

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2018-154

Petitioner: The Charlotte Mecklenburg Housing Partnership
Rezoning Petition No.: 2018-154
Property: ± 4.481 acres located along W. Sugar Creek Road and bound by Munsee Street, Yuma Street and Argyle Drive West (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 Tuesday, January 29th, 2019, 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 1/16/2019. 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 Tuesday, January 29, 2019 at 6:00 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 representative at the required Community Meeting were Julie Porter, Liz Ward and Fred Dodson with The Charlotte Mecklenburg Housing Partnership, Frank Quattrochi with Shook Kelly, and Dr. Wherry with Mayfield Memorial Baptist Church. Also in attendance were Keith MacVean 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.

Keith MacVean opened the meeting and thanked everyone in attendance. Mr. MacVean reviewed the conditional rezoning process and anticipated schedule. Mr. MacVean then gave an overview of the site location and proposed zoning change. He then introduced Julie Porter with The Charlotte Mecklenburg Housing Partnership.

Ms. Porter gave the audience an overview of CMHP, which has been a non-profit housing partnership in the Charlotte region for over 30 years. They are a private neighborhood developer that assists in home ownership and affordable rental options for Charlotte area residents. Thus far

the CMHP has developed 22 projects in the area. Ms. Porter then introduced Dr. Peter Wherry with Mayfield Memorial Baptist Church.

Dr. Wherry has been the pastor of Mayfield Memorial for 12 years and saw the need to address the affordable housing crisis in Charlotte. Over the years, the church has made improvements to the homes on their property but realized they are able to do more. In this, the church has offered their land, surrounding the church, to develop an affordable housing community in partnership with the Charlotte Mecklenburg Housing Partnership. The proposed development will work to promote affordable mixed income rental living options and a sense of community.

Through this development, the church and Dr. Wherry propose to:

- promote mixed income housing;
- add value to the community;
- create a community where residents can afford to work and live;
- work towards providing a park and open greenspace for the community; and
- create a model that is duplicable for other faith communities to follow.

Mr. MacVean gave a brief overview of the site features and proposed development. This rezoning proposes to construct up to fifty (50) units using a combination townhomes and garden style walk-up apartment buildings, an open park/greenspace, as well as additional parking for the church.

With this rezoning, The Charlotte Mecklenburg Housing Partnership in partnership with Mayfield Memorial Baptist Church, intends to promote affordable housing and a sense of stability within the community.

The meeting was then opened for questions.

II. Summary of Questions/Comments and Responses:

Attendees inquired about the unit types and income requirements. Ms. Porter explained that the current proposed project that was submitted for Tax Credit financing in January 2019 will include 26% of the units will be for residents earning <30% AMI, 14% of the units will be for residents earning <50% AMI, 50 % will be for residents earning <60% AMI, and 5 units will be for residents earning up to 80% AMI. The community will accept housing vouchers and subsidies. The site plan proposes to include 22 townhome units and 28 garden style apartments. Eight (8) units are anticipated to be 1 bedrooms units, 40 units will have 2 bedrooms, and 2 units will have 3 bedrooms. All future residents will be subject to background checks and must adhere to all rules in accordance with the community or be subject to eviction. Current residents of the church owned homes will have first opportunity to apply for units in the new development and will remain on site until construction begins.

Attendees had concerns about traffic on Munsee Street and Yuma Street and asked if access could be restricted to Sugar Creek Road. There is currently access to the church along West Sugar Creek Road and an additional entry for the future development is not feasible due to block size and CDOT

request. The entries on Munsee Street and Yuma Street will better serve the newly developed community.

Attendees inquired how this development is being funded. The Petitioner is in the process of applying for Housing Trust Fund Dollars as well as tax credits to allow for the development to be constructed.

One attendee expressed concern with the location of the development within the community and inquired if the Charlotte Mecklenburg Housing Partnership has constructed previous communities within established neighborhoods. Ms. Porter explained that their developments are often placed in the midst of communities to further promote the mixed-income living model.

Dr. Wherry expressed that he and his church believe this is the best use of the land for this neighborhood. They have the land and the community has a need for affordable housing. A vacant lot isn't in the best interest of the community and current homes on the site are not enhancing the value of the neighborhood. With this partnership, Dr. Wherry and Mayfield Memorial Baptist Church intend to promote growth within the community.

