

COMMUNITY MEETING REPORT Petitioner: CapRock, LLC

Rezoning Petition No. 2016 – 134

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 September 30th, 2016. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held at 6pm on Thursday, October 13th, 2016 at River Cathedral Church, 2200 Ashley Road, Charlotte, NC 28208.

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. The Petitioner was represented at the Community Meeting by Chris Ogunrinde and Ryan Lambert.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Chris Ogunrinde, welcomed the attendees and introduced the Petitioner's team. Mr. Ogunrinde provided an overview of his professional experience in development and architecture and explained that since moving to Charlotte in 1991, he has been dedicated at the revitalization and improvement of the Historic West End. Chris also introduced Mr. Ryan Lambert of CapRock, LLC, the petitioner. Mr. Lambert gave a brief overview of his background with BB&T Capital Markets. Chris then opened to the floor to Elder Ted of River Cathedral Church to provide opening remarks on behalf of the Church. Councilwoman LaWana Mayfield briefly spoke for 2-3 minutes and encouraged attendees to voice their support and concerns of the project. LaWana was complimentary and appreciative of attendees for their participation and left the meeting to go to another rezoning community meeting.

Mr. Ogunrinde welcomed Jane Johnson from the Charlotte Mecklenburg Library to provide a historical overview of the area. Ms. Johnson spoke about the historical significance of the district where the proposed rezoning is and provided details about Camp Greene during the World War I era.

Upon conclusion of Ms. Johnson's speech, Mr. Ogunrinde began discussing the proposed project. A rendering of the project was provided for the attendees. Mr. Ogunrinde showed the layout of the project, saying that under current submittal to planning, there are six proposed buildings that would total 180 units. Mr. Ogunrinde said the development would cater to families and elderly citizens looking for an affordable option to live. He also explained to the attendees that by rezoning the land from B-1, R-12MF to UR-2, this would reduce the expected traffic count from 1,500 vehicles per day to 1,000. These numbers were produced from a study by CDOT. Mr. Ogunrinde then explained the current need for affordable housing in Charlotte and that there is a shortage of over 30,000 units for citizens of Charlotte making 60% or less of the area median income. He also explained to the crowd that affordable housing is different from subsidized housing.

An attendee asked him to explain the difference in the two. Mr. Ogunrinde replied that subsidized housing rental payments are reduced as a result of assistance provided by the government, whereas affordable housing provides residents with low cost housing for rent. An attendee then asked what type of individuals live in affordable housing. Mr. Ogunrinde replied that a variety of workers that are critical to society and the local economy live in and need affordable housing. These jobs can include, but not necessarily specific to Charlotte, teachers, policemen, firemen, retail workers, and bus drivers.

Mr. Ogunrinde then introduced Alex Lawrence of GEM Management, Inc. GEM Management is the management and leasing company that would oversee the project's day to day operations. Alex told the attendees that GEM manages over 9,000 affordable housing units throughout the Southeast. He explained how GEM follows affordable housing compliance laws very closely and thoroughly vets Tenant applications. Mr. Lawrence explained to the crowd that there is a great deal of accountability with Tenants in regards to rent as well as physical preservation of the property. He said they have quarterly inspections of their Tenant's properties. An attendee then asked what if the property looks good for the first couple of years but deteriorates significantly over ten to fifteen years. Alex responded that this is a typical and good question that they are often asked. He said it is their goal to have the property maintain its physical integrity and look as good in year 10 as it does in year 1. He encouraged the attendees to visit some of their other properties that are older and that appear in as high of quality if not better than market rate apartments. Properties he encouraged the group to visit include Greylin Ridge of Statesville, NC and Antiquity Heights of Cornelius, NC.

The floor was then opened up for a question and answer session with the attendees.

Attendee Question: Is this a tax credit deal?

Ryan Lambert of CapRock, LLC (The petitioner) responded that yes, this would be a tax credit deal where the developer would use Low-Income Housing Tax Credits to finance a portion of the project. Mr. Lambert explained that the Low-Income Housing Tax Credit is an indirect federal

subsidy that finances low-income housing. The same attendee then responded with how much would someone need to make to be able to live in this development. Mr. Lambert responded that it would be 60% of the area median income, which depends on if it is a family or individual seeking to live there. Mr. Lambert said that he believed around \$40,000 for a family was 60% of the AMI. Mr. Lambert also included that GEM Management would be able to provide further answers in regards to this question as they closely monitor the compliance and incomes of Tenants in the application process.

