

# COMMUNITY MEETING REPORT

**Petitioner:** NVR, LLC

**Petition #:** 2021-025

**Meeting Date:** March 9, 2021

**Project:** Wallace Lane

**Mtg. Location:** Virtual Meeting, via Zoom

**Meeting Time:** 6:00-7:00 PM

**Attendees:** Paul Pennell – Urban Design Partners  
Scott Glover, NVR  
Mark Langford  
John Eskridge  
Von Outerbridge  
Kristina Hefner  
Alisha Tomlinson  
Gloria Florez  
Paul DuPont  
Charles Ortega  
Michael Pleso  
Councilmember Matt Newton

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

**Purpose:** Presenting Rezoning Petition #2021-025 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. He then introduced the project and explained the differences between the current petition and the previously approved rezoning petition. He outlined the rezoning process and approximate timeline for the project. The previously approved petition was reviewed in detail. A slide showing the existing stream and wetlands on the site was reviewed and a description of how it impacted the site design was given. The proposed site plan was reviewed. At the end of the presentation, the rezoning timeline was reviewed.

Questions/Comments by Neighbors:

Will the homes being constructed be similar to the existing houses on site?

A: The existing homes will be removed. Request is for single-family attached with 5 units per building.

What will the homes sell for?

A: Unsure what the price point will be, but they will be market rate.

Will there be livable space on 1<sup>st</sup> floor?

A: Yes. It will be an option on the footprint. For example, office, family room or bedroom.

Do we know what the square footage of each townhome?

A: 1,500-1,700 SF

Will there be an HOA?

A: Yes. Dues paid monthly which will cover maintenance of front yards and common space, insurance, reserves for structural repairs.

Will there be any improvements for sidewalks?

A: There will be an 8-foot sidewalk along Wallace Lane frontage. Emmons Lane includes an 8-foot sidewalk on both sides. Proposed alleys will include sidewalks on both sides.

Comment: In an effort to mitigate traffic and speeding, Paul Pennell asked if a 4-way stop condition would be supported by the community at Wallace Lane and Thompson Greens Lane. Cross walks would also be provided with accessible ramps.

What is the marketing budget?

A: No marketing budget for this project. They optimize Google searches and the model unit will be occupied daily. Community has a dedicated website from the Ryan Homes website. Ryan does not build until units are sold.

Comment: Land development process for phase 1 (north) would be roughly 9 months once construction starts. Expect to build 50-60 homes per year which is 2.5-3 year buildout.

Do you have a projection of the increase in traffic flow on Wallace Lane?

A: The team expects to have a conversation with staff to improve conditions along Wallace Lane. Councilman Newton will review with CDOT and discuss with project team.

Comment: Concern over Sharon Forest Drive and Briardale Drive. This intersection is a single stop sign with through movement on Sharon Forest. The concern is that speeding and cut through traffic will become an issue.

Will there be speed bumps?

A: It is a possibility, but options will be reviewed with CDOT.

Will there be any stipulations that prevent the properties from becoming rental properties?

A: HOA docs will limit the length of time that a unit can be rented, typically 6-12 month terms for rental agreements.

The sight distance on Sharon Forest Drive and Briardale Drive is poor.

A: This intersection will be reviewed.

Meeting Adjourned with no new questions: 6:50 pm