

## **Community Meeting Report for Rezoning Petition No. 2015-027 (Cherry Site A)**

**Petitioner: Charlotte Housing Authority (CHA)**

**Rezoning Petition No. 2015-027**

**Property: 3.03 acres located on Cherry Street & E. 1<sup>st</sup> Street.**

**Requested change in Zoning from R-22 MF (CD) to UR-C(CD), for the development of 200 multifamily workforce rental units.**

This Community Meeting Report is being filed with the Office of the City Clerk & the Charlotte-Mecklenburg Planning Commission pursuant to Section 6.203 of the Charlotte Zoning Ordinance.

### **PERSONS AND ORGANIZATIONS CONTACTED WITH DATES**

The required Community Meeting was held on February 19, 2015 at 6:00pm. A representative of the petitioner mailed a notice of the date, time, and location of the Community Meeting to the individuals and organizations set out on **Exhibit A** on February 9, 2015. A copy of the written notice is attached as **Exhibit B**.

### **TIME & LOCATION OF MEETING**

The Community Meeting required by the Ordinance was held on February 19, 2015 at 6:00pm, at Pleasant Hill Baptist Church, 517 Baldwin Avenue, Charlotte, NC 28204.

### **PERSONS IN ATTENDANCE AT THE MEETING**

The sign in sheet from the Community Meeting is attached as **Exhibit C**.

The petitioner's representatives at the required Community Meeting were A. Fulton Meachem Jr. and Janelle Brown from the Charlotte Housing Authority. Also in attendance from architecture & planning firm Neighboring Concepts were Darrel Williams, Daniel McNamee, Eric Orozco, and Maria Floren.

### **SUMMARY OF THE ISSUES DISCUSSED AND CHANGES MADE TO THE PETITION AS A RESULT OF THE MEETING**

For a record of the discussion and the questions and answers discussed at the meeting, see the attached **Meeting Summary**. The petitioner is continuing to work with the community regarding its concern with the overall density of the project for Petition No. 2015-027 (Cherry Site A).

## **MEETING SUMMARY – PETITION No. 2015-027 - SITE A**

### **Overview of Petitioner's presentation:**

This rezoning is one of five rezoning requests the petitioner is requesting for the Tall Oaks Redevelopment in the Cherry Community. There was an overall presentation of the entire development plan, then each site was presented in more detail (see **Exhibit D** for presentation boards) with a question & answer and feedback session for each rezoning request, and a review session at the end for additional questions/comments for all sites.

### **Introduction**

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Sylvia Bittle-Patton opened the Meeting  
Invocation by Doris Dennis

A. Fulton Meachem Jr. - CEO & President of Charlotte Housing Authority  
Mr. Meachem welcomed the Cherry community members attending and introduced himself and the project representatives.

Mr. Meachem began the presentation to discuss the CHA Tall Oaks Redevelopment and each site:

The CHA has been here before to get your input, and with the community's input, the project team has been able to get better product. The development is targeting the working income groups.

Mr. Meachem made reference to a recent newspaper article regarding the project and stated:

What you saw in paper was only an excerpt of the project that does not represent all the changes that have been worked out recently. So we are going to talk through all that with you tonight and explain what is going on. The CHA wants to make sure that the residents in the current 50 public housing units have an opportunity to come back and through this process we are making sure that happens. But the development replacing the current units will not be public housing at all. One of the key differences between what we have right now and what we are going to be building is a work requirement. But we will be wrapping around supportive services to ensure they have the ability move back and actually go to work, and we will provide brand new housing. Daniel McNamee of the design team will go through the design in more detail. I will now turn it over to Daniel to go through each of those petitions separately so you can ask questions regarding each.

Daniel McNamee then provided an overview of each Rezoning site. He presented a map of the scattered sites in the Neighborhood, Site A, Petition no. 2015-027, on Cherry Street and E. 1<sup>st</sup> St., by the Metropolitan, and the scattered sites (Sites B-F) in the neighborhood. Site B is Petition no. 2015-028; Site C is Petition no. 2015-029; Site D is Petition no. 2015-030; and Site F is Petition no. 2015-032. For each of the sites, Daniel showed updates of the design, comparing with the drawings presented with those presented at the previous Petitioner's public meeting, held on January 27, 2015.

### **Overview of Petition # 2015-027 – Site A**

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Daniel reviewed Site A. He explained the changes to Site A since the last public meeting include a revised massing on the back toward the Cherry neighborhood side, showing a section of the site and building and comparing that section with the section shown at the previous meeting. He reviewed the changes:

First, the 20-foot rear yard proposed before is now doubled to 40-foot from property line. Secondly, while there is no requirement for buffer under the proposed UR-C district, the development will provide a Class C Buffer, and we will exceed the requirement for plantings in that buffer. Thirdly, we had originally proposed 4 stories in the rear by the adjacent homes. We now step that back to three toward the back and took a story off along the side facing these residences. This way, even though we are not in a PED district, we will meet the 40-foot base height next to residential as in a PED overlay (at sides abutting single-family zoning/development) and stay under a building height line that slopes one foot to every ten feet going away from the property line (where the 40'-0" base height starts, refer to Exhibit D, 3<sup>rd</sup> page, "Site A Section – Revised" drawing). There is also an existing alley back there. The CHA will work to abandon the alley if adjacent homeowners also agree to abandon it.

Are there any questions?

### **Questions & Comments for Petition # 2015-027 – Site A**

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Q – You mentioned the PED Overlay?

A – We are not in a PED overlay, just to clarify, but want to respond to the adjacent homeowner's concerns we heard. This site isn't located in a PED Overlay, but we applied those requirements to meet the same intent (lowering the scale of the building where abutting a single-family property or zoning district).

Q – How many stories toward Charlottetowne Ave.?

A – Still five stories as presented (at the previous meeting). Originally we had proposed six but changed that down to five.

Response – It doesn't look that way on the drawing (the section drawing).

A – What you probably see is the slope of the roof has been added.

Q – Where is the parking area located?

A – Parking area is internal, wrapped by the building. You enter in one entrance off of Cherry St. You can't see the parking deck. And it will be secured parking.

Q – Have the number of parking spaces changed? And the number of units changed?

A – (Both) stay the same. We did have to remake the unit mix to take the back level off, but the CHA has to make 200 units.

Q – Did you already say how many square feet overall each for those units?

A – There's two versions of 1-Bedroom units: 750 sq. ft. and 900 sq. ft.; two versions of 2-Bedroom: 1075 sq. ft. and 1300 sq. ft.; and a single 3-Bedroom version of 1,350 sq. ft.

Q – What would be the total number of residents you'd expect living in this building? How many people would it actually be?

A – It's hard to say an exact number, but possibly between a range of 200 to 400, based on the unit mix of the building, where 55% of the 200-unit building are 1-BR, 40% are 2-BR, and the remainder are 3-BR.

With some of the 2-BRs there may not be 2 people, there may be one person living there who wants a spare bedroom.

Q – Does the development exceed the number of families already in this community?

A – When you complete the project there will be more families. But the difference of the proposed units from what exists is that this is a different model from public housing. For Site A, this is not subsidized housing. They are income restricted (\$38,500-\$77,040 based on a family four). Those would be your educators, policemen, etc. We are proposing 31 units in addition to the 50 that already existing for the subsidized group, but these units also have work requirements. .

Q – Could there be five people in a one bedroom unit?

A – This particular product has 200 units. Depending on the multiple we use that could be 300 people. Maybe 15%-20% of those will actually be children. None of it is subsidized. This product is intended for people who just moved to work in the area, want to live in Uptown, your public school teachers, law enforcement officers and the like, who might have a roommate in certain situations. I'm not saying they won't have children. Five people in a 1-BR unit would be an extreme case and property management would handle situations like that as they would anywhere else. The number that we're using is 1.5 people per unit.

Q - What's the price point for these units?

A - That's on the handout. For Site A, it would be approximately between \$1,000 and \$1,950 per month.

Q - You mentioned there's no restriction on this housing on the amounts of people allowed to live in them?

A – We would ensure they are managed well. The number that we're using is 1.5 (people/unit). We would not want to have five people in a one bedroom.

