

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2017-190

Petitioner: C4 Investments, LLC
Rezoning Petition No.: 2017-190
Property: ± 9.82 acres located at 924 W. Sugar Creek Road, Charlotte, NC 28213 (the "Site").

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

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held on Thursday, December 21st, 2017, 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** by depositing the Community Meeting Notice in the U.S. mail on 12/11/2017. A copy of the written notice is attached as **Exhibit B**.

TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on Thursday, December 21st, 2017 at 7:00 PM, at Mayfield Memorial Baptist Church, 700 W. Sugar Creek Road, Charlotte, NC 28213.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Tim Sittema, Paul Baalman, John Butler, and Barry James with C4 Investments, LLC, Kathy Stilwell with the Mosaic Development Group, and Krista Karlson with Narmour Wright Architecture. Also in attendance was Keith MacVean with Moore & Van Allen, PLLC and Gregory Phipps with the Charlotte City Council.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Keith MacVean opened the meeting and went over key dates in the rezoning process. He then introduced Tim Sittema with C4 Investments, LLC.

Mr. Sittema described the location of the development and explained that they will be in partnership with the Mosaic Development Group to provide a quality residential community product to the neighborhood. Mr. Sittema showed an aerial of the Site and explained how the proximity to the Blue Line Extension was a big draw to their development of the Site. He went on to give attendees a little background information on C4 Investments and stated that they have been in Charlotte since 1937 with developments in Birkdale Village, Blakeney, Stonecrest, and

Waverly. With this residential community, they intend to raise the design standard in the area. Mr. Sittema introduced Kathy Stilwell with the Mosaic Development Group.

The Mosaic Development Group is a non-profit that has been working in the Charlotte area since 1966 to provide quality affordable housing. They have over 1000 units in their portfolio from across the state of North Carolina. Ms. Stilwell highlighted Cherry Gardens as one of their successful affordable housing communities.

Krista Karlson with Narmour Wright Architecture addressed the group and described the design components of the housing community to include laundry hook-ups in each unit as well as a fitness center and playground on Site. The buildings will be comprised of brick and/or stone and architectural shingles for the roofing. There will be no vinyl siding.

Ms. Stilwell then explained how the community will be managed and maintained. The development will be funded by private and public funds and maintained by a private management company. Potential residents will go through criminal background and credit checks. They will also be screened for previous evictions as well as income and assets. Residents will be at 60% AMI or less and rents will range from \$600-\$900 for a 1-3 bedroom unit. The meeting was then opened for questions.

II. Summary of Questions/Comments and Responses:

Attendees asked if the rents would increase from year-to-year. The Department of Housing and Urban Development sets this standard. They expect rents to increase by \$5-\$20 at the most and will be subject to this standard for at least 30 years. It was then asked if the community will be subsidized. Residents will be allowed to use Section 8 vouchers.

Attendees wanted to know if the developer thought about expanding into the surrounding neighborhood. Mr. Sittema stated that they did not have plans to expand into the surrounding neighborhood but they were aware of the church's interest in possibly using its surplus land for housing and that the Crosland/Mosaic team would be happy to help in any way possible with those efforts.

One attendee asked if the units would be restricted to not allow adult roommate situations. Kathy Stilwell stated that there is a limit on the number of occupants but not the type, per unit. Every occupant will go through the same screening process and must be on the lease in order to inhabit the property.

Attendees then asked about traffic along Sugar Creek Road and the entrance to the new development. John Butler explained that the community will add about 1 car/min in the AM Peak and 1.3 cars/min in the PM Peak. Trips for multi-family units are less than for other uses. It was then asked if a traffic light could be added to mitigate traffic concerns. Keith MacVean explained that there are not enough trips from the feeder streets to warrant a traffic signal.

One attendee asked about the buffer for the community along Sugar Creek Road. There will be a 6' buffer before the sidewalk and an additional 10' before you get to the buildings. The sidewalk will be a continuous 8' in width along with street trees and tree saves surrounding the property.

