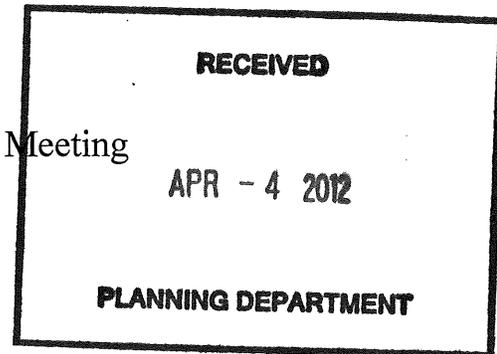


Meeting Minutes
Huntington Forest & Surrounding Communities Meeting
Zoning Case 2012-041

March 29, 2012



Opening:

The Huntington Forest & surrounding communities meeting was called to order at 7:02pm on Thursday, March 29 2012 in the CMC Steele-Creek Community Center by Tom Waters, Provident Land Services.

Present:

{List of Attendees Attached}

A. Agenda Introduction

Tom Waters began the meeting by explaining the petition. Waters stated that it is a request to eliminate the planned continuation of the Sledge Road thoroughfare into and through the Huntington Forest community. The original intersection concept was a 1992 approved zoning plan. Waters believes that the planned 4th leg of the intersection into the neighborhood would not benefit the community and actually increase outside traffic into the community as a cut-through opportunity. Waters plans to develop 60 new home sites in the area and prefers to contain the neighborhood from unnecessary outside traffic. He may potentially donate part of the property in the petition to the city for a possible park or greenway extension. Waters then introduced Mark Boyce of True Homes.

Mark Boyce began by describing True Homes and the expectations for the community should they have future involvement in building homes. Boyce stated that True Homes started five years ago and is now the largest builder by volume in the Charlotte area. They offer top quality and finishes for comparable homes in the neighborhood. Boyce showed the community a power-point presentation of potential floor plans and elevations. He invited everyone to visit their communities of Wakefield and Balmoral as a great comparison for price and size to the Huntington Forest community. Boyce also mentioned their website, www.truehomesusa.com, for further research and detail on the company.

Waters then opened the floor for questions.

B. Questions and Discussions Summary

Q) The plan denotes a park and ride. What is that? A) Waters: The donated land could be used as a park or greenway extension. A small parking lot could be put there for greenway use as in other greenway areas. It would be at the discretion of the city.

Q) We have criminal activity already around our community pool. Who would oversee a greenway parking lot? A) Waters: The city.

Q) The original site plan shows a detention pond. Would there be a change with the elimination of the road? A) Waters: Yes. The pond could be removed. Otherwise the pond would have to be maintained by the HOA.

Q) What is a BMP? A) Waters: It's a natural filter of water.

Q) The HOA has to oversee the BMP? A) Waters: Yes. McLaren: There's a possibility that the city would take-over the BMP responsibilities after a 3 year period.

Q) What's the cost to oversee a BMP? A) Waters: The cost involved would be mowing and silt removal.

Q) If the amendment passes the basin leaves? A) Waters: Yes

Q) The governing docs have minimum requirements with regard to building details such as veneer percentages, etc. Will True Homes follow these requirements? A) Boyce: Yes.

Q) The cost of your homes will be between \$190,000 and \$270,000? A) Boyce: Our communities at Wakefield and Balmoral are priced in that range and we're considering those communities as the model for the Huntington Forest phase.

Q) Will you maintain the standard of our neighborhood? A) Boyce: Yes.

- Q) Will there be new common open spaces associated with this amendment? A) Waters: No. There would be no new entrance and our intent would be to extend property lines where space was available.
- Q) How many acres are we talking about? A) Waters: 28 total acres but we're only affecting 20 acres with lots around 60'x135'.
- Q) How would the construction traffic be handled? A) Boyce: We can restrict trucks to certain roads and areas. We would oversee the entrance and exit of construction vehicles.
- Q) Will there be additional drainage problems with new construction? A) McLaren: No water from the new site plan runs across existing lots/homes.
- Q) Will you install speed bumps with 60 new cars in the community? A) Waters: The city would need to be involved.
- Q) How did you choose the builder? A) Waters: There is no choice. True Homes is the purchaser of the land.
- Q) Where will the future north outlet be placed? A) Waters: The city will determine its place.
- S) The intersection will create a parking lot on Huntington Forest Drive.
- S) I'm in favor of the intersection. We need an additional exit for the community.
- S) Technically this is not a thoroughfare; it's a collector. The developer will save costs by not installing a culvert system.
- Q) Can you gate the road for community use only? A) Waters: That would not be permitted by the city.
- Q) What are the savings for the developer if the road is not constructed and how can Huntington Forest participate in that savings? A) Waters: The potential savings could be \$200,000 but if there is no savings there is no project. The road will make the phase financially impossible. It's possible the builder offers the HOA a capital contribution of \$250/home at closing of

each home. It's also possible that True Homes would upfront \$5000 of that capital contribution so the HOA could use funds on necessary items now.

Q) Who would pay for the change in docs associated with this new capital contribution? A) Waters: It would be a gift and not require a change in docs.

Q) What is the build out time frame for the new phase? A) Waters: It will take 4 – 5 months to start developing. Home building could begin next spring.

Q) Why is there a difference between the developer savings of \$200,000 and the capital contribution of \$250 a home? A) Waters: The developer savings only allow the project to financially work. Without that savings the property is cost prohibitive.

Q) How do you join the Steele Creek Community Association? A) Waters: You would need to speak with them.

Q) What would it take to overrule this petition? A) Waters: The City Council voting it down. You can protest the petition with the City.

Q) Will a new tax valuation be needed if this development happens? A) Waters: I don't think so but check with the tax department.

Adjournment:

Meeting was adjourned at 8:03pm by Tom Waters.

Minutes submitted by: Johnathan M McCall

Approved by: Thomas D Waters

Huntington Forest Community Meeting
Zoning Case 2012-041 Discussion
March 29, 2012 7:00pm
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