

- b. David Hughes – The primary project access will be from West Rocky River Road. Autumnwood residents would now have the opportunity to access West Rocky River Road through the proposed project.
4. Natalie's iPad 06:18 PM
 - a. Why duplexes, why not single family homes on the south side?
 - b. David Hughes – The City of Charlotte considers duplexes as single family homes. This project will be a combination of housing types and options.
 - c. There is a lake in the area. What will happen to the lake?
 - d. David Hughes – It will be removed upon the recommendations of the Corps of Engineers.
 - e. Will the houses be a flood zone?
 - f. David Hughes – There will be no houses in the flood zone.
5. Ursula Smith 06:19 PM
 - a. Thanks for the presentation and saving greenspace. The angst is regarding the additional nearly 400 vehicles on this road while trying to turn right off W. Rocky River Road in either direction, particularly onto N. Tryon Street.
 - b. Dennis Terry – Thank you for your comment. We feel confident that the City's road improvements between the project site and North Tryon Street will greatly increase traffic safety for existing and future development.
6. John Neilson –
 - a. What is your plan to address wetlands.
 - b. David Hughes – We are avoiding development impacts to the existing wetlands and we have engage the Corps of Engineers to determine the extents of all wetlands on site.
7. Melanie S 06:20 PM
 - a. When do you hope to start and when do you expect to be completed?
 - b. David Hughes – We do not yet have a project schedule.
8. Trisha Garcia 06:21 PM
 - a. Will the town homes have garages?
 - b. David Hughes – Yes, most if not all homes will have garages.
 - c. Thanks for not offering Section 8. Will the community covenants prohibit subleases or subleases to Section 8?
 - d. David Hughes – We have not intentions to include Section 8 housing.
9. Craig Newton 06:21 PM
 - a. What will completion time be from breaking ground?
 - b. David Hughes – We do not yet have a construction schedule but we expect construction to take a year to two years.
10. John Galarde 06:22 PM
 - a. There are CC&R's on the northern portion (newell view lane) of the development that restrict duplex's.
 - b. David Hughes – Thank you, we are aware of the existing deed restrictions.
11. Doug Broome 06:22 PM
 - a. How will the affordable housing units be dispersed across the project?
 - b. David Hughes – It is our intention to equally disperse all levels of housing evenly through the community.
12. Craig Newton 06:23 PM
 - a. When will the extension from knollwood circle be added?

- b. Dennis Terry – The Knollwood Circle extension is not part of this project. The diagram presented in the PowerPoint presentation is CDOTs proposal future roadway network in this area and there are no immediately plans to construct these roads. It is intended as a tool to guide development.
13. Trisha Garcia 06:23 PM
- a. Where is the flood zone?
 - b. David Hughes – There is an existing flood zone along Toby Creek that we are avoiding and preserving and tree preservation area.
14. John Neilson 06:24 PM
- a. Woodsman court was not designed for this type of density connectivity. Folks need to argue this with city council. The Newell Plan calls for R-3, is what Autumnwood is. This will cause many problems for Leaves Lane and other street.
 - b. David Hughes – Thank you for your comment.
15. Craig Newton 06:24 PM
- a. Is there anyway to have the maps from this meeting mailed to us?
 - b. Dennis Terry – Yes, please send me a written request.
16. Ursula Smith 06:26 PM
- a. What is the specific wetland plan and how do we access it?
 - b. David Hughes – There is no existing wetland plan in terms of designs and blueprints. Our plan is to avoid all wetlands with the exception of a roadway crossing over the small stream that runs parallel to West Rocky River.
17. John Neilson 06:28 PM
- a. Can we review the proposed use plan?
 - b. David Hughes – Yes you can.
18. Trisha Garcia 06:29 PM
- a. Consider not having section 8 or sub lease for section 8 is a big difference from a commitment to having this in your HOA covinet plan NOW. Would you please speak to this?
 - b. David Hughes – Yes, I would be happy to clarify. We have no plans for Section 8 housing. The affordable components of this project or intended to provide exceptional housing opportunities for teachers, policemen, emergency responders and other essential community professions.
19. Melanie S 06:32 PM
- a. What is your projection for price range of the homes?
 - b. David Hughes – Right now we are projecting home prices in the low \$200,000.00's.
20. Trisha Garcia 06:34 PM
- a. Would you please send the maps and presentation to me as well? Tks!
 - b. Dennis Terry – Yes, please email me a written request and I'll send you a copy of tonight's presentation.
21. John Neilson 06:36 PM
- a. Where are you and the Corps going with addressing wetlands?
 - b. David Hughes – We are addressing the wetlands by surveying their locations in the field and avoiding impacts during construction.
 - c. Will the lake remain? Your plan removes the lake?
 - d. Dennis Terry – Yes, our plan proposes removing the farm pond because the dam is compromised and the Corps of Engineers prefers the pond to be removed to

avoid midstream impoundments which limit wildlife movement laterally along the stream.