Attendees raised concerns about which management companies might be used and wanted to ensure that the rules and aesthetic of the property are maintained. Ms. Stilwell emphasized that there will be at least 2 people in the onsite office during working hours. They will be diligent in their maintenance and the rules will be strictly enforced. Tenants can be evicted from the property based on their actions or the actions of their guests. There was a follow-up question pertaining to walk-through traffic and how the community planned to mitigate this issue. There will be a decorative fence and tree buffer to deter individuals that are not residents or guests.

To close the meeting, Mr. Sittema informed attendees that they plan to start construction in 2019 and the project should take about 1.5 years to complete.

Keith MacVean reiterated key rezoning dates and the meeting was adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

There were no changes to the petition from this meeting.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Barry James, C4 Investments, LLC
John Butler, C4 Investments, LLC
Paul Baalman, C4 Investments, LLC
Tim Sittema, C4 Investments, LLC
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

2017-190	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2017-190	08705752	MECKLENBURG COUNTY		DEPT.	C/O REAL ESTATE /FINANCE	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2017-190	08706101	MECKLENBURG COUNTY		DEPT.	C/O REAL ESTATE /FINANCE	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2017-190	08706105	MECKLENBURG COUNTY		DEPT	C/O REAL ESTATE /FINANCE	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2017-190	08707121	LEWISVILLE SUGAR CREEK LLC				60 RIO SALADO PKWY STE 1103		TEMPE	AZ	85281
2017-190	08707124	CHELINI 1031 FDS NC LLC				ATTN:JAMES CHELINI	17005 BARNRIDGE DR	SILVER SPRINGS	MD	20906
2017-190	08707125	BRAWLEY	DARYL WRIGHT	SANDRA B	THREATTE	150 SUGAR CREEK LOOP		TROUTMAN	NC	28166
2017-190	08707127	WAVECREST ASSET MANAGEMENT LLC				53 GOLDEN EAGLE LN		LITTLETON	CO	80127
2017-190	08707140	BRANFUL LLC				104 MULL ST		MORGANTON	NC	28655
2017-190	08905102	CREATIVE KIDS LEARNING ACADEMY				932 WEST SUGAR CREEK RD		CHARLOTTE	NC	28213
2017-190	08905105	STEGALL	WILLIAM S			914 W SUGAR CREEK RD		CHARLOTTE	NC	28213
2017-190	08905109	MCCULLOUGH	SONYA R			917 YUMA ST		CHARLOTTE	NC	28213
2017-190	08905110	TAH 2016-1 BORROWER LLC			C/O TRICON AMERICAN HOMES LLC	PO BOX 15057		SANTA ANA	CA	92735
2017-190	08905111	SINGLETON	HERBERT	JOSEPHINE	SINGLETON	929 YUMA ST		CHARLOTTE	NC	28213
2017-190	08905112	LEE	PERVIS SR	CLARA A	LEE	935 YUMA ST		CHARLOTTE	NC	28213
2017-190	08905113	RUSSELL	HAROLD D	SHEILA R	RUSSELL	941 YUMA ST		CHARLOTTE	NC	28213
2017-190	08905114	INGRAM	GLORIA B			1001 YUMA ST		CHARLOTTE	NC	28213
2017-190	08905115	GRESHAM	DEMPSEY			1007 YUMA ST		CHARLOTTE	NC	28213
2017-190	08905116	BURNS-EL	J			1013 YUMA ST		CHARLOTTE	NC	28213
2017-190	08905117	YOUNG	DONALD			1019 YUMA ST		CHARLOTTE	NC	28213
2017-190	08905118	VELASCO-MENDEZ	JOSE CARLOS	CRISTINA FIGUEROA	VELACO	1025 YUMA ST		CHARLOTTE	NC	28213
2017-190	08905119	REID	GEORGE B	ANNA M	REID	1001 WHITE PLAINS RD		CHARLOTTE	NC	28213
