

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2017-192

Petitioner: C4 Investments, LLC (Crosland Southeast)
Rezoning Petition No.: 2017-192
Property: ± 8.70 acres located between E. W.T. Harris Blvd. and Old Lawyers Road (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 Monday, January 22nd, 2018. 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 1/12/18. 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 Monday, January 22nd, 2018 at 7:00 PM, at Albemarle Road Presbyterian Church, 6740 Albemarle Road, Charlotte, NC 28212.

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, John Butler, Paul Baalman, and Barry James with C4 Investments, LLC; Kathy Stilwell with Mosaic Development Group; Kelly Steele with Narmour Wright Architecture, and Frank McMahan with LandDesign. Also in attendance were Jeff Brown and Dujuana Keys with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Jeff Brown opened the meeting and welcomed everyone in attendance. Mr. Brown reviewed the site plan and site location and gave an overview of the rezoning process and key dates. This rezoning seeks to change the Site from business to residential uses. He then explained what a conditional zoning means and that in order for the development plans to change after approval, a new petition would have to be filed.

Tim Sittema gave background information on Crosland SE and their partnership with the Mosaic Development Group. He introduced his business partners John Butler, Paul Baalman, and Barry James. Crosland has been developing communities since 1937. Notable developments in Charlotte include Birkdale Village, Blakeney, and Stonecrest. Mr. Sittema explained that this

rezoning plan calls for 180 workforce/affordable multi-family housing units that will include 1, 2, and 3 bedroom units. Mr. Sittema also explained other project features.

Kathy Stillwell gave an overview of the Mosaic Development Group. They are a non-profit housing developer with 50 years of experience in the Carolinas. They began working with Crosland in the late 90's to bring high-quality affordable housing to the market. Cherry Gardens is one of their notable projects in Charlotte.

Mr. Sittema explained the current status of the Site with the out of date dilapidated buildings and community unfriendly features. He then introduced Kelly Steele with Narmour Wright, the architectural firm working on this project with a 45 year history in the area. He also introduced Frank McMahan with LandDesign that has a 40 year history of design in the region. Mr. Sittema and the design team referenced the plan for high quality project elements that will allow this development to enhance and compliment the neighborhood. The buildings will be composed of brick and hardi-board and not vinyl. It was important for the development to be broken down in scale. In this, care has been taken to design a building that is broken up into smaller building elements. There is an attention to tree save along Harris Blvd and surrounding the development. The Site will include internal sidewalks and angled parking between the buildings for the residents.

Jeff Brown then reviewed the current zoning and the requested zoning, emphasizing that this project will go above the standards of the zoning code. The current zoning would allow shopping center uses and other businesses which would create more vehicle trips to and from the Site and the area. Mr. Brown went on to explain the trip generation table and showed that the apartments will offer fewer trips than what could be developed without a rezoning.

John Butler provided the audience with details about the proposed community. The apartments will look and operate like a market rate project and the tenants will be fully vetted with background and credit checks before occupation. Their developments have a history of low-turnover and employ a full-time management staff onsite. If residents are not complying with the rules of the community then they will not stay. The owners, investors and lenders of this development will conduct site visits to ensure that the community maintains its quality.

The meeting was then opened to questions.

II. Summary of Questions/Comments and Responses:

Attendees had concerns about rush hour traffic along Albemarle Road. Residents stated that between the hours of 3:30pm and 7:30pm, there are a school buses as well as commuter traffic. Some asked how the traffic concerns can be mitigated with the possible addition of more children to the area and school buses to Albemarle Road. Some attendees asked about traffic and potential parking of residents on Old Lawyers Road. Mr. Sittema indicated that the development will include 270 parking spaces to eliminate the need for residents to park on the street.

There were questions about the schools in the area and how they would be able to accommodate more children from the development. One attendee asked if the developer would be able to help

with getting a charter school in the area to take the stress off of the already overcrowded Idlewild Elementary School. Attendees also asked where the children living in the apartments would be able to play.

There were questions about the potential effect on property values. The Site is currently zoned for retail and office uses but no quality commercial developers have shown any interest. Quality and caliber of the planned community will replace the nightclub that is there currently, which is a very positive step.