Attendee Question: How many units are designated for the elderly?

Mr. Ogunrinde answered that under the current proposal to planning, half of the 180 units would be designated to individuals ages 55 and up.

Attendee Question: Will this development be accessible and available to handicap citizens?

Alex Lawrence of GEM Management said yes, this project will be available to citizens with handicap or a disability.

Attendee Question: Can you explain again the difference between affordable housing and subsidized housing?

Mr. Ogunrinde again explained the difference stating that subsidized housing rental payments are reduced as a result of assistance provided by the government, whereas affordable housing provides residents with low cost housing for rent.

Attendee Statement: We don't want a development that is going to bring low income persons to this area as that will hurt property values. Another attendee responded that she is a daycare owner and she has parents of children at her daycare who are homeless, living out of cheap hotels, and living out of cars. She said she supports the development because there is a huge shortage of options for people to live that make less than the area median income.

Attendee Question: What would the cost of a 3 bedroom apartment be?

Mr. Ogunrinde answered that currently rent is projected to be around \$1 per square foot, while some market rate apartments are going for \$1.3 per square foot. Then 3 bedrooms for this development are projected to be 1,000 sf, so a 3 bedroom unit would rent for \$1,000 per month.

Attendee Question: Is the government paying you rent money?

Mr. Ogunrinde answered no, there would be no direct rent payment received from the government.

Attendee Question: What are other properties that GEM Manages?

Alex Lawrence with GEM Management answered they have a variety of affordable housing properties they manage throughout the Southeast. He again stated some close ones are Greylin Ridge in Statesville, Antiquity Heights in Cornelius, and Renaissance at Antiquity in Cornelius.

Attendee Question: Does crime increase in the immediate area with this type of development?

Mr. Ogunrinde answered that GEM Management would carefully screen prospective tenants for criminal behavior and would be managed thoroughly to avoid opportunities for crime to arise. The same attendee said they feel like the neighborhood is pretty safe currently but does not want crime to increase because of a development. The attendee said they have been frustrated with people littering and that the city of Charlotte needs to provide more police to the area.

Attendee: Did you invite CMPD to this meeting?

Mr. Ogunrinde answered yes, there is a policewoman from CMPD at the meeting.

Attendee Question: Does property manager live on site? Attendee felt that a property manager on site would help reduce crime as well.

Alex of GEM Management answered that it just depends on the development whether a property manager lives on site. He did say that they always want their property manager to live within 10 minutes of the property if he or she does not live on site so he or she can be there quickly if needed. Alex also noted it is their goal to build a community that is home for the residents and built to last.

Attendee Question: What amenities will you provide? Will there be a swimming pool?

Mr. Ogunrinde answered that there will not be a swimming pool, but there are plans for a clubhouse for residents and a playground.

Attendee Question: Will you put a red light at Ashley Road and Joy Street? Attendee said they have repeatedly been turned down from the city for a red light at this location. Same attendee voiced his anger at traffic on Ashley Road and that the city needs to help with traffic in this corridor. He said he does not believe Ashley Road can handle a development from a traffic standpoint.

Mr. Ogunrinde said they are currently working with CDOT to address streets and other issues related to transportation. Mr. Ogunrinde again emphasized that by changing this zoning, there would be less traffic according to CDOT than what the property is currently zoned for.

Attendee Question: How many parking spaces will this project have?

Mr. Ogunrinde said if he remembers correctly he thinks there is 1.5 spaces per unit.

Attendee Question: Will you take property in this development for creating streets?

Mr. Ogunrinde answered that it is currently up to CDOT and planning but the Petitioner has not proposed to take any property for the creation of streets.

Attendee Question: Will our tax values go down?

Mr. Lambert of CapRock explained there have been several studies on this and that there is no evidence that correlates affordable housing development projects to lowering adjacent and neighboring property values. He also explained that there are a variety of factors that play a role in the raising or lowering of values. Mr. Lambert said having affordable housing leads to diverse, healthy, and prosperous communities.

Attendee who owns daycare who voiced her support for the project also announced that all roads and areas of Charlotte are getting more traffic as a result of city growth and said that is a reality everyone in the city needs to understand. She emphasized traffic concerns are not limited to Ashley Road.