2017-190	08905120	TEASLEY	BENJAMIN JR	ATHENA H	TEASLEY	1011 WHITE PLAINS RD		CHARLOTTE	NC	28215
2017-190	08905201	HALL	MARY HARRISON			917 WHITE PLAINS RD		CHARLOTTE	NC	28213
2017-190	08905202	FRIEND	JOHN D SR	SHIRLEY A	FRIEND	5195 NSHOREVIEW DR		CONCORD	NC	28025
2017-190	08905203	ALANIS	JAVIER			5206 KILDARE DR		CHARLOTTE	NC	28215
2017-190	08905204	MCMANUS	GEORGE	SYLVIA	MCMANUS	1006 YUMA ST		CHARLOTTE	NC	28213
2017-190	08905205	WILKES	JACKIE	LUCINDA M	WILKES	1000 YUMA ST		CHARLOTTE	NC	28213
2017-190	08905206	HANSON	ROBERT D	LISA M	HANSON	932 YUMA ST		CHARLOTTE	NC	28213
2017-190	08905207	BELLAMY	ANDREW			11023 MALLARD CROSSING DR		CHARLOTTE	NC	28262
2017-190	08905217	CARELOCK	ROBERT			6526 ASHDALE RD		CHARLOTTE	NC	28215
2017-190	08905501	DAVENPORT	MCKLAUSTY S		PEARL DAVENPORT	920 WHITE PLAINS RD		CHARLOTTE	NC	28213
2017-190	08906206	MACKINS	LARRY V	GWENDOLYN	MACKINS	205 N MYERS ST		CHARLOTTE	NC	28202
2017-190	08906207	MADISON JRH PROPERTIES LLC				3009 GRIFFITH ST		CHARLOTTE	NC	28203
2017-190	08906208	KIM	TAI	LIEU T	TRAN	1101 WHITE PLAINS RD		CHARLOTTE	NC	28213
2017-190	08906321	COVINGTON	ROSETTA W			1058 WHITE PLAINS RD		CHARLOTTE	NC	28213
2017-190	08906322	HIDDEN VALLEY LLC				PO BOX 908		HUNTERSVILLE	NC	28070
2017-190	08906323	NORMAN	JOYCE W	EDWARD JR II	NORMAN	1048 WHITE PLAINS RD		CHARLOTTE	NC	28213
2017-190	08906324	COVINGTON	WILBERT L	JANICE G	COVINGTON	1040 WHITE PLAINS RD		CHARLOTTE	NC	28213
2017-190	08906325	CAIN	ROSA M			1032 WHITE PLAIN RD		CHARLOTTE	NC	28213
2017-190	08906326	KIRKPATRICK	DOROTHY W			1028 WHITE PLAINS RD		CHARLOTTE	NC	28213
2017-190	08906327	MILLER	JACQUELINE SPEARS			10937 CADENCIA CT		CHARLOTTE	NC	28262
2017-190	08906328	MOBLEY	ELLIOTT L			1010 WHITE PLAINS RD		CHARLOTTE	NC	28213
2017-190	08906329	MARTIN	GUY F	BARBARA A	MARTIN	PO BOX 690924		CHARLOTTE	NC	28227
2017-190	08906401	GILLESPIE	TONYA TAMIKA			1021 WHITE PLAINS RD		CHARLOTTE	NC	28213
2017-190	08906402	ALSTON	DELORIS A			1027 WHITE PLAINS RD		CHARLOTTE	NC	28213
2017-190	08906403	VELASCO	JOSE L	ROSAURA	VELASCO	1033 WHITE PLAINS RD		CHARLOTTE	NC	28213
2017-190	08906404	WINSLOW	CHRISTINE			1039 WHITE PLAINS RD		CHARLOTTE	NC	28213
2017-190	08906405	MARTIN	GUY F	BARBARA ANN	MARTIN	P O BOX 690924		CHARLOTTE	NC	28227
2017-190	08906406	LITTLEFIELD	CHERYL			409 IDEAL WY		CHARLOTTE	NC	28203
2017-190	08906407	GETHSEMANE A M E ZION CHURCH				531 CAMPUS ST		CHARLOTTE	NC	28216
2017-190	08906408	MENDOZA	MERIAM MORALES	EDWIN IZAQUIRRE	ESPINAL	1405 VANCOUVER DR		CHARLOTTE	NC	28213
2017-190	08906409	MARTIN	GUY F	BARBARA A	MARTIN	PO BOX 690924		CHARLOTTE	NC	28227
2017-190	08906410	OWEN	GREGG H			9208 WILLOWGLEN TRAIL		CHARLOTTE	NC	28215
2017-190	08906411	R STIKELEATHER LLC				4915 MONROE RD		CHARLOTTE	NC	28205
2017-190	08906412	CALDWELL-SMITH	CHRISTY K			1507 VANCOUVER DR		CHARLOTTE	NC	28213
2017-190	08906436	LAXMI INVESTMENTS INC				10225 RIDGEMORE DR		CHARLOTTE	NC	28277
2017-190	08906437	GRUBER	BRENDA B	KIMBERLY G	SMITH	221 CHARING CROSS DR		MATTHEWS	NC	28105
2017-190	08906438	BROWN	CHARLES M L/T		(CHARLES M &GENEVA P BROWN TR)	10652 PEACH ORCHARD RD		HARRISBURG	NC	28075
2017-190	08906439	ROYAL PROPERTIES LLC				3331 JOHNNY CAKE LN		CHARLOTTE	NC	28226

