

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2021-018**

**Petitioner:** North Poplar Development Partners  
**Rezoning Petition No.:** 2021-018  
**Property:** ± 10.812 acres located west of Poplar Street between W. 26<sup>th</sup> and W. 28<sup>th</sup> Streets (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 Wednesday, March 3, 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 2/12/2021. 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 Wednesday, March 3, 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 Sam Barns and Todd Jackovich with North Poplar Development Partners and Kevin Caldwell and Kevin McCorkle with Geoscience 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. He then introduced Todd Jackovich who gave a brief overview of Stonehenge Real Estate Group. The multi-family developer is based in Nashville with 4 apartment communities in Charlotte, including the neighboring Pine 25 apartments.

Mr. MacVean described the site location and current conditions, showing how the proposed use is consistent with the land use recommendations.

Sam Barns reviewed the proposed site plan for 323 apartments. The 3-story garden style apartment buildings will orient towards the street and offer a mix of 1-bedroom (60% of units), 2-bedroom (33% of units), and 3-bedroom (7% of units) units with a commitment to make 5% affordable at 80% AMI or less for 15 years. Streetscape improvements, including parallel parking, will be provided on all frontages except for Pine Street which will not have on-street parking.

The apartment community will feature a 2-story clubhouse with a pool, fitness center, and outdoor recreation areas. Other amenities to include grills, fire pits, and dog recreation areas.

The development will have a landscape buffer and fence along the edge adjacent to the homes along Catalina. The community will have the same management as the Pine 25 apartments.

The meeting was opened for questions.

## **II. Summary of Questions/Comments and Responses:**

Attendees asked if the property had been formally acquired. The proposed site is currently under contract with plans to begin construction at the end of the year, contingent on a successful rezoning.

It was then asked what happens to the affordable units after 15 years. It was explained that the 5% of the units would likely remain affordable for longer than 15 years and no public funds are being used to construct this development which when the affordable period can be typically extended up to 30 years.

One attendee inquired about the height of the building in relation to the neighboring development. The design of the proposed building has a pitched roof which may appear taller but both buildings are 3 stories.

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: Larken Egleston, Charlotte City Council District 1 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Sam Barns, North Poplar Development Partners  
Jeff Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