Mr. Ogunrinde explained that this investment is to improve the community. There will be an investment in water, sewer, sidewalks, and improving the area. Chris explained that this project would benefit school bus drivers, teachers, service industry workers, and other people that make 60% of the AMI.

An attendee voiced that they do not believe a parking ratio of 1.5 per unit is going to be efficient or able to support this type of development. The same attendee voiced her concern that she purchased her home in 2007 and she expects her property values to go up and is committed to her home as an investment. She does not want a development that will decrease the investment of her home.

Mr. Ogunrinde said to the attendees of the meeting that new investment creates value in communities and is beneficial for the community.

One attendee voiced her concern for the development because it will bring renters and not owners. She believes that owners will provide sustainability to the area and renters will not create a community of citizens that are committed to the area. Another attendee said that the renters with this type of development will be carefully vetted through a great management company, while individual houses that are rented do not have near as thorough of an application process.

Attendee Question: What would the tax contribution to the community be?

Ryan Lambert told the attendee that it would be an investment of \$16 million dollars but he could not provide what the tax contribution would be as he did not have the mill rate off the top of his head.

Attendee Question: Why can you not develop townhomes here? The same attendee voiced her concern that her property values are going down with the addition of new habitat for humanity homes in the immediate area.

Chris Ogunrinde told the attendee that it would not make sense from a deal feasibility standpoint for a developer to purchase that land to develop townhomes.

One attendee voiced her support that the neighborhood does need affordable housing on Ashley Road. Her reasoning was that with the development of apartments it could bring new retail and other commercial development. She asked if that would occur with this development, and Mr. Ogunrinde explained that retail developments usually follow residential developments.

One attendee explained that her parents bought the home she lives in during the 1960s and that the community went from a nice neighborhood to a neighborhood that has depreciated in value. She thought that renters would not care about the community, in which Alex Lawrence of GEM Management explained that is why they manage the properties very closely and that is their job. Bruce Van Dyne, who made it known to the attendees that he is an investor in the project with Mr. Ogunrinde, made a comment that without investment into the community, the values will not appreciate and the area will continue to be stagnant. Mr. Van Dyne also proposed that the community members put together a sub-committee of four to five people that can meet again in the following weeks so the development team can further address their concerns.

Chris Ogunrinde explained to the crowd that change happens when communities and developers work together to invest in communities. He said that with investment into the community and working together, it will help the area appreciate in value. He gave examples of other communities around Charlotte including Third Ward, Cherry Grove, and Wesley Heights where areas have had affordable projects and further development and investment has followed. This has resulted in enhanced values for those specific neighborhoods.

Several attendees voiced their concerns and frustrations with City of Charlotte Code Enforcement. They said they would be more open to the project if the developer can help address and communicate their concerns with Code Enforcement.

In conclusion of the meeting, Mr. Lambert of CapRock, LLC told the crowd that this project is built to high design standards and held accountable by the NC Housing Finance Agency, whereas market rate apartments are not held to as strict of design standards. He said that thirty percent of the project must be brick and stone as well as having an annual audit.

EXHIBIT A

Pet_No	taxpid	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailac city	stat< zipcode
2016-134	06109106	2015-3 IH2 BORROWER LP			C/O INVITATION HOMES	1717 MAIN ST STE 2000 PO BOX	DALLAS TX	75201
2016-134	06111101	ALVACOR BUILDERS INC				471668 PO BOX	CHARLCNC	28247
2016-134	06712208	ALVACOR BUILDERS INC				471668	CHARLCNC	28247
2016-134	06111326	ARTHUR HOLSHOUSER I/T		LEO O		3600 BULLARD ST 4601	CHARLCNC	28208
2016-134	06109202	ASHLEY ROAD HOLDINGS LLC				NOBILITY CT	CHARLCNC	28269
2016-134	06712205	BANK OF NEW YORK AS TRUSTEE	FOR THE HOLDE		RS OF CWABS 2005 06	PO BOX 10232 2100 ASHLEY RD	SIMI VACA	93065
2016-134	06109204	BELLE	LOIS				CHARLCNC	28208
2016-134	06109305	BG-NC PROPERTIES LLC				PO BOX 78651 5716 ASHLEY RD	CHARLCNC	28271
2016-134	06109107	BROCK	CALVANCE T	ALEAN A	BROCK	RD 5716	CHARLCNC	28215
2016-134	06109111	BROCK	CALVANCE T		ALEAN A BROCK (SP)	CRAFTBURY DR 2031	CHARLCNC	28215
2016-134	06109104	BROOKS	ANGELA LAVET			HEYWOOD AVE	CHARLCNC	28208

