

Community Meeting Report

**Petitioner: Johnson C. Smith University (JCSU)
Rezoning Petition No. 2016-019**

Property: Approx. 1.6 acres at Northeast corner of Campus Street and Mill Road (the "Site"). Requested change in Zoning from R-22 MF, B-1 & B-1 PED to MUDD-O, to allow adaptive reuse of existing structures for University use and the development of a new University building.

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 January 28, 2016 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 January 15, 2016. 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 January 28, 2016 at 6:00pm, at JCSU's James B. Duke Memorial Hall, at 125 Beatties Ford Road, Charlotte, NC 28216.

PERSONS IN ATTENDANCE AT MEETING

Several representatives of community organizations were present among the residents attending, including members of the Biddleville-Smallwood Community Organization and Betty Marlin of the Historic West End Wellness Association. The sign-in sheet from the Community Meeting is attached as **Exhibit C**.

The petitioner's representatives present for the required Community Meeting included Mr. Anayochukwu C. Ezeigbo, Dean Helen Caldwell, Dean Laura McLean, Zuheir Moad and Terry McPherson from JCSU. Also in attendance from the firm Neighboring Concepts were Darrel Williams and Eric Orozco.

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

For a record of the presentation and matters discussed with the community at the meeting, see the attached **Meeting Summary**. The petitioner presented and discussed the goals of JCSU's proposed plan, providing an overview of JCSU activities in the corridor and demonstrating that the plan would continue to reinforce the community's vision for the corridor. The petitioner agreed with the residents gathering to incorporate additional conditions to address the concerns of the attendees in accommodating University uses on the Site. The petitioner will submit a revised petition that disallows the use of structured parking, student housing, metal shed structures and portable buildings on the Site.

MEETING SUMMARY

Introductions

Mr. Anayochukwu C. Ezeigbo opened the meeting and introduced the JCSU staff and project team members. He then invited the community residents attending to make their introductions.

Overview of Petitioner's presentation:

Mr. Ezeigbo began the petitioner's presentation by introducing the mandate of JCSU University to collaborate closely with the local community in continuing the transformations of the Northwest Corridor. Under the leadership of Dr. Ronald Carter, the University adopted core expectations in its strategic vision. Among them is an expectation to deepen its relationships with its immediate neighbors. A related focus is to coincide its physical planning with the community's neighborhood goals (see "Seven Clear Expectations for Radical Transformation of the University in the Next Five Years" in **Exhibit D** for the meeting handouts distributed at the meeting).

Dr. Helen Caldwell, Dean of the College of Professional Studies, provided an overview of the School of Social Work, its academic and outreach programs, and its plans and hopes for proposed use of the Historic Mt. Carmel Baptist Church on the Site. Some of her main points:

- Like a church, the focus of the program is to help people.
- Student work, in internships, academic professional role settings and community outreach programs, may have many tie-ins to community life and is facilitated by professional experts.
- Including meeting spaces for the community, outreach programs facilitated by the Mt. Carmel academic setting may include service to seniors, financial literacy, computers classes, kinship care, parental workshops and various others.
- Students are trained to listen professionally and to respond adaptively to the situation at hand.
- The community is invited to participate alongside it.
- The University's vision is not remain an elite entity and extend outside its gates, and is seeking to be a catalyst for change by inviting the community's talents and contribution.
- Dr. Caldwell invited attendees to participate with the question: What would you like to happen in this area?

Dr. Laura McLean, Dean of the Metropolitan College, then provided an overview of the Metropolitan College and its mission:

- The college provides online and evening degree programs for adult students in social work, business administration, criminology, and sport management.
- Classes are offered in a traditional setting, all online or in a hybrid combination of both.
- By 2020, the traditional aged student will be in the minority.
- Programs for veterans and transitioning service members, with benefits.
- An ideal program to serve the educational needs of Charlotte's working residents, including local residents.

A discussion ensued as to what extent social work programs will be held in the church and how these could benefit preservation goals. The Biddleville-Smallwood Community Organization, in particular, wants to preserve the African-American heritage of the neighborhood and retain its historic character. Their members would want to ensure improvement goals don't lower the quality of life of residents or displace them. Dean Caldwell explained the Master of Social Work (MSW) program is designed for clinical practice to tackle and address such issues. There are also outreach programs and internships across the city, and the community could participate with these. Moreover, JCSU looks to plug in local experts into its work. Dean Caldwell pointed out that the church building represents a purpose - to represent and build up community. Remaining vacant, it is no longer "speaking" for the community. "We want it to speak."

