

Southampton Community Meeting
Wednesday, May 18, 2022
Ed Driggs, District 7 City Council Representative
Ed.driggs@charlottenc.gov
704-432-7077

Dickie Ross Road and Beau Riley Road connection concerns

Jake Carpenter from CDOT also available to answer any questions regarding roads/signals/crosswalks, etc.

1. Potential for increased traffic due to Dickie Ross connecting to Beau Riley
 - City has policy of trying to ease traffic: those who make short trips can go through side streets to ease the traffic- "Subdivision ordinance"
 - Public right of way- required to be brought up to minimal public street standard
 - Required to be built according to rezoning and subdivision ordinance
 - Must meet certain speed and traffic thresholds to have speed bumps-TBD
 - Beau Riley connection will relieve congestion at adjacent intersection (Wade Ardrey)

2. AKHS parking issue- would this increase parking as a result?
 - What do we need as a community?
 - Road widened?
 - Signs put up?
 - MPHS and Tamara Blue with CMS worked on the same issue previously. Ed to f/u

Background of project per Mr. Driggs:

Charlotte City Council voted 10-1 to approve rezoning petition 2021-161 by CMS and Woodfield Development LLC. I was the dissenting vote. As a result of my opposition, petitioners made significant changes to the petition, starting with a reduction in the number of units from 475 to 349. I believe, 349 is still too high, but, given the unanimous Zoning Committee approval, the staff approval, the increased affordable unit count and the other changes the petitioners made, I was not able to convince my Council colleagues to hold out for more changes.

Concerning Sulky Plough (in Ardrey Commons), the city transportation staff would not allow the petitioner to remove the street connection entirely, but did agree to the following language in the petition:

“Shows a full street connection at Sulky Plough Rd on the site plan and provides an inset showing alternative design for a choker street connection or pedestrian only connection”

This leaves open the possibility of restricted (i.e pedestrian only) or no vehicle traffic at Sulky Plough.

On the plus side, the schools will now move ahead on schedule, the building height of the apartments has been reduced, various improvements were made to the site plan, and **there will be a recreation center/greenway/walking trail.**

Additional background info:

Site was rezoned from residential- total of 37 acres

17 acres for ES (to the Right of Beau Riley)

20 acres for 340 homes (to the Left of Beau Riley to Wade Ardrey- apartments and townhomes)

CMS said HS and ES would be delayed if residential improvements not approved

Final plan is subject to change and be approved

Hopefully apartment complex could ease the parking issue for AKHS

Ardrey Kell Rd (state owned street) was on schedule to be widened sometime after 2030- but NCDOT says that project is underfunded, waiting on update this summer with new timeline- but will probably be 10 years to be approved. Gas tax revenue has gone down as well as funding, with material and labor costs increased.

3. Traffic light

Crosswalk will be integrated into traffic signal design- Crosswalk on each side of Beau Riley. Traffic at Wade Ardrey and Travis Gulch should improve with signalized intersection. There will be gaps in traffic to assist with getting out of the intersections.

There will also be sidewalks along the new roads.

School to open August 2023

Distance behind homes on Scotland Hall- plan shows 37.5' buffer (see attached site plan)

When will the apartments be built? It will be in stages. 3-4 years to completion most likely

Police officer present? Most likely, yes. They are aware of opening and will assist with enforcement until new traffic pattern is more familiar with residents/commuters

Can they force the traffic pattern from ES back out the Ardrey Kell instead of into Southampton?

-Conversation with CMS (Sean Strain and BOE) as it is closer to opening (Ed can coordinate)

Please email or call Ed with any concerns. Contact info above. If necessary, take pictures of issues (such as intersection/traffic backup issues). He will compile the information and address them with the appropriate people as problems and issues arise.

Contact when it gets closer:

Dennis LaCaria- DennisK.LaCaria@cms.k12.nc.us

Sean Strain District 6 Board of Education

Link to ES project page: <https://cmsbondconstruction.com/projects/new-elementary-school-elon-hawk-ridge-polo-relief/>

Link to Rezoning Page with current info/links:

<https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2021Petitions/Pages/2021-161.aspx>

City of Charlotte Site Plan (approved as of 2/24/22):

<https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2021Petitions/Documents/Revised Site Plans/2021 161 RevSitePlan 2022 02 14.pdf>

Charlotte DOT Site Plan (as of 1/25/22):

<https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2021Petitions/Documents/CDOT Comments/2021 161 CDOTrev 2022 01 25.pdf>