2016-134	06111406	CARLTON	BRIAN D	SHARON D	CARLTON	3621 BULLARD ST	CHARLCNC 28208
2016-134	06109306	CARTER	WILLIAM	TERESA L	CARTER	3604 JOY ST	CHARLCNC 28208
2016-134	06111330	OF EDUCATION	CHARLOTTE- MECKLENBURG BOARD			PO BOX 30035	CHARLCNC 28230
2016-134	06712303	CONNOLLY	PAMELA ELIZABETH			1140 W RAVEN DR	CHAND AZ 85286
2016-134	06111378	2012-2	CONREX RESIDENTIAL PROPERTY GROUP		(B2R1)OPERA TING COMPANY LLC	3 CORDES STREET 3538	CHARLESC 29401
2016-134	06109612	COVINGTON	JERMAINE L	MICHELLE A	COVINGTON	CARLYLE DR 3614	CHARLCNC 28208
2016-134	06109609	DELLINGER	JOHN			CARLYLE DR 1903 BRONWICK	CHARLCNC 28208
2016-134	06111360	DEWALT	JUANZIA S	SIMONE C	DEWALT	PL 3602	CHARLCNC 28208
2016-134	06109611	ELLISON	SAMUEL	CLARA W	ELLISON	CARLYLE DR 4712 EASTWYCKE PLACE DR	CHARLCNC 28208
2016-134	06109112	GARCIA GREENWOOD	ANIBAL	GODOY		8410 FAIRVIEW RD 2019	CHARLCNC 28215
2016-134	06712403	LLC	DEVELOPMENT GROUP				CHARLCNC 28226
2016-134	06109103	GREGORY	JOHNNY A			HEYWOOD	CHARLCNC 28215

2016-134	06712307	GRIFFIN	CHARLES W		11548	MOORES	CHARLCNC	28214
2016-134	06109719	GURLEY	JEAN B		5024	CHAPEL RD	CHARLCNC	28269
2016-134	06109105	HAUSER	JORDAN G		2026	HOOVER DR	CHARLCNC	28208
2016-134	06712402	HEATH	MARION		3216	RD	CHARLCNC	28208
2016-134	06111377	LLC			311	KEMPTON PL	CHARLCNC	28208
2016-134	06111407	LLC			311	MARIOMI RD	NEW C/CT	06840
2016-134	06109616	HOUSE	THOMAS RAY	MARY C	3512	MARIOMI RD	NEW C/CT	06840
2016-134	06109617	HOWELL	CYNTHIA E		3500	CARLYLE DR	CHARLCNC	28208
2016-134	06712701	JETER	BERNITA G		2020	CARLYLE DR	CHARLCNC	28208
2016-134	06109613	KATTA	ALMA H		3159	WEYLAND AV	CHARLCNC	28208
2016-134	06111402	KEE	RHONDA		3159	WYLAND AV	CHARLCNC	28208
2016-134	06109203	KILLIAN	SERINA MARIE		3159	WYLAND AV	CHARLCNC	28208
2016-134	06712301	LAMBERT	FRANK BRYAN		3619	YVONNE H	CHARLCNC	28208
2016-134	06109505	LINDSAY	YVONNE F		3619	HADDEN	CHARLCNC	28208
2016-134	06712207	LOCKLEAR	DOROTHY MAE		3619	BUTLER	CHARLCNC	28208
					3619	HALL BLVD	CHARLCNC	28208
					2104	BULLARD ST	CHARLCNC	28208
					2101	ASHLEY RD	CHARLCNC	28208
					3529	RD	CHARLCNC	28208
					2029	CARLYLE DR	CHARLCNC	28208
						2029 ASHLEY RD	CHARLCNC	28208