Keith MacVean thanked everyone for their attendance and the meeting was adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

cc: Mayor and Members of Charlotte City Council
David Pettine, Charlotte Mecklenburg Planning Department
Julie Porter, CMHP
Liz Ward, CMHP
Fred Dodson, CMHP
Sammy Jackson, CMHP
Dr. Peter Wherry, Mayfield Memorial Baptist Church
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC
Dujuana Keys, Moore & Van Allen, PLLC

2018-154	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-154	08705747	KOMMAREDDI	S RAO	GUNA S	KOMMAREDDI	3212 DEVONCROFT LN		CHARLOTTE	NC	28269
2018-154	08705748	GENESIS HOLDING LLC				PO BOX 2065		MATTHEWS	NC	28106
2018-154	08705749	NGO	JAMES PHOU C	YEN M	NGO	2901 CHATELAINE PL		RALEIGH	NC	27614
2018-154	08705750	MECKLENBURG COUNTY				600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2018-154	08904102	MILLER	JOHN D	LONNIE	MILLER	6318 FOREST WAY DR		CHARLOTTE	NC	28212
2018-154	08904103	MCLEAN	MARGARET E		C/O WILHELMENIA L WILCOX	6916 RANDOM PL		CHARLOTTE	NC	28215
2018-154	08904104	MORGAN	DENNIS JR			3215 TALLIA CT		CHARLOTTE	NC	28269
2018-154	08904105	MILAM	DELMAR ROBE	LOIS H	MILAM	814 W SUGAR CREEK RD		CHARLOTTE	NC	28213
2018-154	08904106	CHEN	FAN	WU YI	ZHENG	462 LAKE SHORE DR		FORT MILL	SC	29715
2018-154	08904107	SPEARS	LARRY W			800 W SUGAR CREEK RD		CHARLOTTE	NC	28213
2018-154	08904108	NELSON	LARRY DEAN			4313 MUNSEE ST		CHARLOTTE	NC	28213
2018-154	08904109	UMAZAR	LORD A	SHANDRA	UMAZAR	4317 MUNSEE ST		CHARLOTTE	NC	28213
2018-154	08904110	HUEY	NANCY D			4321 MUNSEE ST		CHARLOTTE	NC	28213
2018-154	08904111	BETHEA	WILLIE A	ROZELLA V	BETHEA	4327 MUNSEE ST		CHARLOTTE	NC	28213
2018-154	08904112	BYRD	GEORGE		C/O GERRIE BYRD BURKE	4132 CRAIG AVE		CHARLOTTE	NC	28211
2018-154	08904113	MERRIMAN	WILLIE			817 YUMA ST		CHARLOTTE	NC	28213
2018-154	08904114	RNTR-4 LLC				PO BOX 2249		CUMMING	GA	30028
2018-154	08904201	MAYFIELD MEMORIAL BAPTIST	CHURCH INC			700 SUGAR CREEK RD WEST		CHARLOTTE	NC	28213
2018-154	08904203	MAYFIELD MEMORIAL BAPTIST	CHURCH TRUSTEES			700 W SUGAR CREEK RD		CHARLOTTE	NC	28213
2018-154	08904204	MATTHEWS	LILLIE	GEORGE R SR	MATTHEWS	701 YUMA ST		CHARLOTTE	NC	28213
2018-154	08904206	MAYFIELD MEMORIAL MISSIONARY	BAPTIST CHURCH			700 WEST SUGAR CREEK RD		CHARLOTTE	NC	28213
2018-154	08904207	SHERRILL	HARRY THOMAS &			727 YUMA ST		CHARLOTTE	NC	28213
2018-154	08904301	B&B SMITH ENTERPRISES LLC				618 W SUGAR CREEK RD		CHARLOTTE	NC	28213
2018-154	08904310	MICHAEL	MONCRIEF T			613 YUMA ST		CHARLOTTE	NC	28213
2018-154	08904311	BROOKS-CAMPBELL	DOROTHY D			625 YUMA ST		CHARLOTTE	NC	28213
2018-154	08904312	SHROPSHIRE	JOHN L			1116 WATERFORD DR		FORESTVILLE	MD	20747
2018-154	08904313	NUNN	DEL BURLESON			1116 OAK ALLEY		INDIAN TRAIL	NC	28079
2018-154	08904314	BLACK	ANNIE H			4322 ARGYLE DR WEST		CHARLOTTE	NC	28213
2018-154	08904315	ANDERSON	SAMUEL L			4400 ARGYLE DR WEST		CHARLOTTE	NC	28213
2018-154	08904317	KING	WILLIAM HAYWOOD			4410 W ARGYLE DR		CHARLOTTE	NC	28213
2018-154	08904702	GREGORY	DAVID H	BETH A	GREGORY	PO BOX 1017		CORNELIUS	NC	28031
2018-154	08904703	GRANT	JIMMIE DEAN	GLEND A W	GRANT	816 YUMA ST		CHARLOTTE	NC	28213
2018-154	08904704	AMBROCIO	ROSA FRANCISCA CHAY			810 YUMA ST		CHARLOTTE	NC	28213
2018-154	08904705	ROBINSON PROPERTIES OF CHARLOTTE LLC				903 LYNN ST APT M		CHARLOTTE	NC	28208
2018-154	08904706	FELDER	RODNEY HANDY			4413 MUNSEE ST		CHARLOTTE	NC	28213
2018-154	08904707	FUNDERBURK SR	KENNETH DERMONT			4419 MUNSEE ST		CHARLOTTE	NC	28213
2018-154	08904708	PRICE	RICHARD JR	VERONICA SERRANO	PRICE	4425 MUNSEE ST		CHARLOTTE	NC	28213
2018-154	08904801	CARBONI-WOODS	CHRISTIAN	KELLEY N	CARBONI-WOODS	730 YUMA ST		CHARLOTTE	NC	28213
2018-154	08904802	TRIMBORN	MARCO	ESTHER	TRIMBORN	C/O CHARLETTE INVESTMENT HOMES INC	1300 W MOREHEAD ST	CHARLOTTE	NC	28208
2018-154	08904803	EAR	SAMNANG	PUM	EAR	710 YUMA ST		CHARLOTTE	NC	28213
2018-154	08904804	SARMIENTO	HALO			220 COYOTE LN		FORT MILL	SC	29715
2018-154	08904805	TAH 2018-1 BORROWER LLC			C/O TRICON AMERICAN HOMES LLC	1508 BROOKHOLLOW DR		SANTA ANA	CA	92705
2018-154	08904806	OWENS	CHARLES WILLIAM			4501 ARGYLE DR EAST		CHARLOTTE	NC	28213
2018-154	08904809	BROOM	SIMON JR	EMMA P	BROOM	4536 MUNSEE ST		CHARLOTTE	NC	28213
2018-154	08904810	COVINGTON	DELORES G			4518 MUNSEE ST		CHARLOTTE	NC	28213
2018-154	08904811	MATTHEWS	MAZINE J		C/O FELICIA LEE	11205 WESLEY PROVIDENCE PKY		LITHONIA	GA	30038
2018-154	08904812	WILLIAMS	AL J	BRIDGETTE M	WILLIAMS	4500 MUNSEE ST		CHARLOTTE	NC	28213
2018-154	08904813	WADDELL	JOYCE			1928 BONNIE LN		CHARLOTTE	NC	28213