22. John Galarde 06:37 PM
 - a. Has this development received staff support from the zoning committee?
 - b. Dennis Terry – This project participated in the City of Charlotte's required rezoning and subdivision pre-submittal meeting and at that time Zoning Staff indicated that they would support this project.
23. John Neilson 06:38 PM
 - a. Will you please perform this plan somewhere else?
 - b. Dennis Terry – Thank you for your comment.
 - c. Will you please send the recording of this meeting to all attendees?
 - d. Dennis Terry – I will check with the City to determine if this is possible.
24. T Clark 06:40 PM
 - a. You mention that your expertise and past projects have been luxury living communities. Your current/most recent projects in South Charlotte reflect this as well. Why are you choosing this site for "affordable housing"? If you feel development WILL happen in this area in the future, why not bring higher end homes?
 - b. David Hughes – Thank you for your question. We consider this project to be a mixture of several different options for homes.
25. John Neilson 06:40 PM
 - a. So, what is your plan?
 - b. Dennis Terry – The plan is what is illustrated in Mr. Hughes' PowerPoint presentation.
 - c. What kind of features are you proposing?
 - d. David Hughes – In terms of amenities we are proposing natural amenities such as opens space and tree save areas which exceed the City's requirements, we will also be providing greenspace corridors between the proposed homes and connections with Mecklenburg County's proposed future greenway.
26. Ursula Smith 06:40 PM
 - a. Wildlife preservation is a big concern! what is the plan for preserving wildlife such as deer?
 - b. Dennis Terry – Wildlife and Vegetation preservation are both big concerns for me also. Our plan is to exceed the City's required tree save and opens space requirements, and maximize vegetative corridors around the perimeter of the site to allow corridors and sanctuary for wildlife habitats.
27. Trisha Garcia 06:45 PM
 - a. What type of trees are you planting and how large (gallons) will they be?
 - b. Dennis Terry – We have not yet determined tree species and sizes for this project, but you can expect Oaks, Elms, Maples and Birches along with other native trees. The City of Charlotte minimum tree sizes are 2" caliper which would be a 10'-12' tall tree.
28. John Neilson 06:48 PM
 - a. Please provide an example of a community that we can visit which will mimic your plan.
 - b. David Hughes – I will be glad to do some research on similar communities and get back to you with some options.
 - c. Will the tree save areas be existing or recreated?

- d. Dennis Terry – Both. We will preserve as many existing trees as possible and replant existing areas where we determine trees need to be supplemented to replace existing dead or distressed trees.
- 29. Doug Broome 06:48 PM
 - a. Thank you for addressing the need for these types of residences in Charlotte. This is a small step in the right direction for a growing metropolitan city that needs to deal with urban density. I would encourage Nest to become engaged in the transit/transportation changes necessary to support these types of changes on a public platform as well.
 - b. Dennis Terry – Thank you for your comments, Doug.
- 30. Melanie S 06:48 PM
 - a. Is there going to be an HOA?
 - b. David Hughes – Yes, we will establish an HOA.
- 31. John Neilson 06:50 PM
 - a. Can we meet on site sometime?
 - b. David Hughes – Yes sir. I'd love to meet with you sometime.
- 32. T Clark 06:50 PM
 - a. What is the distance between the homes and the perimeter of the property?
 - b. Dennis Terry – The majority of the homes are 100 LF of further from the perimeter property lines. There are a few that are closer but none within 50 LF of a perimeter property line.
 - c. Is there a plan for a fairly dense hedge of some sort?
 - d. Dennis Terry – Yes. The City of Charlotte requires a Class C buffer which is a densely vegetative buffer that is a combination of deciduous and evergreen trees and shrubs.
- 33. John Galarde 06:51 PM
 - a. Hardie, brick or vinyl siding for these units?
 - b. David Hughes – All of these are options at this point.
- 34. John Neilson 06:51 PM
 - a. Very nice presentation! Can we please have your email addresses?
 - b. Dennis Terry – Yes, I will provide my email address on the screen.
- 35. Dennis Terry – This concludes the presentation. Thank you for your time and all of your questions. Please reach out to me via email if you have any additional questions or if you would like any additional information regarding this proposed project.

(End of Meeting Minutes)



Dennis C. Terry, RLA
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cc: File
Design Team