



Meeting on Wednesday, April 6, 2022 between Kinderton Village Master Board, Sub-Association Directors, and representatives from Homes Urban.

A joint meeting with our Master Association, Sub-associations, and Homes Urban, was held allowing the developer an opportunity to present their envisioned apartment project behind Lowes Foods.

The proposed site plan and building renderings presented during the meeting, are included on the last pages of this document.

As called out in the General Notes reference table on the plan, information included are conceptual in nature and subject to change.

During the presentation, an open dialogue between the Kinderton Village boards and Homes Urban allowed a number of questions to be posed on your behalf from the respective sub-association directors.

On the following pages are a compilation of questions, which each of your board members participated in developing, with the goal of obtaining meaningful answers from Homes Urban.

In addition to our prepared questions, the developer provided their thoughts and comments.

Based on the answers and comments from Homes Urban, it does not appear from our discussions that they would be willing to reduce the dwelling density nor consider any other type of housing. Their company focuses on building rental units, which is driving the rezoning.

The general opinion of the Kinderton board members present was, as this process continues to move forward, Homes Urban appears to be interested in hearing what our residents have to say, entertaining our suggestions and requests. This is not to suggest or imply that concerns expressed or opinions made to the developer will be implemented and/or approved for any final plans they might submit.

Questions For Robert Morgan (Homes Urban)

- 1) Is Homes Urban purchasing the entire 22-acre plot for development?
No. They do not plan to expand past the initial 16 acres but might rejigger/realign building placement.
- 2) Will the entire 22-acre plot be proposed for rezoning?
Yes.
- 3) How will your decision to purchase be affected if the rezoning request is not approved or tabled?
Very unlikely they would consider any other plan.
- 4) Are there any alternate plans for the development layout utilizing the large vacant area to the right?
Very unlikely.
- 5) What is the probability of relocation Building #1 which is very close to our street as well as Building #9 which is close to the pond to the vacant area to the right?
Building #1 is possible, but uncertain about building #9. (Please reference postscript reply from Mr. Morgan on the last page.)
- 6) Has an alternate plan been considered to use townhomes/condos at a lower density, aligning homeownership with the other areas within Kinderton Village?
They are in the rental high density apartment building business, so no.
- 7) Are any water retention ponds planned within the development and how will surface runoff water be controlled/prevented from entering the lake?
They are willing to assist with the cost of maintaining our lake which is a considerable expense for us. As a final site plan is developed for approval, they will plan to implement diverters, helping to minimize/reduce direct runoff into the lake.
- 8) What plans do you have for utilizing amenities area such as a pool, playground or basketball courts? Our residents have concerns that without Homes Urban providing adequate amenities for the development, that renters will gravitate to our basketball courts, playgrounds, and swimming pool.
They will have their own amenities. Pool, exercise room, club house, and dog park. They will notify their residents that the lake is not for their use. No swimming, no boating, no fishing.
- 9) What type of buffers are being planned and exactly how large?
They will keep as much natural and existing woods as possible and plant evergreens along the property line. Owners in attendance preferred natural plant barriers (soft screening) as opposed to hard fencing.

10) Have any traffic flow studies been conducted or requested for Route 801 area?"

No

11) Do you have any information on home ownership values in other areas where Homes Urban has developments?

No studies have been done but these are high end apartments so *they* believe it would not hurt our property values.

12) What is the turn-over rate of residents (typical resident term)?

These are usually rented by young professionals. On average 30 to 40% turnover per year.

13) How long will it take for the apartment project from start to finish?

Year one will involve surveying, permits, site preparation etc. The construction stage will take an additional 20 to 24 months.