2018-154	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-154	Farmcrest Community Neighborhood Association	Tonya	Clarkston	801 Farmcrest Dr		Charlotte	NC	28206
2018-154	Fountaingrove Homeowners Association	Clair	Lane	4007 Elmdale Ct		Charlotte	NC	28206
2018-154	Hidden Valley Community Association	John F.	Wall	5017 Springview Rd		Charlotte	NC	28213
2018-154	Hidden Valley Community Association	Linda	Butler	5209 Springview Rd		Charlotte	NC	28213
2018-154	Hidden Valley Community Homeowners Association	Doris	Edwards	1224 Kirt Ct		Charlotte	NC	28213
2018-154	Hidden Valley Community Homeowners Association	Sandra	Jackson	6409 Hidden Forest Dr		Charlotte	NC	28213
2018-154	Northend Partners Neighborhood Organization	Carol	Burke	3815 N Tryon St.		Charlotte	NC	28206
2018-154	Rebuilding Charlotte Together	Felicia	Giles	4518 Munsee Street		Charlotte	NC	28213

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION #2018 -154– The Housing Partnership

Subject: Rezoning Petition No. 2018-154
Petitioner/Developer: The Housing Partnership
Current Land Use: Residential
Existing Zoning: R-4
Rezoning Requested: UR-2 (CD) and MUDD (O)
Date and Time of Meeting: **Tuesday, January 29th at 6:00 p.m.**
Location of Meeting: Mayfield Memorial Baptist Church
700 W. Sugar Creek Road
Charlotte, North Carolina, 28213
Date of Notice: 01/16/2019