One attendee asked if there will be any senior units available and what is the AMI for the Charlotte Metro Area. Petitioner responded that the units are not designated specifically for seniors and the AMI is set by the federal government for the metropolitan area. The project anticipates residents with incomes at 60% AMI (adjusted for family sizes).

Attendees wanted to know if the development will be gated. The development will include a decorative fence surround but it is not planned to be a gated community.

Attendees expressed a need for amenities in the area and an interest in a retail development instead of apartments. They wanted to know if Crosland thought of any other projects in the area. Mr. Sittema responded that in order for more positive growth to occur in part of the Eastside, investments, like this apartment community, are needed; new investments will encourage growth and development. One attendee asked if they could bring a higher-priced community to this area instead of an affordable housing community. Mr. Sittema explained that City of Charlotte has been pushing for more affordable housing and thus far has only produced approximately 312 affordable units in the past year. This community will help to fulfill a need in the city and will be a quality upgrade to this site and area.

Finally, attendees asked about the water and sewer capacity in the area. It was explained that this development has been submitted to Charlotte Water for review but no issues are expected.

Overall, attendees want to bring a development to their community that will raise desirability and growth while supporting the needs of the current and future residents.

Jeff Brown thanked everyone for their time and the meeting was adjourned. Many attendees stayed and asked additional questions and reached out to the developers with other comments.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

There were no changes as a result of 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
Tim Sittema, C4 Investments, LLC
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

