

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2020-169

Petitioner: Charlotte-Mecklenburg Housing Partnership
Rezoning Petition No.: 2020-169
Property: ± 3.556 acres generally located at the southwest intersection of Billingsley Road and Marvin Road (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

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

The required Community Meeting was held virtually on Tuesday, December 8, 2020. A representative of the Petitioner mailed a written notice of the date, time, and details of the Virtual Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 11/24/2020. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was held virtually on Tuesday, December 8, 2020, at 6:30 PM.

PERSONS IN ATTENDANCE AT MEETING:

The list of registered attendees from the required Virtual Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Fred Dodson with Charlotte-Mecklenburg Housing Partnership and Frank McMahan and Jenna Kennedy with LandDesign. Also, in attendance were Jeff Brown and Bridget Grant with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Bridget Grant opened the meeting and welcomed everyone in attendance. Ms. Grant introduced the development team to the audience and turned it over to Fred Dodson with Charlotte-Mecklenburg Housing Partnership. Charlotte-Mecklenburg Housing Partnership offers many programs in the Charlotte area that provide the opportunity for mixed-income housing, home ownership, and affordable communities. During these uncertain times, they have also been able to provide COVID relief to those in need.

Ms. Grant reviewed the conditional zoning process and its developmental benefits to the community. This site is in a location that provides access to parks, neighborhood services, and shopping.

The site plan for this rezoning proposes up to 100 affordable age-restricted residential units in a single building design. The community will have frontage on Billingsley Road with tree save and parking areas located in the rear of the development. Access to the site will be from Marvin and Billingsley Roads.

The meeting was opened for questions.

II. Summary of Questions/Comments and Responses:

Attendees had concerns with the construction of a senior-only development as well as traffic. Fred Dodson explained that the number of units needed to sustain the development, coupled with the parking requirements and size of the site, made age-restricted units the feasible choice for this location. This housing community is designated for residents 55 and older in a single building design. Apartments units will be leased to those with mixed incomes. Due to the size of the development, a traffic study is not required as the increase in traffic is minimal. Access drives are configured to line-up with existing driveways to ensure continuous traffic flow.

Attendees were encouraged to call or email with any additional questions as the Petitioner continues to work with neighboring residents to alleviate concerns. Bridget Grant thanked everyone for their time and attendance. The meeting was adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The Petitioner will continue to work with the community and coordinate future opportunities for engagement with this proposed rezoning.

cc: Larken Egleston, Charlotte City Council District 1 Representative
David Pettine, Charlotte Planning, Design and Development Department
Zelleka Biermann, Charlotte Neighborhood & Business Services
Miles Vaughn, Charlotte Neighborhood & Business Services
Julie Porter, Charlotte-Mecklenburg Housing Partnership
Fred Dodson, Charlotte-Mecklenburg Housing Partnership
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

