

COMMUNITY MEETING REPORT Petitioner: CapRock, LLC

Rezoning Petition No. 2017 – 115

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 August 25th, 2017. 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, September 7th, 2017 at Greater Bethel AME Church, 5232 The Plaza, Charlotte, NC 28215.

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 of CapRock, LLC.

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. Chris also introduced Mr. Ryan Lambert of CapRock, LLC, the Petitioner. Mr. Ogunrinde indicated that the Petitioner proposed to rezone a 4.64 acre parcel at 301 Eastway Drive from B-2 to TOD –R(O). The agent explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Mr. Ogunrinde explained to the community attendees this project will be a four story, 132 unit affordable apartment complex for seniors. Mr. Ogunrinde said the complex will be a mix of one and two bedroom units and will have a variety of amenities. The floor was then opened up for a question and answer session with the attendees for Mr. Ogunrinde. Two renderings, a site plan, and building footprint were provided for the attendees on 24X36 boards.

Attendee Question: Will there be any type of buffer on the back side of the site that runs parallel with the light rail? The attendee voiced her concern for noise on the light rail. The attendee also asked why this project is being built for seniors.

Answer: Mr. Ogunrinde said the light rail is quiet and at this time there are no plans to provide a noise buffer for the light rail. He said the developer is building the complex for seniors because of the need in the market for affordable, senior living.

Attendee Question: Will there be elevators?

Answer: Mr. Ogunrinde said there will be at least two elevators in the development.

Attendee Question: What size rooms will the project have?

Answer: Mr. Ogunrinde said the bedrooms will be approximately 750 square feet and the two bedrooms will be approximately 950 square feet.

Attendee Question: Will this be a subsidized apartment complex?

Answer: Yes, this will be a 4% bond deal for seniors with incomes that are 60% of the area median income.

Attendee Question: Who is eligible from an age restriction standpoint?

Answer: Seniors that are 55 and older are eligible to live in this development.

Attendee Question: Are pets allowed?

Answer: The developer has not made a decision on pets yet.

Attendee Question: Who will manage the property? What is their experience?

Answer: GEM Management will manage the property. 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.

Attendee Question: How many stories will the project be?

Answer: Four stories

Attendee Question (New attendee that walked in): Will this be affordable for seniors?

Answer: Yes, it will cater to seniors with incomes of 60% of the Area Median Income.

Attendee Question: Will there be a bus stop?

Answer: Yes, there will be a bus stop.

Attendee Question: Is the project in a flood zone?

Answer: No, it is not in a flood zone.

Attendee Question: What is the cost to rent them?

Answer: Average rent for a one bedroom is approximately going to \$760 and for a two bedroom it will be approximately \$950.

Chris Ogunrinde Question: What are some challenges facing the neighborhood?

Attendee answer: We have an issue with absentee Landlords and we are having issues with the local schools.

The meeting then concluded.

EXHIBIT A

Pet_No	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2017-115	Briarwood Academy Elementary	Brenda	Slade	1001 Wilann Dr		Charlotte	NC	28215
2017-115	Columbine Court Neighborhood Association	Marnie	Rodgers	4705 Eaves Ln		Charlotte	NC	28215
2017-115	Green Meadows Community Association	Kay	Blake	311 Briarwood Dr		Charlotte	NC	28215
2017-115	Hampshire Hills	Ruth	Johnson	5001 Banfshire Rd		Charlotte	NC	28215
2017-115	Hidden Valley Community Association	Jeff	Hopkins	229 Austin Dr		Charlotte	NC	28213
2017-115	Hidden Valley Community Association	John F.	Wall	5017 Springview Rd		Charlotte	NC	28213
2017-115	Hidden Valley Community Association	Linda	Butler	5209 Springview Rd		Charlotte	NC	28213
2017-115	Hidden Valley Neighborhood Association	Ella	Williams	535 Candystick Lane		Charlotte	NC	28213
2017-115	Homewood Acres Community Association	Myron	Brown	4829 Banfshire Rd		Charlotte	NC	28215
2017-115	Howie Acres Community	Vickie	Hayden	4058 Redwood Ave		Charlotte	NC	28205
2017-115	My Choice Planning	April	Benson	1845 Academy Street		Charlotte	NC	28205
2017-115	Plaza Midwood Neighborhood Association	Leslie	Shinn	5906 Old Coach Rd		Charlotte	NC	28215
2017-115	Shannon Park Neighborhood Association	Mable	Hall	5216 Adams Dr.		Charlotte	NC	28215