Keith MacVean, Moore & Van Allen, PLLC

| Pet_No. | TAXPID | OWNERLASTN | OWNERFIRST | COWNERFIRS | COWNERLAST | MAILADDR1 | MAILADDR2 | CITY | STATE | ZIPCODE |
|----------|----------|-----------------------------------|--|------------|-----------------------------|-------------------------------|------------|------------------|-------|---------|
| 2017-192 | 10918106 | JHJ & R LLC | | | | 7020 ALBEMARLE RD | | CHARLOTTE | NC | 28227 |
| 2017-192 | 10918112 | ARMSTRONG | BERNARD FRANKLIN | LOIS P | ARMSTRONG | 7037 LAWYERS RD | | CHARLOTTE | NC | 28212 |
| 2017-192 | 10918113 | LAWYERS ROAD PROFESSIONAL | PARK INC | | C/O JERRY SEGAL | PO BOX 159 | | MORGANTON | NC | 28680 |
| 2017-192 | 10918201 | PURVIS | MARY NISBET | | ELIZABETH NISBET MARTIN | 3820 GREEN HAVEN LN | | GOSHEN | KY | 40026 |
| 2017-192 | 10918202 | 6936 ALBEMARLE LLC | | | | 1567 DATONIA RD | | MIAMI BEACH | FL | 33141 |
| 2017-192 | 10918204 | GROUP FOUR INVESTMENT CO | | | C/O GEORGE J COUCHELL | 1317 ALFRED ST | | CHARLOTTE | NC | 28211 |
| 2017-192 | 10918205 | NEZ PARTNERSHIP | | | | 2437 HAMILTON MILL RD | | CHARLOTTE | NC | 28270 |
| 2017-192 | 10918206 | LAURMIKE PROPERTIES LLC | | | | 10940 MCCAMIE HILL PL | | CONCORD | NC | 28025 |
| 2017-192 | 10918207 | TRULL | SHEILA B | BILLY E | TRULL | 6935 OLD LAWYERS RD | | CHARLOTTE | NC | 28227 |
| 2017-192 | 10918208 | SOHORITIS | PETER N | IOANNA L | SOHORITIS | 529 STRATFORDSHIRE DR | | MATTHEWS | NC | 28105 |
| 2017-192 | 13325103 | KATOPODIS | JIMMY PAUL | | | 1700 CENTER PARK DR | | CHARLOTTE | NC | 28217 |
| 2017-192 | 13325104 | GLADDEN | WILLIAM LEE | | GLADDEN | 6811 HUNTLEY RD | | CHARLOTTE | NC | 28227 |
| 2017-192 | 13325108 | CAROLINA FAMILY REAL ESTATE LLC | | | | 7110 LAWYERS RD | | CHARLOTTE | NC | 28227 |
| 2017-192 | 13325109 | PROFESSIONAL CHILD CARE | | | | 7427 MATTHEWS-MINT HILL RD | | MINT HILL | NC | 28227 |
| 2017-192 | 13325111 | SCOGGINS | PAUL A | | | 7209 CONCORD HIGHWAY | | MONROE | NC | 28110 |
| 2017-192 | 13325112 | SMILEY | THOMAS | TERESA | IVESTER | 7100 ROCK ISLAND RD | | CHARLOTTE | NC | 28278 |
| 2017-192 | 13325113 | SAHAR LLC | | | | 11949 SOUTHCREST LN | | PINEVILLE | NC | 28134 |
| 2017-192 | 13325115 | SCOGGINS | PAUL A | | | 7209 CONCORD HWY | | MONROE | NC | 28110 |
| 2017-192 | 13325116 | SCOGGINS | PAUL A | | | 7209 CONCORD HWY | | MONROE | NC | 28110 |
| 2017-192 | 13325117 | SANDLEWOOD AFFORDABLE HOUSING LLC | | | | PO BOX 7091 | | SAINT PETERSBURG | FL | 33734 |
| 2017-192 | 13325118 | JMR INVESTMENT HOLDINGS LLC | | | | 8623 EDGEWOOD GROVE TRAIL | | CHARLOTTE | NC | 28226 |
| 2017-192 | 13325119 | DIVAN CULTURAL CENTER | | | | 1903 HARRISON AVE SUITE 100 | | CARY | NC | 27513 |
| 2017-192 | 13325120 | CITY OF CHARLOTTE | | | C/O REAL ESTATE DIVISION | 600 E 4TH ST | | CHARLOTTE | NC | 28202 |
| 2017-192 | 13325201 | & PONDEROSA PARTNERS LP | RURAL HOUSING ASSOCIATES | | | PO BOX 155 | | GALESVILLE | WI | 54630 |
| 2017-192 | 13325204 | TRUST | WAL-MART REAL ESTATE BUSINE: DEPARTMENT (#4148-00) | | C/O WAL-MART'S PROPERTY TAX | PO BOX 8050 | ATTN: 0555 | BENTONVILLE | AR | 72716 |
| 2017-192 | 13325206 | WAL-MART REAL ESTATE BUSINESS | TRUST | DEPARTMENT | C/O WALMART'S PROPERTY TAX | PO BOX 8050 | ATTN: 0555 | BENTONVILLE | AR | 72716 |
| 2017-192 | 13325208 | RURAL HOUSING ASSOCIATES | & PONDEROSA PARTNERS LP | | | PO BOX 155 | | GALESVILLE | WI | 54630 |
| 2017-192 | 13325209 | HC 8726 HARRIS LLC | | | | 5100 W KENNEDY BLVD SUITE 100 | | TAMPA | FL | 33609 |