2017-190	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNITCITY	STATE	ZIP
2017-190	Farmcrest Community Neighborhood Association	Tonya	Clarkston	801 Farmcrest Dr	Charlotte	NC	28206
2017-190	Fountaingrove Homeowners Association	Clair	Lane	4007 Elmdale Ct	Charlotte	NC	28206
2017-190	Hidden Valley Community Association	John F.	Wall	5017 Springview Rd	Charlotte	NC	28213
2017-190	Hidden Valley Community Association	Linda	Butler	5209 Springview Rd	Charlotte	NC	28213
2017-190	Hidden Valley Community Development Corporation	Odell	Witherspoon	6601 Heatherbrooke Av	Charlotte	NC	28213
2017-190	Hidden Valley Community Homeowners Association	Doris	Edwards	1224 Kirt Ct	Charlotte	NC	28213
2017-190	Hidden Valley Community Homeowners Association	Sandra	Jackson	6409 Hidden Forest Dr	Charlotte	NC	28213
2017-190	Hidden Valley Neighborhood Association	Ella	Williams	535 Candystick Lane	Charlotte	NC	28213
2017-190	Hidden Valley Political Action Committee	Samuel	Love	6417 Heatherbrooke Av	Charlotte	NC	28213
2017-190	Hidden Valley Zoning Committee	Priscilla	Duncan	6423 Heatherbrooke Av	Charlotte	NC	28213
2017-190	Rebuilding Charlotte Together	Felicia	Giles	4518 Munsee Street	Charlotte	NC	28213
2017-190	Royal Oak Nieghborhood Association	Jeremiah	Hartzell	1611 W Sugar Creek Rd	Charlotte	NC	28262
2017-190	Spring Woods Home Owners Association	Jacque	Nettles	1930 Aberglen Dr	Charlotte	NC	28262

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2017-190 – C4 Investments, LLC

Subject: Rezoning Petition No. 2017-190
Petitioner/Developer: C4 Investments, LLC
Current Land Use: vacant
Existing Zoning: R-4
Rezoning Requested: UR-2(CD)
Date and Time of Meeting: **Thursday, December 21st at 7:00 p.m.**
Location of Meeting: Mayfield Memorial Baptist Church
700 W. Sugar Creek Road
Charlotte, NC 28213
Date of Notice: 12/11/2017

