

NEIGHBORHOOD MEETING NOTICE REZONING 14-05

As required by the Town of Huntersville, we are inviting you to attend a "Neighborhood Meeting" regarding our pending rezoning of the 30 $\pm$ acres of land at 12998 McCoy Road, Huntersville, NC.

Date: Wednesday, September 24, 2014
Time: 7:00 pm – 8:30 pm
Place: 9630 Julian Clark Ave, Huntersville, NC
Huntersville Police Department (Community Room)

We are requesting a "conditional zoning and subdivision sketch plan" approval to permit the development of a high quality, age restricted community, of 94, detached "Courtyard Homes" and a Community Center.

At this meeting we will provide details of our site design, architecture, anticipated pricing, schedule and more, as well as invite any questions or input you wish to share.

The aging population in the Town of Huntersville is creating an important need to provide an alternative lifestyle which blends a new form of quality homes and living into the community.

All of us at EPCON Communities welcome the opportunity to be both a good neighbor and a good addition to the Town of Huntersville.

Meeting Minutes

Attendees

Wayne Adkins	Adela Diaz Beltran
JoAnne Adkins	Stacey Corneilus (Lynette)
Claudia Craig	Lenny Grovia
Pam Young	Carey Hullinger
Mary Henline	Ross Hullinger
Avery Henline	Sandy Steele
Belisario Solorzano	Lisa Gonzalez
Roger Phillips	Nate & Maribeth Bowman
Andrea & Ron Henry	Stephan Trott
Frank & Nora Atilas	Whitney Hodges
Nichole (Joseph) Majors	Nora Ryan Bennett
Aman Singh	Geoff Steele
Elliott Rodgers	Julie Taylor
Dan Cedrone	Baruch Mechanic
Ernesto Garcia	Richard Groff
Melissa Currie	Rich Heareth
Cindy Geater	Wes Smith

Agenda

Neighborhood Meeting Notice Rezoning 14-05

Details of planned site

Community name will be Courtyards at Kinnamon Park located between McCoy Road, Julian Clark Ave and VanStorey Drive. Entrance is off Lindley Drive – off Business Park

Epcon Communities has been in business for 30 years and devoted to building active adult housing for people 55 and older. Our research has found that this buyer prefers Single Family detached homes. Epcon Communities currently has six (6) communities in the Greater Charlotte area under construction or getting ready to develop located in Mooresville, 2 in Cornelius, Marvin, Lawyers Road, Huntersville and Weddington Road. We will be the builder and developer for this project.

Courtyards at Kinnamon Park is age restricted meaning 80% of the homes in the community requires at least one person to be 55 or older.

We build a Courtyard product. This creates a private courtyard, yard and exterior of home is owned and maintained by HOA. The rear yard is considered a passive space meaning homeowners cannot have a pool, swing sets, etc.

We have a commercial lot under contract that will be the main access into the community off Lindley Drive. The grand entrance will be roundabout with a fountain in the center.

Clubhouse & pool will be at the front of community. The pool will be about a 40x18 lap pool that is 4' deep all across for lap swimming and water aerobics.

94 homesites are planned to be built in 3 separate phases. Pool and clubhouse will be built in first phase. HOA will maintain the exterior, roof, paint, clubhouse, pool, irrigation, and landscaping. The anticipated average selling price will be around \$350,000. We offer 3 different floor plans between 1500 – 3000 sq feet. Designed for widow or widower, has excess of 400 options for buyer to customize. Our profiled buyer is downsizing but still wants all the bells and whistles in their new home. Therefore we plan to include standard options such as hardwoods, granite countertops, stainless steel appliances, etc. The exterior will offer four (4) different color palettes with stone throughout the community. This being a courtyard product most rooms in the home will have a view of the courtyard.

HOA manages age restriction. In most cases the property management will continue managing the property after we turn it over. HOA owns the exterior. The builder is the ruling government until 75% of the community is sold and then it will be turned over to the HOA.

Covenants have not been created for this project but will be similar to other current projects. Rich agreed to provide a copy.

Our research has found that our communities do not impact schools, lower traffic # (create 50% less traffic than typical new communities). Most traffic will be during offbeat times.

We have another community in Huntersville currently under development at Sam Furr Road across from Terry Lane. We should start breaking ground in about two months. Through our research we found that 60% to 70% of the buyers inquiring about this community already live in nearby communities. We have also found that people 55 and over is 18% of the Huntersville population and projected to increase to over 22% by 2018. They want to downsize and currently do not have a comparable option to our product in the Huntersville area.

Engineering aspect

According to the traffic base engineers manual our community will generate 54% less traffic during AM & PM traffic peak time and are considerably less for a standard single family subdivision. Drainage pattern will be west to east. Parcels that are going to be future commercial outparcels we plan to BMP features to take care of storm water drainage which will result in no impact to existing subdivision. The existing stream, we are going to setup buffer to protect, we will be following the town standard and will be publicly maintained by Town of Huntersville.

Walking trails through tree preservation area – about 5 acres, pickle ball courts, hibachi ball courts, knuckle park. Again our research has found that the active adult prefers walking, and plan for sidewalks on both sides of street, walking trails throughout preserve, with a sidewalk tie in from Business Park.

