



January 4, 2016

Alison Adams, Senior Planner
Town of Huntersville Planning Department
105 Gilead Road, 3rd Floor
Huntersville, NC 28070

Re: Cashion Road – Summary of Neighborhood Meeting

Ms. Adams:

On Tuesday, December 15, 2015, Blue Heel Development hosted a neighborhood meeting to share plans and receive feedback on the subject 40 lot development proposed along Cashion Road. The meeting was held at Centerpointe Church, which is located at 6431 Cashion Road. Prior to the event, notice of the meeting was mailed to property owners within a 300-foot radius of the site; meeting the Town's requirement to notify owners within at least 250 feet. Meeting notices were also mailed to 3 local homeowner's associations, including Cashion Woods, Elizabeth Circle, and Stillwell neighborhoods.

Approximately twenty-five residents attended the meeting: representing varying locations along Cashion Road and Hubbard Road (to the North). Matt Gallagher with Blue Heel Development provided an overview of the proposed subdivision plans, process to acquire entitlements with the Town and County, and construction timeline. Below is a list of questions/comments raised at the meeting with associated responses.

1. A concern was raised around the potential additional traffic created at the intersection of Cashion Road and Beatties Ford Road.
 - The Town evaluated the scale of the proposed development and determined a Traffic Impact Analysis and off-site transportation improvements were not warranted.
2. Stillwell residents shared their desire to walk along Cashion Road and the potential future conflict between pedestrians and vehicles traveling along the roadway. There was an interest in what efforts this development might contribute to increasing safety along the road, as well as what efforts the Town could make toward improving pedestrian comfort along the entire corridor.
 - Sidewalk will be installed along the frontage of the development along Cashion Road and along all internal streets within the neighborhood. Additionally, NCDOT has requested the segment of Cashion Road adjoining the site be widened to accommodate two, eleven-foot travel lanes.



3. There was discussion around how the design of the neighborhood would maintain the existing rural feel along Cashion Road.
 - The design of the development has been carefully prepared to incorporate the existing rural character. Approximately twelve (12) acres of contiguous open space will be preserved on the eastern portion of the tract. Additionally, an eighty (80) foot rural viewshed buffer will be preserved along the frontage of Cashion Road. The overall density of the development is low with an average of 1 lot per acre, with lots ranging from approximately 0.4 to 1.0 acres. Internal nature trails and additional open space areas created from utility easements will further enhance the rural feel of the development.

4. Adjoining property owners inquired about potential vegetative buffers around the perimeter of the site.
 - Buffers are proposed along all perimeter property lines. An 80-foot opaque buffer is proposed along the frontage of Cashion Road to preserve the rural viewshed. The 12 acre contiguous open space area on the eastern portion of the tract will provide a 300 foot buffer between developed lots and adjoining properties. The northern and western property boundaries will also have a 20-foot vegetative buffer. In all buffers, existing vegetation will be preserved with supplemental plantings being made to enhance the buffer where existing vegetation is thin.

Thank you for your attendance at this event and assisting our team in answering questions from residents regarding Town requirements. We look forward to our next steps in the approval process.

Sincerely,

Ben McCrary