### **Closing Session with General Questions & Comments for Rezoning Sites**

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Q – The playground on Site B, is that required? We already have a neighborhood park for all the children. Do we need to have 2 parks?

A - Yes it's a requirement for the tax credit submittal.

Q - My biggest concern is the 200 unit on A. it's a monstrosity.

A – This concept we have here is a development that works financially. We can only do so much on A2-F, and we have this A site, which we have a need in Charlotte for affordable workforce housing, we gave it more of a buffer and scaled this site to what we could to provide a housing type and model that's needed in Charlotte. We want to building affordable and workforce housing and that's what we've created over the past few months with input for the city. We are a public body not a developer, we are a part of the community and you can contact us to help make this a better community. Any process will have some give and take and we've come a long way to make this a better program.

Q - Quick question on Site A2—what's going to be there?

A - Townhomes and units similar to the Site B buildings. The townhomes will be similar to the ones on Site D.

Q - I don't like site A at all, I have a disdain for it. Since each is an independent petition, if any aspect of those don't pass how will you proceed with the whole project?

A - We will most likely go through with all sites. For site A, if the numbers for affordable housing do not work for this site, most likely it would be market rate housing.

Q - So, no city money goes to fund the CHA?

A - No city money funds us, we are 100% funded by HUD.

Q - If the rezoning is successful you'd like to apply for funding from Housing Trust Fund from the City?

A - If awarded the tax credits, we can possibly get housing trust fund, we will apply for it.

Comment - You've reduced number of curb cuts on Luther, fear around density and affordability, the market doesn't indicate issues with current CHA, which is usually of lesser quality than what you're presenting today, this housing is a stone's throw from existing housing you have on Avant. I applaud you all for moving forward with this, when you look at urban context which people understand when they buy here, that density is going to continue to grow, people need to understand that density doesn't cause problems, it's the lack of attention to detail, poor design, things like street trees, on street parking and good design make density okay and not a problem. As someone with a lot of risk here in this neighborhood I applaud u for this design.

