

Virtual Community Meeting Sign-In Sheet

Petitioner - MVP Equities Corporation

Rezoning Petition No.: 2020-122

December 7, 2020

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

Name	Address	Phone	Email
1 Anna LeGrand			
2 David Sniffin			
3 Renee Johnson			
4 Dawn			
5 Debbie Calamese			
6 Derek Tyson			
7 Donna Miner			
8 Dujana Keys			
9 Edwin Johnson			
10 Ivy Dunn			
11 Joy Walker			
12 Kristi Torres			
13 Lily Day			
14 Linda DiTroia			
15 Lorin Stiefel			
16 MB			
17 Marc Silverman			

COMMUNITY MEETING REPORT

Petitioner: MVP Equities Corporation

Petition #: 2020-122

Meeting Date: December 7, 2020

Project: Hucks Residential

Mtg. Location: Virtual Meeting, via Zoom

Meeting Time: 6:00-7:00 PM

Attendees: Paul Pennell – Urban Design Partners
Maggie Watts – Urban Design Partners
Anna Flournoy – Urban Design Partners
Renee Johnson – Charlotte City Council, District 4 Representative

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

Purpose: Presenting Rezoning Petition #2020-122 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 in attendance. He begins the presentation by alerting attendees to the chat box feature and requesting questions and comments be submitted via this feature due, to the large number of attendees. Mr. Pennell gives the current zoning district and requested zoning district as well as shares the City of Charlotte’s future land use recommendation. The various iterations of rezoning site plans are summarized and explained to attendees. Mr. Pennell then discusses the recommended improvements within the initial Traffic Impact Study (TIS) and how they are being committed to within development conditions. Finally, he shares the projected rezoning schedule for this petition.

Questions/Comments by Neighbors:

1. Comment: The Red Line is supposed to be commuter rail, not light rail.
2. Does this petition include a stop light at Old Statesville Road and Hucks Road?
A: There is no light planned with this petition or recommended in the TIS, but future alignment of Hucks Road per NCDOT does include a light.
3. What are you rezoning from and to? What does that mean exactly?
A: The current zoning district is MX-3 and we are requesting MX-3 (Innovative). The Innovative portion would essentially allow us the possibility of reducing the distance between detached garages on site only.

4. Is this development meant to mimic the density from the Northlake Area Plan or not considering the Red Line has been pushed back.

A: The proposed site plan is just a touch over 10 dwelling units per acre. The area plan indicates up to 20 dwelling units is appropriate. We feel what is depicted is a more appropriate density and use given the delay of the Red Line.

5. The traffic counting occurred over the last 3 months and did not include all of the school traffic and less traffic due to people working from home.

A: That has been considered. CDOT and NCDOT as well we other jurisdictions have been working through this situation. Counts were based on historical traffic counts with year to year traffic increases incorporated into the counts to reflect a more accurate reading of traffic.

6. Comment: No school makes a big difference in traffic counts.

7. When were the traffic counts prepared? As you are likely aware the elementary school has not been in session give the COVID situation. It appears that you are reserving the right of way for the future Hucks alignment. Have you approached NCDOT and CDOT to participate in NCDOT's proposed realignment? There is also a traffic signal that needs to be installed. NCDOT stopped funding before COVID hit.

A: The study was prepared utilizing historic counts with year of year increases to reflect the current conditions as closely as possible. The alignment is an NCDOT project that has been designed. The petitioner is currently committing to dedication of the right of way NCDOT needs to complete the project versus NCDOT purchasing the land area. This will hopefully aid NCDOT in moving the project forward.

8. Since the zoning allows, are there any amenities such as shops and stores included in the proposal?

A: No retail or commercial is currently planned.

9. Adding left turn lanes without a traffic light will just create more congestion as the vehicles turning left will back up until they block the thru lane on Old Statesville.

A: The recommendations noted were reflective of the traffic impact study that was completed and is being coordinated with CDOT and NCDOT.

10. How can we discuss these new developments without a traffic light at Hucks-Old Statesville Rd.? That new norm comes back before 2026 so how do we deal with all of the school bus traffic?

A: The recommendations within the traffic study will help to alleviate traffic issues prior to the NCDOT project being completed at a later date.

11. The density needs to include a commercial/retail/office component to help keep traffic onsite. And the traffic associated with a new 4000+ trips a day doesn't work. When working through traffic scoping with CDOT staff how much traffic was considered using Canipe? Was Canipe studied?