A resident, Mr. James Turner, asked when the MSW program would begin. Dean Caldwell responded that the MSW nationally accredited degree was already started and is proudly graduating its first graduates in May. They are ready to begin their internships. The Bachelors of Social Work (BSW) program is also capable and impacts greatly the research and outreach work of the department. She explained that “we have well prepared, unique young people”. The students of the BSW program are recognized widely for their ability to connect with residents where others simply can’t. They could work in the neighborhood, “if you need it”. Mr. Turner requested that, indeed, JCSU should work in the neighborhood and needs assistance particularly for Bruns Academy and with community organizing. Dean Caldwell responded that the University is very interested continuing to hear the needs and encouraged all the attendees to write down needs. JCSU is mobilizing an aging population project, in particular, to study these impacts and address service needs.

Dean McLean added that the Metropolitan College is actually working with Bruns Academy and will submit a proposal soon to fund an opportunity to provide mentoring for parents in need. Also, a recent development in the news is that adults receiving food stamps will be required to enroll in training programs, and she is working with the DSS to find out if JCSU can provide training at the campus (and in the future, at the Mt. Carmel site). JCSU is invested here, as our neighbors are more likely to frequent programs inside their community. She herself is invested and has an aunt in the Smallwood community. Dean McLean offered to attend the next Biddleville-Smallwood Community Organization meeting to go into further details and discuss opportunities.

Mr. Ezeigbo then presented an overview of the University’s mission and efforts in the community and why the University wanted to now address the Mt. Carmel site. Among the points covered:

- Four main goals: maintain the historic value of Mt. Carmel, support the School of Social Work, continue the ongoing Northwest transformation, and to build a productive connection to the Charlotte community and JCSU’s immediate neighbors.
- JCSU’s transformative projects in the corridor are catalysts of transformation; these include: the JCSU Arts Factory, Mosaic Village, the George E. Davis House (a formerly seriously deteriorated historic home), the James B. Duke Memorial Hall renovation and JCSU’s new STEM hall. The Mt. Carmel restoration is the next step.
- The University collaborates closely with the Historic Landmarks Commission in every preservation effort and you have seen the proven track record of high quality results.
- JCSU’s commitment and investment stake in the quality of the corridor is high - in excess of \$65 million, plus the yearly fee for the Gold Rush.
- The University is quite conscious of the high importance of its front entry presence on Beatties Ford Road and Dr. Carter is a lead advocate for the streetcar project, connecting the campus to Uptown.

Overview of Petition # 2016-019

Darrel J. Williams, the Mt. Carmel renovation project’s principal architect, then provided an overview of the proposed reuse and development of the Site. He provided an overview of the restorative work, touching on the restoration of the exterior and describing the restoration of the sanctuary to its historic state. Minor alterations to the building at the back will be needed in order to introduce an elevator and HVAC system to the building.

Mr. Williams described that the two residential buildings will remain to provide flexibility to expand the School of Social Work program if it should need it. The houses will continue to be used as housing for faculty or staff otherwise. In the first revision, the proposed use of the houses was clarified to state: “Existing Duplex and Single-Family Home to remain as is *for university use or to provide housing for University affiliated faculty or persons*” (portion added in italics). The commitment thus ensures that higher density housing, currently allowed by right in R-22 MF district, does not densify this portion of the

property. The petition is proposed to be clarified further by replacing the word “persons” with “staff” so that it is clear that student housing is not intended. If the SSW faces interim pressures before a new building can be added, faculty offices can be moved to the residences to relieve space in Mt. Carmel.

Mr. Williams then discussed the “future University building” indicated on the plan adjacent to Beatties Ford Road (see map handout in **Exhibit D**). While the building could not be designed until the University raises the funds at some point in the future for a program still to be developed, the petition incorporates architectural standards that the future design must abide by on top of the standards that must conform to MUDD. As a result of recent input from community members (from a meeting with the Historic West End Wellness Association on January 10 and from input relayed from Justin Harlow after the petitioner’s presentation of the plan to the Biddleville-Smallwood Community Organization at a meeting on January 21), standards will be added to explicitly disallow structured parking, metal shed and portable buildings on site. Mr. Williams pointed out that the current zoning is B-1 and many uses are allowed by right. The commitment to limit the uses allowed on the Site is a sign of the University’s stake in the future of the neighborhood.

