

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2020-197

Petitioner: The Paces Foundation, Inc.
Rezoning Petition No.: 2020-197
Property: ± 4.54 acres located at the northern intersection of West Boulevard and W. Tyvola 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 Thursday, January 7th, 2021. 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 12/18/2020. 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 Thursday, January 7th, 2021, 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 Mark du Mas and Renee Sandell with The Paces Foundation, Steven Bien and Kevin DiQuattro with Soho Housing Partners, and Paul Pennell and Maggie Watts with Design Resource Group. Also, in attendance were Keith MacVean and Dujuana Keys with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Keith MacVean opened the meeting and welcomed everyone in attendance. Mr. MacVean then reviewed the conditional rezoning schedule and process.

Mark du Mas with The Paces Foundation gave a brief overview of the Petitioner. Founded in 1991, The Paces Foundation is a non-profit organization specializing in high-quality affordable senior housing. They have partnered with Soho Housing Partners to deliver a sophisticated and exciting housing experience to the area and will own and control the property for a minimum of 15 years. Steve Bien with Soho Housing Partners explained they work exclusively with Paces and have a level of experience that lends itself to provide a needed housing benefit to the community.

Keith MacVean reviewed the site location and current conditions before turning the meeting over to Paul Pennell with Design Resource Group to explain the site design. The plan associated with this rezoning proposes the development of the Site with up to 140 affordable age-restricted multi-family residential units. The Site Plan associated with this petition proposes a single L-shaped residential building with a large

amenity area and surface parking. Access to the Site will from Elmin Street and West Blvd via single two-way access points.

The proposed building will be oriented toward West Boulevard. The Site's frontage on West Blvd. will be improved with a 16 foot planting strip and a eight (8) foot sidewalk. The Site's frontage on Elmin Street will also be improved with an eight (8) foot planting strip and an eight (8) foot sidewalk. The revised plan also includes a sidewalk along the western boundary of the Site to connect Elmin Street to West Boulevard.

II. Summary of Questions/Comments and Responses:

Attendees inquired about site ownership and affordability maintenance. As stated before, The Paces Foundation will own the property for a minimum of 15 years with Housing Trust Fund Stipulations ensuring the property will remain affordable for at least 30 years. Many agreements, including NCHFA, require rents to stay affordable for 50 years and land use restrictions are included in the land use restriction agreements. Rent standards are determined by HUD, nation-wide. The rezoning development standards will include a note referencing affordable housing units for the site and will stay with the site until a time it is rezoned.

Attendees inquired about the unit mix and inclusion of minority contractors during construction. The proposed development will include an even split between one- and two-bedroom units. All contractors may place bids and there are requirements of minority contractor use through HTF guidelines.

One attendee inquired about the economic impact of this development and how this will elevate the community. Mr. du Mas explained that their focus is to provide affordable housing for seniors. In addition to affordability, constructing LEED designed buildings allows residents to pay less for utilities and allows income to be dispersed into the community.

The planned community will include ample amenities on-site to supplement those in the area, that allows residents to age in place. The Paces Foundation, through input from its residents, strives to provide the services needed through local contractors and management.

Attendees encouraged the Petitioner to evaluate the environmental impact of the community beyond the land use. Steven Bien explained that while this had not been studied, this is something they will discuss with environmental engineers.

Attendees inquired about Site design. The Petitioner is attempting to maintain as many natural landscaped areas as possible which lends itself to the proposed site plan. This Site was designed to provide a safe and affordable haven for seniors and The Paces Foundation looks forward to keeping the community up to date on the process of the development.

Keith MacVean thanked everyone for their attendance and the meeting was adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

There are no changes as a result of this meeting

cc: Victoria Watlington, Charlotte City Council District 3 Representative
David Pettine, Charlotte Planning, Design and Development Department
Renee Sandell, The Paces Foundation
Mark du Mas, The Paces Foundation
Steve Bien, SoHo Housing Partners
Kevin DiQuattro, SoHo Housing Partners
Jeff Brown, Moore & Van Allen, PLLC

