

Petitioner: Urban Trends Real Estate, Inc.
Rezoning Petition No. 2021 – 056

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 MAY 20, 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, JUNE 1, 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 stated that the Petitioner proposes to rezone an approximate 1.4- acre site from R-3 (Single Family), and R-17 (Multi-Family) zones to an UR-2 (CD) (Urban Residential, Conditional) zone located at B Avenue. 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 B Avenue project. There will be three buildings with 12 three story units per building. The location is situated with easy access to retail, services, employment, schools, two miles from Uptown Charlotte and public transportation. There will be another public hearing in July 2021 when city planning will submit the petition to City Council. The City Council will vote on the rezoning in September 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: You said there will be three buildings 12 units each, which are an additional 36 units to the property, are they two or three bedroom units?

Answer: Mr. Ogunrinde answered that at this point they have not gotten that far into the design of the units. However, my suspicion, based on the needs in the market, and construction cost, they will probably be two and three bedrooms. I don't want to speak for Mr. Cousar; I can raise that question with him and get back to you with an answer.

Attendee Question: The existing 52 units have been there a while, and I know that Mr. Cousar has done some upgrades, work on the roofing and some windows were done; will there be further upgrades to the enhance existing buildings to match what is going to be new?

Answer: Mr. Ogunrinde said again not speaking for Mr. Cousar, but the answer is yes, because he requested that we look at the existing 52 unit with the new 36 units when we move forward with the construction. We will definitely look to improvements the existing units. At this point we have not spoken in detail regarding the level of improvements.

Attendee Question: Currently the 52 units don't have any amenities in regards for children, meaning a playground or play area from that standpoint even something like a club house. Now that you are going to take it up to 88 units are there plans for any additions of amenities to that community?

Answer: Mr. Ogunrinde stated that is a very good question. Mr. Cousar will have to answer that question as well, yet, based on available land I will say no. However, there is a possibility that he could create a clubhouse within one of the buildings, and use that as an amenity to service the entire 88 units. I will take that very good question to Mr. Cousar.

Attendee Question: I know you said you have yet to price out construction and all the expenses of the project. Will this project be considered affordable living type units?

Answer: Mr. Ogunrinde said I tend to call them workforce units and workforce as defined by our Housing Task Force are folks that serve such as police, firemen/women, and some teachers; folk that we encounter in restaurants that are now being forced to go live in other places like Gastonia, because they cannot afford what's provided in Charlotte. The goal is that this community will serve those that service our community. Hopefully, there may be some of your church members as well.

Attendee Question: Now that we are moving to 88 units, will there be full time, or part-time on site type of management of the property?

Answer: Mr. Ogunrinde stated he will add this to the questions for Mr. Cousar. Be assured I plan to come back to you with answers to all the questions you have raised. Again this is a very good question.

Attendee Question: Prior to this new project, they did put in sidewalks from Beatties Ford and B Avenue to Wilson Heights. With a project of buildings this size going up; will it mean that there will be that kind of roadway, right away, drainage sewage or other types of additions further down B Avenue to accommodate those who are handicapped and disabled?

Answer: Mr. Ogunrinde responded that typically the city will require improvements only on sides abutting your land they don't usually expect you to make improvements beyond the boundary of your site.

Attendee Question So what we will see is on the property side by which the land is being used for the building and any adjustments in that particular way would be done to that particular property?

Answer: Mr. Ogunrinde agreed and stated that they will probably improve the sidewalk, improve the street. The section that abuts this land will need to be paved and improved. So hopefully it will tie into some of the improvements that you spoke about earlier.

Attendee Question: Regarding the project itself is there a way that I can get a copy of this presentation and to Mr. Flax?

Answer: Mr. Ogunrinde said yes and will email a copy to the attendees.

Attendee Question: What does this project do or not do for the property value of this community?

Answer: Mr. Ogunrinde said this is another great question. As a developer, and as an urban planner, I see this as- anytime somebody is coming into your community to build, and to invest \$7-8 million in a location. I say it is added value to the existing housing stock and the residents will benefit from all of that. Also, the community will benefit from the additional improvements, such as sidewalks, storm water detention, and to adding new products to the neighborhood.

Attendee Question: Will there be any steps in place to assure against the disruption of normal neighborhood activities such as blocking driveways, or contractors and their suppliers leaving big mountains of mud, etc?

Answer: Mr. Ogunrinde said if it were me I will say yes, and I'm almost certain that Mr. Cousar will say the same.

Closing Statement from Mr. Ogunrinde: So in a recap, I need to get your questions answered by Mr. Cousar. In addition I need to get a copy of this presentation to the attendees. If there are any additional questions that did not come up tonight that you feel need to be asked, please feel free to email me or give me a call. Thank you for your time and we look forward to seeing you soon.

The meeting then ended.