A discussion ensued regarding the inclusion of these latter portions of the program and why the petitioner needed to include the houses and future building site in the rezoning. Mr. Ezeigbo explained that the path to develop the future building is still undetermined. However, the plan’s entitlement would be a critical first step that would be needed to open up options as the growth of the SSW ensues. In particular, it would aid the University in approaching a benefactor.

If approved, renovation work on the Mt. Carmel church is anticipated to begin within the end of the year.

Conclusion

The attendees expressed that the meeting discussion clarified many matters and most expressed agreement that the plan represented significant points that could benefit the community with the rezoning. The JCSU and Neighboring Concepts team committed to incorporating the changes (as discussed above) into the next petition revision and will continue to work with the residents to incorporate their input.

After the final comments were wrapped up, Mr. Ezeigbo closed out the meeting and thanked the attendees for participating.

Respectfully submitted, this 5th day of February, 2016.

cc: LaQuett White, Charlotte-Mecklenburg Planning Department

EXHIBIT A

1 of 4

Pet. No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	Ma MailZip
2016-019	Charles	Jones	Biddleville/Five Points Comm.	2014 West Trade Street	Charlotte	NC 28216
2016-019	Lois	Moore	Eleanore Heights Community Assoc.	2901 Coronet Way	Charlotte	NC 28208
2016-019	Mary	Stitt	Park on Oaklawn (CHA)	200 Frazier Avenue, Unit D	Charlotte	NC 28216
2016-019	Thomas	Sadler	Greenville HOA & Resident Assoc.	1211 Spring Street	Charlotte	NC 28206
2016-019	James	Turner	McCrorey Heights-Oaklawn Assoc.	1633 Madison Avenue	Charlotte	NC 28216
2016-019	Dorothy	Crowder	Parkview NA	2931 Morson Street	Charlotte	NC 28208
2016-019	Jerry	Black	Taylor-LaSalle Crime Watch Comm.	1626 Taylor Avenue	Charlotte	NC 28216
2016-019	Mattie	Marshall	Historic Washington Heights Comm. Assoc., Inc.	2304 Booker Avenue	Charlotte	NC 28216
2016-019	John	Schwaller	Third Ward NA	245 Victoria Avenue	Charlotte	NC 28202
2016-019	Beth	Marlin	Historic West End Wellness Assoc.	508 Beatties Ford Road	Charlotte	NC 28216
2016-019	Gerald	Green	Biddleville Residents & Friends	2018 West Trade Street	Charlotte	NC 28216
2016-019	Mable	Latimer	Orvis Street Org.	1431 Orvis Street	Charlotte	NC 28216
2016-019	Anna	Hood	Oaklwn Comm. Improvement Assoc.	1327 Orvis Street	Charlotte	NC 28216
2016-019	Charles	Jones	Biddleville-Smallwood Comm. Org.	2014 West Trade Street	Charlotte	NC 28216
2016-019	Odesa	Alexander	Smallwood In Action	101 South Smallwood Place	Charlotte	NC 28208
2016-019	Thelma	Byers-Bailey	Lincoln Heights NA	1816 Beatties Ford Road	Charlotte	NC 28216
2016-019	Shirley	Fulton	Wesley Heights Comm. Assoc.	608 Walnut Avenue	Charlotte	NC 28208
2016-019	Lillian	Roberts	Taylor-LaSalle Crime Watch Comm.	1800 Taylor Avenue	Charlotte	NC 28216
2016-019	Nevada	Graham	Wesley Heights Comm. Assoc.	304 Grandin Road	Charlotte	NC 28232
2016-019	Natalie	Beard	McCrorey Heights Comm. Assoc.	1615 Washington Avenue	Charlotte	NC 28216
2016-019	Lucille	Smith	Greenville Urban Comm.	1217 Fontana Avenue	Charlotte	NC 28206
2016-019	Kris	Kellogg	Wesley Heights Comm. Assoc.	417 Grandin Road	Charlotte	NC 28208
2016-019	William	Worsley	Oaklawn Park Comm. Improve. Assoc.	1713 Miles Court	Charlotte	NC 28216
2016-019	Stephen	Nett	Wesley Heights NA	133 South Summit Avenue	Charlotte	NC 28208
2016-019	Aaron	Sanders	Oaklawn Park CO	1414 Orvis Street	Charlotte	NC 28216
2016-019	Michelle	Sutton	Lincoln Heights NA	2008 St Mark Street	Charlotte	NC 28216
2016-019	Mike	Sposato	Third Ward	807 Clarkson Mill Ct	Charlotte	NC 28202
2016-019	James	Turner	Biddleville NA	327 Campus Street	Charlotte	NC 28216
2016-019	Thomas	Blue	Third Ward NA	214 N Irwin St	Charlotte	NC 28202
2016-019	J'Tanya	Adams	Seversville Comm. Org	PO Box 32072	Charlotte	NC 28232
2016-019	Melissa	Gaston	The Park at Oaklawn HOA	1833 Stroud Park Court	Charlotte	NC 28206
2016-019	Colette	Forrest	Wilmore	209 South Summit Avenue	Charlotte	NC 28208
2016-019	William	Hughes	Oaklawn Park Comm. Improvement Assoc.	1513 Russell Avenue	Charlotte	NC 28216
2016-019	Ashley	Curtis	Biddleville-Smallwood Community Organization	2220 Roslyn Avenue	Charlotte	NC 28208