2016-134	06109614	MASSEY	IVEY P			3526	CARLYLE DR	CHARLCNC	28208
							2347 PRUITT		
							ST	CHARLCNC	28208
2016-134	06712404	MOLINA	JOSE SANTIAGO	ANA MARIA CAN	TEC	2025	ASHLEY		
2016-134	06712206	MOORE	WARREN	CATHERINE	MOORE	RD		CHARLCNC	28205
						1913			
2016-134	06109102	MOUJAHID	MOHAMMED	KARIM	MOUJAHID	STROUD		CHARLCNC	28206
						1913			
2016-134	06712306	MOUJAHID	MOHAMMED			STROUD		CHARLCNC	28206
						8950			
2016-134	06109109	MORTGAGE LLC	NATIONSTAR			CYPRESS		CHARLCNC	28206
2016-134	06109722	NOYOLA	SERGIO	REGULA LEONOR		2036	WILSON	CHARLCNC	28208
2016-134	06109302	PARADA	ISRAEL A	AVELINA L	GARCIA	AV		CHARLCNC	28208
						3629			
2016-134	06111404	PARADA	ISRAEL A	AVELINA L	GARCIA	BULLARD ST		CHARLCNC	28208
						3629			
2016-134	06109301	PARADA	ISRAEL A.	AVELIDA LOPEZ	GARCIA	BULLARD ST.		CHARLCNC	28208
						4103	QUAIL		
2016-134	06109504	PARKS	JOHN R	JONIE M	PARKS	VIEW RD		CHARLCNC	28226
						3224			
2016-134	06712401	PARSONS	EVELYN H	DEANDRE JA		KEMPTON PL		CHARLCNC	28208
						3517			
2016-134	06109503	PEGGINS	JUAN			CARLYLE DR		CHARLCNC	28208
						2027			
2016-134	06109110	PEREZ	MARTIN			HEYWOOD		CHARLCNC	28208
						AVE			

2016-134 06109615 PESSINA
2016-134 06111380 REECH LLC

2016-134 06109506 RICH

3520
CARLYLE DR
1501 E 7TH
3535
CARLYLE DR
CHARLCNC 28208
CHARLCNC 28204

2016-134 06109201 CHARLOTTE THE

2200 ASHLEY
RD
CHARLCNC 28208

2016-134 06109401 CHARLOTTE THE
2016-134 06712304 ROBINSON

2016-134 06712302 ROBINSON

2200 ASHLEY
RD
GRANGER AV
2115 ASHLEY
RD
CHARLCNC 28208
CHARLCNC 28214
CHARLCNC 28214

2016-134 06109502 OF CHARLOTTE LLC

2016-134 06712305 SALEM

903 LYNN ST
APT M
5411
ADDISON DR
CHARLCNC 28208
CHARLCNC 28211

2016-134 06109610 RENTAL LP

2016-134 06111379 SHOKO

2016-134 06109113 SIGAL

2016-134 06109723 SIMS

PO BOX
480220
7000 ROYCE
CT
2204 VAIL
AVE
2026 WILSON
AVE
CHARLCNC 28269
CHARLCNC 28277
CHARLCNC 28207
CHARLCNC 28208

SFRH CHARLOTTE
ROSELYN L
MARC
LAKISHA

Pet_No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2016-134	06109601	URSA REALTY V LLC				9901 LINN STATION RD 9901 LINN	LOUISV KY 40223
2016-134	06109602	URSA REALTY V LLC				STATION RD	LOUISV KY 40223
VS RESIDENTIAL							
2016-134	06111401	PROPERTIES FUND I LLC				2300 BEVERLY DR 3632	CHARLC NC 28207
2016-134	06111376	WADE	COY M			BULLARD ST 3633	CHARLC NC 28208
2016-134	06111405	WALKUP	CHARLIE S	VICTORIA	STURDIVANT	BULLARD ST	CHARLC NC 28208
2016-134	06712745	WASHINGTON	MICHAEL G	BARBARA P	WASHINGTON	8433 RED CYPRESS CT 3501	CHARLC NC 28216
2016-134	06109501	WATKINS	REVA R			CARLYLE DR 2016 WILSON	CHARLC NC 28208
2016-134	06109724	WILBANKS	MARY P			AVE 1006 ARBOR	CHARLC NC 28208
2016-134	06109514	WILKES	RONALD A			DALE AVE 127 N.	CHARLC NC 28215
2016-134	06109303	WITHERSPOON	CHARLES		NATHAN JR	TRYON ST 127 N.	STE 40 CHARLC NC 28202
2016-134	06109307	WITHERSPOON	CHARLES		NATHAN JR	TRYON ST 3705	STE 40 CHARLC NC 28202
2016-134	06111501	WOODS	RASHAAD	VERETTA	WOODS	BULLARD ST 1318-e6 CENTRAL	CHARLC NC 28208
2016-134		BRIAN SMITH				AVENUE 2410	CHARLC NC 28205
2016-134		CAPROCK LLC				DUNAVANT STREET	CHARLC NC 28203

