

COMMUNITY MEETING REPORT

Petitioner: Urban Trends Real Estate, Inc.

Rezoning Petition No. 2021 – 016

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 DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date and time, of the Community Zoom Virtual Meeting. The Notice was sent to the individuals and organizations set out on Exhibit A attached hereto, by depositing such notice in the U.S. mail on February 18, 2021. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held virtually using the Zoom application at 6pm on Tuesday, March 2, 2021.

PERSONS IN ATTENDANCE AT MEETING (see attached of Zoom attendees):

The Community Meeting was attended by those individuals identified on the attendee's sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Zoom Meeting by Chris Ogunrinde of Urban Trends Real Estate, Inc.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Chris Ogunrinde, welcomed the attendees. Mr. Ogunrinde provided an overview of his professional experience in development and architecture. Chris said that the Petitioner proposes to rezone an approximate 7.02- acre site from an R-5 zone to an R-22 MF zone at the end of Honeywood. Mr. Ogunrinde explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

A PowerPoint presentation was used by Mr. Ogunrinde to explain the scope of the Honeywood, up to 156 unit workforce housing concept, located south of I-85. The three story, Multifamily, walk up buildings will provide 1, 2 & 3 bedroom units. The location is situated with easy access to retail, services, employment and public transportation. The project is being built to provide housing for people that work in and support the community, with safeguards against cost of living increases. Urban Trends Real Estate wants to be a part of the affordable housing solution within our communities. There will be another public hearing in April 2021 when city planning will submit the petition to City Council. The City Council will vote on the rezoning in May 2021. At the close of the PowerPoint presentation Mr. Ogunrinde opened the meeting to the attendees for a question and answer session.

QUESTIONS AND ANSWERS

Attendee Question:

Since this project is 7.02 acres, will the project run down past Nelson? Does this mean that your project will open Nelson, which is a dead end, back up? What about those of us who bought our houses because of the safety that we found in the dead end?

Answer: Mr. Ogunrinde said Nelson dead ends on the end where the building will take place and Honeywood dead ends at the other end of the 7.02 acres. So yes entry into the community will be there and people will be able to circle the community, which is not necessarily what we want. Actually there is no pass through to get just anywhere you want within the community; so it will still serve as a dead end, because if people enter that way they are coming home.

Attendee Question:

We have a family of deer and 2 hawks that live back in that area. Also, there are quite a few Asian families that harvest bamboo back in the area; have you looked into the wildlife that will be pretty much displaced?

Answer: Mr. Ogunrinde said to be truthful this is the first time I am hearing about those situations, however, I don't know what we can do about them, but now that I know your concerns and I appreciate hearing your concerns. I will ask about them. Please understand that our main focus is providing families with housing under good shelter, and to avoid families on the street. Does that answer your questions, maybe not but I take all of your concerns to heart and I will look into getting answers to your questions and see what we can do about your concerns.

Attendee Question:

Am I correct in saying that developers dictate the cost of housing?

Answer: Mr. Ogunrinde said we do not have that kind of power and I wish I did so I could provide everyone with very affordable housing. Cost of housing is not controlled by developers it is controlled by the market.

The challenge is that we are controlled by a market that everyone is blaming on COVID 19. I have been in this business for a long time and I see COVID has gotten the construction market so unstable that the costs of construction are constantly going up and delivery times are longer. This drives the prices up and thus passed on to the end buyer. The good news about affordable housing is the cost of the land and the fact that the City of Charlotte is very pro affordable housing and will make sure that the prices are consistent and kept in line with the budget voters passed for the \$500 million to go towards affordable housing.

Attendee Question: Some houses in the area are Habitat for Humanity homes; now a new development for affordable housing is coming in and will drive up the property values and taxes on those homes. Many of the homeowners are senior citizens and will not be able to afford the higher taxes based on their income. Is it possible that senior citizens could lose their houses because they cannot pay property taxes and because they do not know what help is available?

Answer: Mr. Ogunrinde said that is a perception that some people have. Obviously property values are going up and you have to look at that as good. As a property owner I trust you want to see your investment increase in value for your future benefit and/or the future benefit of your children. Your property will be sought by people who see the value of your property based on the location and will want to buy you out. I hope you know this is a good thing for the valuation of your property. Hopefully you will not rush to sell to the highest bidder. Please protect your investment because people will be knocking at your door and sending you letters to buy your property.

I know there are programs available to help senior citizens that may have a problem paying higher taxes. This is a tough one and the responsibility of all us, I included because I am a part of this community now as a developer. A great community initiative could be a forum or a committee created to help your neighbors learn about available city and county assistance programs. Mr. Cowan has suggested he will set up another meeting, soon at the church. We can talk about such ideas at that meeting. Also, we will invite Councilman Graham to the meeting for him to hear your questions and concerns, hopefully, to gain more insight into how we can address residents' concerns with support from the City of Charlotte.