Pet_No	TaxPID	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-019	06903327	2015B PROPERTY OWNER LLC				3300 FERNBROOK LN N STE 210		PLYMOUTH	MN	55447
2016-019	06903326	7640BCP LLC				4701 PIPER GLEN DR		CHARLOTTE	NC	28277
2016-019	06903555	ASIEGBUNAM	ANTHONY I	FLORENCE N	ASIEGBUNAM	PO BOX 220287		CHARLOTTE	NC	28222
2016-019	06903432	BURNS	LAKEYA	CHARLOTTE INC	C/O HABITAT FOR HUMANITY OF	PO BOX 220287		CHARLOTTE	NC	28222
2016-019	06901124	CAROLINA URBAN PROPERTIES	LTD			PO BOX 668529		CHARLOTTE	NC	28266
2016-019	06901130	CAROLINA URBAN PROPERTIES LTD				PO BOX 668529		CHARLOTTE	NC	28266
2016-019	06901125	DEAN	NEVONIA			417 BEATTIES FORD RD		CHARLOTTE	NC	28216
2016-019	06901126	FIRST LEGACY FEDERAL CREDIT	UNION			PO BOX 16285		CHARLOTTE	NC	28297
2016-019	06903302	FORD	ANDREW H		JESSIE S FORD (H/W)	5835 LINDEN RIDGE LN		CHARLOTTE	NC	28216
2016-019	06903303	FORD	ANDREW H		JESSIE S FORD (H/W)	5835 LINDEN RIDGE LN		CHARLOTTE	NC	28216
2016-019	06903304	FORD	ANDREW H		JESSIE S FORD (H/W)	5835 LINDEN RIDGE LN		CHARLOTTE	NC	28216
2016-019	06903322	FORD	ANDREW H		JESSIE S FORD (H/W)	5835 LINDEN RIDGE LN		CHARLOTTE	NC	28216
2016-019	06901117	GENERAL ALUMNI ASSOC OF	JOHNSON C SMITH UNIV			PO BOX 30354		CHARLOTTE	NC	28230
2016-019	06903433	GETHSEMANE AFRICAN METH	EPISCOPAL ZION CHURCH			1708 PATTON AVE		CHARLOTTE	NC	28216
2016-019	06901116	HARDY	TYRONE			PO BOX 35187		CHARLOTTE	NC	28235
2016-019	06903553	HENDERSON	WILLIAM E		SARAH I HENDERSON (H/W)	331 MILL RD		CHARLOTTE	NC	28216
2016-019	07821102	HOPKINS	MICHAEL			PO BOX 668529		CHARLOTTE	NC	28266
2016-019	07821130	HOPKINS	MICHAEL			PO BOX 668529		CHARLOTTE	NC	28266
2016-019	06903559	JETER	EARL JR		MARIE JETER	429 CAMPUS ST		CHARLOTTE	NC	28202
2016-019	06901105	JOHNSON C SMITH UNIVERSITY INC			ATTN: DEBRA HOLLIS	100 BEATTIES FORD RD		CHARLOTTE	NC	28216
2016-019	06901120	JOHNSON C SMITH UNIVERSITY INC			ATTN: DEBRA HOLLIS	100 BEATTIES FORD RD		CHARLOTTE	NC	28216
2016-019	06901121	JOHNSON C SMITH UNIVERSITY INC			ATTN: DEBRA HOLLIS	100 BEATTIES FORD RD		CHARLOTTE	NC	28216
2016-019	06901239	JOZSA	BRANDON	RACHEL	COLLINS	318 MILL RD		CHARLOTTE	NC	28216
2016-019	06901238	LOMASCOLO	FRANK			322 MILL RD		CHARLOTTE	NC	28216
2016-019	06903552	LORUSSO	BRIAN G			327 MILL RD		CHARLOTTE	NC	28216