2016-134	Frances Harkey	Wilkinson Blvd. Residents Assoc.	3410 Meredith Avenue	Charlotte	NC	28208
2016-134	Herbert Weathers	Enderly Park NA	1511 Effingham Road	Charlotte	NC	28208
2016-134	Victoria Corwin	Ashley Park	2310 Belfast Drive	Charlotte	NC	28208
2016-134	Kay Weaver	Northampton HOA	1839 J. Julian Lane, Unit C	Charlotte	NC	28208
2016-134	Roger & Pa Walters	Westerly Hills Crime Watch Comm. Assoc.	2408 Pruitt Street	Charlotte	NC	28208
2016-134	Gloria Bess	Westerly Hills HOA	3863 Whitehall Drive	Charlotte	NC	28208
2016-134	Leon Hollaway		2044 Camp Greene Street	Charlotte	NC	28208
2016-134	Eugene & J Perkins	Regal Heights	3129 Columbus Circle	Charlotte	NC	28208
2016-134	Roger Walters	Westerly Hills NA	2408 Pruitt Street	Charlotte	NC	28208

2016-134	Linda	Collins	Westerly Hills	3021 Columbus Circle	Charlotte	NC	28208
2016-134	Doma	Herring	Westerly Hills	3103 Columbus Circle	Charlotte	NC	28217
2016-134	Ali	White	Westerly Hills	2720 Columbus Circle	Charlotte	NC	28208
2016-134	Sleatha	White	Westerly Hills	2546 Marlowe Avenue	Charlotte	NC	28208
2016-134	Lillie	Williams	Westerly Hills	2610 Columbus Circle	Charlotte	NC	28208
2016-134	Herbert	Belamy	Westerly Hills	2604 Columbus Avenue	Charlotte	NC	28208
2016-134	Ben	Chambers	Westerly Hills	2727 Columbus Circle	Charlotte	NC	28208
2016-134	Tollie	Woods	Westerly Hills	2801 Columbus Circle	Charlotte	NC	28208
2016-134	Dwight	Campbell	Westerly Hills	2700 Columbus Circle	Charlotte	NC	28208
2016-134	Joe	Wise	Westerly Hills	2627 Columbus Circle	Charlotte	NC	28208

2016-134	Martha	Taylor	Westerly Hills	3141 Columbus Circle	Charlotte	NC	28208
2016-134	Alberta	Falls	Westerly Hills	2813 Columbus Circle	Charlotte	NC	28208
2016-134	Cynthia	Harrison	Camp Green HOA	1933 Camp Greene Street	Charlotte	NC	28208
2016-134	Elson	Baldwin	Northampton Condos	1855 J Julian Lane, Condo G	Charlotte	NC	28208

EXHIBIT B

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Ashley Road – Rezoning Petition filed by CapRock, LLC

Date and Time of Meeting: Thursday, October 13, 2016 at 6:00 PM

Place of Meeting: River Cathedral Church, 2200 Ashley Road, Charlotte, NC 28208

Petition No.: 2016-134

Dear Neighbor:

This letter is to inform you of an upcoming community meeting for rezoning petition 2016-134 which was filed with Charlotte-Mecklenburg Planning Commission. CapRock, LLC (the Petitioner) seeks to rezone an approximately 5.81-acre site (the “site”) located at Ashley Road and Joy Street from B-1, R-12MF zoning district to UR-2. The purpose of the rezoning is to permit the development of an apartment community for seniors and families.