2020-169	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2020-169	15704117	HALL JOHNSTON HEIRS LLC				1065 E MOREHEAD ST		CHARLOTTE	NC	28204
2020-169	15704119	CUNNINGHAM	MARGARET	JACKQUELINE	STEWART	2624 GLEN SHIRA CT		CHARLOTTE	NC	28208
2020-169	15704120	STEWART	JACQUELINE C			3601 ELLINGTON ST		CHARLOTTE	NC	28211
2020-169	15704146	ARTHAM PROPERTIES LLC				10114 PAXTON RUN RD		CHARLOTTE	NC	28277
2020-169	15704147	HOME SFR BORROWER IV LLC			C/O ALTISOURCE ASSET MANAGEMENT CORPORATION	3505 KOGER BLVD STE 400		DULUTH	GA	30096
2020-169	15704149	VESTORS LLC				10225 OLD ARDREY KELL RD,APT 234		CHARLOTTE	NC	28277
2020-169	15705125	MOLDOVAN	VALENTIN	BENJAMIN	MOLDOVAN	217 BUBBLING WELL RD		MATTHEWS	NC	28105
2020-169	15705129	PINECREST MANOR APARTMENTS LP			C/O WINN COMPANIES/ ACCTS PAYABLE	3711 MARVIN RD		CHARLOTTE	NC	28211
2020-169	15705130	MCREED	CHRISTINE	LAWRENCE JR	MASSEY	3717 MARVIN RD		CHARLOTTE	NC	28211
2020-169	15705131	SANG	RUAL CUNG	MYA	KUNG	3719 MARVIN RD		CHARLOTTE	NC	28211
2020-169	15705132	KUNG	MYA	RUTH	TIAL-PAR	3723 MARVIN RD		CHARLOTTE	NC	28211
2020-169	15705133	AMARAVATHI HOMES LLC				8616 WALSHAM DR		CHARLOTTE	NC	28277
2020-169	15705134	801 WENDOVER LLC			C/O VICTOR CHEN	7 ELEVEN REALTY TAX DEPT (STORE 30348) PO BOX 711		DALLAS	TX	75221
2020-169	15705201	ROCHOM	LIANH	DUH	NIANG	613 BILLINGSLEY RD		CHARLOTTE	NC	28211
2020-169	15705202	FRAZIER INVESTMENT HOLDINGS LLC				6111 AUSTIN GROVE CHURCH RD		MARSHVILLE	NC	28103
2020-169	15705203	IZQUIERDO	ANTONIO		C/O REMI	125 REMOUNT RD PMB 2030		CHARLOTTE	NC	28203
2020-169	15705204	DEMURO	ANTHONY	FENG YI	DEMURO	15025 BRANNOCK HILLS DR		CHARLOTTE	NC	28278
2020-169	15705205	DAYSON PROPERTIES LLC				6420 REA RD UNIT A1-107		CHARLOTTE	NC	28277
2020-169	15705206	TURCIOS	SARA PENA DE			3628 JONQUIL ST		CHARLOTTE	NC	28211
2020-169	15705207	SPADA ENTERPRISES LLC			C/O REMI	125 REMOUNT RD STE C1 PMB 2030		CHARLOTTE	NC	28203
2020-169	15705302	MCDANIEL	THELMA	JOANNE	JOHNSON	6835 VERNON WOOD LN		CHARLOTTE	NC	28262
2020-169	15705303	DRENAN PROPERTIES GROUP LLC				3623 LITCHFIELD RD		CHARLOTTE	NC	28211
2020-169	15705304	CHARLOTTE PROPERTY INVESTMENTS LLC				1530 HUGH FOREST RD		CHARLOTTE	NC	28270
2020-169	15705322	SARMADI	SHIDEH			3621 JONQUIL ST		CHARLOTTE	NC	28211
2020-169	15705323	UJENDO	FADHILI	HAWA	MUYA	3625 JONQUIL ST		CHARLOTTE	NC	28211
2020-169	15705324	LE	HUONG XUAN			4214 STOURTON LN		CHARLOTTE	NC	28226
2020-169	15705325	ALVAREZ	MARTHA R			3633 JONQUIL ST		CHARLOTTE	NC	28211
2020-169	15705326	O'CAMPO	AMPARO	AMELIA	SEGURA	3637 JONQUIL ST		CHARLOTTE	NC	28211
2020-169	15705327	LUCAS	SCOTT ALEXANDER			412 CHILLINGWORTH LN		CHARLOTTE	NC	28211
2020-169	15705328	CUTHBERTSON	ANDREW &W		MARY L	2400 JEFFERSON DAVIS ST		CHARLOTTE	NC	28206
2020-169	15705330	WEDDINGTON	GEORGE DRENAN	CHERYL DEBRA	KENT	2 ORCHARD DR		CREAM RIDGE	NJ	08514
2020-169	15705331	CLAWSON	HATTIE D			717 BILLINGSLEY RD		CHARLOTTE	NC	28211
2020-169	15705332	DRENAN PROPERTIES GROUP LLC				725 BILLINGSLEY RD		CHARLOTTE	NC	28211
2020-169	15705335	BOULWARE-POIRER	PATRICIA			1018 EDGEWOOD DR		CHARLOTTE	NC	28212
2020-169	15705337	WEDDINGTON-DELMARR	BILLIE C			PO BOX 220046		CHARLOTTE	NC	28222
2020-169	15705402	GHOLAMREZAEI	MARZIYEH			3715 ELLINGOTN ST UNIT 10		CHARLOTTE	NC	28211
2020-169	15705403	THOMPSON	CRESSIER A			11404 SPREADING OAK LN		CHARLOTTE	NC	28226
2020-169	15705405	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2020-169	15705410	BILLINGSLEY ROAD LLC				4601 CHARLOTTE PARK DR	STE 350	CHARLOTTE	NC	28217
2020-169	15705411	THOMPSON CHILD & FAMILY FOCUS			ATTN: VIRGINIA R AMENDUM	6800 SAINT PETERS LN		MATTHEWS	NC	28105
2020-169	15705419	SMF CHARLOTTE MARVIN LLC			C/O ALPHA PARTNERS GROUP LLC	145 EAST 57TH ST FL 6		NEW YORK	NY	10022
2020-169	15705421	CHARLOTTE-MECKLENBURG HOUSING PARTNERSHIP INC				4601 CHARLOTTE PARK DR STE 350		CHARLOTTE	NC	28217
2020-169	15707112	GRIER HEIGHTS ECONOMIC FOUNDATION INC				PO BOX 220594		CHARLOTTE	NC	28222
2020-169	15707214	ELLINGTON STREET PARTNERS LLC			C/O BEAUXWRIGHT	623 S CEDAR ST STE A		CHARLOTTE	NC	28202
2020-169		Cotswold Neighborho	Will		Geter	1021 Churchill Downs Ct	1	Charlotte	NC	28211
2020-169			Doug		Macomb	1052 Churchill Downs Court	1	Charlotte	NC	28211
2020-169		Selwyn/Colony Merch	Jim		Foster	1111 Sedgewood Place Ct		Charlotte	NC	28211
2020-169		Hubbard Glen Homec	Sandra		Vazquez	1114 Nancy Dr		Charlotte	NC	28211
2020-169		Wendover Hills Neigh	Robert		Weis	124 Meadowbrook Rd		Charlotte	NC	28211
2020-169		Grier Heights Commu	Stacey		Brown	220 Fannie Circle		Charlotte	NC	28205
2020-169		Grier Heights Commu	Levon		Edwards	241 Heflin St		Charlotte	NC	28205
2020-169		Premier Foundation	Martez		Prince	3010 Monroe Rd #101		Charlotte	NC	28205
2020-169		Grier Heights Commu	George A.		Wallace	3100 Leroy St		Charlotte	NC	28205
2020-169		Grier Heights Commu	Judith		Wilson Burkes	3115 Grierton Court	# 8	Charlotte	NC	28205
2020-169		Grierton Heights	Sherilee		Goins	316 Skyland Avenue		Charlotte	NC	28205
2020-169		Grier Heights Commu	Gloria		Green	3400 Burkland Dr		Charlotte	NC	28205
2020-169		Oakhurst Community	Grace		Watkins	4317 Commonwealth Av		Charlotte	NC	28205
2020-169		Cotswold Homes Con	Jan		Abrams	4509 Woodlark Ln		Charlotte	NC	28211
2020-169		Collinswood Neighbo	Mike		Farrell	4808 Walker Rd		Charlotte	NC	28211
2020-169		Cotswold Neighborho	Mercer		Langley	514 Ellsworth Road		Charlotte	NC	28211
2020-169		Sedgewood Place Ho	William		Mileham	514 Sedgewood Lake Dr		Charlotte	NC	28211
2020-169			Katie		Hedrick	635 McAlway Road		Charlotte	NC	28211
2020-169		Cmpd- Crime Watch	RA		Sprague	715 N. Wendover Rd		Charlotte	NC	28211