A. Fulton Meachem Jr. closed out the meeting and thanked the attendees.

NAME1	NAME2	BUSINESS	ADDRESSLINE1	CITY	STATE	ZIPCODE
ROGER JAY FRIEDLANDER	MARCIA ELLEN FRIEDLANDER		PO BOX 225	IRONIA	NJ	07845-0225
ALEC P SMITH			800 AMERICAS APT 7G	NEW YORK	NY	10001-6347
MARGARET ANNE DONLEY VAN PELT			26 PERRY ST APT 1A	NEW YORK	NY	10014-2746
RUSSELL SHREVE CHARLTON	JULIE ANNE NORWELL		263 W 112TH ST APT 4	NEW YORK	NY	10026-3542
JOSEPH T FADEL			30 WASHINGTON ST	BROOKLYN	NY	11201-8219
		631 WACO LLC	PO BOX 508	LOCUST VALLEY	NY	11560-0508
SHUAIB SIDDIQUI			159 S ALLEN ST	ALBANY	NY	12208-2126
KRISHNAN SIVASUBRAMANIAN			304 DRUMMERS LN	WAYNE	PA	19087-1544
SAMUEL BURICK			1835 ARCH ST APT 602	PHILADELPHIA	PA	19103-2774
JING DENG			4201 CATHDR L AVE NW APT 1103E	WASHINGTON	DC	20016-4949
LILLIE BELLE MONTGOMERY	BEATRICE WHITE		2112 BRANCH AVE SE	WASHINGTON	DC	20020-3338
CYNTHIA LYNETTE FUQUA			14997 CHEYENNE WAY	HAYMARKET	VA	20169-2900
ANNE S JACKSON			60 OAKWAY RD	LUTHVLE TIMON	MD	21093-4241
RICHARD R GONZALES JR	DEBORAH P GONZALES		5590 LEE HWY	ARLINGTON	VA	22207-1627
DAVID M HARVEY	STEPHANIE A HARVEY		130 COURT ST	HILLSVILLE	VA	24343-1425
JENNIFER MCWILLIAMS			1732 POLO RD	WINSTON SALEM	NC	27106-4541
	ATTN: ACCOUNTING DEPARTMENT	BANK OF NORTH CAROLINA	3980 PREMIER DR STE 210	HIGH POINT	NC	27265-8411
VALERIE SPRINGLE	CHARLES G SPRINGLE		33 DERECK DR	ANGIER	NC	27501-6517
DAVID A GREGG			120 SAINT ALBANS DR APT 462	RALEIGH	NC	27609-5807
SANDRA L JAKUBECY			19212 DOUBLE EAGLE DR	CORNELIUS	NC	28031-5236
CHOQUETTE GUINEY			20329 PINEHURST DR	CORNELIUS	NC	28031-7153
BRIDGETT A SWANEY			19801 STOUGH FARM RD	CORNELIUS	NC	28031-7527
MICHAEL ARCHER	NANCY ARCHER		21100 CATAWBA AVE	CORNELIUS	NC	28031-8503
MARK D BECKER	HOLLY H BECKER		21280 SUMMERBROOK DR	CORNELIUS	NC	28031-8587
ANGELA BOWEN	DOUGLAS BOWEN		2404 WOODLEIGH DR	GASTONIA	NC	28056-8818
VALERIE G BROWN			15409 BARNSBURY DR	HUNTERSVILLE	NC	28078-3225
WILLIAM PINER			13713 BATEMANS RD	HUNTERSVILLE	NC	28078-5326
JOHN M MCGUIRE JR			17028 STINSON AVE	HUNTERSVILLE	NC	28078-5941
JEWEL S LONG			212 HILLCREST DR	HUNTERSVILLE	NC	28078-7854
CHRISTOPHER S JONES			1308 LINDEN GLEN DR	MATTHEWS	NC	28104-7409
	CHARLES A LOOKABILL JR	LILLINGTON PROPERTIES INC	425 EBERLE WAY	MATTHEWS	NC	28105-1621
LISA BERENDSEN			501 FREDRICKSBURG RD	MATTHEWS	NC	28105-2656
ROBIN A HINSON			516 EASTVILLE CT	MATTHEWS	NC	28105-6546
		DICKERSON REALTY FLORIDA INC	1501 N CHARLOTTE AVE	MONROE	NC	28110-2525
GEORGE HOWARD III	GAIL B HOWARD		304 DEESE RD	MONROE	NC	28110-8718
STEPHANIE G EARL			3112 CREEKWOOD DR	MONROE	NC	28110-8912
BENSON K CHAN			130 CHANDELEUR DR	MOORESVILLE	NC	28117-5954
		THREE STAR SALES LLC	102 EASTHAM CT	MOORESVILLE	NC	28117-6010
BRENELL MYATT	CARRIE WILSON		282 QUEENS COVE RD	MOORESVILLE	NC	28117-9610
JENNIFER FRANKOVICH			117 HIDDEN PINES DR	MT HOLLY	NC	28120-9283
JAMES J KONIECZNY	ROBIN S KONIECZNY		1022 SHORELINE DR	STANLEY	NC	28164-7737
		510 QUEENS ROAD LLC	224 W 10TH ST	CHARLOTTE	NC	28202-1737
		EAST2WEST LLC	301 SETTLERS LN	CHARLOTTE	NC	28202-1744
		WELLS PROPERTY NUMBER FIVE LLC	132 BREVARD CT	CHARLOTTE	NC	28202-1927
		WELLS PROPERTY NUMBER TWO LLC	132 BREVARD CT	CHARLOTTE	NC	28202-1927
ROBERT W ELLIOT JR	MOLLY C ELLIOT		574 N CHURCH ST	CHARLOTTE	NC	28202-2208
		HUNTER'S AFFORDABLE BONDING INC	428 E 4TH ST STE 400	CHARLOTTE	NC	28202-2488
		CITY OF CHARLOTTE	600 E 4TH ST	CHARLOTTE	NC	28202-2816
	REAL ESTATE / FINANCE DEPT	MECKLENBURG COUNTY	600 E 4TH ST 11TH FL	CHARLOTTE	NC	28202-2816
BUDD BERRO		OFFICE OF THE GOV. OF NORTH CAROLINA	600 E 4TH ST	CHARLOTTE	NC	28202-2816
		CHARLOTTE MECKLENBURG BOARD OF EDUCATION	701 E MLK BLVD	CHARLOTTE	NC	28202-2825
WILL HADEN		FIRST WARD NEIGHBORS INC	633 N ALEXANDER ST	CHARLOTTE	NC	28202-3117
	C / O LENNAR MULTIFAMILY INVESTORS LLC	LMI-SOUTH KINGS DEVELOPMENT LLC	201 S TRYON ST STE 1050	CHARLOTTE	NC	28202-3220
		STONEHUNT LLC	129 W TRADE ST STE 1260	CHARLOTTE	NC	28202-5313
		RNR PROPERTIES LLC	308 E KINGSTON AVE	CHARLOTTE	NC	28203-4746
CHAD E PRUETT			1032 ORIOLE ST	CHARLOTTE	NC	28203-4848
		DOMINOE'S PROPERTIES INC	2103 S TRYON ST	CHARLOTTE	NC	28203-4957
JAMES E WOOD III	HOLLY H WOOD		1144 LINGANORE PL	CHARLOTTE	NC	28203-5250
		FUNDERHOCK LLC	2217 LEDGEWOOD LN	CHARLOTTE	NC	28203-5749
MIKE SPOSATO		KIRKWOOD INVESTMENTS LLC	2217 LEDGEWOOD LN	CHARLOTTE	NC	28203-5749
CYNTHIA SCHWARTZ		CAROLINA REALTY ADVISORS	1001 EAST BLVD STE B	CHARLOTTE	NC	28203-5780
GEORGE E MOODY	JAMES B PAYSEUR	DILWORTH COMM DEV ASSOC (DCDA)	1235 EAST BLVD STE E PMB 153	CHARLOTTE	NC	28203-5876
PETER TART			1924 LOMBARDY CIR	CHARLOTTE	NC	28203-6058
JIM BE/VOM		ELIZABETH COMM ASSOC	1517 E 8TH ST	CHARLOTTE	NC	28204-2301
MONTE RITCHHEY		ELIZABETH NA	624 LAMAR AVE	CHARLOTTE	NC	28204-2318
ERIC R BOHMAN		ELIZABETH COMM ASSOC	525 CLEMENT AVE	CHARLOTTE	NC	28204-2329
EREKA CRAWFORD			401 HAWTHORNE LN STE 110 PMB 242	CHARLOTTE	NC	28204-2358
	TOM FERGUSON		401 HAWTHORNE LN STE 110 PMB 160	CHARLOTTE	NC	28204-2358
REGINALD L YATES		INTERFINANCE INVESTMENT CO LTD	1445 E 7TH ST	CHARLOTTE	NC	28204-2407
			1815 E 7TH ST	CHARLOTTE	NC	28204-2415
ELIZABETH BARNHARDT		THE MELISSARIS FAMILY LIMITED PARTNERSHIP	209 S KINGS DR # A	CHARLOTTE	NC	28204-2621
JOE PADILLA		CHARLOTTE REGIONAL REALTOR ASSOC	1201 GREENWOOD CLF STE 200	CHARLOTTE	NC	28204-2844
CHRISTOPHER JONES			1201 GREENWOOD CLF STE 200	CHARLOTTE	NC	28204-2844
		CHERRY COMMUNITY ORGANIZATION	611 JACOBS LN	CHARLOTTE	NC	28204-3001
TRINH NGOC NGUYEN			610 BALDWIN AVE	CHARLOTTE	NC	28204-3004
			501 CHERRY ST	CHARLOTTE	NC	28204-3019
	KI-HYUN CHUN	MYERS TABERNACLE AME ZION CHURCH	509 CHERRY ST	CHARLOTTE	NC	28204-3019
		THE ASIAN (KOREAN) HERALD INC	1339 BAXTER ST STE 200	CHARLOTTE	NC	28204-3067
KEVIN M SHIPLETT			226 S TORRENCE ST	CHARLOTTE	NC	28204-3100
PETER MORGAN	ASHLEIGH MORGAN		1739 AMHERST PL	CHARLOTTE	NC	28204-3103
NATHAN WILLIS	KATHERINE WILLIS		1722 AMHERST PL	CHARLOTTE	NC	28204-3104
CYNTHIA N CLEMENS	MARCY J MCCLANAHAN		1726 AMHERST PL	CHARLOTTE	NC	28204-3104
JUNE WATTS-MISTRI		AMHERST PLACE HOA & NA	1730 AMHERST PL	CHARLOTTE	NC	28204-3104
ADI MISTRI	EMILY JUNE WATTS-MISTRI		1730 AMHERST PL	CHARLOTTE	NC	28204-3104
BRADLEY R THOMAS	LAURA SOUTHWELL		1734 AMHERST PL	CHARLOTTE	NC	28204-3104
GERALDINE I ANDERSON			1742 AMHERST PL	CHARLOTTE	NC	28204-3104
		CNSA REAL ESTATE LLC	225 BALDWIN AVE	CHARLOTTE	NC	28204-3109
JOSEPH BLAKENEY			305 BALDWIN AVE	CHARLOTTE	NC	28204-3111
KAREN M JENSEN			309 BALDWIN AVE	CHARLOTTE	NC	28204-3111
KAREN JENSEN		FRIENDS & RESIDENTS OF HISTORIC CHERRY	311 BALDWIN AVE	CHARLOTTE	NC	28204-3111
BARBARA JEAN RAINEY			317 BALDWIN AVE	CHARLOTTE	NC	28204-3111
KATHRYN HUBICKI		CHERRY NEIGHBORHOOD ORGANIZATION	325 BALDWIN AVE	CHARLOTTE	NC	28204-3111
PAUL P CARDONE			316 BALDWIN AVE	CHARLOTTE	NC	28204-3112
MICHAEL W HILLIER	AIMEE LYNNE HILLIER		330 BALDWIN AVE	CHARLOTTE	NC	28204-3112
		PLEASANT HILL BAPTIST CHURCH OF CHARLOTTE NC	517 BALDWIN AVE	CHARLOTTE	NC	28204-3115