EXHIBIT A

ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	CITY/STATE/ZIP
Charlotte Community Group For Development	Joshua	Richardson	1244 Plumstead Road	Charlotte NC 28216
Dalebrook Neighborhood Association	Sentron	Nicholas	2523 Pinestream Dr	Charlotte NC 28216
Garden Park Neighborhood Association	Rachel	Proctor	1429 Standish Pl	Charlotte NC 28216
Garden Park/Northwood Park/Northwood Hills	Mary	Gill	1609 Griers Grove Road	Charlotte NC 28216
Lincoln Heights Neighborhood Association	Sharon	Geter	2008 LaSalle Street	Charlotte NC 28216
Newell Neighborhood Association	Dana B.	Bradley	2206 Beatties Ford Rd	Charlotte NC 28216
Newell Neighborhood Association	Nancy	Newton	2324 LaSalle St	Charlotte NC 28216
Northwood Estates Community Organization (Neco)	Aaron	Orr	3132 Dawnshire Av	Charlotte NC 28216
Northwood Estates Community Organization (Neco)	Delores	Sanders	1808 Northbrook Dr	Charlotte NC 28216
Northwood Estates Community Organization (Neco)	Ronald	Ross	3108 Dawnshire Ave.	Charlotte NC 28216
Northwoods Homeowners Association	Rachel	Proctor	1429 Standish Place	Charlotte NC 28216
Tae Foundation	Angeleen	Harris	1904 Charnell Lane	Charlotte NC 28216
Troon At Ballentyne Homeowners Association	Bob	Ward	2128 Senior Dr	Charlotte NC 28216
Tuckaseegee Road West	Virginia D.	Townsend	2011 Quentin St	Charlotte NC 28216
United Missionary Baptist Association	Rev Glencie	Rhedrick	1100 Berry Tree Court	Charlotte NC 28216
University Park Neighborhood Association	Carolyn	Fuller	2700 Lasalle Street	Charlotte NC 28216
University Park North Community Neighborhood Association	Samuel L.	Reid	3040 Cricketeer Dr	Charlotte NC 28216
University Park North Community Organization	Mary	Williams	1621 Northbrook Dr.	Charlotte NC 28216
University Park/Oaklawn Park Homeowners Association	Venita	Hood	2513 Senior Dr	Charlotte NC 28216

EXHIBIT A

OWNERLASTN	OWNERFIRST	MAILADDR1	CITY	STATE	ZIPCODE
PALMER	JAMES E	4708 MERIDIAN DR	CHARLOTTE	NC	28216
JULISABAR HOLDINGS LLC		355 W MARTIN LUTHER KING BLVD APT 1117	CHARLOTTE	NC	28202
KANGLONG LLC		9623 RAVENSCROFT LN NW	CONCORD	NC	28027
HENDERSON	RUTH H	2109 B AVE	CHARLOTTE	NC	28216
WILSON HEIGHTS CHURCH OF GOD		2137 B AVE	CHARLOTTE	NC	28216
DAVIS	SARAH FRANCIS	2144 A AVE	CHARLOTTE	NC	28216
JAMISON	MAURICE	658 LEX DR	CHARLOTTE	NC	28262
SHROPSHIRE	HORACE J JR	2108 A AVE	CHARLOTTE	NC	28216
NICHOLSON	TIFFANY	2116 A AVE EAST	CHARLOTTE	NC	28216
WESTMORELAND	NORMA J	2140 SENIOR DR	CHARLOTTE	NC	28216
FRIENDSHIP MISSIONARY BAPTIST	CHURCH OF CHARLOTTE INC	3301 BEATTIES FORD RD	CHARLOTTE	NC	28216
ANOTHER CHOICE FOR BLACK	CHILDREN INC	2340 BEATTIES FORD RD	CHARLOTTE	NC	28216
CAROLINAS PROPERTIES II LLC		9520 ALICE MCGINN DR	CHARLOTTE	NC	28277
MARTIN	HOYLE HENRY/MARY C	3012 BURBANK DR	CHARLOTTE	NC	28210
CEASAR CORP INC THE	C/O JULIUS COUSAR	PO BOX 16786	CHARLOTTE	NC	28297
ANOTHER CHOICE FOR BLACK	CHILDREN INC	2340 BEATTIES FORD RD	CHARLOTTE	NC	28216
JOHNSON C SMITH UNIVERSITY		100 BEATTIES FORD RD	CHARLOTTE	NC	28216
FOSTER	TONY B	2041 C AVE	CHARLOTTE	NC	28216
FOSTER	TONY/ ROXANNE f. MENTON	2041 C AVE	CHARLOTTE	NC	28216
CEASAR CORP INC THE		PO BOX 16786	CHARLOTTE	NC	28297
DRAKEFORD	WILLIE LEE / LELA I	2132 B AVE	CHARLOTTE	NC	28216
DRAKEFORD	WILLIE L	2128 B AVE	CHARLOTTE	NC	28216
SU	JUDY Y	6323 ROCKWELL BLVD	CHARLOTTE	NC	28269
LINDSAY	ANGELA / CLIFTON	5603 LINDA VISTA LN	CHARLOTTE	NC	28216

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: 6/1/2021
6:00 pm

Place of Meeting: Virtual Zoom Meeting

Petition No.: 2021-056

Dear Neighbor:

This letter is to inform you of an upcoming community meeting for rezoning petition 2021-056 which was filed with the Charlotte-Mecklenburg Planning Commission. Urban Trends Real Estate, Inc. (the Petitioner) seeks to rezone an approximately 1.4-acre site (the “Site”) from a R-3 (Single Family), R-17 (Multi-Family) zoning district to UR-2 (CD) (Urban Residential, Conditional)

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 6/1/2021 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: 5/20/2021

Zoom Attendees

Zoom Community Meeting for Petition Number 2021-056

June 1, 2021 6p-7p

Mr. Chris Ogunrinde-Organizer

Rev. Cornelius Atkinson

Mr. Reuben Flax

Mr. Julius Cousar

Ms. Ivey Drakeford