2021-017	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2021-017	08705747	KOMMAREDDI	S RAO	GUNA S	KOMMAREDDI	3212 DEVONCROFT LN		CHARLOTTE	NC	28269
2021-017	08705748	GENESIS HOLDING LLC				PO BOX 2065		MATTHEWS	NC	28106
2021-017	08705749	NGO	JAMES PHOUC	YEN M	NGO	2901 CHATELAINE PL		RALEIGH	NC	27614
2021-017	08705750	MECKLENBURG COUNTY		DEPT.	C/O REAL ESTATE /FINANCE	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2021-017	08904102	MILLER	JOHN D	LONNIE	MILLER	6318 FOREST WAY DR		CHARLOTTE	NC	28212
2021-017	08904103	MCLEAN	MARGARET E		C/O WILHELMENIA L WILCOX	6916 RANDOM PL		CHARLOTTE	NC	28215
2021-017	08904104	ROBINSON	WILLIAM LEWIS SR	CYNTHIA MELENA	GAINES	820 W SUGAR CREEK RD		CHARLOTTE	NC	28213
2021-017	08904105	MILAM	DELMAR ROBE	LOIS H	MILAM	814 W SUGAR CREEK RD		CHARLOTTE	NC	28213
2021-017	08904106	CHEN	FAN	WU YI	ZHENG	462 LAKE SHORE DR		FORT MILL	SC	29715
2021-017	08904107	SPEARS	LARRY W			800 W SUGAR CREEK RD		CHARLOTTE	NC	28213
2021-017	08904108	NELSON	LARRY DEAN			4313 MUNSEE ST		CHARLOTTE	NC	28213
2021-017	08904109	UMAZAR	LORD A	SHANDRA	UMAZAR	4317 MUNSEE ST		CHARLOTTE	NC	28213
2021-017	08904110	HUEY	NANCY D			4321 MUNSEE ST		CHARLOTTE	NC	28213
2021-017	08904111	BETHEA	WILLIE A	ROZELLA V	BETHEA	4327 MUNSEE ST		CHARLOTTE	NC	28213
2021-017	08904112	BYRD	GEORGE		C/O GERRIE BYRD BURKE	4132 CRAIG AVE		CHARLOTTE	NC	28211
2021-017	08904113	MERRIMAN	WILLIE			817 YUMA ST		CHARLOTTE	NC	28213
2021-017	08904114	RNTR-4 LLC				PO BOX 2249		CUMMING	GA	30028
2021-017	08904201	MAYFIELD MEMORIAL BAPTIST	CHURCH INC			700 SUGAR CREEK RD WEST		CHARLOTTE	NC	28213
2021-017	08904202	MAYFIELD MEMORIAL	BAPTIST CHURCH TRS			700 W SUGAR CREEK RD		CHARLOTTE	NC	28213
2021-017	08904203	MAYFIELD MEMORIAL BAPTIST	CHURCH TRUSTEES			700 W SUGAR CREEK RD		CHARLOTTE	NC	28213
2021-017	08904204	MATTHEWS	LILLIE	GEORGE R SR	MATTHEWS	701 YUMA ST		CHARLOTTE	NC	28213
2021-017	08904205	MAYFIELD MEMORIAL BAPTIST	CHURCH TRUSTEES OF			700 W SUGAR CREEK RD		CHARLOTTE	NC	28213
2021-017	08904206	MAYFIELD MEMORIAL MISSIONARY	BAPTIST CHURCH			700 WEST SUGAR CREEK RD		CHARLOTTE	NC	28213
2021-017	08904207	CHARLOTTE-MECKLENBURG HOUSING PARTNERSHIP INC				4601 CHARLOTTE PARK DR STE 350		CHARLOTTE	NC	28217
2021-017	08904208	MAYFIELD MEMORIAL BAPTIST	CHURCH TRUSTEES			700 W SUGAR CREEK RD		CHARLOTTE	NC	28213
2021-017	08904301	B&B SMITH ENTERPRISES LLC				618 W SUGAR CREEK RD		CHARLOTTE	NC	28213
2021-017	08904310	MICHAEL	MONCRIEF T			613 YUMA ST		CHARLOTTE	NC	28213
2021-017	08904311	SAM DOM CHARLOTTE BORROWER LLC				PO BOX 49422		CHARLOTTE	NC	28277
2021-017	08904312	SHROPSHIRE	JOHN L			1116 WATERFORD DR		FORESTVILLE	MD	20747
2021-017	08904313	NUNN	DEL BURLESON			1116 OAK ALLEY		INDIAN TRAIL	NC	28079
2021-017	08904314	BLACK	ANNIE H			4322 ARGYLE DR WEST		CHARLOTTE	NC	28213
2021-017	08904315	DOMICILIUM WAREHOUSING LLC				PO BOX 49422		CHARLOTTE	NC	28277
2021-017	08904317	KING	WILLIAM HAYWOOD			4410 W ARGYLE DR		CHARLOTTE	NC	28213
2021-017	08904702	GREGORY	DAVID H	BETH A	GREGORY	PO BOX 1017		CORNELIUS	NC	28031
2021-017	08904703	GRANT	JIMMIE DEAN	GLENDA W	GRANT	816 YUMA ST		CHARLOTTE	NC	28213
2021-017	08904704	AMBROCIO	ROSA FRANCISCA CHAY			810 YUMA ST		CHARLOTTE	NC	28213
2021-017	08904705	ROBINSON PROPERTIES OF CHARLOTTE LLC				903 LYNN ST APT M		CHARLOTTE	NC	28208
2021-017	08904706	FELDER	RODNEY HANDY			4413 MUNSEE ST		CHARLOTTE	NC	28213
2021-017	08904707	FUNDERBURK SR	KENNETH DERMONT			4419 MUNSEE ST		CHARLOTTE	NC	28213
2021-017	08904708	PRICE	RICHARD JR	VERONICA SERRANO	PRICE	4425 MUNSEE ST		CHARLOTTE	NC	28213
2021-017	08904801	CARBONI WOODS	KELLEY	GLORIA A	KELLEY	730 YUMA ST		CHARLOTTE	NC	28213
2021-017	08904802	TRIMBORN	MARCO	ESTHER	TRIMBORN	1445 E 7TH ST	ATTN SHERRY KELLER	CHARLOTTE	NC	28204
2021-017	08904803	EAR	SAMNANG	PUM	EAR	710 YUMA ST		CHARLOTTE	NC	28213
2021-017	08904804	SARMIENTO	HALO			220 COYOTE LN		FORT MILL	SC	29715
2021-017	08904805	TAH 2018-1 BORROWER LLC			C/O TRICON AMERICAN HOMES LLC	1508 BROOKHOLLOW DR		SANTA ANA	CA	92705
2021-017	08904806	SAWYER	CHARLENE OWENS			4501 ARGYLE DR EAST		CHARLOTTE	NC	28213
2021-017	08904807	SAWYER	CHARLENE OWENS			4501 ARGYLE DR EAST		CHARLOTTE	NC	28213
2021-017	08904809	BROOM	SIMON JR	EMMA P	BROOM	4536 MUNSEE ST		CHARLOTTE	NC	28213
2021-017	08904810	COVINGTON	DELORES G			4518 MUNSEE ST		CHARLOTTE	NC	28213
2021-017	08904811	MATTHEWS	MAZINE J			11205 WESLEY PROVIDENCE PKY		LITHONIA	GA	30038
2021-017	08904812	WILLIAMS	AL J	BRIDGETTE M	WILLIAMS	4500 MUNSEE ST		CHARLOTTE	NC	28213
2021-017	08904813	WADDELL	JOYCE			1928 BONNIE LN		CHARLOTTE	NC	28213