SHANE NOFZIGER		1915 BAXTER ST	CHARLOTTE	NC	28204-3119
FELICIA GILES		1902 BAXTER ST	CHARLOTTE	NC	28204-3120
JUSTIN I NEVILL	ANGELA P NEVILL	1912 BAXTER ST	CHARLOTTE	NC	28204-3120
WILL L BINKLEY		419 ELI ST	CHARLOTTE	NC	28204-3121
JONATHAN WING		425 ELI ST	CHARLOTTE	NC	28204-3121
MARILYN P GIBSON		229 S FOX ST	CHARLOTTE	NC	28204-3123
MARILYN GIBSON RAINEY	DEREK LOVETTE RAINEY	230 S FOX ST	CHARLOTTE	NC	28204-3124
JANA M BROOKS		1505 RANLO AVE # 1	CHARLOTTE	NC	28204-3125
JOHN B ODENWELLER III		222 S TORRENCE ST UNIT 10	CHARLOTTE	NC	28204-3128
JASON L ADAMS		222 S TORRENCE ST UNIT 20	CHARLOTTE	NC	28204-3128
JAMES M PETERSEN		222 S TORRENCE ST UNIT 30	CHARLOTTE	NC	28204-3128
KAITLIN J MORAN	KATHLEEN E MORAN	222 S TORRENCE ST UNIT 40	CHARLOTTE	NC	28204-3128
JOHN GREGORY PATTERSON		222 S TORRENCE ST UNIT 80	CHARLOTTE	NC	28204-3128
ROY O CRAIN		1100 METROPOLITAN AVE UNIT 203	CHARLOTTE	NC	28204-3129
APARAPPAR SINGH		1100 METROPOLITAN AVE UNIT 204	CHARLOTTE	NC	28204-3129
JEREMY J GNOZZO	JOSEPH GNOZZO	1100 METROPOLITAN AVE UNIT 206	CHARLOTTE	NC	28204-3129
ALBERT OETTINGER JR	SOPHIA W ROTHBERGER-KRAAL	1100 METROPOLITAN AVE UNIT 207	CHARLOTTE	NC	28204-3129
HAL R LINDSAY	DENISE R LINDSAY	1100 METROPOLITAN AVE UNIT 209	CHARLOTTE	NC	28204-3129
WANDA DOBY		304 LILLINGTON AVE	CHARLOTTE	NC	28204-3130
		332 LILLINGTON AVE	CHARLOTTE	NC	28204-3130
MARTHA ALSAUGH		1501 LUTHER ST	CHARLOTTE	NC	28204-3135
JUANITA LITTLE	CHARLIE R HARVEY LITTLE	1505 LUTHER ST	CHARLOTTE	NC	28204-3135
SHERRY L MITCHELL	LAVONDA P MITCHELL	1515 LUTHER ST	CHARLOTTE	NC	28204-3135
TODD A BLUEMKE		1519 LUTHER ST	CHARLOTTE	NC	28204-3135
JESSICA M HADLOCK		1525 LUTHER ST	CHARLOTTE	NC	28204-3135
R STEVEN DECONTI	LYNN ELLEN ODDEN	1605 LUTHER ST	CHARLOTTE	NC	28204-3137
HEYWARD CHERRY	VELVITY CHERRY (H / W)	1613 LUTHER ST	CHARLOTTE	NC	28204-3137
MYRON PATTON		1623 LUTHER ST	CHARLOTTE	NC	28204-3137
MYRON F PATTON	SYLVIA PATTON (H / W)	1623 LUTHER ST	CHARLOTTE	NC	28204-3137
ADAM G THOMAS		1703 LUTHER ST	CHARLOTTE	NC	28204-3139
DANA LYNNE BAKER		1707 LUTHER ST	CHARLOTTE	NC	28204-3139
PEGGY A LEBA		1715 LUTHER ST	CHARLOTTE	NC	28204-3139
CHARLETTE METCALF		1801 LUTHER ST	CHARLOTTE	NC	28204-3141
JESSICA J STANULUS		1805 LUTHER ST	CHARLOTTE	NC	28204-3141
CHRISTOPHER LEON NGUYEN	JIN HUA LIN	1819 LUTHER ST	CHARLOTTE	NC	28204-3141
VERONICA MCLEOD		1816 LUTHER ST	CHARLOTTE	NC	28204-3142
LOUISE C GOLDSTEIN		1914 LUTHER ST	CHARLOTTE	NC	28204-3144
EDUARDO M CALANDRIELLO	MARGAUX M NEWELL	1918 LUTHER ST	CHARLOTTE	NC	28204-3144
CHARLES B HAIR	KRISTEN J MOYER	1922 LUTHER ST	CHARLOTTE	NC	28204-3144
DOUGLAS S DANIEL	MIRANDA MCVEERY DANIEL	1926 LUTHER ST	CHARLOTTE	NC	28204-3144
DEBORAH WHITMIRE MCLAUGHLIN	BUDDIE THOMAS MCLAUGHLIN	1100 METROPOLITAN AVE UNIT 307	CHARLOTTE	NC	28204-3155
LISA G MORGAN	BRENDA G TILLMAN	1100 METROPOLITAN AVE UNIT 308	CHARLOTTE	NC	28204-3155
RUFUS R BARNETTE	PAULA V BARNETTE	315 S TORRENCE ST	CHARLOTTE	NC	28204-3163
MAGDALENE RILEY		319 S TORRENCE ST	CHARLOTTE	NC	28204-3163
		331 S TORRENCE ST	CHARLOTTE	NC	28204-3163
JACK LONDON		300 S TORRENCE ST	CHARLOTTE	NC	28204-3164
TODD ALBEE	HEATHER ALBEE	304 S TORRENCE ST	CHARLOTTE	NC	28204-3164
KENNETH WILSON		308 S TORRENCE ST	CHARLOTTE	NC	28204-3164
PHILESTEEN MITCHELL	ODESSA M MITCHELL	312 S TORRENCE ST	CHARLOTTE	NC	28204-3164
ANTHONY V HUNT	SHERRI HUNT	314 S TORRENCE ST	CHARLOTTE	NC	28204-3164
ANTHONY V HUNT		316 S TORRENCE ST	CHARLOTTE	NC	28204-3164
SAMUEL LEE TYSON	MARY ELIZABETH	328 S TORRENCE ST	CHARLOTTE	NC	28204-3164
YVONNE BITTLE		216 S TORRENCE ST	CHARLOTTE	NC	28204-3166
NICHOLAS D FELTEN	GLORIA FELTEN	236 S TORRENCE ST	CHARLOTTE	NC	28204-3166
NATHANIEL J CAHILL		223 S TORRENCE ST UNIT 5	CHARLOTTE	NC	28204-3170
WILLIAM KRENTZBERGER	JANINE BOUDREAU KRENTZBERGE	223 S TORRENCE ST UNIT 25	CHARLOTTE	NC	28204-3170
BENJAMIN C HUNLEY		223 S TORRENCE ST UNIT 45	CHARLOTTE	NC	28204-3170
ROBERT J SPENCER		223 S TORRENCE ST UNIT 65	CHARLOTTE	NC	28204-3170
JOANNA EDYTA JOZWIAK		223 S TORRENCE ST UNIT 75	CHARLOTTE	NC	28204-3170
MASSOD DABESTANI		223 S TORRENCE ST UNIT 85	CHARLOTTE	NC	28204-3170
KIRKWOOD J HILE	PAULA LEE PERRY	223 S TORRENCE ST UNIT 95	CHARLOTTE	NC	28204-3170
ELIZABETH STINSON		1718 AMHERST PL APT B	CHARLOTTE	NC	28204-3171
JENNIFER A COSTARINO		1718 AMHERST PL APT C	CHARLOTTE	NC	28204-3171
LEE K WALKER		1718 AMHERST PL APT D	CHARLOTTE	NC	28204-3171
JAMES KIMBALL		226 S TORRENCE ST UNIT 102	CHARLOTTE	NC	28204-3180
MICHELLE P BOLTON	GEORGE T BOLTON	226 S TORRENCE ST UNIT 104	CHARLOTTE	NC	28204-3180
BRYAN ROTHWELL		226 S TORRENCE ST UNIT 106	CHARLOTTE	NC	28204-3180
KRISTIN WRIGHT MAVROMATIS		226 S TORRENCE ST UNIT 202	CHARLOTTE	NC	28204-3181
GEORGE T HAGWOOD		226 S TORRENCE ST UNIT 203	CHARLOTTE	NC	28204-3181
SUSIE Q TRUONG		226 S TORRENCE ST UNIT 205	CHARLOTTE	NC	28204-3181
JUAN P CALDERON		226 S TORRENCE ST UNIT 206	CHARLOTTE	NC	28204-3181
LAURA PENDLETON		226 S TORRENCE ST UNIT 303	CHARLOTTE	NC	28204-3182
HARRY G PLAGIANIS		226 S TORRENCE ST UNIT 305	CHARLOTTE	NC	28204-3182
MIGUEL A JOY		1515 RANLO AVE UNIT 1	CHARLOTTE	NC	28204-3186
JONATHAN R LOCKLEAR		1515 RANLO AVE UNIT 2	CHARLOTTE	NC	28204-3186
JILL LOHRI		308 QUEENS RD APT 17	CHARLOTTE	NC	28204-3209
ELIZABETH JENNER WALL		308 QUEENS RD APT 18	CHARLOTTE	NC	28204-3209
MARJORIE E LONG		308 QUEENS RD APT 19	CHARLOTTE	NC	28204-3209
TRACY ANN PETLESKI		308 QUEENS RD APT 20	CHARLOTTE	NC	28204-3209
ROBERT J ELLMAN	MARGARET DEBRA ELLMAN	308 QUEENS RD APT 23	CHARLOTTE	NC	28204-3209
MARISSA DIPROFIO		308 QUEENS RD APT 24	CHARLOTTE	NC	28204-3209
TODD BAILEY		308 QUEENS RD APT 25	CHARLOTTE	NC	28204-3209
STEPHANIE D TUMBLESTON		308 QUEENS RD APT 26	CHARLOTTE	NC	28204-3209
ELIZA A NEERINCX		308 QUEENS RD APT 28	CHARLOTTE	NC	28204-3209
ROBERT EDWARD SOUTHERN		308 QUEENS RD APT 31	CHARLOTTE	NC	28204-3209
CHRISTOPHER M WAHL		308 QUEENS RD APT 32	CHARLOTTE	NC	28204-3209
AMY K TAYLOR		308 QUEENS RD APT 33	CHARLOTTE	NC	28204-3209
		1521 E 3RD ST	CHARLOTTE	NC	28204-3231
KENT R RITTENHOUSE		210 S CASWELL RD	CHARLOTTE	NC	28204-3233
KRISTEN SHIELDS		318 QUEENS RD APT 1	CHARLOTTE	NC	28204-3245
JUSTIN DICKERSON		318 QUEENS RD APT 3	CHARLOTTE	NC	28204-3245
PAUL T HOYING	LESLIE ROSE-HOYING	318 QUEENS RD APT 5	CHARLOTTE	NC	28204-3245
STEVAN M TALEVSKI		318 QUEENS RD APT 6	CHARLOTTE	NC	28204-3245
LILLIE MAE BALLARD		318 QUEENS RD APT 11	CHARLOTTE	NC	28204-3245
JESSICA C GOODMAN		318 QUEENS RD # 14	CHARLOTTE	NC	28204-3246
		318 QUEENS RD # 13	CHARLOTTE	NC	28204-3246