Keith MacVean, Moore & Van Allen, PLLC

2020-197	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	CITY	STATE	ZIPCODE
2020-197	11707119	HALL	MATTIE			208 CHERRY ST	CHARLOTTE	NC	28208
2020-197	11707120	CHERNEY	LINDA ROSE			5427 BUFFALO AVE	SHERMAN OAKS	CA	91401
2020-197	11707121	NEW SHILOH BAPTIST CHRUCH				2600 ELMIN ST	CHARLOTTE	NC	28208
2020-197	11707122	NEW SHILOH BAPTIST CHURCH				2600 ELMLIN ST	CHARLOTTE	NC	28208
2020-197	11707123	NEW SHILOH BAPTIST CHURCH				2600 ELMLIN ST	CHARLOTTE	NC	28208
2020-197	11707130	CHERNEY	LINDA ROSE			5427 BUFFALO AVE	SHERMAN OAKS	CA	91401
2020-197	11707202	CHINIWALLA HOLDINGS LLC				5971 ROLLING RIDGE DR	KANNAPOLIS	NC	28081
2020-197	11707203	PICKETT	JOSEPH LEON JR			2530 ELMIN STREET	CHARLOTTE	NC	28206
2020-197	11707204	ASA HOME MANAGEMENT LLC				1900 SUNSET HARBOUR DR 2ND FL	MIAMI	FL	33139
2020-197	11707205	MAXWELL	SEQUOIA			220 EAST 197TH ST 2F	BRONX	NY	10458
2020-197	11707206	HERRON	EDDIE		EVELYN MAUNEY	5216 MOUNT OLIVE CHURCH RD	CHARLOTTE	NC	28278
2020-197	11707207	HERRON	EDDIE M			5216 MOUNT OLIVE CHURCH RD	CHARLOTTE	NC	28278
2020-197	11707208	TRUESDALE	NOAH		C/O TONYA TRUESDALE	2940 ZION RENAISSANCE LN	CHARLOTTE	NC	28269
2020-197	11707209	CAPITOL INVESTMENTS SOLUTIONS LLC				11507 TAVERNAY PARKWAY	CHARLOTTE	NC	28262
2020-197	11707210	TRUESDALE	NOAH		JAMES TRUESDALE	2940 ZION RENAISSANCE LN	CHARLOTTE	NC	28269
2020-197	11707211	WOOD	TRIPP MICHAEL			126 KINGSWAY CIR	CHARLOTTE	NC	28214
2020-197	11707213	SMALLWOOD	BEAULAH			2529 HEMPHILL ST	CHARLOTTE	NC	28208
2020-197	11707214	ROBERTS	ELIZABETH			1820 CHARLES ST	RALEIGH	NC	27610
2020-197	11707215	PUGH	STEPHANIE			3497 CHAGALL CT	CHARLOTTE	NC	28205
2020-197	11707216	UCH	SUZANNE	C/O HABITAT FOR	HUMANITY OF CHARLOTTE INC	PO BOX 220287	CHARLOTTE	NC	28222
2020-197	11707226	MASSEY	BARNETT			3815 CARMEL FOREST DR	CHARLOTTE	NC	28226
2020-197	11707227	MASSEY	BARNETT			3815 CARMEL FOREST DR	CHARLOTTE	NC	28226
2020-197	11707228	EQUITY TRUST COMPANY (CUSTODIAN)				325 WESLEY WAY HEIGHTS	CHARLOTTE	NC	28208
