

## Mallard Creek Townhomes Community Rezoning

### Neighborhood Meeting Notes

Date: July 29th, 2020

#### Attendees:

- Jonathan Crowder, PLA; Merrick;
- Kristen Allen, Merrick;
- Marty Davis, DR Horton;
- Chris Micci, DR Horton;
- LaToya Faustin (Neighbor)
- Theresa McDonald (Neighbor)
- Gene Merchant (Neighbor)
- Ona Phillips (Neighbor)
- Bennie Townsend (Neighbor)
- Kyle Kallenbach (Neighbor)
- Jim Garrison (Neighbor)
- Deborah Chambers (Neighbor)
- Meagan McKay (Neighbor)
- Paul McKay (Neighbor)

Meeting Time: 6:00-7:30pm

Location: Microsoft Teams

#### Presentation:

Presentation portion of the meeting lasted for approximately half an hour. We introduced the team, discussed the meeting format, discussed the rezoning process and discussed the proposal. Following the presentation, we opened the meeting for questions and comments.

#### Comments and Questions:

- Can you adjust the first entry road off of Penninger Circle slightly so that when you exit the new development the car headlights do not go directly into my mother's home – which is currently directly across from this access point? [Yes, it appears we have the flexibility to make a slight adjustment to that intersection. If we are able to make the geometry work within CDOT standards we will revise it.](#)
- Question about stub road – Why is it there? [It is required by the City to provide connectivity to parcels that may develop in the future.](#)
- Concern voiced over Penninger Circle, making sure proper drainage is considered in the development and that emergency access is maintained at all times during construction. [We assured them that emergency access would be maintained to the residents along Penninger Circle.](#)
- Will the new construction impact my well and septic system? **No**
- Complaints voiced about City not maintaining Penninger Circle at this time.

Employee Owned



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- Complaints voiced about traffic on Mallard Creek road, and how difficult it is to access Penninger Circle now. Access to Penninger and to this site from Mallard Creek road is a right in right out condition.
- Concerns that this new development will make that situation worse.
- Will the new curb, gutter and sidewalk along Penninger connect to the existing sidewalk on Penninger? [Not quite, there is an adjoining property owner between our property and the end of the existing sidewalk, so there will be a gap until that property is developed.](#)
- Who will maintain the new roads? [CDOT will maintain the new roads](#)
- One participant asked about a TIA. [We responded that this development did not meet the threshold of requiring a TIA. The participant asked us to do one.](#)
- Concerns were voiced about site erosion and stormwater. [We discussed the BMP's and how they function and the requirements that would be met to ensure the site complies with local and state rules related to stormwater.](#)
- Where will the dumpsters be located? [This neighborhood will provide roll out bins for the residents.](#)
- What will the site lighting be like? [It will be like any residential neighborhood with appropriate streetlights](#)
- What is a class C buffer? What will the fence be made of? [We described the buffer and responded that the fence material is normally wood, but may be of other opaque materials.](#)
- Will the site be cleared of the trees? [Yes, but the depicted perimeter tree save areas will remain.](#)
- Will the south east side property boundary also have a class C buffer? [Yes – good catch. We were not showing a buffer against that particular parcel. We will revise to show the buffer as noted.](#)
- Will all of the new streets have street trees? [Yes](#)
- Will there be any site amenities? [Yes, a playground and some outdoor gathering spaces. No pool or tennis courts.](#)
- What is the price point of the new townhomes? [Will it improve my property value or decrease it? The townhomes will be market rate, and currently the median price is expected to be around \\$240k.](#)
- Participants requested contact information from the staff who were in charge of this rezoning. [We will provide a list of the people we are aware of and post that to the google docs folder for everyone to access.](#)

The questions and comments went for approximately an hour. We adjourned the meeting just after 7:30 pm.