EXHIBIT A

2020-169
2020-169

Echo Hills Neighborh Lori
Edison Street Block A Diane

Polite
Wingard

800 Fugate Av
816 Hungerford Pl

Charlotte NC 28205
Charlotte NC 28207

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2020-169 – Charlotte-Mecklenburg Housing Partnership**

Subject: Rezoning Petition No. 2020-169
Petitioner/Developer: Charlotte-Mecklenburg Housing Partnership
Current Land Use: Vacant
Existing Zoning: R-22MF
Rezoning Requested: UR-2(CD)

Date and Time of Meeting: ***Tuesday, December 8, 2020 at 6:30 p.m.***

Virtual Meeting RSVP: ***Please email BridgetGrant@mvalaw.com to provide your email address in order to receive a secure virtual meeting link or to request a hard copy of the presentation material. Reference petition 2020-169 in your response.***

Date of Notice: 11/24/2020

We are assisting Charlotte-Mecklenburg Housing Partnership (the “Petitioner”) on a request recently filed to rezone an approximately ±3.556 acre site located at the southwest intersection of Billingsley Road and Marvin Road (the “Site”) from R-22MF to UR-2(CD). The request is to allow the development of the site with residential uses with access from Billingsley Road and Marvin Road.

In accordance with local and state orders in place to prevent the further spread of COVID-19, the Petitioner will hold a **Virtual Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. We would also like to discuss the use of the City of Charlotte’s Housing Trust Fund for this proposed project. The Charlotte-Mecklenburg Planning, Design and Development Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site.

Accordingly, we are extending an invitation to participate in the upcoming Virtual Community Meeting to be held on Tuesday, December 8, 2020, at 6:30 p.m.

Please email BridgetGrant@mvalaw.com to provide your email address in order to receive a secure virtual meeting link by December 7th.

Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email bridgetgrant@mvalaw.com or call **704-331-2379** to make alternative arrangements to receive the presentation information. Presentation materials will be shared upon request after the virtual meeting.

Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Larken Egleston, Charlotte City Council District 1 Representative
David Pettine, Charlotte Planning, Design and Development Department
Zelleka Biermann, Charlotte Neighborhood & Business Services
Miles Vaughn, Charlotte Neighborhood & Business Services
Julie Porter, Charlotte-Mecklenburg Housing Partnership
Fred Dodson, Charlotte-Mecklenburg Housing Partnership
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

Site Location



EXHIBIT C

Wayne Johnson <waynejohnsonproperties@outlook.com>

Kimberly Perry <kimbperry@aol.com>

(null) (null) <itsanand@yahoo.com>

Dr. Stacey Brown

Tiffany Capers <tiffany.capers@crossroadscorporation.org>