| Pet_No. | ORGANIZATI | FIRST_NAME | LAST_NAME | STREET_ADD | UNIT_NUM | CITY | STATE | ZIP |
|----------|---|------------------|------------|---------------------------|----------|-----------|-------|-------|
| 2017-192 | Albemarle Road Recreation Center | Elbert Ray | Whitehead | 6007 Delta Crossing Ln | Unit B | Charlotte | NC | 28212 |
| 2017-192 | Brandywine Homeowners Association | Dorothy | Cannon | 5709 Dockside Dr | | Charlotte | NC | 28227 |
| 2017-192 | Brandywine Homeowners Association | Kenny | Sayle | 5720 Dockside Dr | | Charlotte | NC | 28227 |
| 2017-192 | Brandywine Homeowners Association | Theo | Ennis | 7322 Winery Ln | | Charlotte | NC | 28227 |
| 2017-192 | Breaking Barriers:Building Bonds | Betty | Gregory | 8460 Barncliff Road | | Charlotte | NC | 28227 |
| 2017-192 | Brisbane Academy | Bernice | Brawley | 7230 Winery Ln | | Charlotte | NC | 28227 |
| 2017-192 | Brisbane Academy | Geri | Crooks | 7307 Winery Ln | | Charlotte | NC | 28227 |
| 2017-192 | Brookhill Community Leaders & Community Association | Community Liason | | 7329 Winery Ln | | Charlotte | NC | 28227 |
| 2017-192 | Easthaven Neighborhood Association | David | Jones | 4501 Dawnwood Dr. | | Charlotte | NC | 28212 |
| 2017-192 | Easthaven Neighborhood Association | Dennis | Murphy | 4611 Twin Oaks Pl | | Charlotte | NC | 28212 |
| 2017-192 | Easthaven Neighborhood Association | Lisa | Giancarlo | 7812 Scottwood Terrace | | Charlotte | NC | 28212 |
| 2017-192 | Edison Street Block Association | Bobbie | Toatley | 4659 Easthaven Dr | | Charlotte | NC | 28212 |
| 2017-192 | Fairfield Park | Bill | Strain | 625 Allister Dr | | Charlotte | NC | 28227 |
| 2017-192 | Jefferson Park Neighborhood Association | Kristen | Brockmeier | 5942 Pepperhill Rd | | Charlotte | NC | 28212 |
| 2017-192 | Lake Forest Neighborhood Association | Scott & Cindy | Terry | 6223 Woodbridge Rd | | Charlotte | NC | 28227 |
| 2017-192 | Marshbrooke Homeowners Association | Terrance L. | Hough | 1171 Robinhood Cr | | Charlotte | NC | 28227 |
| 2017-192 | Mcalpine Neighborhood Association | Thang | Bawi | 5451 Springset Dr Apt - H | | Charlotte | NC | 28226 |
| 2017-192 | Rosegate Homeowners Association | Joan | Hauck | 5144 Rosemede Dr | | Charlotte | NC | 28227 |
| 2017-192 | Shamrock Hills Neighborhood Association | Betty Sharpe | Gregory | 8460 Barncliff Road | | Charlotte | NC | 28227 |
| 2017-192 | Stonington HOA, Inc | Cheryl | Pulliam | 7119 Stonington Lane | | Charlotte | NC | 28227 |
| 2017-192 | Stonington HOA, Inc | Magdalene | Lytle | 7128 Stonington Ln | | Charlotte | NC | 28227 |

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2017-192 – C4 Investments, LLC

Subject: Rezoning Petition No. 2017-192
Petitioner/Developer: C4 Investments, LLC
Current Land Use: Commercial Building and Vacant
Existing Zoning: B-1SCD and O-1
Rezoning Requested: UR-2(CD)
Date and Time of Meeting: **Monday, January 22nd, 2018 at 7:00 p.m.**
Location of Meeting: Albemarle Road Presbyterian Church
6740 Albemarle Road
Charlotte, NC 28212
Date of Notice: 1/12/2018

We are assisting C4 Investments, LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site with a high-quality multi-family residential community on a 8.70 acre parcel located between E WT Harris Boulevard and Old Lawyers Road (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 ± 8.70 acre Site from B-1SCD and O-1 to UR-2(CD). A portion of the Site was previously rezoned to B-1SCD to allow the site to be developed with two commercial buildings, one which is located on the Site and is currently vacant. The other portion of the Site zoned O-1 is vacant.

The site plan associated with the rezoning petition is proposing to develop the Site with up to 180 high quality multi-family residential dwelling units. The proposed residential buildings will front on Old Lawyers Road, E. W.T. Harris Road, and an internal network of private drives and streets. The residential community will include improved open space areas and a club house that will also include other amenities for the residents of the community.

Access to the Site will be from E. W. T. Harris Boulevard and Old Lawyers Road. The Site’s frontage along E. W. T. Harris Boulevard and Old Lawyers Road will be improved with eight (8) foot planting strips and six (6) foot sidewalks. Street trees will also be planted along these streets within the proposed planting strips. A minimum of 15% of the Site will be set aside as tree save areas.