2016-019	06901205	LOUCKES	ROBERT J			316 MILL RD		CHARLOTTE	NC	28216
2016-019	07821209	MARLIN	BETTY ELIZABETH		JOHNSON	508 BEATTIES FORD RD		CHARLOTTE	NC	28216
2016-019	06901201	MARTIN	GUY F	BARBARA A	MARTIN	P O BOX 690924		CHARLOTTE	NC	28227
2016-019	06903329	MAUROSE	ENE E A			419 FRENCH ST		CHARLOTTE	NC	28217
2016-019	06903328	NEAL	GREGORY			112 SIDNEY CT		MONROE	NC	28110
2016-019	06903402	NORTHWEST CORRIDOR COMMUNITY	REAL EST CORP			PO BOX 28		CHARLOTTE	NC	28216
2016-019	06903557	PEELER	WILHELMINA SABRINA			421 CAMPUS ST		CHARLOTTE	NC	28216
2016-019	06903431	PERIOD DESIGN CONCEPTS LLC				415 BEATTIES FORD RD		CHARLOTTE	NC	28216
2016-019	06903556	PERIOD DESIGN CONCEPTS LLC				415 BEATTIES FORD RD		CHARLOTTE	NC	28216
2016-019	06901203	PETTICE	DANA R			326 MILL RD		CHARLOTTE	NC	28216
2016-019	06903558	ROBINSON	KING DAVID			423 CAMPUS ST		CHARLOTTE	NC	28216
2016-019	06901101	SCHOOL WORKERS FEDERAL CREDIT	UNION			PO BOX 16285		CHARLOTTE	NC	28216
2016-019	06901102	SCHOOL WORKERS FEDERAL CREDIT	UNION			PO BOX 16285		CHARLOTTE	NC	28216
2016-019	06901127	SCHOOL WORKERS FEDERAL CREDIT	UNION			PO BOX 16285		CHARLOTTE	NC	28216
2016-019	06901128	SCHOOL WORKERS FEDERAL CREDIT	UNION			431 BEATTIES FORD RD		CHARLOTTE	NC	28216
2016-019	06903554	SFH FINANCIAL LLC				PO BOX 2741		HUNTERSVILLE	NC	28070
2016-019	06903320	SFRH CHARLOTTE RENTAL LP				PO BOX 480220		CHARLOTTE	NC	28269
2016-019	07821103	SMITH JOHNSON C	UNIVERSITY INC			100 BEATTIES FORD RD		CHARLOTTE	NC	28216
2016-019	07821129	SMITH JOHNSON C	UNIVERSITY INC			100 BEATTIES FORD RD		CHARLOTTE	NC	28216
2016-019	06901103	SMITH JOHNSON C UNIV INC				100 BEATTIES FORD RD		CHARLOTTE	NC	28216
2016-019	06901104	SMITH JOHNSON C UNIV INC				100 BEATTIES FORD RD		CHARLOTTE	NC	28216
2016-019	06901113	SMITH JOHNSON C UNIV INC				100 BEATTIES FORD RD		CHARLOTTE	NC	28216
2016-019	06901114	SMITH JOHNSON C UNIV INC				100 BEATTIES FORD RD		CHARLOTTE	NC	28216
2016-019	06901115	SMITH JOHNSON C UNIV INC				100 BEATTIES FORD RD		CHARLOTTE	NC	28216
2016-019	06901123	SMITH JOHNSON C UNIV INC				100 BEATTIES FORD RD		CHARLOTTE	NC	28216
2016-019	07820105	SMITH JOHNSON C UNIV INC				100 BEATTIES FORD RD		CHARLOTTE	NC	28216
2016-019	07820106	SMITH JOHNSON C UNIV INC				160 BEATTIES FORD RD		CHARLOTTE	NC	28216

