

COMMUNITY MEETING REPORT

Petitioner: Charlotte Mecklenburg Housing Partnership

Rezoning Petition No.: 2008-035

Property: ±10.41 acres located on both sides of Statesville Ave. between Woodward Ave. and Dearborn Ave.

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing the Community Meeting Notice in the U.S. mail on December 28, 2007. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, January 15, 2008, 2008 at 6:30 p.m. at the Gables at Druid Hills Senior Apartments, 1125 Kohler Avenue, Charlotte, NC.

PERSONS IN ATTENDANCE AT MEETINGS:

A list of attendees is attached as Exhibit B.

SUMMARY OF ISSUES DISCUSSED:

David Howard of the Charlotte Mecklenburg Housing Partnership ("CMHP") welcomed people to the Community Meeting. Mr. Howard introduced the development team including Frank Quattrocchi of Shook-Kelley and Jeff Brown of King & Spalding in addition to representatives of CMHP in attendance. Mr. Howard also provided a general overview of the property that is the subject of the rezoning petition and the proposed development plan.

Mr. Quattrocchi then reviewed the proposed development plan in more detail. Mr. Quattrocchi explained that the portion of the Rezoning Plan adjacent to The Gables proposes a 72 unit elderly facility. He also reviewed various site development, road connection and orientation aspects associated with that portion of the Rezoning Plan. Mr. Quattrocchi then reviewed the proposed development plan for the easterly side of Statesville Avenue in similar detail.

Mr. Brown provided an overview of the rezoning process and mentioned key dates such as the public hearing on February 18, the Zoning Committee Meeting on February 27, and the current schedule for a decision by Charlotte City Council on March 17.

Mr. Howard then opened the meeting up to questions from the audience which can be summarized as follows:

Site Development

In response to a question regarding the portion of the rezoning property located on the east side of Statesville Avenue, it was explained that the 72 unit facility will be located along Statesville Avenue and will adjoin The Gables, and have common parking. The 72-unit facility located adjacent to The Gables will be developed in a complimentary manner.

In response to questions regarding Development Areas 2 and 3, it was explained that current plans contemplate a mixed-use development with no parking between buildings located on the project and Statesville Avenue. It was explained that certain development controls and operating standards would be placed on these portions of the development by CMHP to ensure quality.

It was explained that the project will include pedestrian-oriented lighting and lighting will be directed away from adjoining properties.

It was explained that there are no current plans to change the existing location of the bus stop located near the site.

In response to a question, it was explained that there would be a 20 foot buffer area located along the common boundary with the single family homes to the northwest of the site.

In response to a question about the intersection of Edison and Woodward streets, it was explained that CMHP does not control the properties adjoining this area.

Zoning Process and NS Zoning Category

In response to questions regarding the zoning process, Mr. Brown and Mr. Howard explained in more detail the steps in the process. They also described the NS-Neighborhood Services Zoning District. Mr. Brown explained that the NS District seeks to create a mixed-use project, in this case, of residential and complimentary retail services in a pedestrian friendly design. It was explained that the NS designation could be changed but only by way of a full blown rezoning petition, including notice and public hearing.

Nature of Housing Involved

In response to questions, Mr. Howard and other representatives of the Charlotte-Mecklenburg Housing Partnership explained the nature of the “affordable housing” contemplated with reference to certain eligibility criteria and median family income.

Concerns regarding gentrification and ensuring that homes in the area remain affordable were also discussed. It was explained that CMHP cannot prevent the movement toward gentrification occurring in areas close to Center City Charlotte. CMHP is of course firmly committed to providing affordable housing. It was further explained that a few nearby businesses may be displaced over time, but there are opportunities for some businesses to locate within future development taking place on the site.

Miscellaneous Questions and Comments

Questions were raised regarding the impact of the proposed development on property taxes. The importance of further education of community residents regarding programs that are in place at the City including the Homestead Program and Tax Abatement Program were discussed.

