

COMMUNITY MEETING REPORT

Petitioner: Impact, LLC
Petition #: 2020-134
Meeting Date: December 11, 2020
Project: Rhyne Corners
Mtg. Location: Virtual Meeting, via Zoom
Meeting Time: 6:00-7:00 PM

Attendees: Paul Pennell – Urban Design Partners
Maggie Watts – Urban Design Partners

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

Purpose: Presenting Rezoning Petition #2020-134 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. Mr. Pennell explains the previous entitlement for the presented property and that the proposed petition will be a modification to the existing conditional plan. Plan revisions since the initial submittal were described and illustrated in the presentation. Mr. Pennell then discussed the proposed transportation improvements. Finally, he shares the projected rezoning schedule for this petition.

Questions/Comments by Neighbors:

1. The petition will now only be for residential space and will no longer be mixed use to include commercial?
 - A. Yes, that is correct. The commercial component has been dropped.
2. Are you representing for the petition across the road as well?
 - A: We are the consulting planner and engineer on the petition located at 9900 Mount Holly, but not the land use petitioning agent.
3. How do we ensure that the traffic light is installed prior to both developments going up? We have had multiple deaths at this intersection so this is a concern for the community?

A: We have been involved in multiple recent meetings with NCDOT and CDOT. NCDOT is fully committed to the improvement of this intersection and the addition of a signal at this intersection as well. Despite recent budget shortfalls, NCDOT is focused on this intersection.

4. Would this limit all future commercial development at the site without another rezoning?

A: That is correct. Under the petition revision being submitted the week of 12/15, the petition would not allow commercial square footage without a new rezoning plan being submitted.

5. What is the closest grocery store or other retail use to this site?

A: Moores Chapel Road on the east side of 485.

6. Where are the entrances and exits to the apartments?

A. The site entrance/exit is off Rhyne Road and then multiple entrances from a new proposed public road on site.

7. Are you aware of any additional road improvement on Mt. Holly? Currently there is only one lane both ways.

A: We believe there are additional road improvements planned for Mt. Holly Road, but are unaware of exactly what those specifics may be at this time.

8. Comment: Centrally located for commercial use. Seems important to get infrastructure installed that is going to service this development and coming developments surrounding. It seems like limiting to residential will not be good for this area in the long term.

9. Concern about only apartments and no retail/commercial. Is this a done deal or is there negotiation room to include commercial? Due to the proximity to the Whitewater Center and interstate this parcel seems to be suited for commercial.

A. This petition is not approved and we will take the concern of dropping the commercial back to the petitioner for discussion.

10. Charlotte is in a crunch for affordable housing. What percentage of these apartments have been deemed affordable?

A: This is currently a workforce housing development. No specific commitment has been made to affordable units. However, we will explore the addition of a specific commitment to affordable units on site.

11. The Far West Community Alliance has interest in workforce housing or affordable housing in this development and for others to come.

A: This development is targeting the workforce community as residents. We will discuss the possibility of including affordable units with the Petitioner.

12. Comment: As the former owner of this property for 15 years and a commercial developer I would like to discuss the loss of the commercial component. In investigating the site as commercial, the railroad frontage proved a major obstacle for possible commercial tenants. We tried for years for a commercial development here with no luck. This is a good proposal and we applaud the petitioner.

13. Comment: The building elevations seem generic for the area and community. Being at this crossroads for rail, we would encourage the petitioner to develop a design aesthetic unique to the community looking to its farm and rail history to help create a sense of place.

Meeting Adjourned: 6:50pm