EXHIBIT A

2016-019	06901110	SMITH JOHNSON C UNIVERSITY				100 BEATTIES FORD RD	CHARLOTTE	NC	28216
2016-019	06901237	SMITH JOHNSON C UNIVERSITY				100 BEATTIES FORD RD	CHARLOTTE	NC	28216
2016-019	06901106	SMITH JOHNSON C UNIVERSITY INC				100 BEATTIES FORD RD	CHARLOTTE	NC	28216
2016-019	06901108	SUMMIT & CROWNE PARTNERS LLC				1003 VIRGINIA AVE SUITE 210	ATLANTA	GA	30354
2016-019	06901109	SUMMIT AND CROWNE PARTNERS LLC				1003 VIRGINIA AVE SUITE 210	ATLANTA	GA	30354
2016-019	06903551	TRUE HOLINESS CHURCH	OF JESUS CHRIST INC			1801 GRIERS GROVE RD APT E	CHARLOTTE	NC	28216
2016-019	06903549	TRUE HOLINESS CHURCH OF JESUS	CHRIST INC			321 MILL RD	CHARLOTTE	NC	28216
2016-019	06901202	TURNER	JAMES L	EVELYN D	TURNER	327 CAMPUS ST	CHARLOTTE	NC	28216
2016-019	06901119	WEBB	NOELL			1419 SW ALDER ST	PORTLAND	OR	97205
2016-019	06903325	WEN PROPERTIES LLC				PO BOX 472782	CHARLOTTE	NC	28247
2016-019	06903330	WEN PROPERTIES LLC				PO BOX 472782	CHARLOTTE	NC	28247
2016-019	06901118	WEST NINTH LLC				315 WEST 9TH ST	CHARLOTTE	NC	28202

**CITY OF CHARLOTTE, NORTH CAROLINA
MAYOR AND CITY COUNCIL, 2015-2017**

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NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting -- Rezoning Petition filed by Johnson C. Smith University to rezone approximately 1.61 acres located on the northeast corner of Campus Street and Mill Road in order to preserve existing structures and allow the adaptive reuse of the existing Mt. Carmel Baptist Church building for University use and to develop a new University building.

Meeting Date/ Time: **Thursday, January 28, 2016 at 6:00 p.m.**

Place of Meeting: JCSU James B. Duke Memorial Hall
125 Beatties Ford Road
Charlotte, NC 28216

Petitioner: Johnson C. Smith University

Petition No.: 2016-019

We are assisting Johnson C. Smith University (the "Petitioner") in connection with the Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department seeking to rezone approximately 1.6 acres of land on the northeast corner of Campus Street and Mill Road (the "Site"). The purpose of the rezoning is to permit the renovation of the Mt. Carmel Baptist Church historic church building for university use and to allow the future development of a new university building fronting Beatties Ford Road. The Site also includes a duplex at 400 Campus Street and a residence at 407 Mill Road that are proposed to remain as is.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the February 15, 2016 Public Hearing for the purpose of discussing the rezoning proposal 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 Site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding the Rezoning Petition on **Thursday, January 28, 2015 at 6:00 p.m. at the James B. Duke Memorial Hall ("Duke Hall") located at 125 Beatties Ford Road.** The property is accessed from the side street of Dixon Street. The Duke Hall is the building furthest west on the property. Parking is available on the lot behind the JCSU Davis House at 301 Campus Street, immediately across the street on Dixon Street. Additional parking for meeting attendees is located behind JCSU's cottages (Counseling Center and Violet Washington Cottage) located at the northwest corner of Dixon Street and Beatties Ford Road.

Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to the Rezoning Petition. In the meantime, should you have any questions or comments about this matter, please call Mr. Anayochukwu C. Ezeigbo at 704-330-1412.

cc: Councilman Austin

Date Mailed: January 12, 2016

COMMUNITY MEETING SIGN-IN SHEET
 PETITIONER: JOHNSON C. SMITH UNIVERSITY
 DEVELOPMENT REZONING PETITION NO. 2016-019

SITE: NORTHEAST CORNER OF MILL ROAD AND CAMPUS STREET

January 28, 2016

6:00 PM, James B. Duke Memorial Hall, JCSU

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
William McCallugh	218 Matton St	704-333-0680	jean28216@yaho
Maria McCallugh	218 Matton St	704-333-0680	jean28216@yaho
Elliott Hipp	310 Mill Rd	704-502-2143	clch46@columbia.edu
Dorothy Green	242 Matton St	704-358-0572	
Don Greene	31 " "	" "	
Tiffany Logan	100 Beathesford Rd	704-378-1004	dduncan@jcsu.edu
Laura McLean	100 Beathesford Rd	704-378-1295	lmclean@jcsu.edu
Justin Harlow	2300 Rozelles Ferry	678-656-4830	harlow.justin@gmail.com
KAREN MARSH	312 Solomon St	704-747-7976	karenmarsh@zeuthen.com
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RZ #2016-019
JCSU Mill Road Rezoning

Rezoning Community Meeting
January 28, 2016

6:00 P.M. – 8:00 P.M.