A: We are not sure if Canipe was studied. And we will let the petitioner know about the interest in the traffic from this road. *Follow-up: Canipe was not a part of the negotiated scope of the TIA with NCDOT/CDOT.*

12. Comment: We really need a light there. It is a mess there today.
13. What are the totals for the occupancy of the apartments?
 - A: 1 -2 bedroom mostly, with a few 3 bedroom. The final unit type matrix is not known at this time.
14. What will the rent rates be?
 - A: The rent is not known at the moment. The for sale townhomes starting price will be \$295,000.
15. Comment: Traffic is bad now. What happens when all of these homes are added.
16. If this project is approved, what is the expected build time of this project?
 - A. Assuming there is an approval in February, we would immediately enter the process of land development permitting. Construction might start roughly 2 years out from rezoning approval.
17. Did you mention who the builders are of the homes/apartments?
 - A. That information is unknown at this time. MVP is looking into builders and getting bids.
18. Comment: How can the TIS be accurate when schools have been closed.
19. Comment: I recognize that given the ongoing population growth (50 people per day) that it is likely the site will be developed. However, it is imperative that we have the traffic infrastructure in place to accommodate the additional development. It is concerning given that NCDOT has pushed back their plans for traffic enhancement, however, the development is likely to proceed. The TIS that have been completed should already confirm the current strain on the existing residents in this area and school traffic.
20. Comment: This doesn't work without a traffic light at Hucks and Old Statesville.
21. Comment: We need a traffic light now. It is already difficult to navigate from Hucks Rd. to old Statesville before you add any more homes.
22. Comment: You need to take into account the new warehouse space which is not occupied which will increase the number of the semis and other trucks using Hucks Road.
23. What are the plans for widening Old Statesville to handle the additional traffic with this development and the new apartments currently building built?
 - A. The development will widen Old Statesville with a left turn to Hucks including 150 of storage and taper.
24. What is the timeline for the project to begin construction?
 - A. Currently we are on track to go to Public Hearing in February and once City Council makes a decision following that we will enter a separate process for Land Development. There would be another several months before anything happens on the site but this time next year you may start seeing

some ground moving. For the project to be complete, we are probably 2 years out.

25. Let's talk about that distribution a little more. Given the retail draws traffic toward it, reducing retail out will decrease trips to Canipe and to Old Statesville, and the Hucks/115 intersection is the problem.

A. Noted. We will talk to the traffic consultants.

26. Comment: Reduce residential and increase retail.

27. Comment: No commercial space.

28. Can the Council Member share her perspective?

A. I've been working with CDOT and have been really interested in this project. I've heard the concerns from neighbors about the traffic and railroad vs. evening traffic, which makes them concerns of mine as well. I am interested to hear if a light would mitigate some of this congestion.

29. Comment: A storage lane isn't going to do anything except stack cars that can't make the left turn onto Old Statesville...a light is needed.

30. I have lived in Spring Park for 18 years. We have needed a light for at least 15 of those years. Why can't you find a light instead of NCDOT, since your project will make an already bad situation worse?

A. We will take this concern to the petitioner.

31. Looking at the future pictures how many will be townhomes and how many will be apartments? Will there be any single family homes in the future areas?

A. Currently planned are 105 townhomes and 406 apartments. Single family homes are not planned within this petition.

32. Has the TIS been approved or are you still receiving comments?

A. We are still receiving comments.

33. How many private residences will have to be bought out for this construction?

A. Only 1.

34. Comment: The 100' or so of storage does not ease the mind for those of us that get to Old Statesville from Hucks.

35. Is Hucks a state maintained road? Who's responsibility is it to install a traffic signal?

A. It is a state road. NCDOT would be responsible for a new signal. However, the TIA could require a new signal, but the study did not indicate a need for one at this time.

36. Will a recording of this meeting be available afterwards?

A. Yes. A recording of the presentation will be available on our website.

37. Can we find these maps you showed online?

- A. Yes. The presentation will be available for everyone.
38. When the TIS was being done, was the Carrier manufacturing plant considered?
- A. Yes. All industrial space in the surrounding was accommodated.
39. Comment: The previous builder Gandy was contracted to install a traffic light if they were to move forward with their building plans. We want to improve traffic to benefit the community.
40. Comment: How many bedrooms did you say? 1-2 are not ideal for families, more like for roommates.
41. Comment: I encourage everyone to show up against this rezoning on January 19th. We need traffic improvements at Hucks and 115.
- A. We would certainly appreciate your support and hope that we can alleviate some of the traffic concerns by continuing to work with everyone.
42. Will there be any subsidized housing?
- A. There is no subsidized housing currently planned.
43. Are there any impact fees associated with the project? And if so, what will they go towards?
- A. Impact fees are not a component of rezoning petitions in Charlotte.
44. Where will your exit road intersect with Hucks Road? Will it be directly across from Silverpark Drive? Also, what are your plans for the vacant triangle at the southwestern corner?
- A. It would align with Silverpark Drive and the triangle would remain as open space.
45. Are the questions being collected and will they be answered in the near future?
- A. We are documenting all the questions which will be generated into a report and filed and available for public.
46. Comment: Thank you Council Member Johnson for acknowledging the infrastructure challenges that exist to support the project. I hope you will articulate these concerns with the full council on our behalf
47. No subsidized houses currently. Does that mean this could change?
- A. Currently affordable housing units are not a component of this petition. This could change prior to a petition decision.
48. Is there a sidewalk network along Hucks?
- A. Yes. There would be a sidewalk included which is also part of the development standards.
49. Comment: Please be advised that we have subsidized housing at the other end of Hucks. Brown Rd across from the Food Lion.
50. The sidewalk would stop at the property line?

A. Yes, that is correct.

51. What is the green space on the property?

A. The green space represents undisturbed and disturbed open space. These areas total approximately 20 acres of the total 50 acre project area.