

# Essex Homes Robinson Church Rd Rezoning

Sign in Sheet

Neighborhood Meeting

10/19/2017

7:00 PM - 8:00 PM



Name

Address

Keon Harris 4435 Queensbury Drive

Shane Cox 4445 Queensbury Drive

Anne + James Brown 4158 Stack Rd

SANJEEV + RICHA 6984 FOUNDERS WAY, HARRISBURG

Andy RAIK 7739 Woodmead Dr.

Bob Bennett (Essex Homes) Charlotte, NC

Blank lined area for additional sign-in entries.

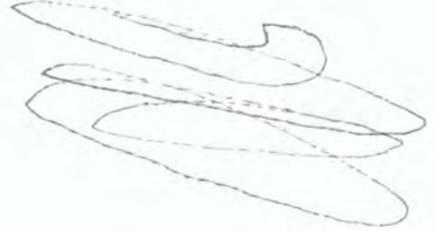
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Name

Address

Aaron + Iley Spears

8940 Robinson Church Rd, Harrisburg NC 28075

Ken & Yvonne McDowell

4405 Queensbury Dr, Harrisburg 28025

A series of 15 horizontal lines for writing names and addresses.

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# Meeting Minutes

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## Call to order

A rezoning meeting of The Town of Harrisburg was held at Town Hall on October 19, 2017. Attendees include representatives of The Town of Harrisburg, Essex Homes, Mc2 Engineering, and neighbors of parcels adjoining the proposed Rocky River-Robinson Church Road Development.

## Approval of minutes

7:00pm – 7:50pm

## Announcement

Josh Watkins introduced himself and the Town staff and indicated the purpose of the meeting and then turned the discussion over to the applicant Essex Homes. The team from Essex Homes (Bob Bennett, Jeremy Smith and Brian Iagnemma) introduced themselves along with Jeff McCluskey with Mc2 Engineering. Bob Bennett proceeded to provide a power point presentation of the proposed development and history of Essex Homes. This presentation included describing the development along Robinson Church Road, which is a single-family detached and age-restricted 55+ community. The existing parcels compose a total development of ~29 acres which will have a proposed 84 lots. The community will generate 50% less than average daily traffic commutes. The presentation also included some information about the size of the homes and the anticipated price per square foot cost.

## Discussion

Neighbor A – States that the Kensington Forest development contributes to substantial flooding on their property SE of the proposed development.

Response A – Kensington Forest was built prior to the 2008 required stormwater ordinance by the Town of Harrisburg and that the proposed development will not worsen the existing situation of that property. The proposed development will have to adhere to the current stormwater ordinance which will include stormwater quality treatment and peak controls to limit the runoff back to a pre-developed condition therefore not contributing to any new flooding. After the meeting it was determined that the drainage swale that is of concern directly comes from the Kensington Forest development and doesn't run through the proposed development.

Neighbor B – Concern over burdening traffic along Robinson Church Rd.

Response for Jeff McCluskey and Josh Watkins – Confirmed that if necessary improvements or action would be needed that it would be decided by the Town of Harrisburg and by NCDOT.

Neighbor C – Concern over generic house products.

Response C – Essex Homes indicated that there are four different house products that are expected to be offered by Essex Homes with several different elevations for each of the products.

Neighbor D – Concern burdening traffic from this development contributing to an already difficult exit intersection of Kensington Forest.

Response D – the existing stub-out, Baintree Lane, will connect to the proposed development and actually alleviate the conflict of Kensington Forest and add an access point for interconnectivity of the two subdivisions. It was also noted that this will serve as a second point for an emergency access for the Kensington Forest subdivision that is critically needed and desired by public works and emergency services. It was also noted that the intersection of Robinson Church Road and Rocky River will become signalized at some point in the future so it would not be convenient for the new neighbors to cut through the Kensington subdivision to gain access to Rocky River Road.

Neighbor E – Questioned the aesthetics of the yard buffer of the proposed development and Kensington Forest.

Response E – Noted that there is a required town buffer and that the areas adjoining would be appropriately screened and vegetated.

Neighbor F – Stated concern of an existing pipe behind their lot in Kensington Forest and near the existing stream that runs through the proposed site.

Response F – The proposed development will have no further contribution to stormwater conflicts of adjoining lots and that there will be an appropriately sized RSOD Buffer located on both sides of the existing stream and that the proposed development is downstream of Kensington Forest so the proposed development will have no stormwater impact on Kensington Forest.

## **Motion**

Without any further questions or comments the group is notified that this is the first preliminary meeting with the neighbors and that the development is looking to build by 2019. In conclusion, the group is notified that there will be another public hearing and those invited to this rezoning will also be invited to the one proceeding.

## **Announcements**

The next rezoning meeting is not yet scheduled but when it is all adjoining parcels will again receive notice via mail.

## **Adjournment**

Meeting adjourned at ~ 7:50pm