

COMMUNITY MEETING REPORT

Petitioner: Maple Multi-Family Land SE, LP

Petition #: 2019-180

Meeting Date: September 22, 2020

Project: Pineborough Crossing, Multi-Family

Mtg. Location: Virtual Meeting, via Zoom

Meeting Time: 6:30-7:30 PM

Attendees: Paul Pennell – Urban Design Partners
Justin Adams. – Maple Multi-Family Land SE, LP
Garret Wright – Maple Multi-Family Land SE, LP
Matt Newton – Charlotte City Council, District 5 Representative
Ethan Garner – Urban Design Partners
Morgan Smith
Jack Miller – MORA President
Christine Jennell
Josh Meadows

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

Purpose: Presenting Rezoning Petition #2019-180 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:

Paul Pennell began by introducing himself and the remainder of the design team. Mr. Pennell then located the site by address and within a greater context in the neighborhood. He highlighted the existing zoning districts as R-3 and UR-2 (CD) as well as the petitions connection to and expansion of the approved rezoning petition #19-074. Mr. Pennell followed this up with a rendered site plan, as well as connectivity map showing the site provides a continuous pedestrian connection to Monroe Road, and conceptual building images showing the proposed architecture and amenity spaces. Mr. Pennell then shared with the audience a list of design considerations and commitments, comparing what was approved in the previous approved rezoning petition #2019-074, and what is being committed to under the current petition. Finally, the projected rezoning schedule was shared.

Questions/Comments by Neighbors:

1. Will there be any additional sidewalk connections that extend up to and/or on Eaglewood Avenue?

A: A discussion can be had with CDOT to see if any future plans for the area would include sidewalk connections in this area.

2. Is the barricade on the site plan to remain where it is shown?
 - A: Yes, CDOT requires the end of roadway barricade to remain as is shown, and no connection will be made to access the existing apartments at the end of the Pineborough Road extension.

3. Have the drainage issues at the back of these lots been resolved or accommodated for, and have engineers looked into this issue?
 - A: Yes, we have worked with the city stormwater services and believe that all stormwater on site will be piped to jurisdictional stormwater pipe located adjacent the site. We will continue to study and make sure the pipe in place is sized appropriately. We also have engineers within our firm that will be working and coordinating on this matter.

4. Sidewalks crossing through driveways is a concern, how will this be handled?
 - A: We will consider this and avoid creating any unsafe conditions on-site.

5. Will the roadway create a connection to the existing apartments at the end of Pineborough Road?
 - A: No, Pineborough Road will not have a connection to the existing apartments and will have an end of roadway barricade at the end of the extension.

6. Traffic volume is a concern, will there be extra traffic?
 - A: Not from any of the existing apartments, as they will not have access to the Pineborough Road Extension. The proposed project within the petition area will increase total trips per day. Most trips will be to Wallace road to easily access Monroe and Hwy 74.

7. Why does Pineborough Road need to extend further, when there will already be to access points along Wallace Road?
 - A: Yes, Charlotte Subdivision Ordinance requires that existing rights of way must be extended. The two connections to Wallace Road will hopefully result in less people needing to utilize Pineborough as an exit, and more using Wallace Road.

8. What is this meeting for, if this design has already been approved?
 - A: This is the Community meeting for petition 2019-180, utilized to help make the public aware of proposed development, and raise any concerns that surrounding neighbors may have.

9. Are the proposed units luxury, or more lower class?
 - A: The units are Class A apartments with various amenities such as stainless steel appliances, granite or hard surface countertops, a resort style pool and café and coffee area for lounging or working.

10. What is the schedule moving forward on any opportunities to make changes?
 - A: The schedule was put back up on the screen, and Mr. Pennell read through the various dates to notify the community member of the potential public hearing dates. Potential October or November Public hearing with a decision from Council in December or January.

11. Was there a meeting for the previous approved rezoning petition #2019-074?
- A: Yes, there was and there were several members of the community that attended that meeting in person at the East side Library.
12. How will we know when the next meeting is going to occur?
- A: You can visit Rezoning.org, and search by the petition #2019-180.
Mr. Pennell also addressed that concerns may be brought directly to him.
13. What concerns were addressed during the previous meetings for Rezoning Petition #2019-074?
- A: Concerns regarding traffic, the number of trees being committed to as related to total proposed impervious area, and committing to affordable housing were some of the main issues. These same issues were committed to in this current petition as well and the minutes from those previous meetings is also available online through Rezoning.org.
14. Who will be managing the proposed apartments?
- A: Justin Adams responded, and stated that typically they select who will be managing the property 6 months prior to opening.

Meeting Adjourned with no new questions: 7:30pm