Attendee Question: Is it correct that you are building 156 units? Will there be adequate streets to access both Honeywell and Nelson? Will sidewalks and lighting be address? Can you imagine children coming outside to play with no sidewalks to walk on? Also, will there be speed bumps to control dangerous speeding?

Answer: Mr. Ogunrinde said, yes we are building up to 156 units. I suspect that the Charlotte Department of Transportation (CDOT) will ask us to make some improvements including sidewalks and we will address them. We will work with CDOT to address the issues of sidewalks and lighting within the new complex. Those are all excellent points. I will call Councilman Graham to invite him to the meeting at the church and to let him know that this community needs him to attend and to address these points. These are things that are necessary for the community. We, as a community, will raise our voices to get heard and get the issues of adequate sidewalk, lighting and speeding controlled.

Attendee Question: How many parking spaces will there be?

Answer: Mr. Ogunrinde stated there will be approximately 200 plus parking spaces. However, when you look at this area, the future for this community is leaning towards more use of public transportation with the street car on Beatties Ford Road; plus we have buses and access to the highways. I am not sure if you know that we are rewriting a zoning ordinance that is going to create more density as we need more places for people to live, so we will ultimately rely less on cars. It is going to be a while. However, the current requirement for this petition is that we provide 1.5 parking spaces per unit.

Attendee Question I don't see anything laid out to address children playing. Will the children in that neighborhood have a place to play? There are no sidewalks and those playing in the street will cause problems. Sidewalks are a must. Will there be sidewalks? Since there is no easy access to Nelson and Honeywood how will emergency vehicles access Nelson and Honeywood? Will there be fire hydrants at the end of both streets?

Answer: Mr. Ogunrinde agreed that we need to get more sidewalks built in the community.

Those are the infrastructure issues that the city addresses when they pass those bonds. I would not be surprised if sidewalks are not already scheduled somewhere already. Emergency vehicles will have access to both Nelson and Honeywell. They will have access through our complex on Nelson. Please know I am not saying these things are not important. Traffic and connectivity are clearly issues. CDOT must definitely be a part of this discussion. Again we can address all of these very important issues for clarity when we meet with Councilman Graham. We can ask him to have someone from CDOT attend the meeting to address your connectivity concerns. Mr. Cowan we can get together after this meeting to determine when we can set up our next session. We can make a call to Councilman Graham prior to the meeting to start the conversation and request those necessary departments be invited to the meeting at the church to answer our questions and concerns. I'm not saying it will happen but we will try.

Mr. Ogunrinde's Question: How is the community organized? Is there a neighborhood association? When was the last time you had a meeting?

Answer: Yes there is an association but we rarely meet. The last time was when we had a real problem like this one.

Comment: Mr. Ogunrinde stated please do not look at this project as a problem, I see this as an opportunity to address some of the challenges that the community has. We will handle them one at a time.

Attendee Question: Will most of the occupants of your complex use public transportation? Will there be an improvement to accessing public transportation? What about the water main from Brookshire towards town will a process for possible flooding control be addressed? Based on your experience will community lighting be addressed as well?

Answer: Mr. Ogunrinde said I am not sure of the transportation needs of our complex residents that remain to be seen. However all of these issues will be addressed. We will not be lighting all of Honeywood or all of Nelson that is something for the City of Charlotte to implement. We will have more than adequate lighting within our complex to ensure safety.

It is important to say that if we did not have this conversation, we would not know about all the community challenges we have talked about through this meeting. It is not up to the Developer alone we must do it together. Now we have an opportunity to address and have a dialogue with the people we have elected, otherwise nothing changes until, like Mr. Cowan said, we have a problem. That should never be the case. Now we know what we need from the City of Charlotte to make our community safe. Together as a community we can get it done.

Attendee Question: Will there be a Resident Manager available? Can we take problems to the Resident Manager to handle issues when and if they happen?

Answer: Yes. The complex will be a part of the community and you can contact the Resident Manager when needed. We will also encourage neighbors to utilize our facilities for meetings and other functions as well.

Closing Statement from Mr. Ogunrinde:

In closing, I don't want to continue to belabor this point; yet ultimately we (Urban Trends Real Estate) want to house our neighbors and doing affordable housing is not easy, I learned this working with my current partners; it is one of the most difficult endeavors one can embark upon. But again we (developers) can't go to a community and think we can impose an idea on them. I respect everything you are telling me and I am taking notes and I hope that collectively we can begin the work to actually address some of the challenges you are facing as a community. It is not going to happen overnight; but, if we don't start now it will never happen. With that said let us continue to have this dialogue and get the right folks involved and start to deal with some of the things we talked about tonight.

