

## COMMUNITY MEETING REPORT

**Petitioner: Charlotte-Mecklenburg Housing Partnership, LLC**

**Rezoning Petition No.: 2011-025**

**Property: Approximately 1.60 acres, located at the intersection of Wesley Heights Way and Duckworth Avenue, in Charlotte NC**

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 DATES AND EXPLANATIONS OF HOW CONTACTED:**

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing the Community meeting Notice in the U.S. mail on March 11, 2011. A copy of the written notice is attached hereto as Exhibit B.

### **DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Thursday, March 24<sup>th</sup>, 2011 at 6:30 p.m. at Wallace Pruitt Recreational Center, 440 Tuckaseegee Road, Charlotte, North Carolina 28208.

### **PERSONS IN ATTENDANCE AT MEETING:**

The individuals as indicated on the sign-in sheet attached hereto as Exhibit C attended the Community Meeting required by the Ordinance. The Petitioner's representatives at the Community Meeting were Fred Dodson and Steve Cartee of Charlotte-Mecklenburg Housing Partnership, Inc. Also in attendance representing the Petitioner was Keith MacVean of King & Spalding.

### **SUMMARY OF ISSUES DISCUSSED AT MEETING:**

The meeting was opened by Keith MacVean who introduced the development team. Mr. MacVean gave an overview of the rezoning process and mentioned key dates.

Mr. MacVean provided an overview and description of the proposed conditional plan and described the reasons for the Site Plan Amendment (SPA). The SPA would allow the construction of 40 senior housing units at the corner of Wesley Heights Way and Duckworth Avenue. The 40 units will be constructed on a portion of the property previously approved for a five story building with up to 132 units. The SPA is required because the proposed building even though smaller will not have the same architectural style or configuration as the building currently shown on the approved site plan.

A rendering of the proposed building was also presented.

The Petitioners representative provided background and information about Charlotte-Mecklenburg Housing Partnership. Information on how long the Partnership has been providing housing in Charlotte and a description of similar developments constructed by the Housing Partnership was provided

The Petitioners representatives detailed some of the building elements that would be included in the proposed building; the building would be Energy Star Certified, elevators would be provided,

the units would be accessible units and safety features such as cameras at key locations to monitor ingress and egress as well as card reader access doors would be provided.

After this information was provided the attendees were invited to ask questions.

The attendees at the meeting wanted to know what type of building materials would be used. Some attendees were concerned that the proposed building and the building materials used would be of a poor quality and would not be in keeping with architectural style and quality of the neighborhood. Attendees encouraged and requested that the proposed building use more brick and that the petitioner look at the architectural style of the adjoining buildings before finalizing the building design. The Petitioners representative indicated that the design of the building had not been finalized and that as the building design progressed architectural elements and materials found through out the neighborhood would be reviewed to see how they could be into integrated into the final building design. Opportunities to increase the amount of brick used would be explored.

Additional questions about building security and how would after hour access to the building would be monitored were asked. The Petitioners representatives indicated that cameras would be located through out the Site and that access to the building would be controlled by card readers. The building would share a building manager with Petitioners Seversville Apartments located two blocks away.

A question regarding building access to Wesley Heights Way was asked. Due to the topography of the Site, the property slopes up from Wesley Heights Way and security concerns associated with multiple entry locations direct access from Wesley Heights Way to the building was not proposed. A sidewalk connecting Wesley Heights Way and Duckworth Avenue to the main entrance would be provided. The building has also been designed with a porch at the corner of Wesley Heights Way and Duckworth Avenue.

Questions about how long the units would remain restricted to senior housing and what the rents would be were asked. The attendees were informed that the units would be restricted to senior housing for a minimum of 30 years and that the rent is anticipated to be between \$300 and \$600 dollars a month depending on the income qualifications of the individuals renting the units. The units will be income restricted to individual earning less than 60% of area median income.

The Petitioners representatives thanked everyone for attending the meeting and sharing their thoughts.

#### **CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING:**

No changes were made to the Petition as a result of the Community Meeting.

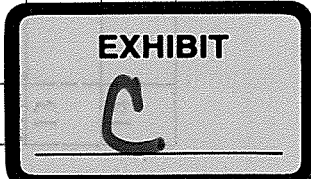
#### CHARLOTTE-MECKLENBURG HOUSING PARTNERSHIP

cc: Council Member James Mitchell  
Mrs. Tammie Keplinger, Charlotte-Mecklenburg Planning Commission  
Mr. Shad Spencer, Charlotte-Mecklenburg Planning Commission  
Fred Dodson, Charlotte-Mecklenburg Housing Partnership  
Steve Cartee, Charlotte-Mecklenburg Housing Partnership

Charlotte Mecklenburg Housing Partnership

Rezoning Petition No. 2011-025  
 Community Meeting Sign In Sheet  
 Wednesday, March 24, 2011  
 6:30 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Steve Carter	4601 Charlotte Park Dr Charlotte 28217	704/342-0933	
2	Wallace Pruitt	208 State St	704/8761123	
3	Steve Thomas	601 Walnut Ave	704-344-6428	SPT704@GMAIL.COM
4	Richard Haggard	1508 Walnut View Dr.	704-375-1278	richard.haggard@gmail.com
5	MICHAEL DONEY	2128 W. TRADE ST	704-819-3944	mdoney@CAROLINA.RR.COM
6	DAUC McHenry	1572 Walnut View Dr	704-507-1798	DJMC@CAROLINA.RR.COM
7	Beth Mallin	508 Beathie Ford	704-347-1172	
8	MILDRED SWIFT	529 GARDEN ROAD	704-332-6687	
9	DOUG FINNERTY	2104 ROZZELLES FERRY RD	704.201.3588	dougfinnerty@gmail.com
10	Stephen Collins	2113 Rozzelles Ferry	828 989-4935	SCollins@insp.com
11	Judy Orlomon	225 Aubrey St	704 5577251	
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Charlotte Mecklenburg Housing Partnership

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	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
15	JOE SIBIELSKI	1121 MYRTLE AVE # 25	704-617-7500	JOE.SIBIELSKI@ALLENSTATE.COM
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