The Housing Partnership (the “Petitioner”) has filed a Rezoning Petition to allow the development of the site with a residential community (the “Site”) on the ±4.48 acre Site located on W. Sugar Creek Road. 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 ±4.48 acre Site from R-4 to UR-2 (CD) and MUDD (O). The proposed development will include a residential community and supporting amenities. Vehicular access to the Site will be from two access points on Munsee Street and Yuma Street

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 Tuesday, January 29th, at 6:00 p.m. at Mayfield Memorial Baptist Church, 700 W. Sugar Creek Road, Charlotte, North Carolina, 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
Julie Porter, CMHP
Liz Ward, CMHP
Fred Dodson, CMHP
Sammy Jackson, CMHP
Dr. Peter Wherry, Mayfield Memorial Baptist Church
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC
Djuana Keys, Moore & Van Allen, PLLC

Site Location



Sign-In Sheet

The Charlotte-Mecklenburg Housing Partnership

Neighborhood Meeting | Rezoning Petition 2018-154 | 700 W. Sugar Creek

Tuesday January 29, 2019 | 6:00 PM

<u>Name (First, Last)</u>	<u>Address</u> (or affiliation if not resident)	<u>Phone (Optional)</u>	<u>Email (Optional)</u>
Tommy Sadler	1135 Well Spring DR	704-258-6443	Tommy4923@gmail.com
Phillip Smith	1023 Belmont	704-596-1367	
Jenna Nichols	3416 Johnston Oehler	513-235-7705	
Wafa Elhindi	3416 Johnston Oehler	530-302-6009	
Phil Bassam El Bey	822 Corwin Dr.	704-302-2167	philin@gmail.com
Phil			
Delores			
Delores Reid-Smith	6725 Pencaide Lane 28215	704-756-2130	deloresreidsmith@gmail.com

Sign-In Sheet

The Charlotte-Mecklenburg Housing Partnership

Neighborhood Meeting | Rezoning Petition 2018-154 | 700 W. Sugar Creek

Tuesday January 29, 2019 | 6:00 PM

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<u>Name (First, Last)</u>	<u>Address</u> (or affiliation if not resident)	<u>Phone (Optional)</u>	<u>Email (Optional)</u>
Simon Broom, Jr.	4536 Munsee Street	704-596-2954	sftng@aol.com
Charlene Sawyer	4513 4501 E Argyle Dr	704 488-4501	charlene.o.sawyer@gmail.com
Zedeka Sieman	City of Charlotte	704.336.2482	ZSieman@Charlotte-nc.gov
# S. Rao Kannareddi	3212 DEVON CRAFT	704.358-8787	RAO@GANDRCASTERS.com
Crystal Anderson	1205 Maglev Ln	704 773 3075	CRIS527@aol.com
Florence Walker	719 Kuma St	804-6778664	
Cathy Martin		609-674-8792	
Dalene Helw	4518 Menard St	704 712-8001	DaleneHelw55@gmail.com
Denice Hamilton	1130 White Plains Rd	704 596 4653	
ULMER, Byron	811 Tower Hill Rd	704-307-3384	Byron.ULMER@CHARLOTTE-NC.GOV

Sign-In Sheet

The Charlotte-Mecklenburg Housing Partnership

Neighborhood Meeting | Rezoning Petition 2018-154 | 700 W. Sugar Creek

Tuesday January 29, 2019 | 6:00 PM

<u>Name (First, Last)</u>	<u>Address</u> (or affiliation if not resident)	<u>Phone (Optional)</u>	<u>Email (Optional)</u>
Fred Dodson	CMHP	704-285-6010	
Sandra L. Barksdale	MMMBCH	845-391-4269	
Liz Ward	CMHP	704 285 6014	ward@cmhp.org
Melinda Richardson	MMMBCH		
Robert Richardson	MMMBCH		
Grace B. Thompson	MMMBCH	704 536-6582	742151@hotmail.com
Dorothy Thomas	MMMBCH	704-900-5341	
Frances P. Hamlin	m/mmbc	704-277-6496	Frances phamlin 964 e g-mars
Robbie Lett	m/mmbc	704-598-7944	rlett1@falcon
Domin Petway	MMMBCH	704-547-0654	drpetway@bellsouth.net