Construction traffic is a valid concern. Looking at previous development project we were able to control the construction entrances. We can look at minimizing construction traffic and entry points. There are

two entrances at Lindley Park and Gilead Road. We ideally do not want the road entrance to Gilead Road, but we are required per Town of Huntersville. Traffic generation should not exceed 21 vehicles a day. Morning would be around 10 and afternoon would be a little higher.

Estimated construction time will be about 4 years beginning to end for all 3 phases. Site requirements include erosion control to clean streets. The # of lots are determine by the size of the site, and how much green space is set aside. We will have an onsite construction manager, sales person, and property manager. Any construction traffic concerns or issues need to be directed to the onsite project manager.

Need to analyze cut through traffic

The reason Kinnamon Drive was not chosen as tie in road was for safety concern. Per Huntersville all development roads will connect, do they do not allow gated communities due to safety concerns and efficiency. To put in speed bumps must apply for a warrant. Huntersville can put in counters to determine speed vs a perceived speed issue, there are threshold set by the engineering dept, would need to contact the Town Engineering Dept for more specific information. The current connector plan is not direct cut through and because roads are narrow it should deter most cut through traffic.

No plans for future retail and restaurant.

Buffer from property line to home will be approximately 30' to 35' with a mix of shrubbery and pines trees.

Next Meeting

Town of Huntersville will conduct a Town/Planning Joint meeting on Monday Nov 3rd @ 6:30, Planning Board Meeting on Tuesday Nov 18th @6:30 , and Town Board final action meeting on Monday Dec 1st @6:30.

Huntersville II - McCoy Road Project

Neighborhood Meeting

Date: 9/24/2014

Print Name	Address	Phone #	Email Address
1. Wayne Adkins	12990 McCoy Rd.		
2. Jo Anne Adkins	12990 McCoy Rd.		
3. CLAUDIA CRAIG	12928 McCoy Rd.		
4. Pam Young	12920 McCoy Rd.		
5. Mary Henline	8710 Twin Trail Rd.		
6. AVERY HENLINE	8710 TWIN TRAIL DR.		
7. BELISARIO SOLONZANO	9645 Gilead Grove Rd.		
8. Roger Phillips	Joe Gibbs Racing		rphillips@joegebbsracing.com
9. Andrea + Ron Henry	Birkdale,		
10. FRANK & NORA ATILES	13419 McCoy Ridge Dr.		
11. Nichole (Joseph) Majors	9617 Gilead Grove Rd.		nvmajors@gmail.com
12. AMAN SINGH	13330 MEADOWCREAK		
13. Elliott Rodgers	13337 Meadowcreek		elliott228@yahoo.com
14. Dan Cedrone	13728 Statesville Rd	704578-9305	
15. Ernesto Garcia	9636 Gilead Grove	704-450-8889	wflaco21@aol.com
16. Melissa Currie	8500 Streamview Dr. Apt. N.		mcurrie3@uncc.edu
17. Adela Diaz Beltran	13403 McCoy Ridge 202	251 0056	Diaz Adela 58@gmail.com
18. STACEY CORNELIUS (LYNETTE)	9533 Gilead Grove Rd		
19. LEMMY GROVIA	13514 McCoy Ridge	704-992-1040	lemmargrovia@aol.com
20. Carey Hullinger	9606 Gilead Grove Rd.	336-402-8081	clevercarey@gmail.com
21. Ross Hullinger	9606 Gilead Grove Rd	336-588-8587	rhullinger@gaylor.com
22. Sandy Steele	13510 McCoy Ridge Dr	704-875-8816	
23.			
24.			

Print Name Address Phone # Email Address

Huntersville II - McCoy Road Project

Neighborhood Meeting

Date: 9/24/2014

Print Name	Address	Phone #	Email Address
25. Lisa Gonzalez	9041/ Gilthead	704-1020-8444	LKNLISA@gmail.com
26. Nate & Maribeth Bowman	13815 Cinnabar Pl.	704-875-9704 ext. 101	maribeth.bowman@gmail.com
27. Stephen Trott	Town		
28. Whitney Hodges	TOWN		
29. Nora Ryan Bennett	13501 W. HARRIS RD. LINDA. TOWN		nora6592@yahoo.com
30. GEOFF STEELE	McCoy Crossing	704-875-8876	
31. Julie Taylor	Harlow Creek Rd	704-787-6390	julietaylor9409@gmail.com
32. Baruch Mechanic	Gilead Grove Rd	825 808 2376	B.Mechanic@gmail.com
33. RICHARD GLOFF	GILEAD Hm Ct.		
34.			
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44.			
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47.			
48.			

Claudia T Craig
12920 McCoy Rd.
Huntersville, NC 28078

Pamela L Young
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Jackie Viteri
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Fort Lauderdale, FL 33328

Signorino & Rosa Dibua
13522 McCoy Ridge Dr.
Huntersville, NC 28078

Kenneth & Michelle Cook
13518 McCoy Ridge Dr.
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Leonard & Heather Govia
13514 McCoy Ridge Dr.
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The Steele Family Trust
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Geoffrey & Sandra Steele
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Ernesto Garcia
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Birkglenn HOA
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Earth City, MO 63045-1102

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Holdings LLC Microban Real Property
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Syntracorp LLC
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