James B. Duke Memorial Hall – Community Room

Meeting Agenda

- I. Introductions and Overview - Mr. Anayochukwu C. Ezeigbo

- II. Program Overview for the Use of the Site
 - a. The School of Social Work - Dean Helen Caldwell
 - b. The Metropolitan College - Dean Laura McLean

- III. Proposed Plan - Darrel J. Williams, FAIA, Neighboring Concepts

- IV. Next Steps

- V. Questions and Answers



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Seven Clear Expectations for Radical Transformation of the University in the Next Five Years

The University has clear expectations for the progress it will make in the next five years under the leadership of the new president. These expectations are in line with a vision of the University as a prominent, small, liberal arts institution on a par with those most highly regarded nationally. The more near term expectations for change include:

- A more vibrant and productive connection to the Charlotte community with a special emphasis on partnerships with the local business community, while at the same time maintaining continued visibility and prominence on the national stage. Included are community development projects in the neighborhoods immediately adjacent to the JCSU campus (the University's neighbors) in concert with continued planned and controlled physical development of the campus.
- An improved financial position to include a more diverse set of investors and revenue sources, continued increases in the University's endowment position, and continued development of the business model for the finances of the University.
- The enhanced implementation of the system of performance measurements and achievements in all arenas of the University that focuses on results and uses metrics and the verification of achievement to drive higher levels of performance.
- The strengthening of both academic faculty and administrative staff: a faculty which has more depth, does more research, and creates stronger academic departments and which effectively partners with an engaged entrepreneurial administrative team that thinks divergently and acts quickly.
- Enhancement of the University's already vibrant approach to technology by restructuring the nature of all academic departments to fully integrate information technology – not only as tool for use in a given academic area, but an integral part and function of the discipline.
- Improve the quality of students attending the University as indicated by their performance coming into the University, their retention through student careers, and their achievements at departure...to include their continued active connection to JCSU as alumni.
- Improve the quality and performance of the athletic program of the university.

TECHNICAL NOTES

DEVELOPMENT DATA TABLE

SITE ACREAGE: 1.6013 ACRES

TAX ID: 06901103, 06901104, 06901123, 06901105, 06901120, & 06901121

EXISTING ZONING: R-22MF, B-1, & B-1 PED

PROPOSED ZONING: MUDD-O & MUDD-O PED

EXISTING USES:

- 11,307 SQ. FT. CHURCH
- 1,038 SQ. FT. DUPLEX (400 CAMPUS STREET)
- 1,656 SQ. FT. SINGLE-FAMILY HOME (407 MILL ROAD)
- VACANT (417 MILL ROAD)

PROPOSED USES:

- 11,810 SQ. FT. UNIVERSITY USE IN EXISTING CHURCH
- EXISTING DUPLEX AND SINGLE-FAMILY HOME TO REMAIN AS IS FOR UNIVERSITY USE OR TO PROVIDE HOUSING FOR UNIVERSITY AFFILIATED FACULTY OR PERSONS
- NEW UNIVERSITY BUILDING SPACE NOT TO EXCEED 12,000 SQ. FT.

FLOOR AREA RATIO: PER ZONING ORDINANCE

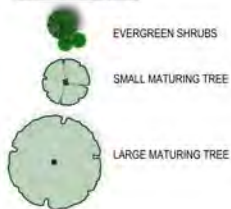
MAXIMUM BUILDING HEIGHT: 40' (FORTY) FEET, EXEMPTING THE EXISTING BELFRY TOWER OF THE CHURCH

NUMBER OF PARKING SPACES REQUIRED: PER ZONING ORDINANCE

AMOUNT OF OPEN SPACE: PER ZONING ORDINANCE



PLANTING LEGEND



OPTIONAL PROVISION "P":
RELIEF FROM MUDD
SETBACK PROVISIONS TO
ACCOMMODATE EXISTING
BUILDINGS AND PORCHES
ALONG CAMPUS STREET