Sign-In Sheet

The Charlotte-Mecklenburg Housing Partnership

Neighborhood Meeting | Rezoning Petition 2018-154 | 700 W. Sugar Creek

Tuesday January 29, 2019 | 6:00 PM

Name (First, Last)	Address (or affiliation if not resident)	Phone (Optional)	Email (Optional)
Dorothy Hamilton	1737 Pondella Dr		dotnow1s@gmail.com
Aneresa Jackson	922 Glenfiddich Dr.		Praise922@hotmail.com
Rev. Silencia Ruednic			Rev64meem@gmail.com
Kathy Jones	4460 Arroyo Dr	—	
Christie Greer	4801 Lillian Valley		
Lorine S. Hopkins	412 Wood Ave Kannapolis, NC 28083		lshopkins@yahoo.com
Julian Sobos	8229 Terra Cotta Dr Charlotte NC 28215		
Elise Ellison	3126 Graymont 28217		
Gloria Davis	5039 Curtiswood Dr 28013		mizzglosyl@yaho.com
Bernice Anderson	7004 Lowen Rd Ch/H NC 28269		bbandersonb3@gmail.com

Sign-In Sheet

The Charlotte-Mecklenburg Housing Partnership

Neighborhood Meeting | Rezoning Petition 2018-154 | 700 W. Sugar Creek

Tuesday January 29, 2019 | 6:00 PM

Name (First, Last)	Address (or affiliation if not resident)	Phone (Optional)	Email (Optional)
Mable Chapman	4735 Monmouth Dr.		Mable Chapman Mable @Carolina.RR.COM
Christian CARBONI-WOODS	730 YUMA ST		BRUSLYWOODS@ GMAIL.COM
Maggie Moore	4807 Emdale Ct.	704 942 5091	
Susie Kirksey			
Paxxon Brown	812 DUFFY CT ^{Md/Fla} 28105	757-342-6555	Paxxon@gnail.com
Joel Ege		571 344-1518	Joel Ege with 1.600.1.501
Breake R. Watts	1208 White Plains Rd	704-778-5105	Breake R. Watts aupll.com
Lori Thomas	UNC Charlotte	704 6871 - 7037	LoriThomas@uncc.edu
Tom DEAS	4414 Mack, n/c st	704-451-2102	Tom, 23490LFC@aol.com
GIG Umeac	811 Tom Hunter Rd		gigu-2000@yghoo.com

Sign-In Sheet

The Charlotte-Mecklenburg Housing Partnership

Neighborhood Meeting | Rezoning Petition 2018-154 | 700 W. Sugar Creek

Tuesday January 29, 2019 | 6:00 PM

Name (First, Last)	Address (or affiliation if not resident)	Phone (Optional)	Email (Optional)
Nahjai Leak	922 gunfiddich dr	904 361 0830	nahjaim@icloud.com
Brenda Hunt	7601 Eastbourne Rd Ch.	704-568-8043	gregbrun01@bellsouth.net
Joyce Johnson	5136 Cinderella Rd	904-819-7980	
Lillie Matthews	701 Yuma St	704-597-1434	
Magdalena Hood	1413 Echo Glen Rd	704-604-3190	
SYLVESTER G. DAVIS SR	8039 CURTISWOOD DR.	(704) 449-6485	mr.sylvester.davis.sr@gmail.com
OLA MITCHELL	227 JICKERY DR	980-253-8422	OLAMITCHELL@ATTN.EI
MATTHEW FOSTER	2185 Galloway Ln SW	(919) 621-3482	} Math. N. Nicole Foster @ gmail.com }
L Nicole Elliott Foster	Concord, NC 28025 Same as above	(919) 247-2640	
Chris Green	Hider Valley Rd	704 315 1939	Chris2017HV@gmail.com

Sign-In Sheet

The Charlotte-Mecklenburg Housing Partnership

Neighborhood Meeting | Rezoning Petition 2018-154 | 700 W. Sugar Creek

Tuesday January 29, 2019 | 6:00 PM

Name (First, Last)	Address (or affiliation if not resident)	Phone (Optional)	Email (Optional)
Rickie Hopkins	724 W. Sugar Creek Rd.	704-310-0430	rickiehpkas@gmail.com
Kenneth L. Mitchell	227 Vickery Dr	980 254 0792	Ken527
Necole L Watts	6607 Wagon Oak Rd	704-222-1212	necole.watts19@gmail.com
Martha Moore	6334 Bridlewood	704 532 1814	marthamosita1945@yahoo.com
Jacqueline Lockhart	6913 Vernon Wood Ln	(980) 226-5049	jackielockhart19@yahoo.com
Annie Black	4322 W. Argyle Dr.	(704) 449-6569	
Odell Witherspoon	6601 Heatherbrook Ave	704-596-1735	owitherspoon@dotinc.com
John Ware	5017 Springsview Rd	704-597-8920	