

COMMUNITY MEETING REPORT
Petitioner: The Affordable Housing
Group of North Carolina Inc/The
Drakeford Company
Rezoning Petition No. 2014-032

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, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on February 21, 2014. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on March 13, 2014 at 6:30 pm at McCrorey YMCA, 3701 Beatties Ford Road, which is less than 2 miles from the site.

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. A follow up letter was mailed to those individuals on March 20, 2014 and is attached hereto as Exhibit D. The Petitioner was represented at the Community Meeting by Bobby Drakeford, The Drakeford Company, Kathy Stilwell and Jimmy Royster, The Affordable Housing Group of North Carolina, Inc.

SUMMARY OF PRESENTATION/DISCUSSION:

Bobby Drakeford of The Drakeford Company, welcomed the attendees and introduced the Petitioner's team. Mr. Drakeford indicated that the Petitioner proposed to rezone an approximately 3.72 acre site (Magnolia Gardens Senior Apartments, 5233 Beatties Ford Road) from R-4 zoning district to UR-2-CD zoning district. Mr. Drakeford explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the site plan and respond to questions and concerns from nearby residents and property owners.

Kathy Stilwell of The Affordable Housing Group of NC provided background information about the Petitioner's experience and the typical operation of its facilities. She then presented the site plan and pointed out various commitments made by the Petitioner. Mrs. Stilwell showed proposed architectural elevations and floor plans and discussed the design of the proposed facility. She used the elevations and renderings to explain the facility's design concepts, and operations.

Detailed Community Meeting notes are attached hereto as Exhibit E.

Respectfully submitted, this 20th day of March, 2014.

cc: Al Austin, Charlotte City Council Member
Penny Cothran, Charlotte-Mecklenburg Planning Department



Exhibit
D

March 20, 2014

Mr. Clayton S. Reid
6008 Crossbow Court
Charlotte, NC 28216

Dear Mr. Reid,

Thank you for attending the community meeting rezoning petition number 2014-032 last week. This petition is for the proposed Magnolia Gardens Senior Apartments at 5332 Beatties Ford Road.

The Charlotte City Council will hold a public hearing on this petition at 6:00 p.m. on April 28th at 600 East Fourth St. Due to time constraints, we are asking that the City Council approve the petition at the public hearing. We encourage you to attend and express our support. If you plan to speak, please call 704-336-2248 to register. Comments are usually limited to three minutes.

Enclosed are the project floor plans, site plan and building elevations. The community meeting minutes is also enclosed, which includes the responses to questions not answered regarding the background check policy and requirements for a live-in caregiver.

Individuals interested in touring one of TAHG's senior properties will have the opportunity to tour Cherry Gardens Senior Apartments on April 2nd at 3pm. Cherry Gardens is located at 506 Avant Street, Charlotte, NC 28204. Guests can park along Avant Street or Main Street. The tour will begin at 3pm and will finish at 4pm. When you arrive at the property, proceed to either the main entrance along Avant or the entrance along the parking lot. The entrance along the parking lot has a call system if you need access into the building. If you have any further questions or concerns, feel free to contact me at (704) 344-0332, extension 302 or bobby@tdcrealestate.com

Again, thank you for your interest and support.

Sincerely,

Bobby Drakeford

Enclosure

cc: Al Austin, Charlotte City Council Member
Kathy Stilwell, The Affordable Housing Group of NC

Exhibit
E

Magnolia Gardens Senior Apartments Community Meeting Minutes

Subject: Community Meeting -- Rezoning Petition 2014-032 filed by The Affordable Housing Group of North Carolina, Inc. and The Drakeford Company to rezone approximately 3.72 acres located 5233 Beatties Ford Road to allow the development of 85 one and two bedroom apartments for senior citizens in a single congregate building that includes common area amenities for the residents.

Date and Time

Of Meeting: Thursday, March 13, 2014, 6:30-7:30 pm

Place of Meeting: McCrorey YMCA, 3701 Beatties Ford Road

Petitioner: The Affordable Housing Group of North Carolina, Inc/The Drakeford Company

Petition No.: 2014-032

Summary of Presentation:

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Meeting Minutes:

Prior to the meeting beginning, guests were asked to sign in to document attendance (Community Meeting Sign-In Sheet attached). In addition to community members and neighbors, Councilmen Al Austin attended the meeting to listen to the presentation and obtain community feedback.

The Drakeford Company and TAHG provided the following overview of the proposed apartment community:

Magnolia Gardens will provide seniors with high quality apartment homes that will allow them to remain independent and a part of the community while paying rents that are affordable. Seniors earning 60% or less of area median income will be eligible to apply. As determined by HUD currently for 2014 in Mecklenburg County, 60% AMI for a single adult is \$27,000 a year, and for a couple it is \$30,800 a year. The property is projected to have 64 one-bedroom units and 21 two-bedroom units. The residents will have access to common area amenities including rocking chair porches, multipurpose room and lounge, computer center, laundry facilities, storage lockers, and a community kitchen and dining

Magnolia Gardens Senior Apartments Community Meeting Minutes

area. Pedestrian friendly sidewalks and an adjacent bus stop will allow seniors easy access to shopping, dining and transportation.

Apartments:

1 bedroom units – Approximately 665 Square Feet – Rents are estimated to range between \$274 to \$615 per month

2 bedroom units – Approximately 980 Square Feet – Rents are estimated to range between \$327 to \$703 per month

Age Restriction:

Magnolia Garden Apartments will be developed as housing intended and operated for occupancy by persons aged 55 and older. In that definition, the units must be occupied by at least one (1) person who is 55 years of age or older and any other occupants must be at least 45 years of age. However, up to 10% of the units may be occupied by persons the ages of 45 and older if they meet the definition of handicap or disabled, provided verification of such is obtained.

Professional Property Management:

Tenants must meet income requirements, along with criminal background and credit checks prior to approval. The property manager and maintenance staff will maintain posted office hours and there will be a 24 hour hotline for maintenance emergencies.

Security

All exterior entrances will be key pad controlled and guest will have to be buzzed in by the property manager or resident they are visiting. Tenants units can be accessed through the interior corridor.

Questions:

How to get on the waiting list?

Response: After the project is fully funded, approximately March 2015, potential residents will be able to contact the management company to be put on the waiting list.

What is the background check policy?

Response: Prior to lease up the third party property management firm will publish and make available the resident selection criteria plan that will detail the credit, criminal, and rental history background checks required of applicants. The property will be a drug free property and sexual offenders will be ineligible.

What are the requirements for a live-in care giver?

Response: Live in aides do not need to meet the age restriction. The need for a live-in care attendant will be verified via a verification form that gets completed by the tenant's doctor, and the live-in care attendant also has forms that they will be required to sign and will have to certify a number of points on an affidavit that also states that they have no survivorship rights and if the tenant moves, for any reason, they must immediately vacate.

Does the property provide meals?

Response: Magnolia Gardens will be an independent living facility. Residents will be responsible for preparing their own meals or making their own arrangements for meals.

Do the bathrooms have grab bars?

Response: Grab bars will be provided at the tub and toilet.