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 Monday, January 22nd, 2018, at 7:00 p.m. at Albemarle Presbyterian Church, 6740 Albemarle Road, Charlotte, NC 28212.** 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
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



Community Meeting Rezoning Petition 2017-192

| Name | Address | Email | Phone |
|----------------------|---------------------------------------|-------------------------|--------------|
| Bernard F. Armstrong | 7037 Lawyers Rd. | Huh? | 704 535-2350 |
| Ann Marsh | 6730 Lakeside Dr. | marsh113@aol.com | |
| Helene Hilger | 6613 Williams Rd | | |
| Barbara Dundon-Lees | 7543 Glencannon Dr | leesbaub47@gmail.com | |
| Shirley Downer | 4634 Sunlea Ln | Shirleydowner@yahoo.com | 704 307-0040 |
| Pam Hager | 7801 Elwood Dr | " " | " " |
| Robert Schmit | 6934 LORETTA PL. | schmitrc@gmail.com | |
| Cynthia Delgado | 7215 Bradley Ct | | |
| Jimmy Katapodis | *Chestnut LANE 14531 BARNEY Dr. | whouston204@yahoo.com | |

Community Meeting - Rezoning Petition 2017-192

| Name | Address | Email | Phone |
|---|--|--|--------------|
| Lisa Giancarlo (Acting President for Homeowners Association) | 1812 Scottwood Ter. (Easthaven) | Ebaumgartner@aol.com | 980-225-4999 |
| Susie Hines | 6023 Hanna Ct | Verndale Glenn dolls@ever@bellsouth.net (community leader) | 704-568-1592 |
| E. M. D. Thue mmcl | 6111 Honeyuckle (45 acres) | EMARYTHUEMMCL@aol.com | 704-563-5667 |
| Shelia Troll | 6935 Old Lawyers Rd. | sheliatroll@gmail.com | 204-568-0206 |
| 2000 Mike Properties Mike Powell | 6915 Old Lawyers Rd | | 704-707-9923 |
| Melanie Gardiner | 3008-Abode Lily Ln. | Mgardiner2000@yahoo.com | 414-339-9542 |
| MK Brennan | 7345 Oakwood Lane | | 704-641-3806 |
| <u>Bobi Almond</u> | 611 Wilora Landing | | 704-957-6532 |
| A. Bruce Pritchard | 4930 Fern Pond | | 204-650-4953 |
| Chris Sotardi | 7107 Preston Ct | | 917-597-7697 |
| Alice Chagnis | 7808 Elwood Dr | | 704-536-3913 |
| Zoraida Payne | 8413 MARKET HOUSE LN (Charlotte Old SAVANNAH Neighborhood) | | 281-255-3 |

Zoraida Payne
Zoraida Payne
@live.com

| Community Meeting Name | Address | Rezoning | Petition Email | 2017-192 Phone |
|---------------------------|---------------------|----------|------------------------------|----------------|
| Mimi Davis | 6700 Linda Lake Dr. | | davisxyz@hotmail.com | 704-444-3418 |
| Deborah Dryden | 6529 Havenlock Pl | | degdryden@bellsouth.net | 704 568 2177 |
| Deborah Dryden | 4801 Easthaven Dr | | dmlong@bellsouth.net | 704-535-3790 |
| Deborah Dryden | " " | | Llong40@carolina.rr.com | 704-576-2206 |
| T. Scott Robinson | 4026 Woodgrove Terr | | TScottRobinson@BellSouth.net | 704-502-1094 |
| ABBY BOPP | 1107 PIERSON | | epspna.president@gmail.com | 419-589-5483 |
| BARBARA FANN | 5201 GLENBRIER DR | | fann704@usa.com | 704-567-0147 |

Community

Meeting

Rezoning Petition

2017-192

Name

Address

Email

Phone

Peggy Major

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p3major8@att.net

704-458-3715

Mike McLavin

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Glean Wynette

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980 299 1695

Floyd Seitz

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~~Maureen Gilewski~~

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Maureen Gilewski

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~~Carolyn~~ Carolyn d 12373@yehum.com 908-884-6518