One resident asked about the types of services that might be part of this redevelopment project. Neighborhood services types of retailers such as coffee shops may be located within the limited retail portion of the proposed project. Efforts will be made to discuss the types of tenants that might be proposed by developers for portions of the project. It was further explained that a grocery store would not be part of this phase but one may be included in overall Double Oaks development plans.

A question was asked about the timing for construction within Development Area 1. It was explained that the first building was on a fairly fast track in connection with certain tax credit financing and would likely start soon after the rezoning effort.

Questions were raised about public safety issues. It was explained that CMHP would do what it can from a design standpoint to address public safety concerns, including decorative fencing, appropriate lighting and similar design aspects.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

Changes have been made to the plan as a result of Staff comments. No specific comments or requests were made at the Community meeting that sought changes to the Rezoning Plan. Therefore, no changes were made to the Rezoning Plan as a result of the Community Meeting.

Respectfully submitted, this _____ day of February, 2008.

CHARLOTTE-MECKLENBURG HOUSING PARTNERSHIP

cc: Mayor Pat McCrory, Members of Charlotte City Council
Thomas Drake, Charlotte-Mecklenburg Planning Commission
Brenda Freeze, Clerk to City Council
Pat Garrett, Charlotte-Mecklenburg Housing Partnership
David Howard, Charlotte-Mecklenburg Housing Partnership
Steve Cartee, Charlotte-Mecklenburg Housing Partnership
Lee Cochran, Charlotte-Mecklenburg Housing Partnership
Frank Quattrocchi, Shook Kelley
Jason Burdette, Shook Kelley
Terry Shook, Shook Kelley

NOTICE TO INTERESTED PARTIES OF REZONING PETITION

Subject: Rezoning Petition No. 2008-035
Petitioner: Charlotte-Mecklenburg Housing Partnership
Property: ±10.41 acres located on both sides of Statesville Ave. between Woodward Ave. and Dearborn Ave.
Existing Zoning: R-8, R-12MF(CD) & B-2
Rezoning Requested: NS
Date and Time of Community Meeting: Tuesday, January 15, 2008; 6:30 P.M.
Location of Community Meeting: Gables at Druid Hills Senior Apartments Community Room
1125 Kohler Avenue
Date of Notice: December 21, 2007

Ladies and Gentlemen:

We are assisting the Charlotte Mecklenburg Housing Partnership (the "Petitioner") on a rezoning petition it has filed with the Charlotte-Mecklenburg Planning Commission regarding an approximately 10.41 acre parcel located on both sides of Statesville Ave. between Woodward Ave. and Dearborn Ave. (see site locator map attached). We take this opportunity to invite you to attend a Community Meeting to learn more about the petition and development plans.

Background and Summary of Request

This rezoning request involves two primary parcels of land. One parcel, located on the west side of Statesville Avenue, is primarily zoned for multi-family residential uses.

The Petitioner proposes to develop on this site a mixed use, primarily multi-family residential community with high quality site design features. Although the current R-17MF (CD) zoning for this site permits the multi-family residential residences proposed by the Petitioner, a rezoning petition is needed to address certain site design aspects such as the location of buildings and parking and to allow possible small scale neighborhood services retail within mixed use buildings along the primary entrance road from Statesville Avenue

This Petition also seeks to change the current B-2 zoning associated with a parcel fronting Statesville Avenue on the east to allow residential multi-family uses consistent with the existing development along Kohler Avenue.

Community Meeting Date and Location

The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the rezoning site. **Accordingly, we invite you to attend a Community Meeting to be held on**



Tuesday, January 15, 2008 at 6:30 p.m. at The Gables at Druid Hills Senior Apartments, Community Room, 1125 Kohler Avenue, Charlotte, NC.

Please be advised that the Petitioner may later amend this conditional rezoning plan as a result of comments received at the Community Meeting, comments from the Planning Staff, comments from the Charlotte Department of Transportation, or as a result of modifications deemed appropriate by the Petitioner.

In the meantime, should you have questions or concerns about this matter, you may call Jeff Brown (704-503-2564) or Bambi Lohr (704-503-2574), who are assisting the Charlotte-Mecklenburg Housing Partnership on this matter. Representatives of the Petitioner look forward to discussing this proposal with you at the Community Meeting.

