

## **Pre-Submittal Meeting Notes**

### *Overall Project*

- Staff opened up the meeting by stating that the Comprehensive Plan designation of the subject property is the first thing that staff looks at when evaluating a proposed project.
- In this case, it is designated as 'Medium Density Residential', which would allow for townhome development.
- Staff also stated that infill residential development of this type at this location was "going in the right direction".
- Discussed that a townhome project here was proposed before and failed, but that was a different project and a different board.
- At that time (prior project), adjacent neighborhood was upset about making a vehicular connection to the stub road. However, staff acknowledged that the ordinance had since been updated to require all stub connections to be made.
- Discussed walkability with Town Park and nearby downtown.

### *II. Product Specifics*

- Fischer Homes shared that the townhomes would all be hardiplank.
- Interior units would have a 1-car garage and exterior units would be 2-car garages.
- Interior unit specifications shared: 20' wide, just under 1600 square feet.
- Exterior unit specifications shared: 24' wide and just under 2000 square feet.
- Staff suggested it would be helpful to share precedent imagery whenever possible.
- Storytelling is also helpful, make sure to reiterate these are attached single-family homes.
- Two-story product will be a nice transition to the existing neighborhood.

### *III. Process*

- Will require a full TRC review
- Review cycles are 2 month reviews
- Two major components: TIA and neighborhood meeting
  - 1. TIA
    - Applicants required to submit a trip generation, if it exceeds 50 peak hour trips, 500 daily trips, a TIA is required.
    - Town has two on-call traffic consultants to perform TIA

- 4-6 weeks minimum to scope and complete TIA
  - Even if TIA not required, would be beneficial to do some analysis, because traffic will come up as a potential issue.
  - Might want to reach out to NCDOT district office
  - Would start that outside of rezoning process, could show road improvements on rezoning exhibit.
2. Neighborhood Meeting
- Done after 1<sup>st</sup> review comments are issued.

IV. *Zoning Conditions*

- Staff suggested looking at website at other projects to see what zoning conditions are currently being offered.
- Conditions could involve specific planting buffer materials; affordable housing.

V. *Suggested Outreach*

- Staff suggested meeting with Board of Commissioners, reach out individually using emails provided on Town's website.