KELLY L MATTHEWS		318 QUEENS RD UNIT 15	CHARLOTTE	NC	28204-3246
ELISE C HOWE		222 QUEENS RD APT 52	CHARLOTTE	NC	28204-3250
SARA DURNOVICH		222 QUEENS RD APT 54	CHARLOTTE	NC	28204-3250
NATALIE W BOLLUS		222 QUEENS RD APT 56	CHARLOTTE	NC	28204-3250
JOHN E JOSLIN		222 QUEENS RD APT 58	CHARLOTTE	NC	28204-3250
CHARLES G YOUAKIM		222 QUEENS RD APT 59	CHARLOTTE	NC	28204-3250
YUK-WAH LEE		222 QUEENS RD APT 60	CHARLOTTE	NC	28204-3250
EVELYN B CARTER		222 QUEENS RD APT 61	CHARLOTTE	NC	28204-3250
KEVIN W KELLY		222 QUEENS RD APT 63	CHARLOTTE	NC	28204-3250
SALLY T WHITTEN		222 QUEENS RD APT 65	CHARLOTTE	NC	28204-3250
DANIEL SETH GETTIS		222 QUEENS RD APT 66	CHARLOTTE	NC	28204-3250
EVELYN V CARTER		226 QUEENS RD APT 67	CHARLOTTE	NC	28204-3259
CHRISTOPHER M SEMMENS		226 QUEENS RD APT 68	CHARLOTTE	NC	28204-3259
PAULA MARIE MOORE	LARA L KAUFMANN	226 QUEENS RD APT 70	CHARLOTTE	NC	28204-3259
MARY CRYSTAL WILLIAMS		226 QUEENS RD APT 73	CHARLOTTE	NC	28204-3259
EMERSON BELL		226 QUEENS RD APT 76	CHARLOTTE	NC	28204-3259
SONYA CASTELLINO		226 QUEENS RD APT 78	CHARLOTTE	NC	28204-3259
GARY J TOMAN	JUDITH TOMAN	325 QUEENS RD APT 10	CHARLOTTE	NC	28204-3268
CHARLES H HENDERSON		232 QUEENS RD APT 34	CHARLOTTE	NC	28204-3276
LAUREN E STRAHLEY		232 QUEENS RD APT 37	CHARLOTTE	NC	28204-3276
JORGE TORRES		232 QUEENS RD APT 38	CHARLOTTE	NC	28204-3276
MICHELE K CAUSEY		232 QUEENS RD APT 39	CHARLOTTE	NC	28204-3276
MALCOLM SHIELDS RHYNE IV		232 QUEENS RD APT 40	CHARLOTTE	NC	28204-3276
GEORGE A FARMAKIS		232 QUEENS RD APT 42	CHARLOTTE	NC	28204-3276
CARTER L MURPHY	GARY L MURPHY	232 QUEENS RD APT 44	CHARLOTTE	NC	28204-3276
ANDREW DIFILIPPANTONIO		232 QUEENS RD APT 46	CHARLOTTE	NC	28204-3276
CHARLES DEVIN DUPREE	JESSICA SWANKO DUPREE	232 QUEENS RD APT 47	CHARLOTTE	NC	28204-3276
EMILY PETTA OWEN	HILARY GALLATIN PETTA	232 QUEENS RD APT 48	CHARLOTTE	NC	28204-3276
HUMBERTO R GONZALEZ		232 QUEENS RD APT 50	CHARLOTTE	NC	28204-3276
MAGERY W KNOTT		232 QUEENS RD APT 51	CHARLOTTE	NC	28204-3276
BETH HAENNI		2133 GREENWAY AVE	CHARLOTTE	NC	28204-3317
ERIC DAVIS	ELIZABETH NA ELIZABETH NA	2200 GREENWAY AVE	CHARLOTTE	NC	28204-3320
JOHN PAUL TSAHAKIS	PAUL J TSAHAKIS	1100 METROPOLITAN AVE # 3314	CHARLOTTE	NC	28204-3351
ALLEN P WOLFE	CLARA I WOLFE	1100 METROPOLITAN AVE	CHARLOTTE	NC	28204-3351
WANDA P WHITFIELD	ROBERT JOEL WHITFIELD	1100 METROPOLITAN AVE UNIT 201	CHARLOTTE	NC	28204-3352
REBECCA A PEIFER		1100 METROPOLITAN AVE UNIT 202	CHARLOTTE	NC	28204-3352
JAMES L WANG		1100 METROPOLITAN AVE UNIT 210	CHARLOTTE	NC	28204-3352
ALEXANDER D GOARE		1100 METROPOLITAN AVE UNIT 211	CHARLOTTE	NC	28204-3352
DANIEL HORACE SWIFT		1100 METROPOLITAN AVE UNIT 301	CHARLOTTE	NC	28204-3353
MICHAEL DAVID GROSS	DIANE HOOVER BECHTLER	1100 METROPOLITAN AVE UNIT 302	CHARLOTTE	NC	28204-3353
MELANIE LIVOTI	ALEX ELIAS	1100 METROPOLITAN AVE UNIT 401	CHARLOTTE	NC	28204-3354
GARY R SUGG	CAROL R SUGG	1100 METROPOLITAN AVE UNIT 410	CHARLOTTE	NC	28204-3354
JILL E PABENBURG		1100 METROPOLITAN AVE UNIT 411	CHARLOTTE	NC	28204-3354
CHARLES KERN EAKER	MARTINA CORICK	1100 METROPOLITAN AVE UNIT 412	CHARLOTTE	NC	28204-3354
PAUL WYNNEDNA DAVIS IV		1100 METROPOLITAN AVE UNIT 413	CHARLOTTE	NC	28204-3354
FRANCIS M COX IV		1100 METROPOLITAN AVE UNIT 414	CHARLOTTE	NC	28204-3354
KEITH BRADFORD ALYEA R / T	FIDEL DENNIS MONTOYA R / T	1100 METROPOLITAN AVE UNIT 415	CHARLOTTE	NC	28204-3354
JOHN D HALL		1100 METROPOLITAN AVE UNIT 313	CHARLOTTE	NC	28204-3354
MELINDA S HARPER		1100 METROPOLITAN AVE UNIT 315	CHARLOTTE	NC	28204-3354
SHANNON YEARGAN		1133 METROPOLITAN AVE UNIT 201	CHARLOTTE	NC	28204-3385
JONATHAN SWOPE		1133 METROPOLITAN AVE UNIT 203	CHARLOTTE	NC	28204-3385
VASILIOS DROSINIS		1133 METROPOLITAN AVE UNIT 301	CHARLOTTE	NC	28204-3396
SHANTHI NALINI DESILVA		1133 METROPOLITAN AVE UNIT 302	CHARLOTTE	NC	28204-3396
KATE K CALTIS		1133 METROPOLITAN AVE UNIT 303	CHARLOTTE	NC	28204-3396
GIGI S TAYLOR	FLAVIUS EDWARD TAYLOR JR	1133 METROPOLITAN AVE UNIT 304	CHARLOTTE	NC	28204-3396
DANIEL MICHAEL KOCH	ANNA CLAIRE ODLE	1133 METROPOLITAN AVE UNIT 305	CHARLOTTE	NC	28204-3396
RYAN P COLOSI		1133 METROPOLITAN AVE UNIT 307	CHARLOTTE	NC	28204-3396
LISA A QUINN		1133 METROPOLITAN AVE UNIT 308	CHARLOTTE	NC	28204-3396
RAFAEL OSUNA	JENNIFER FRINGS	1133 METROPOLITAN AVE UNIT 310	CHARLOTTE	NC	28204-3396
WES NINH NGUYEN		1133 METROPOLITAN AVE UNIT 311	CHARLOTTE	NC	28204-3396