Pet_No	taxpid	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2017-115	09101116	CLAROS-LARA	FANNY MELISSA			5119 CURTISWOOD DR		CHARLOTTE	NC	28213
2017-115	09101117	STEINBERGER	NORMAN F			PO BOX 221473		CHARLOTTE	NC	28222
2017-115	09101118	HART GROUP HOMES LLC				401 HAWTHORNE LN	SUITE 110-2	CHARLOTTE	NC	28204
2017-115	09101119	VINACO INC				1426 EAST BARDEN RD		CHARLOTTE	NC	28226
2017-115	09101120	LAKONIA PROPERTIES LLC				1217 WAXHAW INDIAN TRAIL RD		WAXHAW	NC	28173
2017-115	09101131	LA PLACITA				32 WEST 21ST ST		HUNTINGTON ST NY	NY	11746
2017-115	09102138	WARREN	RON JOSEPH	ANGELA M	WARREN	329 PRINCE CHARLES ST		CHARLOTTE	NC	28213
2017-115	09102139	MCCASKILL	AUDREY A	ADRIAN M	KIMBROUGH	325 PRINCE CHARLES ST		CHARLOTTE	NC	28213
2017-115	09102140	ALVARRACIN	NUVIA ELIZABETH			4608 MACKINAC ST		CHARLOTTE	NC	28269
2017-115	09102141	ATWELL	HENRY H	DONNA L	ATWELL	1421 EMERYWOOD DR		CHARLOTTE	NC	28210
2017-115	09102142	GAMBLE	LINDA			311 PRINCE CHARLES ST		CHARLOTTE	NC	28213
2017-115	09102143	RUSSELL	TAYLOR-LORRAINE ELE	CATHERINE LORI	TUMAN	305 PRINCE CHARLES ST		CHARLOTTE	NC	28213
2017-115	09102144	RAMIREZ	JOSE LUIS			301 PRINCE CHARLES ST		CHARLOTTE	NC	28213
2017-115	09102145	JIMENEZ	JUAN ANTONIO			221 PRINCE CHARLES ST		CHARLOTTE	NC	28213
2017-115	09102146	COLEMAN	JOHNNY G	PHYLLIS E	COLEMAN	300 EASTWAY DR		CHARLOTTE	NC	28205
2017-115	09102147	WILSON	LORNA J			5110 CURTISWOOD DR		CHARLOTTE	NC	28213
2017-115	09102148	ESPINDOLA	JUAN	JUANA ESPINDO	PALACIOS	5106 CURTISWOOD DR		CHARLOTTE	NC	28213
2017-115	09102149	AUSTIN	DARRYL K	ANNETTE B	AUSTIN	5100 CURTISWOOD DR		CHARLOTTE	NC	28213
2017-115	09102410	STEINBERGER	NORMAN F			PO BOX 221473		CHARLOTTE	NC	28222
2017-115	09102504	EKWEM	EDITH IGWIRO			310 PRINCE CHARLES ST		CHARLOTTE	NC	28213
2017-115	09102505	CORBETT	SYLVIA A	MELVIN C	CORBETT	5036 EDWARDS ST		CHARLOTTE	NC	28213
2017-115	09102506	WOOD	ROBERT G JR			19026 KAILUA CIR		TEGA CAY	SC	29708
2017-115	09711102	P&M INC				101 SOUTH TRYON ST,STE 2420		CHARLOTTE	NC	28280
2017-115	09711120	ABI NORTH PARK L P				810 7TH AV 10TH FL		NEW YORK	NY	10019
2017-115	09713111	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE	600 EAST 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2017-115	09713115	MAI	DA DAI			3124 WINDSOR DR		CHARLOTTE	NC	28209
2017-115	09713116	MCNAMARA	PAUL K		ALPS HOLDINGS LLC	1010 VANCE ST		RALEIGH	NC	27608
2017-115	09713118	CITY OF CHARLOTTE				600 EAST 4TH ST		CHARLOTTE	NC	28202

EXHIBIT B

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: 301 Eastway Drive – Rezoning Petition filed by CapRock, LLC
Date and Time of Meeting: Thursday, September 7th, 2017 at 6:00 PM
Place of Meeting: Greater Bethel AME Church, 5232 The Plaza, Charlotte, NC 28215
Petition No.: 2017-115

Dear Neighbor:

This letter is to inform you of an upcoming community meeting for rezoning petition 2017-115 which was filed with Charlotte-Mecklenburg Planning Commission. CapRock, LLC (the Petitioner) seeks to rezone an approximately 4.62-acre site (the “site”) located at Eastway Drive from B-2 zoning district to TOD. The purpose of the rezoning is to permit the development of an apartment community for seniors.

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, September 7th, 2017, at Greater Bethel AME Church, 5232 The Plaza, Charlotte, NC 28215. 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: Patsy Kinsey

Date Mailed: August 25th, 2017

EXHIBIT C

301 Eastway Drive - Rezoning Petition 2017 - 115			
Community Meeting Sign In Sheet			
Name	Phone Number	Address	Email
Lavenia N Williams	704-563-7619	6724 Hartsell Pl	laveniaLNVW@gmail.com
Kay Hill	704-563-1398	6616 Hartsell Pl	Kay.hill@att.net
JOCKIE DEAR	704-488-6916	620 VANSELBROOK RD	JDeare77300@gmail.com
Janie Sumpter	704-579-8512	1329 Bridlewood Ln	janiesumpter@bellsouth.net
Malu Howard	704-305-4547	5219 The Plaza	mhoward@alpine@gmail.com
Melanie Hayes	704-563-0677	5906 Oldgown Rd	MHEaves26@gmail.com
Frankie Stearns	704-597-8298	1612 Waterstone Lane	
Brenda J. Slade	704-401-7852	6828 Lain Creek Way	SladeBrenda@yahoo.com
Laura Dunlap	704-891-5480	P.O. Box 42171 Charlotte 28215	L.D.Dunlap@gmail.com