Mr. Cowan if you need officers I suggest you get Ms. Rita (Moore) involved with the board. She will be a great asset.

You have my contact information if you have more questions or concerns please contact me. Thank you very much for your time.

The meeting then ended.

EXHIBIT A

Owners: Petition Number 2021-016

G J S COMPLETE BUILDING INC					3015 BUCKLEIGH DR		CHARLOTTE NC	28215
DAVIS	MOSES				900 RAYON ST		CHARLOTTE NC	28216
WADE	JONATHAN				522 INGLE ST		CHARLOTTE NC	28216
NASH	RAYMOND E	TONYA W	CLINKSCALE		512 INGLE ST		CHARLOTTE NC	28216
MCKEE	JAMES	GLORIA	MCKEE		520 INGLE ST		CHARLOTTE NC	28216
CORROUTHERS	CHARLES				516 INGLE ST		CHARLOTTE NC	28216
SPIRIT OF THE WORD CHURCH					PO BOX 16787		CHARLOTTE NC	28297
TESFAZGHI	EFREM	NGISTI	GEBREMEDHIN		9611 NANNYBERRY LN		CHARLOTTE NC	28273
SAUNDERS	CAMILLA				511 HONEYWOOD AVE		CHARLOTTE NC	28216
BURCH	DOROTHY				15025 BEATTIES FORD RD		HUNTERSVIL NC	28078
GRANADOS	VICTOR				402 KILARNEY RD		SUMMERVIL SC	29483
ADAMS	ELLEN				521 HONEYWOOD AV		CHARLOTTE NC	28216
GIBSON	JUSTON EVERETT JAM KHADJUAN		BEYAH-GIBSON		525 HONEYWOOD AVE		CHARLOTTE NC	28216
ANTHONY	LATASHIA W				529 HONEYWOOD AVE		CHARLOTTE NC	28216
JONES	NATHANIEL EUGENE				524 HONEYWOOD AVE		CHARLOTTE NC	28216
COWANS	THOMAS L	MARGARET	COWANS		9327 MOUNTAIN AIRE CR		CHARLOTTE NC	28214
STEWART STREAM LTD PARTN			C/O WINN COMPANIES		C/O LEDIC REALTY COMPANY	555 PERKINS EXTENDED SUITE 200	MEMPHIS TN	38117
LITTLE	FLOYD LEE				3514 TENNESSEE AVE		CHARLOTTE NC	28216
MJM DEVELOPMENT LLC					3405 TENNESSEE AVE		CHARLOTTE NC	28216
JACKSON	CHRISTOPHER				511 NELSON AVENUE		CHARLOTTE NC	28216
BOOK IT PROPERTIES LLC					4801 EAST INDEPENDENCE BLVD		CHARLOTTE NC	28212
EMINA	CHARLES				421 W PARK AVE		CHARLOTTE NC	28203
DIPERRI PROPERTIES LLC					176 MINE LAKE CT STE 100		RALEIGH NC	27615
HOME SFR BORROWER IV LLC			C/O ALTISOURCE ASSET MANAGEMENT COR		3505 KOGER BLVD STE 400		DULUTH GA	30096
WILLIAMS	WALTER				518 NELSON AVE		CHARLOTTE NC	28216
HALL	GWENDOLYN MARIE				514 NELSON AVE		CHARLOTTE NC	28216
ADAMS	AUDREY M				PO BOX 220287	%HABITAT FOR HUMANITY OF CHARLC	CHARLOTTE NC	28222
HILL	CHRISTOPHER T				923 RAYON ST		CHARLOTTE NC	28216
TOMISA VALVER LLC					524 NELSON AVE		CHARLOTTE NC	28216
DORSEY	DEBORAH D				7709 BROOKWOOD VALLEY LN		MINT HILL NC	28227
YOUNG	MARK	SHEMA	YOUNG		919 RAYON ST		CHARLOTTE NC	28206
DAVIDSON	THEODORA PENDER TRUST	THEODORA PENDERGRASS DAVIDSON REV			4121 HYDE PARK DR		CHARLOTTE NC	28216
JONES	NATHANIEL E	ROBERT L	OSBORNE		524 HONEYWOOD AVE		CHARLOTTE NC	28216
SIU	BANH	BIET	ROLAN		PO BOX 220287		CHARLOTTE NC	28222
PS REALTY CORP			% CAROLINA VALUE VILLAGE		620 MONTANA DR		CHARLOTTE NC	28216
TDP 700 MONTANA DR LLC					450 N MCCLINTOCK DR STE 102		CHANDLER AZ	85226
MONTANA DRIVE LLC					666 5TH AVE		NEW YORK NY	10103
BRAMARAMBA GARDENS LLC					10610 METROMONT PKY		CHARLOTTE NC	28269