**NOTICE TO INTERESTED PARTIES**  
**OF 2<sup>nd</sup> COMMUNITY MEETING**

**Subject:** Community Meeting -- Rezoning Petitions filed by The Charlotte Housing Authority to rezone approximately 5.4 acres located on scattered sites within the Cherry neighborhood to allow the development of multifamily residential rental units.

**Date and Time of Meeting:** **Thursday, February 19, 2015 at 6:00 p.m.**

**Place of Meeting:** Pleasant Hill Baptist Church  
517 Baldwin Avenue  
Charlotte, NC 28204

**Petitioner:** The Charlotte Housing Authority

**Petition No.:** 2015-027  
2015-028  
2015-029  
2015-030  
2015-032

We are assisting The Charlotte Housing Authority (the "Petitioner") in connection with the Rezoning Petitions it has filed with the Charlotte-Mecklenburg Planning Department seeking to rezone approximately 5.4 acres of land on scattered sites (the "Sites"). Below is the location of each site, the current zoning district and requested zoning district:

<b>Petition No.</b>	<b>Property Location</b>	<b>Current Zoning</b>	<b>Requested Zoning</b>
2015-027	3.031 acres located at the corner of Cherry St. and East 1 <sup>st</sup> St.	R-22MF	UR-C (CD)
2015-028	1.035 acres located at the corners of Luther St., Baldwin Ave. and Main St.	R-8	R-22MF (CD)
2015-029	0.424 acres located at the corner of Amherst Place and Lillington Ave.	R-8	R-22MF (CD)
2015-030	0.562 acres located at the corner of Morgan Park Drive and Luther St.	R-8	R-22MF (CD)
2015-032	0.305 acres located on Baxter Street, west of Queens Rd	R-12MF	R-8

The purpose of the rezoning is to permit the development of multi-family residential rental units. 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 the above Rezoning Petitions for the purpose of discussing these rezoning proposals with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Department'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 Sites.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding these Rezoning Petitions on **Thursday, February 19, 2015 at 6:00 p.m. at Pleasant Hill Baptist Church located at 517 Baldwin Avenue.** The Petitions will be discussed at the following times:

<b>Petition No.</b>	<b>Property Location</b>	<b>Review and Discussion Time at Community Meeting</b>
2015-027	3.031 acres located at the corner of Cherry St. and East 1 <sup>st</sup> St.	6:00 p.m.
2015-028	1.035 acres located at the corners of Luther St., Baldwin Ave. and Main St.	6:20 p.m.
2015-029	0.424 acres located at the corner of Amherst Place and Lillington Ave.	6:40 p.m.
2015-030	0.562 acres located at the corner of Morgan Park Drive and Luther St.	7:00 p.m.
2015-032	0.305 acres located on Baxter Street, east of Queens Rd	7:20 p.m.

Representatives of the Petitioner look forward to sharing these rezoning proposals with you and to answering any questions you may have with respect to these Rezoning Petitions.

In the meantime, should you have any questions or comments about this matter, please call Janelle Brown at 704-336-4227.

cc: Councilwoman Kinsey

Date Mailed: February 9, 2015

COMMUNITY MEETING SIGN-IN SHEET  
 PETITIONER: CHARLOTTE HOUSING AUTHORITY  
 DEVELOPMENT REZONING PETITION NO.: 2015-027

**Site A: (At the corner of Cherry St. and East 1<sup>st</sup> St.):** (Requested change in Zoning from R-22MF to UR-C (CD)), for the development of 200 multifamily rental units.

February 19, 2015

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Please PRINT CLEARLY.

Name	Address	Phone No.	Email
Ray Goode	1301 Baxter St	704 375-0846	goderod@baldwin.net
Cynthia Shaw	2917 Mann Rd	704-927-9254	cshaw@kptaw.com
Yvonne Bittle	216 St. Lawrence St	704 372 5418	
Kyle Lee	1805 Luther St	803 397 9335	ABN42K@Gmail.com
SCOTT FOISY	624 Weiker St	606-0708	
Jason Harris	"	776-1505	
Jessica Stanulus	1805 Luther St	407-920-3993	
Sylvia B. H. Patton	1623 Luther St	(704) 372-3720	shpased@bellsouth.net
Muxon Patton	"	"	"
D. GRICK	1502 Baxter St	704 915 6277	
Doris Dennis	700 Baldwin St	704-372-7527	
Emily Stephenson-Green	836 Henley Pl	704-332-8228	
F. McLeod	625 Lawrence St	(704) 332-6426	
Thorn Baccich	5000 Prentice Pl. Charlotte	704 641 8212	Thorn.Baccich@gmail
Laura Baccich	5000 Prentice Pl	704 516 0851	laura.baccich@gmail.com
Maileyn Brown	320 S. Forth St	704 347-4704	pridemdaycard@bellsouth.net
MONTÉ RITCHET	VARIOUS	980-722-0922	

COMMUNITY MEETING SIGN-IN SHEET  
PETITIONER: CHARLOTTE HOUSING AUTHORITY  
**DEVELOPMENT REZONING PETITION NO.: 2015-027**

**Site A: (At the corner of Cherry St. and East 1<sup>st</sup> St.):** *(Requested change in Zoning from R-22MF to UR-C (CD)), for the development of 200 multifamily rental units.*