2020-197	11707229	SALAZAR	SANTOS D	VICKY J	SALAZAR	2509 MORELAND ST	CHARLOTTE	NC	28208
2020-197	11707230	MILAM	SENTHIENE B	TRUST		2443 FAIR OAKS BLVD UNIT 372	SACRAMENTO	CA	95825
2020-197	11707231	HRISCHUK	LOGAN NICHOLAS			2540 ELMIN ST	CHARLOTTE	NC	28226
2020-197	11707232	YOUNG	DARLENE	JASON	YOUNG	2538 ELMIN ST	CHARLOTTE	NC	28208
2020-197	11707303	MAGNOLIA ROOTS REAL ESTATE II LLC				2295 POPLAR SPRINGS DR NE	ATLANTA	GA	30319
2020-197	11707304	MAGNOLIA ROOTS REAL ESTATE II LLC				2295 POPLAR SPRINGS DR NE	ATLANTA	GA	30319
2020-197	11707401	E & M REAL ESTATE MANAGEMENT LLC				3619 DAVIDSON HWY	CONCORD	NC	28027
2020-197	11707402	CHRISTIAN MISSION BAPTIST	CHURCH TRUSTEES			2400 WEST BLVD	CHARLOTTE	NC	28208
2020-197	11707606	CITY OF CHARLOTTE				600 E 4TH ST	CHARLOTTE	NC	28202
2020-197	11707608	WINTON PRODUCTS COMPANY				2500 WEST BLVD	CHARLOTTE	NC	28208
2020-197	14518101	WATERMAN	NATHANIEL M			693 SCHENCK AVE	BROOKLYN	NY	11207
2020-197	14518102	PORTER	WILLIE		MILLIE KING	1820 WILMORE DR	CHARLOTTE	NC	28203
2020-197	14518103	MCLAIN	ALEXANDER			2409 W BLVD	CHARLOTTE	NC	28208
2020-197	14518104	RENTAL PROPERTIES OF CHARLOTTE LLC				PO BOX 11113	CHARLOTTE	NC	28220
2020-197	14518105	SMART DIME LLC				PO BOX 3051	MATTHEWS	NC	28106
2020-197	14518106	MATUTE	CARLOS			5821 SHADOW CREEK RD	CHARLOTTE	NC	28226
2020-197	14518108	POLK	ERVIN DONNELL JR			2516 SHERRILL ST	CHARLOTTE	NC	28208
2020-197	14518109	BJP REAL ESTATE INVESTMENTS				7132 BRIGHTON BROOK DR	CHARLOTTE	NC	28212
2020-197	14518111	PORTER	WILLIE		MILLIE KING	1820 WILMORE DR	CHARLOTTE	NC	28203
2020-197	14518127	WICKS	WILLIAM RICHARD			2920 AMAY JAMES AV	CHARLOTTE	NC	28208
2020-197	14518128	SMART DIME LLC				1096 CAROLE CT	WEDDINGTON	NC	28104
2020-197	14518129	BETHUNE	ABRAM JR			808 KENNEDY ST	CHARLOTTE	NC	28206
2020-197	14518203	NEW LEGACY PROPERTY GROUP LLC				4325 E WT HARRIS BLVD STE 43584	CHARLOTTE	NC	28215
2020-197	14518204	NEW LEGACY PROPERTY GROUP LLC				4325 E WT HARRIS BLVD STE 43584	CHARLOTTE	NC	28215
2020-197	14518205	ALLEN	DARREN D	DEBORAH M	ALLEN	2915 AMY JAMES AVE	CHARLOTTE	NC	28208