2021-017	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2021-017	Faith Christian Methodist Episcopal Church	Sandra	Gripper	457 Wellingford Street		Charlotte	NC	28213
2021-017	Farmcrest Community Neighborhood Association	Tonya	Clarkston	801 Farmcrest Dr		Charlotte	NC	28206
2021-017	Fountaingrove Homeowners Association	Clair	Lane	4007 Elmdale Ct		Charlotte	NC	28206
2021-017	Hidden Valley	Krista	Gomez	4710 Springview Rd		Charlotte	NC	28213
2021-017	Hidden Valley Community Association	John F.	Wall	5017 Springview Rd		Charlotte	NC	28213
2021-017	Hidden Valley Community Association	Linda	Butler	5209 Springview Rd		Charlotte	NC	28213
2021-017	Hidden Valley Community Association	Marjorie	Parker	5131 Springview Road		Charlotte	NC	28213
2021-017	Hidden Valley Community Homeowners Association	Doris	Edwards	1224 Kirt Ct		Charlotte	NC	28213
2021-017	Hidden Valley Community Homeowners Association	Sandra	Jackson	6409 Hidden Forest Dr		Charlotte	NC	28213
2021-017	Northend Partners Neighborhood Organization	Carol	Burke	3815 N Tryon St.		Charlotte	NC	28206
2021-017	Rebuilding Charlotte Together	Felicia	Giles	4518 Munsee Street		Charlotte	NC	28213
2021-017	Royal Oaks Neighborhood Association	Molly	Wilbanks	5213 Pine Dr		Charlotte	nc	28269
2021-017	Teens on the move Ltd.	Alvin	Bond	4400 rolling hill dr		charlotte	NC	28213

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2021-018 – North Poplar Development Partners**

Subject: Rezoning Petition No. 2021-018  
Petitioner/Developer: North Poplar Development Partners  
Current Land Use: Vacant  
Existing Zoning: R-22MF  
Rezoning Requested: UR-2(CD)

**Date and Time of Meeting:** **Wednesday, March 3, 2021 at 6:30 p.m.**

**Virtual Meeting RSVP:** ***Please email [DjujanaKeys@mvalaw.com](mailto: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 2021-018 in your response.***

Date of Notice: 2/12/2021

We are assisting North Poplar Development Partners (the “Petitioner”) on a recently filed request to rezone an approximately ±10.812-acre site located in the area bound by W. 26<sup>th</sup> St. and W. 28<sup>th</sup>. St. on the west side of Poplar St. and both sides N. Pine St. (the “Site”) from R-22MF to UR-2(CD). The request is to allow the development of the site with up to 323 multi-family residential units with access from W. 26<sup>th</sup> St., W. 27<sup>th</sup> St., W. 28<sup>th</sup> St., Pine St. and Poplar St.

The residential buildings will be oriented toward the existing public streets with parking located to the rear and sides of the buildings. The proposed development plans will provide streetscape improvements composed of eight (8) foot planting strips and eight (8) foot sidewalks along each abutting street. On-street parking will also be provided along all the abutting streets except N. Pine Street. A 20-foot buffer will be provided between the proposed residential community and the single-family lots on Catalina.

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 Wednesday, March 3, 2021, at 6:30 p.m.**

***Please email [DjujanaKeys@mvalaw.com](mailto:DjujanaKeys@mvalaw.com) to provide your email address in order to receive a secure virtual meeting link by March 2<sup>nd</sup>.***

Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email [dujuanakeys@mvalaw.com](mailto:dujuanakeys@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. Thank you.

cc: Larken Egleston, Charlotte City Council District 1 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Sam Barns, North Poplar Development Partners

Jeff Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

**Site Location**



Rezoning Petition 2021-018 Community Meeting Attendees 3/3/2021
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Netta Booker
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Matt Gilbert
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Rob Fauntleroy
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Jeff Pharr
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