February 19, 2015

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Please **PRINT CLEARLY.**

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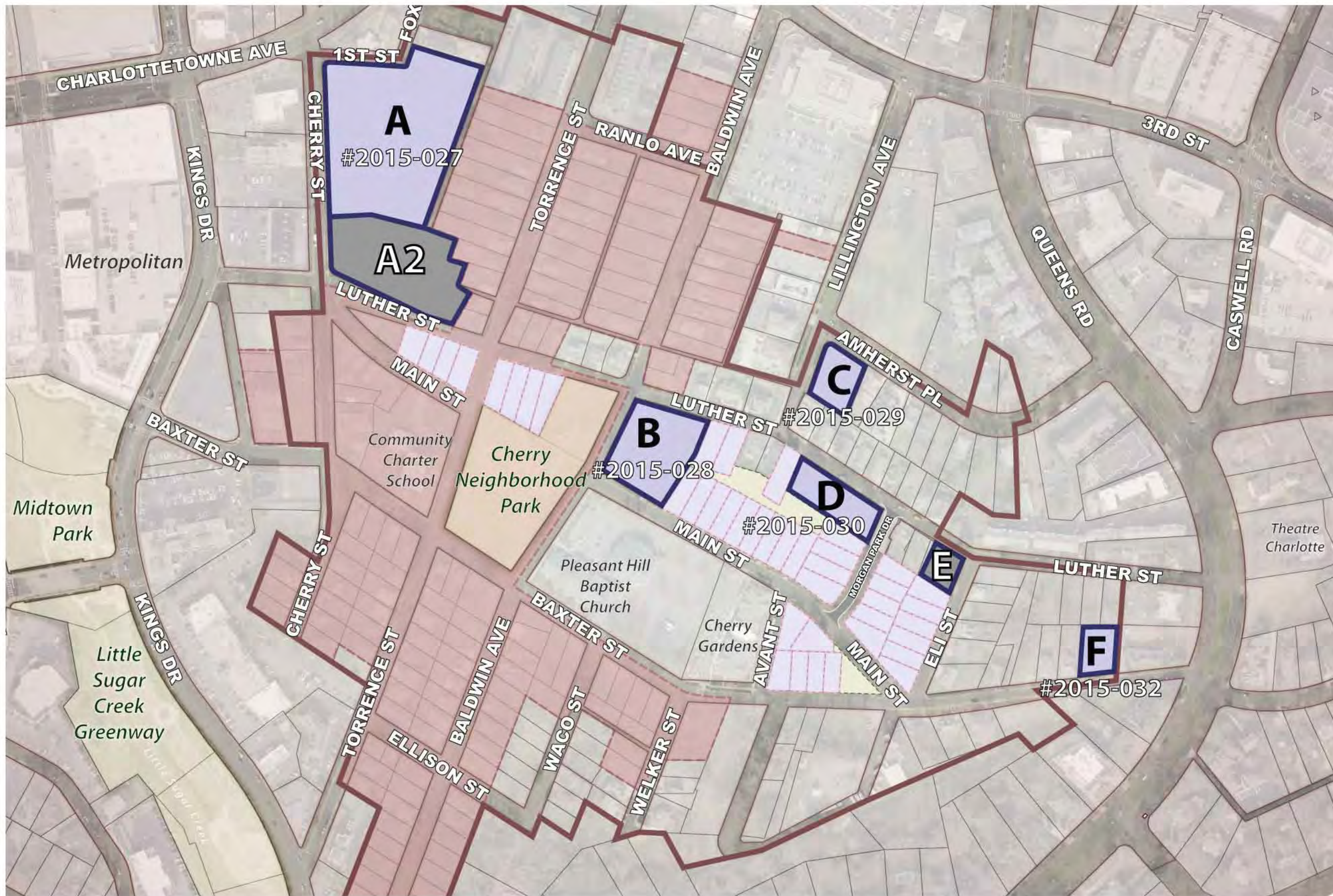


## Tall Oaks Redevelopment

### Sites

#### Legend

-  Cherry Residential Core
-  Tall Oaks Properties Proposed Rezoned
-  Tall Oaks Properties Not Being Rezoned
-  Proposed Historic District
-  Neighborhood Parks / Greenways
-  Saussy Burbank Subdivision Lots (Under Construction)



## CHA Tall Oaks Redevelopment Sites

0 125 250 500 FEET







Tall Oaks Community  
Cherry Neighborhood

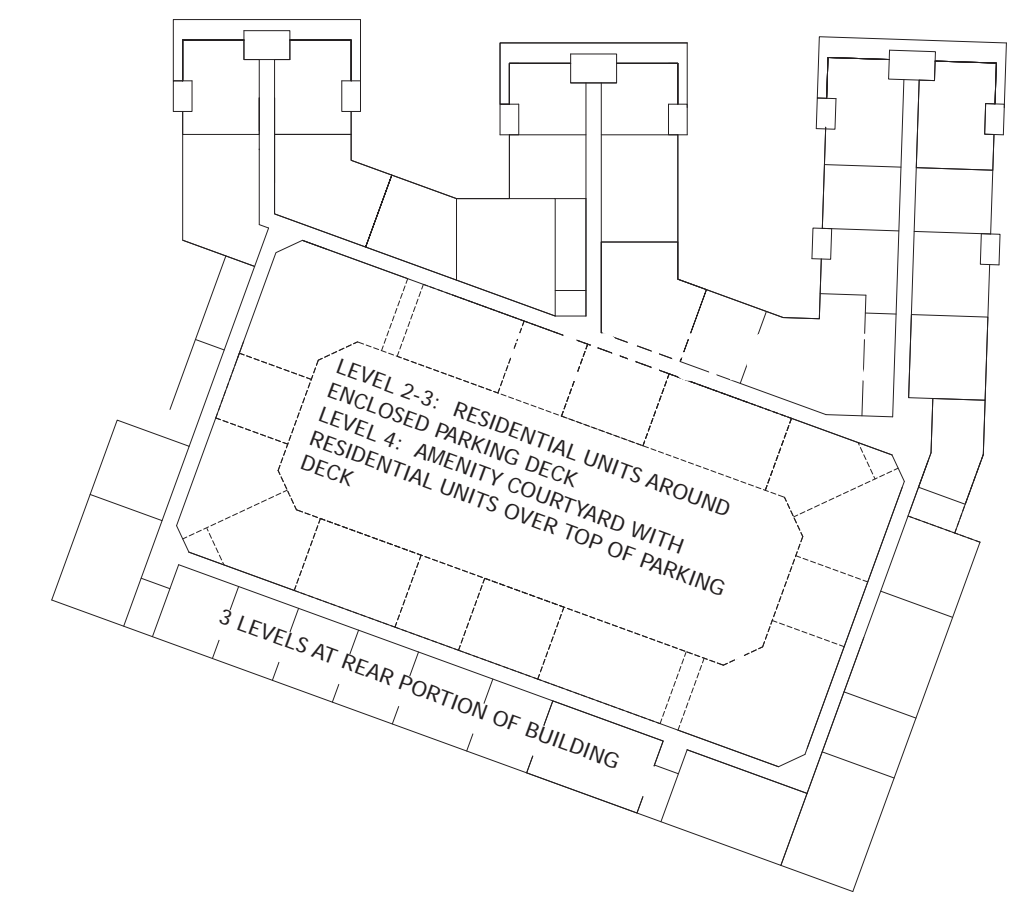
Exhibit D

site A #2015-027

DEVELOPMENT TOTALS

RESIDENTIAL UNITS	200 UNITS
PARKING PROV (1.4/UNIT)	283 SPACES

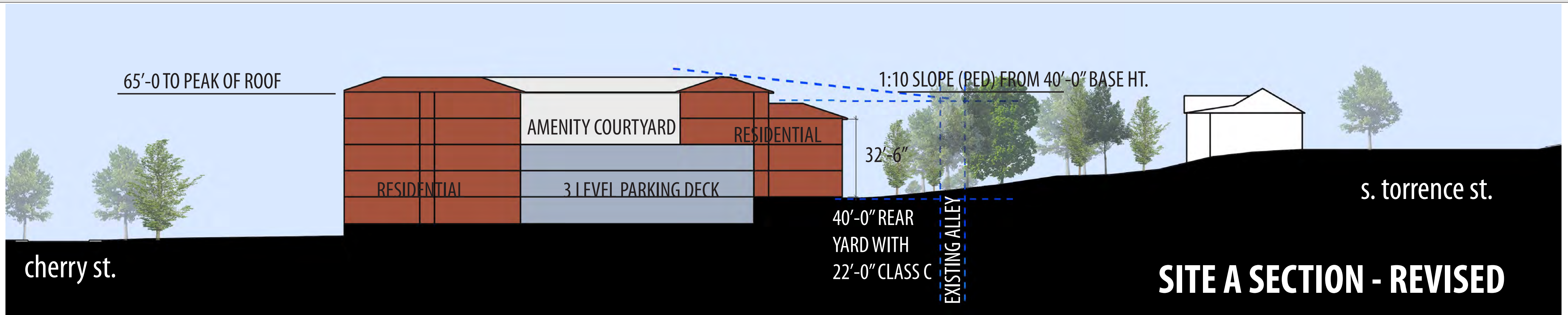
Site	Acres	Present Zoning	Proposed Zoning	Originally Proposed no. Units (Range)	Proposed No. Units
A (2015-027)	3.03	R-22MF	UR-C (CD)	225 to 275	200



