

## **COMMUNITY MEETING REPORT**

Subject: Community Meeting – Rezoning Petition filed by Optimistic Venture Group, LLC to rezone approximately 0.30 acres located at 201 South Hoskins Road to allow the adaptive re-use of an existing 3,500 SF building for residential use.

Date of Meeting: Thursday, May 13<sup>th</sup>, 2021

Time of Meeting: 6:00 PM – 7:00 PM EST

Place of Meeting: Virtual Platform (Zoom)

Petitioner: Optimistic Venture Group, LLC

Petition Number: RZP-2021-036

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:**

The Petitioner mailed a written notice of the date, time, and requested interested parties RSVP to receive an invitation to a virtual Community Meeting, to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on May 03, 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 on the Zoom platform on May 13, 2021 at 6:00 PM EST.

### **PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet)**

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The identified attendees are based on RSVP responses and the Petitioner was represented at the Community Meeting by Michael Moulton (Bee Home Solutions, Inc.), Lucas A. Shires (ColeJenest & Stone), and Colin Jenest (ColeJenest & Stone).

### **SUMMARY OF PRESENTATION/DISCUSSION:**

Due to public health related circumstances, the meeting was held virtually on the Zoom platform. Lucas A. Shires, one of Mr. Moulton’s agents, opened the meeting by welcoming the attendees and introducing the Petitioner’s team. Mr. Shires then reviewed the site using context maps, site photos, and the submitted Rezoning Plan and then explained the Rezoning Process in general terms. Mr. Moulton introduced himself as the Owner and Petitioner and provided background on his history as the Owner of the subject property.

He noted that exterior renovations are to be minimal as to preserve the historical integrity of the building, that the original hardwoods remain inside the structure, and that he is working with an Architect on both exterior and interior renovations and plans to match the existing Hoskins Mill exterior architecture to the best practical extent.

Colin Jenest, one of Mr. Moulton's agents, then discussed the existing large maturing trees along S. Hoskins Road and explained that initial discussions with the City concluded that these trees needed to be preserved. He further explained that the trees would be further reviewed and discussed with the City during site permitting. He stated that the intent of this project was to retrofit a currently vacant building into an asset for the neighborhood.

Following introductions and site specifics, Mr. Shires opened the meeting for comments from those in attendance. Scott and Ellen Mulheron were present on the call and introduced themselves. Mr. Mulheron stated that he and his wife own one of the Hoskins Mill units and that they were excited to see this project happening and that they loved the historic value of the site. He then expressed concerns regarding the lack of parking for the existing Hoskins Mill site and its residents and stated that his son who resides in the Mulheron-owned unit, frequently has his vehicle towed. He stated the original rezoning plan required an inadequate number of parking spaces per unit and that he is concerned that the additional units nearby will further exacerbate the issue. He also expressed concerns for trash and recycling services, but further stated that the issue has gotten better. Mr. Moulton stated that he had not yet considered trash and recycling matters. Mr. Shires and Mr. Jenest then described the existing Shared Parking Agreement and that they would work with the City during site permitting to ensure adequate parking is provided and that the proper trash and recycling services and associated locations on site are provided.

Mr. Jenest stated that the meeting was being recorded to document community questions and comments, and the Petitioner's responses. He then reviewed the next steps in the process.

With no further comment, the meeting was closed.

Respectfully submitted, this 17<sup>th</sup> day of May 2021.

cc: The Honorable Mayor and Members of the City of Charlotte City Council  
Council Member Malcolm Graham, City of Charlotte City Council  
Joe Mangum, Charlotte-Mecklenburg Planning Department  
John Kinley, Charlotte-Mecklenburg Planning Department  
Michael Moulton, Bee Home Solutions, Inc.  
Lucas A. Shires, MUD, PLA, ColeJenest & Stone  
Colin Jenest, PE, ColeJenest & Stone



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PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE

2021-036	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2021-036	Benton Woods	Bill	Riggs	4157 Tillman Rd		Charlotte	NC	28208
2021-036	Brookfield Neighborhood Association	Eva	Barber	4938 Ridgeley Dr		Charlotte	NC	28208
2021-036	Eva B. Barber Park Neighborhood Association	Shamaiye K.	Haynes	319 Goff Street		Charlotte	NC	28208
2021-036	Glenwood Neighborhood Association	Cora	Robinson	3900 Barlowe Rd		Charlotte	NC	28208
2021-036	Glorious Church Of God Inc	Doretha	Huey	601 Dewolfe St		Charlotte	NC	28208
2021-036	Gracious Hands Transitional Housing for Women & Children	Sonja	Chisholm	245 North Hoskins Road		Charlotte	NC	28216
2021-036	Lake Arbor Tenant Association	Apryl	Lewis	4100 Glenwood Dr		Charlotte	NC	28208
2021-036	Lakewood	Leondra	Garrett	415 Jones Street		Charlotte	NC	28208
2021-036	Lakewood Community Development Corpotation	Scott	Terry	211 Lakewood Av		Charlotte	NC	28208
2021-036	Lakewood Neighborhood Alliance	Chini	Nichols	212 Halsey Street		Charlotte	NC	28208
2021-036	Lakewood Neighborhood Alliance	Delores	Miller	309 Harrison Street		Charlotte	NC	28208
2021-036	Lakewood Neighborhood Alliance	Jamall	Kinard	330 Lakewood Ave		Charlotte	NC	28208
2021-036	Lakewood Neighborhood Alliance	Nola	Murphy	417 Lakewood Ave		Charlotte	NC	28208
2021-036	Lamplighter Village South Homeowners Association	Joel	Haecherl	308 Jones St		Charlotte	NC	28208
2021-036	New Outreach Christian Center	Brenda	Stevenson	3900 Gossett Av		Charlotte	NC	28208
2021-036	Northwest Service Center	Eleanor	Washington	3401 Kentucky Av		Charlotte	NC	28216
2021-036	The Crossings Community Association	Warren	Turner	4716 Willard St		Charlotte	NC	28208
2021-036	Thomasboro Hoskins NA	Linda	Brooks	4716 Willard St		Charlotte	NC	28208
2021-036	Thomasboro Neighborhood Association	Mary	Wallace	119 Bradford Dr		Charlotte	NC	28208
2021-036	Thomasboro Neighborhood Association	Renee	Jones	4125 Welling Av		Charlotte	NC	28208
2021-036	Thomasboro/Hoskins	Julia	Camenisch	4801 Hovis Road		Charlotte	NC	28208

**NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING**

Subject: Community Meeting – Rezoning Petition filed by Optimistic Venture Group, LLC to rezone approximately 0.30 acres located at 201 South Hoskins Road to allow the adaptive re-use of an existing 3,500 SF building for residential use.

Date of Meeting: Wednesday, May 13<sup>th</sup>, 2021

Time of Meeting: 6:00 PM – 7:00 PM EST

Place of Meeting: Virtual Platform (Zoom)

Petitioner: Optimistic Venture Group, LLC

Petition Number: RZP-2021-036

We are assisting Optimistic Venture Group, LLC with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 0.30 AC site located at 201 South Hoskins Road from the R-6MF(CD) Zoning District to the UR-2(CD) Zoning District. The purpose of the rezoning is to permit the adaptive re-use of an existing 3,500 SF building for residential uses allowed per the UR-2 Zoning District.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design and Development Department’s records indicate that either you are 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 Wednesday, May 13<sup>th</sup>, 2021 at 6:00 PM via a virtual platform. The Petitioner’s representative’s look forward to sharing this rezoning proposal with you and to answering any questions, you may have respect to this Rezoning Petition.

Due to these unprecedented times and with concern for public health, the petitioner will be holding a virtual Community Meeting. To receive a digital invitation to the virtual Community Meeting, please RSVP to either Michael Moulton (michael@beehomesolutions.com) or Lucas Shires(lshires@colejeneststone.com).

In the meantime, should you have any questions or comments about this matter, please call Michael Moulton at 704-885-0488 or Lucas Shires at 704-971-4537.

cc: Council Member Malcolm Graham  
Charlotte Planning, Design & Development Department – Rezoning Staff

Date Mailed: 05/03/21

**SIGN-IN SHEET**

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**Attendees:**

Owner: Michael Moulton, Bee Home Solutions, Inc.

Petitioner: Same as Owner

Owner Agent: Lucas A. Shires, MUD, PLA, ColeJenest & Stone

Owner Agent: Colin Jenest, PE, ColeJenest & Stone

Interested Party: Scott Mulheron, Owner of Hoskins Mill Unit

Interested Party: Ellen Mulheron, Owner of Hoskins Mill Unit