

Annsborough Park – Neighborhood Meeting

Presentation of Plan by Scott Herr

October 24, 2016

The community meeting for Annsborough Park neighborhood was held on October 24, 2016 at 6:00 p.m. at Huntersville Town Hall. Ten adjoining owners attended (see attached sign-up sheet).

Questions:

1. What is the intent of the greenway?

It is a 10 feet paved path.

2. Will you have a buffer off Ewart Road?

We will have an 80 foot buffer plus an additional buffer from the 80 foot buffer up to 200 feet as shown on the plan.

3. Will the homes be ranch style?

The homes will be up to 2400 square feet, with the master bedroom downstairs. Half of the homes in Avery Park are this style.

4. Are there neighborhoods with examples of this home style?

Avery Park in Cornelius, Blume in Harrisburg, and Bellington in Huntersville are examples of neighborhoods which have the cottage series style home.

5. Will you be widening Ewart Road?

We are widening Ewart Road at entrances to 11 feet lanes, with turn lanes, and an entry monument.

6. What do you mean by one and a half story homes?

A one and a half story home can usually be determined by where the roof line falls in relation to the windows on the upper story.

In a traditional 2 story home, you will have full 8 foot or taller walls throughout the entire floor. Ceilings may still contain details such as trey, vault or cathedral, but will not be lower at any point than 8 feet. This is not typical of the story and a half plan.

7. Will the property around Annsborough Park be required to be annexed?

No, annexation is voluntary and only Annsborough Park will be annexed because it will be a condition of zoning.

8. Will there be amenities?

This neighborhood does not have the density of housing that would support pool amenities. Open space will be a natural amenity.

9. What is the percentage of open space?

It will be greater than 50%.

10. What is the 20 feet buffer vegetation?

MI Homes has not determined that yet but Scott will follow up with Gina Ewart.

(Ewart Road northern corner)

11. Will the road improvements impact Gina Edward's driveway?

Widening of Ewart Road does not extend to that point.

12. Is there a timeline?

The Public Hearing is December 5, 2016. It will take 6-8 months to get started and two years before the first closing.

Sign-In Sheet

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ANNSBOROUGH PARK - NEIGHBORHOOD MEETING

Sign-In Sheet

Name

Address

Phone Number

Mary & Terry Gustaf 13424 Ramoth Church 980 205-0711