King & Spalding

cc: James Mitchell, Charlotte City Council District 3
Keith MacVean, Charlotte-Mecklenburg Planning Commission
David Howard, Charlotte-Mecklenburg Housing Partnership
Pat Garrett, Charlotte-Mecklenburg Housing Partnership
Steve Cartee, Charlotte-Mecklenburg Housing Partnership
Lee Cochran, Charlotte-Mecklenburg Housing Partnership
Frank Quattrocchi, Shook Kelley
Jason Burdette, Shook Kelley
Terry Shook, Shook Kelley

CHARLOTTE-MECKLENBURG HOUSING PARTNERSHIP, Petitioner

Rezoning Petition No. 2008-035

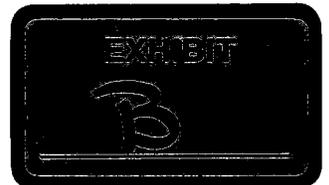
Community Meeting Sign-in Sheet

Gables at Druid Hills Senior Apartments

Tuesday, January 15, 2008

6:30 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Veronica Sampson	1125 Kohler	704-358- ⁰⁴¹⁹	VERONICA.SAMPSON@ ^B
2	Stephanie Boake		332-0671 ⁹⁰⁴	CMHP
3	Marie M & Lendon	1125 Kohler Ave		
4	Doris Kerns	1125 Kohler Ave ^{#288}	704-332-3072	
5	Lena Arien	1125 Kohler Ave	704-375-0538	
6	Metty Bittle	1125 Kohler Ave	704-377-2713	
7	Debra Green	1109 Druid Cir	704-375-290	
8	Denise Tolley	1105 DRUID Circle	704-339-0990	
9	Evelyn W Johnson	2622 Rachel St	704-339-2380	
10	Utha Johnson	2617 Rachel St	704-376-8344	
11	Maggie Coleman	905 McArthur	704-332-1877	M.Coleman24@Carolinastr.com
12	Norethy Mc Cleans	1125 Kohler Ave	704-333-8284	
13	Ramona M. Robinson	1125 Kohler Ave	—	
14	Betty Green	1125 Kohler Ave ^{#415}	704-334-2524	
15	Alice Nove	112 Kohler	704-377-2745 704-377-2745	
16	Lurlean Corry	1125 Kohler Ave	375-7175	Lurlean OUSA yashaed
17	Pat Garrett	CMHP	342-0933	
18	Sarah Robinson	821 Rosay Ave	704-376-4944	



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
19	Fred Dodson	cm Hp Inc	704-342-0933	
20	AL Bond	Our Lady of Consolation	704-596-1759	AHBond@US.IBM.com
21	Michael Gaston	875 McArthur	704 375-5883	
22	Tammie Gaston	825 Mc Arthur Ave	704 375 5783	matrgaston@aol.com
23	Tawanna Gregory	812 McArthur Ave	704-493-6422	
24	Lucille Stewart	2201 Edison St	704 375 1322	28206
25	Jacqueline Nelson	2013 Edison St	704 109-4691	
26	Robbie Harrison	2408 Statesville	704-621-8057	
27	Charles Alexander	3100 STATESVILLE	704 372 2445	
28	Darryl R. Gaston	2313 Edison	704 375 1051	DREGINA@AOL.com
29	Colvin Alexander	3100 STATESVILLE	704-377-1245	CL:PA FNC @AOL.com
30	Behind Cook	2116 Underhill Blvd	632-3737 704-81	
31	Behind Cook	2708 Underhill Blvd	↓	
32	John Robinson	2304 Edison	704 348-5716	
33	Raphael S. Baxter	1125 Kohler Ave 28204	704 353-4625	
34	Deirra Post	2401 Jefferson Ave	104 834 6430	
35	Barbara Hunduball	2324 Edison St		
36	Ruth Wilson	1125 Kohler	348-4330	
37	William T. Gaston	2313 Edison	375 1051	
38	Carrie & William	205		
39	Donald McDonald	1125 Kohler		
40	Juendal Gaston	1100 Driscoll		
41				