Homes Urban also noted:

- **They will have management and maintenance staff on the premises.**
- **Are willing to choose a different name than Kinderton Village apartments.**
- **Will rethink their plan of exiting traffic onto Old Towne Dr where it intersects at Townpark Dr. The road at the Hampton Inn and La Carreta will be their main entrance, leading into where their amenities area will be located.**
- **Construction will occur from dawn to dusk. Although, did admit that concrete placement can occur before early morning hours.**

As a postscript to our meeting, Robert Morgan replied separately with his sentiments, noting that we had a productive meeting and that our group provided some great feedback that they can work with moving forward. As Homes Urban continue to refine their plans, the primary design related items that Mr. Morgan captured in his notes include:

- Portions of brick on all 4 sides of the apartment buildings.
- Move Building #1 away from Old Towne Drive. Or consider a 2-story building in this area. The desire is to minimize what is seen of the apartment community as you enter Kinderton Village on Old Towne Drive.
- Move Building #9 away from the pond.
- Property buffer with Kinderton Village: a thick vegetative buffer as opposed to fencing.
- Move the apartment community entrance on Old Towne Drive as far west as we can (or away from Kinderton Village). We will assess our ability to do this with Duke Energy.
- Move the leasing office/clubhouse to a location closer to the apartment community entrance at the retail center.

General Notes

1. Base information provided by public GIS Data and should be verified for accuracy.
2. All site plan, zoning and wetland information utilized in the preparation of this plan is conceptual in nature and subject to change.
3. All stream and/or wetland information provided by public GIS data. Any stream and/or wetland information shown on this plan is conceptual in nature and should be verified by a jurisdictional boundary by a third-party consultant.
4. All access points, streets and driveways are conceptual in nature and subject to change. These items will need to be reviewed by the authority having jurisdiction to meet or exceed minimum requirements established in the Code of Ordinances or UDO.
5. Open Space and Tree Save requirements are conceptual in nature and subject to change. Tree save areas are based on aerial photography and will need to be verified by a survey. All tree save and open space calculations shall be reviewed by the authority having jurisdiction to meet or exceed minimum requirements established in the Code of Ordinances or UDO.
6. Stormwater areas are conceptual in nature based on a 10% of developed area and subject to change based on preliminary grading and drainage studies.
7. No utility availability or locations were acquired prior to the creation of this conceptual study. Utility grid maps will need to be obtained from the authority having jurisdiction.
8. SW+ is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information provided by public sources.

ZONING & PRELIMINARY DUE DILIGENCE CHART	
CURRENT OR PROPOSED ZONING	VM
OVERLAY ZONE	NA
NORTH BUFFER	30'
SOUTH BUFFER	30'
EAST BUFFER	30'
WEST BUFFER	30'
ADDITIONAL BUFFER	NA
CRITICAL BUFFER	NA
STREAM BUFFER	35'
FRONT SETBACK	10'
SIDE SETBACK	10'
REAR SETBACK	10'
ADDITIONAL SETBACK	NA
LOT OR BUILDING COVERAGE	15,257 SF
FLOOD ZONE	NA
BUILDING HEIGHT	
PARKING REQUIREMENT	405 (1.5 SPACES / UNIT)
OPEN SPACE REQUIREMENT	98,205 SF (10%)
THROTTAGE REQUIREMENT	NA
MIN. BLOCK SIZE	NA
TREE REQUIREMENTS	
STORMWATER APPROACH	BMP
TREE ASSESSMENT PROVIDED	N
CULTURAL RESOURCES	N
ENVIRONMENTAL ISSUES	Y/N
PUMP STATION NEEDED	Y/N
WITHIN URBAN GROWTH BOUNDARY	N
OTHER REQUIREMENTS	

SITE DATA	
TOTAL SITE AREA	22.54 ACRES
LOT SIZE	NA
PROPOSED LOTS	NA
LF OF ROAD	
LF OF ALLEY	

DEVELOPMENT SUMMARY			
270 MULTI-FAMILY UNITS SEE PARKING SUMMARY FOR PARKING CALCULATIONS			
PARKING SUMMARY			
	# OF UNITS	PARKING REQUIRED	PARKING PROVIDED
RESIDENTIAL			
MULTI-FAMILY	270	405	409





Bermuda Run
Homes Urban
architecture | interior | planning



architecture