We are assisting C4 Investments, LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site for a high-quality multi-family residential community. The site is located on W. Sugar Creek Road across from Sugaw Creek Park (the “Site”). We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

Background and Summary of Request:

This Petition involves a request to rezone the ± 9.82 acre Site from R-4 to UR-2(CD) to allow the Site to be developed with up to 180 multi-family residential dwelling units. The site plan associated with the rezoning petition proposes to access the Site from W. Sugar Creek Road by extending Merlane Drive into the Site as a private street. Along the perimeter of the Site a 30 foot Class C Buffer will be provided. The buffer area will also be used as a tree save area.

A number of the proposed buildings will front on W. Sugar Creek Road with additional buildings located on the interior of the Site. Along the Site’s frontage on W. Sugar Creek Road a 20 foot setback will be provided. The Site’s frontage along W. Sugar Creek Road will be improved with an eight (8) foot planting strip and an eight (8) foot sidewalk.

Community Meeting Date and Location:

The Charlotte-Mecklenburg Planning Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Thursday, December 21st, 2017, at 7:00 p.m. at Mayfield Memorial Baptist Church, 700 W. Sugar Creek Road, Charlotte, NC 28213.** Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call Keith MacVean (704-331-3531) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Barry James, C4 Investments, LLC
John Butler, C4 Investments, LLC

Paul Baalman, C4 Investments, LLC
Tim Sittema, C4 Investments, LLC
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



C4 Investments, LLC – W. Sugar Creek Rezoning Petition No. 2017-190
Community Meeting – 12/21/17 @ 7:00pm

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
1	Joyce Gresham	2428 Portstewart Lane	704-321-2918	jsgresham2004@yahoo.com
2	Bob Gresham	2428 Portstewart Ln	704-321-2918	
3	Donnie Petway	3604 Craigholm Ct. CLT	704-547-0654	drpetway@bellsouth.net
4	Herbert Singleton	929 Yuma St. CLT	704-622-4471	HSingleton001@Carolina.rr.com
5	Elliott Mobley	1010 White Plains	704-634-4627	ElliottMobley2000@gmail.com
6	Melinda Richardson	2663 Stonewood View	704 796-0462	Mahogany4146@gmail.com
7	Leonard Jarvis	532 Southern Oak Ave. NW Concord 28027	980-439-5526	LFJARVIS@VERIZON.NET
8	Greg Phipps	600 E. 4 th Street	704-336-3436	gaphipps@charlottenc.gov
9	Beulah Simmons	6003 Bridlewood Ln	704-576-9935	bjsimmons@mail.com
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C4 Investments, LLC – W. Sugar Creek Rezoning Petition No. 2017-190
Community Meeting – 12/21/17 @ 7:00pm

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
29	Frances P. Hamlin	1401 Fern Valley Dr. Charlotte, N.C. 28216	(704) 392-9547	FPHamlin@att.net
30	William P. Hamlin	" " " "	" "	wphamlin@gmail.com
31	Chris Martin			MV2017@gmail.com
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C4 Investments, LLC – W. Sugar Creek Rezoning Petition No. 2017-190
 Community Meeting – 12/21/17 @ 7:00pm

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
57	Cheis Madh			fechresvcs@gmail.com
58	Marlene Lewis	14301 Phillips Rd. ^{Matthews, NC}	704-845-5282	
59	Gloria Jarvis	532 Southern Oak Ave New Concord (980)	439-5522	
60	J Burns-EL	1013 YUMA ST. CHARLOTTE	704 502-9731	
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**C4 Investments, LLC – W. Sugar Creek Rezoning Petition No. 2017-190
Community Meeting – 12/21/17 @ 7:00pm**

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
71	<i>Kathy J. Bridges</i>	<i>4400 Arroyo Dr. West</i>		<i>KathyJones5334@gmail.com</i>
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