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 at 6:00 PM on Thursday, October 13, 2016, at River Cathedral Church, 2200 Ashley Road, Charlotte, NC 28208. The meeting will be held in the Fellowship Hall of the Church. 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 Jay Royster at 980-201-3265.

cc: Councilwoman LaWana Mayfield

Date Mailed: September 30, 2016

EXHIBIT C
Ashley Road - Petition # 2016-134

Name	Address	Phone #	email
RYAN LAMBERT	2714 NORMANDY RD CHARLOTTE, NC 28209	704-309-1300	RYAN.W.LAMBERT@LAPROCKINVEST.COM
Vi Phantirath	919 ALLEN STREET Charlotte, NC 28205	980-267-1164	ViPhrades3@gmail.com
BRUCE VAN DYKE	4601 NOBILITY CT CHARLOTTE, NC 28229	704.361.5708	bruce@cresthomesinc.com
JAY ROYSTER	212 PRIMMARY DRIVE SITTSBERY, NC 28150	904.418.5100	jroyster@caprockinvest.com
Chris Ogunrinde	256 Victoria Avenue Charlotte, NC 28202	704 488 8902	chris@urbanfrndsproperties.com
Serena Killian	210 of ASHLEY RD. CHARLOTTE NC 28208	704-615-1691	SerenaKillian1@gmail.com
Barbara West	2600 Ashley Rd 28208	704 977 8333	bwest1622@yahoo.com
T. Cowley	6800 RANEBROOK DR. CONCORD NC 28025	910-345-1003	Cowleyta@gmail.com
Eric Mendoza	552 Deerfield Dr. Mooresville, NC 28171	704-357-6000	emendoza2082@gmail.com
Alex Lawson	POB 34098	704-363-7882	tssnyder@nc.com
DAN LAMBERT	1318. e6 CENTRAL AVENUE CHARLOTTE, NC 28205	704-334-3303	dan@urbanDESIGNpartners.com

Name	Address	Phone #	Email
Jim Owen	2547 Highway Ave	704 258 8876	jimowen@gmail.com
Barbara Jean	3327 N. Smith Ave	704 352 9008	/
John Brown	3337 Meredith Ave	704 392 9008	/
Barbara	3333 Meredith Ave. Char. NC 28208	8704-763-9046 R 704-488-9935	barbhelms@bellsouth.net
Robert Carter	4520 Heywood Ave	704-399-8114	USG4@rothmzll.com
LWette Sellers	2200 Ashley Rd	704-392-7921	lwettesellers@gmail.com
Loretta Carter Ann Carter	3604 Jay Street	704-394-4833	lloretta48@gmail.com
Clara Dukes	3632 Kemp Ton Place 28208	704 277-5730 704-392-7495	ClaraDukes@bellsouth.net
Shepherd White	2546 Marble Ave	704-394-4002	/
Loretta Hill Loretta Hill	2332 Heywood Ave Charlotte	704 780 6411	Loretta.mchill@yahoo.com
Loretta Hill Loretta Hill	2409 Pruitt St	704-392-2951	cpm28159@aol.com

Name	Address	Phone #	Email
Brian Smith	1918 Central Ave Sp 66 Chw	704-394-3203	brian@urbandesignpartners.com
Gloria Bess	3863 Whitehall Dr 28908	980-417-9077	gbess42@yahoo.com
Brenda Black	3901 Carlys Dr 28228	704-392-3594	megral3901@bellsouth.net
BILLSTEVEN ROBERTS	3909 CARLYE DR 28208	704-391-9575	meg2epn1@yahoo.com
Rose or Paula	2438 Heywood Ave	704-392-5176	gramma becky parts@aol.com
J B Spivee	2309 Heywood Ave	704-392-1718	
Eddie Taylor	3633 Kempston Pl	704-497-6784	
Roger & Jan Waters	2468 Knitt St. 28206	704-399-1545	Rwaters@carolina.rr.com
A. Henry	3964 Whitehall Dr.	704-605-2445	HENRY17@BELLSOUTH.NET
M. Hobey	1949 Brunswick Rd	704-395-1822	
Rita Alsbrooks	2631 Ashley Road		RUTUALSBOOKS@YAHOO.COM
Cleveland Hygin	4323 Melrose Dr.	704-389-4669	
Heatherman Jones	912 Allen St	986-267-0708	
Roy	3632 Kempston Dr	704-200-8055	
	28208		

Name	Address
Ambriel Godson Lakenna Hefield	3030 ASHLEY Rd City of Charlotte
Alexandria Bell	3815 Deckerford Pl
Craol Bishop	3514 Corbett St

Phone #
704 490-1854
618 600 8003
(704) 930-3244

email
MA_1105@live.com
lmayfield@charlotte.nc.gov
alexandriabell2013@gmail.com
homegirlcraol@aol.com