

March 19, 2019

Summers Walk Phase 6

Davidson, NC
Public Input Session Report

The following is a summary of the public input session for the proposed Summers Walk Phase 6 development, a 19.83 acre single-family neighborhood located on Summers Walk Boulevard in the existing Summers Walk Subdivision within the Town of Davidson. The community meeting was held on Thursday, March 14, 2019 from 5:00pm – 7:00pm at the Summers Walk club house.

The developer (Blue Heel Group) and design engineer (Dewberry Engineers) met with members of the community to present the project. Town Planning Staff (Trey Akers) was present at the meeting. Prior to the meeting, letters were mailed to the Summers Walk residents and the surrounding property owners informing them of the project and opportunity to meet the development team to discuss the site plan.

The meeting commenced at 5:00pm. The format of the meeting was open house style with formal presentations given by Matt Gallagher of Blue Heel Group at 5:15pm and 6:15pm. Mr. Gallagher gave an overview of the history of the parcels being developed as part of Phase 6 to the Summers Walk community. Following a description of the existing site, Mr. Gallagher presented the current site plan which includes 40 townhome lots and 1 single-family detached lot. Mr. Gallagher explained how the site was meeting the Town of Davidson ordinance for development by describing how affordable housing is to be met, the requirements for common open space, and requirements of road connectivity to adjacent parcels.

Throughout the presentation of the site plan and describing how the development will meet the requirements set forth in the Town of Davidson's planning ordinance, Mr. Gallagher encouraged the attendees to ask questions. After the presentation, Mr. Gallagher and Mr. Akers encouraged attendees to ask additional questions of Blue Heel Group and/or Dewberry. Mr. Akers also provided comment cards to the attendees for additional feedback in written format. Below is a summary of the questions that were asked by attendees and responses of the developer and/or design engineer.

1. What would affordable housing look like?

Mr. Gallagher - Townhome products allow for units to feature similar exteriors to other homes in Summers Walk. The interiors of the units would be the main difference.

2. Based on HOA requirements are these all build-to-own homes and not rentals?

Mr. Gallagher: Yes, these are for sale only. We estimate townhomes would start at high \$200s. We are currently keeping an eye on Lennar.

3. Traffic during construction will be problematic. How will you deal with this? We would like to see a plan for this as it's likely to be a consistent problem - not just due to delays but danger.

Mr. Gallagher - We will consider construction traffic. We plan to utilize alleys for deliveries keeping equipment away from Summers Walk. We plan to limit construction equipment and material deliveries during peak traffic times. Specifically, deliveries will be discouraged during the 7-8am window.

4. What is your timeframe compared to Willie's in Cabarrus County?

Mr. Gallagher: I don't know his timeframe.

5. Are there any plans to put a traffic light at the intersection of Summers Walk Blvd and Highway 73?

Mr. Gallagher: Described superstreet concept.

Mr. Akers: Described town's approach to connectivity. Noted East/West connections.

6. What's planned for the wooded area?

Mr. Gallagher: We would need a significant amount of fill dirt to develop; there are currently no plans to develop this area.

7. Will the townhomes have a separate HOA?

Mr. Gallagher: Yes, it will have a separate HOA but will also be a part of the overall Summers Walk HOA.

8. What will the homes look like? There are not currently three story homes in Summers Walk.

Mr. Gallagher: Described approach. Dependent on the grade of the lots, the units may be 2-story or 3-story townhomes. The 3 story homes may feature a drive-under garage that limits the height of the unit.

9. What is the situation with parking on Summers Walk Blvd?

Mr. Gallagher: Currently we plan on parking only on the east side.

Mr. Akers: The plan mimics existing Summers Walk Blvd. conditions.

Mr. Gallagher: Also described pedestrian crossing/traffic calming at the open space.

10. How many units are planned and what is the tenure type?

Mr. Gallagher: 41 units. Only single family, owner occupancy for sale. That's what your HOA says (15% max rental, 9 mo. Residency required).

11. What is your commitment during construction to keeping it looking nice so that people can still sell/buy homes?

Mr. Gallagher: There are landscape easements in place that I can't touch. The only things I'm changing are Mint Landscaping access, which is getting paved.

12. Is open space being fulfilled?

Mr. Akers: Yes. Described 2012 and west branch contributions.

13. What is the phasing plan?

Mr. Gallagher: West side first then east side.

14. Will Summers Walk Blvd. be widened to accommodate parking? People park in designated and non-designated spaces.

Mr. Gallagher: Noted that police could be called if not parked in designated spots; also described proposed traffic calming measures along Summers Walk Blvd.

15. Who is responsible for Dog Park?

Mr. Gallagher/Allen (HOA Rep): Not part of the original plan, possible it could be part of Phase 5, could be part of Phase 6. The biggest issue is getting the dog park off Yelp so visitors from outside the community stop coming.

16. What's the plan for the rest of dark green area?

Mr. Gallagher: Keeping it as trees currently.

17. Paving Mint's access will stop runoff, do you plan to pave it?

Mr. Gallagher: We will pave it.

18. You won't build until sold?

Mr. Gallagher: No, we'll build spec homes.

Following the presentation and answering of questions, Mr. Gallagher and Mr. Akers encouraged members of the community to reach out with additional questions and to have local residents that were unable to attend the public input session to reach out with feedback.