building ELEVATIONS

FRONT ELEVATION

TYPICAL UPPER FLOOR PLAN



SITE A SECTION - REVISED

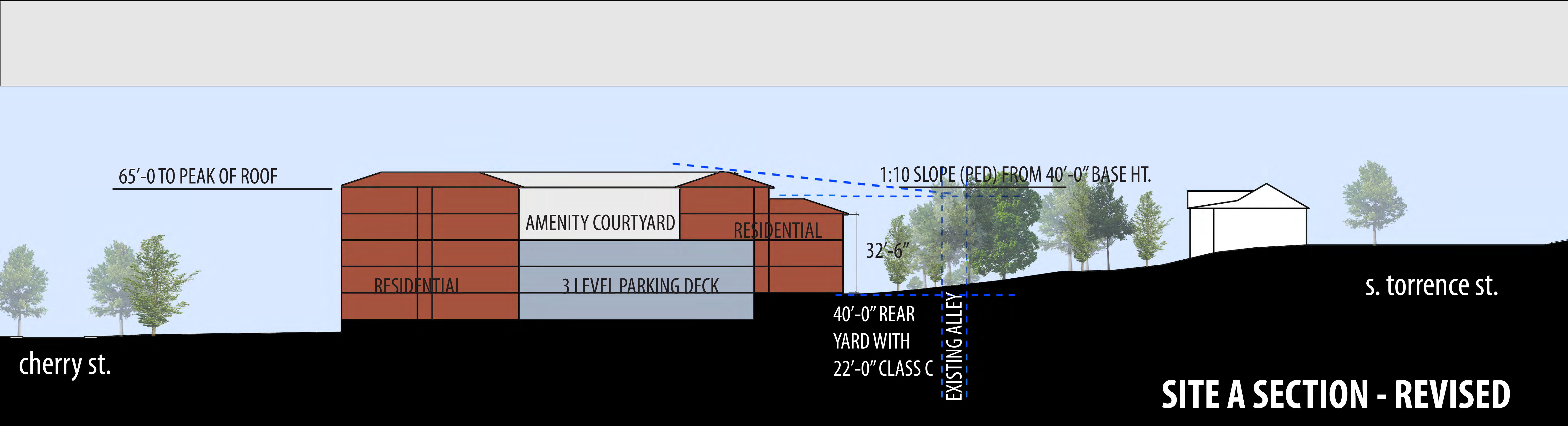
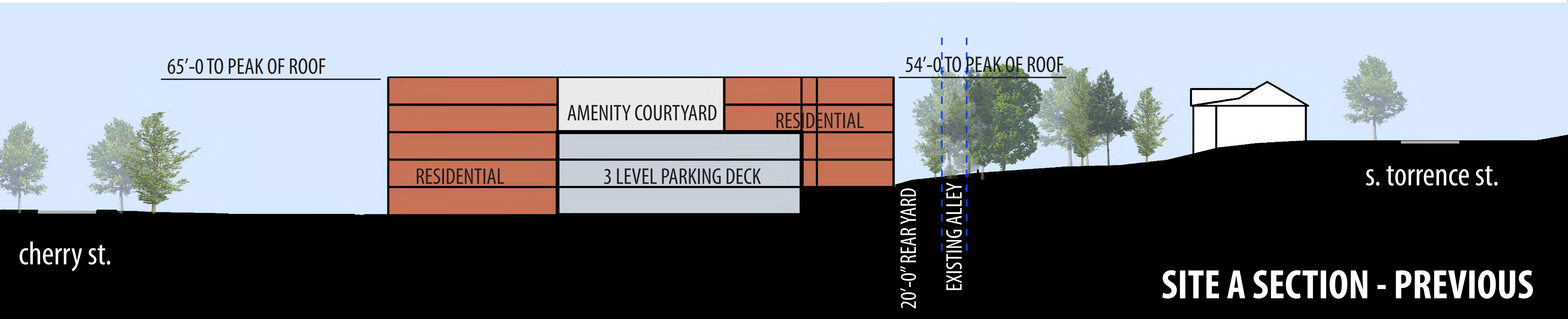






Tall Oaks Community  
Cherry Neighborhood

Exhibit D





# TALL OAKS REDEVELOPMENT IN THE CHERRY COMMUNITY- PHASE II

Exhibit E



## OVERVIEW

Horizon Development Properties seeks to preserve and enhance housing opportunities for working families of diverse incomes who seek to live, work and play within the Cherry Community. Due to the current gentrification of the neighborhood, additional housing options are needed to maintain the original intent of the neighborhood, providing housing options for working class families.



*Revised design showing rear of the building decreased from four stories to three stories, allowing for clear community view of Uptown Skyline*

## COMMUNITY INSIGHTS

- Privately managed workforce housing community
- Attracting professionals in Law Enforcement, Education, Healthcare, and Service Industry
- Enhanced Safety Features

## PROJECT DETAILS PHASE II - WORKFORCE

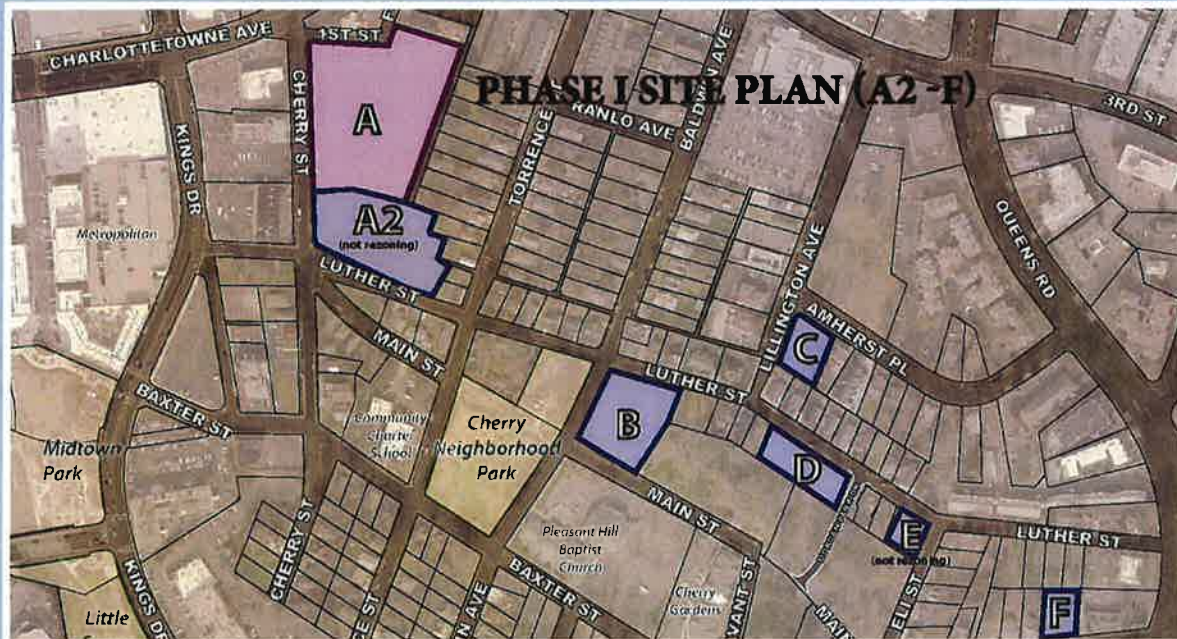
# of Units	200
# of Bedrooms	1 - 3
Rent Ranges	\$1,000 - \$1,950 (approx)
Qualified Income Ranges	\$38,500 - \$77,040





# TALL OAKS REDEVELOPMENT IN THE CHERRY COMMUNITY - PHASE I

Exhibit E



## OVERVIEW

Horizon Development Properties has strategically envisioned a redevelopment plan for the Tall Oaks community centered on preserving housing that directly responds to the needs of the existing residents, and to provide housing opportunities for families of diverse income levels that desire to reside, work and play in close proximity to Uptown Charlotte.



## COMMUNITY INSIGHTS

- Address the City's growing need for housing that meets the needs of families with diverse incomes
- Residents in this community must adhere to work requirements (elderly/disabled excluded)
- Supportive Services provided to 100% of working families within this community
- Privately managed community
- Enhanced safety measures

## PROJECT DETAILS

### PHASE I - TAX CREDIT

# of Units	81
# of Bedrooms	1 - 4
Rent Ranges	\$600 - \$1,200 (approx)
Qualified Income Ranges	\$38,000 & below

