

## COMMUNITY MEETING REPORT

**Petitioner:** Precept Construction, LLC

**Meeting Date:** May 11, 2023

**Project:** 9600 Albemarle Rd, 2022-219

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

**Meeting Time:** 5:30PM

**Attendees:** Nolan Groce – Urban Design Partners

Scott Allred – Precept Construction, LLC

The Community Meeting was coordinated, scheduled, and offered to the public as provided by Town of Huntersville Zoning Ordinance guidelines. Adjacent residents attended the petition community meeting as noted on the Attendance Log.

**Purpose:** To present the Conditional Rezoning Petition 2022-219 to any neighboring residents or homeowners who were in the rezoning mailer radius or who spoke to the Petitioner or Petitioner's representatives and were invited. Urban Design Partners recorded the presentation to be publicly posted on our website for community benefit.

This Community Meeting Report is being filed with the City of Charlotte Planning and Development Department pursuant to the provisions of the City of Charlotte Zoning instructions.

**Minutes:** The following items were discussed in the presentation:

Nolan began the meeting at 5:33pm by introducing himself and the petitioning team. Scott Allred, with Precept Construction, LLC provided background information on the property and the development intent. The location of the petition was described at 9600 Albemarle Road and illustrated on an aerial image to show surrounding context. Adjacent zoning districts and uses in the general area were presented. The current rezoning plan was displayed and described. This consisted of the request to change the zoning classification from R-3 and B-2, to R-12MF(CD), to accommodate a single family attached, townhome development. Nolan mentioned the conditions of approval attached to the site plan, including but not limited to buffer, architectural details, etc. A rendered site plan was also shown to better portray the site once developed. This provided imagery of the 60 townhomes, existing natural features, buffers, and open space. The rendering also showed adjacent parcels and how the proposed townhomes and buffers were organized for minimal impact to neighboring properties. The rezoning timeline was reviewed, and Nolan shared his contact information for any follow-up questions.

### **QUESTIONS/COMMENTS BY ATTENDEES:**

1. Do you think most of these units will be rentals or owner occupied?

- a. Scott Allred – the decision has not been made, but our intent is for-sale.
- 2. What is basic unit size and price?
  - a. Scott Allred – These will be two story units and target low to mid 300's.
- 3. Will the zoning change effect Journey Auto Sales and its operation?
  - a. No, the rezoning will not effect the use and operation of Journey Auto Sales. The rezoning is specific to this property.
- 4. Has approval been received for a deceleration lane?
  - a. This particular proposal does not require a traffic impact analysis. A turn lane analysis will be determined in the land development permitting phase.
- 5. Do you have access at the southern end of the site?
  - a. The particular rezoning petition is within the City of Charlotte. The southern end of the parcel is located in the Mint Hill ETJ. Nothing is proposed in that area at this time.

With no further questions, Nolan thanked those in attendance and adjourned the meeting at 5:56PM.

First Name	Last Name	Email
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Chris	Weiant	<a href="mailto:chriswmga@gmail.com">chriswmga@gmail.com</a>
Tucker	Hicks	<a href="mailto:tucker@lscarolinas.com">tucker@lscarolinas.com</a>
Scott	Hicks	<a href="mailto:Scott@journeyautosales.com">Scott@journeyautosales.com</a>
Scott	Allred	<a href="mailto:scott@preceptconstruction.com">scott@preceptconstruction.com</a>
Nolan	Groce	<a href="mailto:ngroce@urbandesignpartners.com">ngroce@urbandesignpartners.com</a>