

COMMUNITY MEETING REPORT

Petitioner: Accent Homes Carolinas, Inc.

Petition #: 2020-125

Meeting Date: October 29, 2020

Project: Back Creek Church Townhomes

Mtg. Location: Virtual Meeting, via Zoom

Meeting Time: 6:00-7:00 PM

Attendees: Paul Pennell – Urban Design Partners
Maggie Watts – Urban Design Partners
Paul Sagadin – Charlotte Living Realty

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

Purpose: Presenting Rezoning Petition #2020-125 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 district as R-3 and the proposed zoning district as MX-2 (Innovative). Mr. Pennell followed this up with a rendered site plan illustrating the proposed townhome layout. He also called attention to the proposed road network, as a public road is proposed on site to satisfy the City of Charlotte Subdivision requirements. The current proposed density was shared and how it aligns with the City of Charlotte proposed land use. Conceptual architectural elevations were shared for comment. Finally, the projected rezoning schedule was shared.

Questions/Comments by Neighbors:

1. Will there be any berm, shrubbery and/or fencing to separate the proposed development from University Heights?

A: Yes. There will be a planted buffer which includes a fence to help screen the proposed development.

2. How much of the existing tree canopy will come down?

A: We will be keeping any trees within buffer areas, where possible. We also have a designated tree save area, which will house preserved existing trees.

3. How does the fencing work with the buffer? Will it be on the existing homes side or the proposed homes side. We would like to see vegetation verses a stark fence.

A: The location of the fence within the buffer is something we can work with your neighborhood on to help preserve a more vegetative view.

4. About how long will the process take and how will phasing work?

A: We are predicting a January rezoning petition approval. This would likely set up a July or August construction start date. We don't know yet how phasing may work, but townhomes will likely be built as they are sold after the public road infrastructure goes in.

5. Are you aware they are closing Back Creek Church Road at the rail for a CDOT project, and traffic will be funneling through Hanberry Boulevard?

A: No. We were not aware of this project, but we will investigate and talk to the city to understand the project and proposed traffic patterns as well as how it may impact our site.

6. What is the square footage of the townhomes?

A: The townhomes will be anywhere from 1700-2200 square feet and will have one or two-car garages.

7. Will there be a playground, pool, or common areas in the proposed development?

A: No pool or playground is proposed, but trails will probably be incorporated into the development.

8. There is nowhere for kids to play in Back Creek Chase, which is an adjacent neighborhood.

A: We may be able to help that by tying roads/trails/sidewalks into the park and/or greenway via the proposed development.

9. Hanberry Boulevard will not be taking on the traffic from the road closure. There is plans for a new road as part of the Eastern Circumferential Project.

A: We will request information on this project as we move through this rezoning process.