2020-197	14523101	ALSHAMAM	ALLEN MOHSEN		1563 ARBORGATE DR	ROCK HILL	SC	29732
2020-197	14523102	REEVES	MARY E		5708 MINGUS RD	CHARLOTTE	NC	28216
2020-197	14523210	SIMPSON	CYNTHIA B & ROMAN	SIMPSON	200 SPARROW SPRINGS	KINGS MOUNTAIN	NC	28086
2020-197	14523211	FLORES	MARIA D		9283 LADSON RD	INDIAN LAND	SC	28208

2020-197	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2020-197		Beverly	Clark	2813 Mayfair Ave.		Charlotte	NC	28208
2020-197		Janet	Garner-Mullins	1014 Comstock Drive		Charlotte	NC	28217
2020-197		RJ	J Harvey	1117 Rollingwood Drive		Charlotte	NC	28217
2020-197		Robin	Jones	2741 Mayfair Avenue		Charlotte	NC	
2020-197		Veronie	Gamble	1946 West Boulevard		Charlotte	NC	28208
2020-197	Arbor Glen Homeowners Association	Evelyn	Jones	1600 Spring Forest Dr	Unit B	Charlotte	NC	28208
2020-197	Barringer Woods Association	Martha	Mccorkle	1548 Wickham Ln		Charlotte	NC	28208
2020-197	Bent Creek Homeowners Association	Andrew	Lake	1508 Chelveston Dr		Charlotte	NC	28208
2020-197	Bethlehem Center's OST	Georgett	Johnson	1720 Vilma St		Charlotte	NC	28208
2020-197	Carmel Valley Homeowners Association	Karl	Kasten	2732 Capitol Dr		Charlotte	NC	28208
2020-197	City Dive Outreach Center	Hamani R.	Fisher	2201 Caronia St		Charlotte	NC	28202
2020-197	Parkview East	Christine	Howell	2508 Old Steele Creek Rd		Charlotte	NC	28208
2020-197	Plaza Shamrock Neighborhood Association	Ervie	Pridgen	3036 Markland Dr		Charlotte	NC	28208
2020-197	Ponderosa Neighborhood Association	Elfredia	Brown	3036 Markland Dr		Charlotte	NC	28208
2020-197	Progressive Baptist Church	Terrance	Grooms	1600 Clanton Road		Charlotte	NC	28208
2020-197	Reid Park Neighborhood Association	Harriette	Mahoney	2930 Reid Av		Charlotte	NC	28208
2020-197	Reid Park Neighborhood Association	Rickey	Hall	2415 Lester Street		Charlotte	NC	28208
2020-197	Revolution Park Neighborhood Association	Brett	Tempest	2728 Beech Nut Road		Charlotte	NC	28208
2020-197	Revolution Park Neighborhood Association	John	Howard	2701 Beech Nut Rd		Charlotte	NC	28208
2020-197	Westerly Hills	Tangela	Faulk	2524 Westerly Hills Drive		Charlotte	NC	28208
2020-197	Westerly Hills Neighborhood Association	Lillie	Williams	2619 Christie St		Charlotte	NC	28208
2020-197	Wingate Community	Darlene	Boyd	2644 Mayfair Ave		Charlotte	NC	28208
2020-197	Wingate Neighborhood Association	Garrick	Combs	1627 Dodge Avenue		Charlotte	NC	28208
2020-197	Wingate Neighborhood Association	Robin	Jones	2741 Mayfair Ave		Charlotte	NC	28208

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2020-197– The Paces Foundation, Inc.**

Subject: Rezoning Petition No. 2020-197
Petitioner/Developer: The Paces Foundation, Inc.
Current Land Use: Vacant
Existing Zoning: R-5 & R-8
Rezoning Requested: UR-2(CD)

Date and Time of Meeting: ***Thursday, January 7th, 2020 at 6:30 p.m.***

Virtual Meeting RSVP: ***Please email DjujanaKeys@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 2020-197 in your response.***

Date of Notice: 12/18/2020

We are assisting The Paces Foundation, Inc. (the “Petitioner”) on a request recently filed to rezone an approximately ±4.54-acre site located at the northern intersection of West Boulevard and W. Tyvola Road. (the “Site”) to UR-2(CD). The request is to allow the development of the Site with up to 160 affordable age-restricted multi-family residential units. The Site Plan associated with this petition proposes a single L-shaped residential building with four stories, with a large amenity area and surface parking.

The proposed building will be oriented toward West Boulevard. The Site’s frontage on West Blvd. will be improved with an eight (8) foot planting strip and an eight (8) foot sidewalk. The Site’s frontage on Elmin Street will also be improved with an eight (8) foot planting strip and a six (6) foot sidewalk. Curb and gutter will also be added along Elmin Street. A portion of the Site along Elmin will be set aside as a tree save area. Access to the Site will be from West Boulevard and Elmin Street.

The Paces Foundation will also be seeking Housing Trust Fund dollars from the City of Charlotte to assist with the development of the affordable units.

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. 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 Thursday, January 7, 2020, at 6:30 p.m.

Please email DjujanaKeys@mvalaw.com to provide your email address in order to receive a secure virtual meeting link by January 6th.

Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email DjujanaKeys@mvalaw.com or call **704-331-2371** 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.

**2020-197 Rezoning Community Meeting Attendees
Jan 7, 2021**

1. Brad Adcock
2. Jordan Adams
3. Shenequa Thomas
4. Brenda Campbell
5. Brett Tempest
6. Brian Johnston
7. Dr. Corsha Caughman
8. J Michael Moore
9. Kris
10. Leon B. Garret
11. Maya Bullock
12. Rickey Hall
13. Senaide Maulsby
14. Sharon Howard
15. Terrance Grooms
16. Tina Tempest