



MEETING NOTES

Date of Report: April 21, 2016
Date of Meeting: April 20, 2016, 5:00PM
Project: McIlwaine Road Subdivision
Location: Huntersville Town Hall - Chambers
Attendees: Matt Langston, PLA, ASLA – Landworks Design Group
Clay McCullough – Hopper Communities
Alison Adams – Town of Huntersville
Neighbors (See attached list of attendees)

The Petitioner held the neighborhood meeting in accordance with subdivision rules and regulations. The neighbors were invited to the 4/20/16 meeting to learn about the project and ask questions.

Matt Langston provided an overview of the project, noting the acreage, lot size, connection points, and road network. After a brief summary, the question & answer session began.

Questions/Comments included:

- Concern that the McCoy/McIlwaine Road intersection is a problem. *Petitioner stated that a Traffic Impact Analysis (TIA) (Draft) has been prepared and is being reviewed by the Town.*
- Concern about the proposed connection to Journey's End Trail. *Petitioner indicated that two points of egress are required by Ordinance, and J.E. Trail is an existing road stubbed to the subject property, so the connectivity is required to extend. Additional discussion about connectivity and the Town's desire to disperse traffic in different directions rather than funneling out one exit.*
- Questions about schedule. *Petitioner stated that the project would be on the May Planning Board Agenda and the June Town Board Agenda for a decision. Upon approval, design and permitting will likely take into early 2017, and grading would likely commence in/around March 2017.*
- Question about the price point of the homes & style of architecture. *Petitioner stated that no builder has been selected and any architecture would need to comply with Town requirements as appropriate.*
- Question about the Norman Park subdivision to the south of the subject property. Town Staff provided some background about that subdivision, as well as some of the challenges it faces with regard to road and infrastructure construction.

The meeting concluded around 6PM.



SIGN-IN SHEET

NAME

ADDRESS

PHONE

NAME	ADDRESS	PHONE
Shirley Chiles	1816 Russell Ave. Char.	(704) 377-1457
Douglas B. Bostick	8300 W. Luning Rd	
Richard & Kevin Shaw	7807 McIlwaine Rd	
George M. Barnett, SR.	7600 McIlwaine Rd.	704-875-6396 U.L.
Dawn Suthard	Journeys End Trail	
Cameron Gardner	12427 Swan Wings	980-253-0344
Charles Guignard	201 Sherwood Dr	
STEVE BLAKLEY	8007 HAMBURGH Rd	
DAN BOONE	317 Southview Rd.	
Tim & Candy Nowack	12205 JOURNEYS END TRC	
BOBBY THOMPSON		
JENNIFER DAVIS	7727 Prairie Rose Ln	704-916-9857
Ava McGee	7515 McIlwaine Road	
Sammie Bashins		
Jean Bashins	4034 Raccoon Run Ct MATTHEWS NC 28105	704-606-3735