 and can it be changed to include commercial in the future?
 1. MX-2 allowed for innovative standards.
 2. In the future any change to include commercial would have to go through the same process under review by the City council and Planning Commission.
- B. What is actually being asked for?
 1. 147 units for density of 8 units per acre.
 - a. Tom Drake asked for clarification based on this mornings plan.
 2. 6 max units is being supported by the staff based upon the GDP
 - a. GDP is the General Development Policies based upon the South District Plan of 1993.
 3. McAlpine will work with the staff and neighbors to achieve a proper density.
- C. Will there be rentals?
 1. This will depend upon the builder and the Home Owners Association.
 2. Covenants will be developed at a later date.
- D. Are the footprints too small to accommodate luxury town homes?
 1. No, they are tentatively 25'x50' which would allow for 1,250 sq. ft per floor with 2-3 floors anticipated.
 2. The height restrictions are 40', same for MX-2 and R-3.
- E. Are there enclosed garages?
 1. Yes there, garages with available parking in the driveway.
 2. They are not rear entry, but if a builder product uses rear garages they may be added.
- F. Talk about the financial feasibility of the project.
 1. Would there be a chance that the price range could drop?
 - a. McAlpine will push for \$400,000 range and maintain it throughout the selling.
 2. If the market drops will McAlpine lower prices?
 - a. Undeterminable for certain but \$400,000 is the anticipated starting price.



G. Volunteer Fire Department (VFD)

1. Is it required to have the fire-station on the site?
 - a. The VFD owns part of this land and requires a place of work, McAlpine is working with VFD on relocation.
 - b. This location allows them to have easy access to the area they service.
 - c. MX-2 does allow a fire station.
 - d. Community expresses concerns about people living near VFD, why would people choose to do so?
2. What happens when the VFD leaves?
 - a. Can be developed under proposed plan as luxury townhomes.

H. Are builders interested?

1. McAlpine is discussing with several high-end townhome builder.
2. Arcadis has drawn or is drawing plans for numerous builders.

I. Traffic concerns

1. Will it increase flow on Providence Rd and Old Ardrey Kell?
 - a. A traffic analysis may need to be completed by CDOT and it will determine any necessary changes that McAlpine will need to change.
2. Turn lane off of Providence is anticipated.
3. Traffic on Providence is too much as it is, community asks for the road to be widened.
4. Community also asks that CDOT take notice of the intersection and add necessary changes.

J. Will there be a connection to Allyson Park by vehicle?

1. No there will not be.

K. Amenities

1. Will there be amenities planned in the community?
 - a. That will be dependent upon the builder and the community needs
2. Alyson Park residents express concern that the new community will put an additional strain on their amenities.

L. 50' Buffer

1. Is the buffer a requirement?
 - a. Yes
2. What is a 50' class C buffer?
 - a. City requirement of certain density of trees and bushes between different zoning classifications.
3. Amenities will not be located in the buffer zone.

M. Walking trail

1. Is there any value?
 - a. Yes, allows for community interaction and physical connection with nature.
2. Community concerned about the walking trail inviting unwanted people into their backyards; also about trash and lack of care in the area.



N. School issues

1. CMS study shows that an impact of 23 kids will be added by this development and that the existing zoning would add 28 kids. Therefore, CMS has indicated this development will have a negative impact on the school system.
2. Community does not trust CMS numbers and statistics. Insists there will be a great impact on the school system.

O. What issues do Tom Drake and Staff have?

1. Plans have been submitted late to the staff and there is not proper time to make necessary revisions.
2. The current plan is road and driveway oriented, streetscape is unappealing.
3. Homes need to face Old Ardrey Kell Rd and Providence Rd.

P. Parking issues

1. Where is the additional parking?
 - a. On roads in the interior of the development and in driveways.
 - b. Community raised issue of unattractiveness of development with cars in the streets.

Q. Road width

1. Is there enough room for emergency vehicles?
 - a. Yes, all municipality ordinances will be met

R. Submittal questions

1. When does submittal stop?
 - a. McAlpine will submit a new plan at the public hearing accommodating community and staff comments.
2. How much can the plan change from approval to building?
 - a. A conditional plan is specific to the plan which is approved by the council.
 - b. Changes to the plan will have to be reviewed by the staff and others.
3. What are the odds that the rezoning is deferred?
 - a. Unsure, would depend on the city council.
4. Public submission of protest
 - a. Only property owners within 100 ft can publicly protest in a petition.
 - b. Public can attend public hearing on Feb. 19th and Zoning work session on Feb. 28th.
 - c. Email to staff or local council people are the most successful.
 - d. Signatures of 5% of owners are needed to file a protest petition and to provoke a $\frac{3}{4}$ council vote.
5. Community expressed distaste that the community meeting was held at such a late date.
 - a. McAlpine explained that meeting date was generated by finishing an acceptable site plan, intent was not to make it difficult for community.



6. Would McAlpine consider single family homes rather than town homes?
 - a. Due to location, traffic, and discussions with City staff, this property is suited for higher density.
7. Community asks for deferment of plan and that the zoning stays the same as R-3. MX-2 has too many uncertainties.
8. Can McAlpine fix issues of the Earnhardt store?
 - a. These properties are not controlled by McAlpine

S. Closing



Listing of Community Attendants:

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