Organizations: Petition Number 2021-016

Brookfield Neighborhood Association	Eva	Barber	4938 Ridgeley Dr	Charlotte	NC	28208
Eleanore Heights Community Association	Nichelle	Bonaparte	2916 Coronet Wy	Charlotte	NC	28209
Eva B. Barber Park Neighborhood Association	Shamaiye K.	Haynes	319 Goff Street	Charlotte	NC	28210
Fairies Farms Homeowners Association	Johnny	White	2901 Coronet Wy	Charlotte	NC	28211
Glenwood Neighborhood Association	Cora	Robinson	3900 Barlowe Rd	Charlotte	NC	28212
Glorious Church Of God Inc	Doretha	Huey	601 Dewolfe St	Charlotte	NC	28213
Gracious Hands Transitional Housing for Women & Children	Sonja	Chisholm	245 North Hoskins Road	Charlotte	NC	28214
Lakewood	Leondra	Garrett	415 Jones Street	Charlotte	NC	28215
Lakewood Community Development Corpotation	Scott	Terry	211 Lakewood Av	Charlotte	NC	28216
Lakewood Neighborhood Alliance	Chini	Nichols	212 Halsey Street	Charlotte	NC	28217
Lakewood Neighborhood Alliance	Delores	Miller	309 Harrison Street	Charlotte	NC	28218
Lakewood Neighborhood Alliance	Jamall	Kinard	330 Lakewood Ave	Charlotte	NC	28219
Lakewood Neighborhood Alliance	Nola	Murphy	417 Lakewood Ave	Charlotte	NC	28220
Lamplighter Village South Homeowners Association	Joel	Haecherl	308 Jones St	Charlotte	NC	28221
Lincoln Heights Neighborhood Association	Thelma	Byers-Bailey	1816 Beatties Ford Rd	Charlotte	NC	28222
Lookout Point Owners Association	Bruce A.	Andersen	1816 Beatties Ford Rd	Charlotte	NC	28223
New Outreach Christian Center	Brenda	Stevenson	3900 Gossett Av	Charlotte	NC	28224
Newell Neighborhood Association	Dana B.	Bradley	2206 Beatties Ford Rd	Charlotte	NC	28225
Newell Neighborhood Association	Nancy	Newton	2324 LaSalle St	Charlotte	NC	28226
Northwest Service Center	Eleanor	Washington	3401 Kentucky Av	Charlotte	NC	28227
Tanners Creek Homeowners Association	Denny	Seitz	1800 Taylor Av	Charlotte	NC	28228
Taylor-Lasalle Crime Watch Committee	Jerry	Black	1626 Taylor Av	Charlotte	NC	28229
Thomasboro Neighborhood Association	Renee	Jones	4125 Welling Av	Charlotte	NC	28230
Troon At Ballentyne Homeowners Association	Bob	Ward	2128 Senior Dr	Charlotte	NC	28231
Tuckaseegee Road West	Virginia D.	Townsend	2011 Quentin St	Charlotte	NC	28232
University Park Neighborhood Association	Carolyn	Fuller	2700 Lasalle Street	Charlotte	NC	28233
University Park North Community Neighborhood Association	Samuel L.	Reid	3040 Cricketeer Dr	Charlotte	NC	28234
University Park/Oaklawn Park Homeowners Association	Venita	Hood	2513 Senior Dr	Charlotte	NC	28235

EXHIBIT B

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition filed by Urban Trends Real Estate, Inc.

Date and Time of Meeting: 3/2/2021
6:00 pm

Place of Meeting: Virtual Zoom Meeting

Petition No.: 2021-016

Dear Neighbor:

This letter is to inform you of an upcoming community meeting for rezoning petition 2021-016 which was filed with the Charlotte-Mecklenburg Planning Commission. Urban Trends Real Estate, Inc. (the Petitioner) seeks to rezone an approximately 7.02-acre site (the “Site”) from a R-5 zoning district to R22.

By the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting before the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on 3/2/2021 at 6:00pm. In accordance with current North Carolina COVID-19 requirements and guidelines this meeting will be virtual using the Zoom meeting application. Please respond to chris@urbantrendsproperties.com with your email address to receive a link to the virtual meeting. If you do not have access to the internet please contact Chris at 704 488-8902 for the option to request a hard copy of the presentation. We look forward to sharing this rezoning proposal with you and to answering any questions you may have.

In the meantime, should you have questions or comments about this matter, please call or contact Chris at 704 488-8902, or chris@urbantrendsproperties.com.

cc: Councilman Malcolm Graham

Date Mailed: 2/18/2021

EXHIBIT C

Zoom Attendees

Zoom Community Meeting for Petition Number 2021-016

March 3, 2021 6p-7p

Rita Moore

Thomas Cowans

Kevin Pleasants

Casey George

Nathaniel Jones

Katrina Brown