

COMMUNITY MEETING REPORT
PETITIONER: COHAB, LLC
REZONING PETITION NO.: 2019-008

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 February 22, 2019. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, March 5 at 7:00 pm. at the Salvation Army, 901 Belmont Ave., Charlotte NC 28205, at the conclusion of the monthly Belmont Neighborhood Association general meeting.

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 Harrison Tucker and Russell Fergusson.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Russell Fergusson, welcomed the attendees and introduced himself and Harrison Tucker, the Petitioner. Petitioner presented the proposal to rezone seeking to rezone the approximate 0.50 acres site (the "Site") comprising three parcels located at the northeast corner of E. 15th St and Seigle Ave. from an R-5 zoning district to MUDD-O zoning district. The agent explained the rezoning process and schedule 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. The meeting was held at the conclusion of the monthly community meeting and was well attended by neighbors and neighborhood leaders.

Mr. Tucker and Mr. Fergusson presented the site plan and explained the basic elements of the proposed development, including the efforts to move forward with plans that will at least one affordable unit. Petitioner explained the basic elements of the Site Plan and included an offering of visual renderings to help show the height and design elements of the proposed building. After the presentation the Petitioner and attendees were able to conduct a lengthy question and answer session. Extended conversation was had regarding the current development in the area that are changing the character of the neighborhood and pricing out residents. The conversation addressed that would create an affordable housing option and in general smaller units than the current trend of large and expensive single-family homes. Some attendees raised concerns over the density, height and parking. Petitioner explained the proximity to uptown, light rail and the greenway entrance on the block, as reasons why the proposed density is appropriate. The discussion of parking included a generally held neighbor opinion that more parking was needed. Petition explained that he would be working to try and address that need. There were questions regarding the

commercial suite and whether it would be enough or too much and again in the context of parking.

Petitioner answered community questions regarding the setbacks, the heights of the building, the location of parking, improvement of the sidewalk, the parking plans, and the proposed density. Petitioner also answered questions regarding the building materials and opportunity to commit to certain consensus materials. Concerns over the architecture style were raised and discussed.

The petitioner indicated a willingness to take the feedback provided and revise the site plan to attempt to meet the neighborhood concerns. The petitioner also indicated that we would return to a future community meeting to present the revised plan and seek formal BCA support.

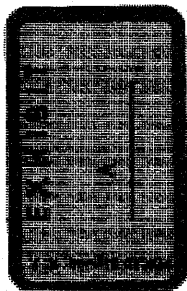
After the meeting Petitioner and representative stayed to continue discussion and several attendees individually expressed support for the plan stressing the need for some density to support the area businesses and generate further adaptive re-use of commercial buildings. There was also some discussion that the location is not suitable for single family and/or more traditional town homes due to the slope of the property and that a portion of it is below the sidewalk.

Included in attendance were approximately fifty area residents including several people that live and own property on the same block as the rezoning.

Respectfully submitted, this the 8th day of March, 2019
by Russell W. Fergusson

cc: Michael Russell, Charlotte-Mecklenburg Planning Department

**List of Property Owners
Provided by the Charlotte-
Mecklenburg Planning
Department and Based
on Current Tax Records**



2019-004	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-004	08108505	JAMISON	MAURICE A			1544-7 DELANE AVE		CHARLOTTE	NC	28211
2019-004	08108506	HELMS	WENDELL BRIAN			PO BOX 5131		CHARLOTTE	NC	28299
2019-004	08108507	ALVERSON	BETTY ANN GRAVATT	TRUST	BETTY ANN GRAVATT ALVERSON	5100 SHARON RD 2904 SOUTH		CHARLOTTE	NC	28210
2019-004	08108508	ALVERSON	BETTY ANN GRAVATT	TRUST	BETTY ANN GRAVATT ALVERSON	5100 SHARON RD 2904 SOUTH		CHARLOTTE	NC	28210
2019-004	08108509	TAYLOR	CURTIS	ALICE M	TAYLOR	842 BELMONT AVE		CHARLOTTE	NC	28205
2019-004	08108510	SIMMONS	JOHN W	LUCILLE B	SIMMONS	121 BELMONT AVE		CHARLOTTE	NC	28205
2019-004	08108511	KONEN	MICHAEL J			834 BELMONT AVE		CHARLOTTE	NC	28205
2019-004	08109511	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT.	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2019-004	08109802	MECKLENBURG COUNTY				600 EAST FOURTH ST.		CHARLOTTE	NC	28202
2019-004	08109803	MECKLENBURG COUNTY				600 E FOURTH ST		CHARLOTTE	NC	28202
2019-004	08109804	VAN FLEET	JAMES	MEGAN	VAN FLEET	811 EAST 15TH ST		CHARLOTTE	NC	28205
2019-004	08109805	NORRIS	SCOTT C	ERIN BAILE	NORRIS	815 E 15TH ST		CHARLOTTE	NC	28205
2019-004	08109806	HOWARD	MARIE A			819 E 15TH ST		CHARLOTTE	NC	28205
2019-004	08109807	ROYAL PROPERTIES OF NC INC				8531 GETALONG RD		CHARLOTTE	NC	28213
2019-004	08109808	FRYER	CHARLES JUANITA			1205 SEIGLE AVE		CHARLOTTE	NC	28205
2019-004	08109809	THREETREE CONSTRUCTION & RESTORATION, LLC				1211 SEIGLE AVE		CHARLOTTE	NC	28205
2019-004	08109810	GRAY	MARK VAN LANIER II			1215 SEIGLE AVE		CHARLOTTE	NC	28205
2019-004	08109811	COULTER	PRINCESS G			1219 SEIGLE AVE		CHARLOTTE	NC	28205
2019-004	08109815	HOOD	JERALD I	MARY C	HOOD	820 E 16TH ST		CHARLOTTE	NC	28205
2019-004	08109816	MCCULLOUGH	LOIS A		C/O HABITAT FOR HUMANITY	816 E 16TH ST		CHARLOTTE	NC	28205
2019-004	08109817	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT.	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2019-004	08109820	CURRY	WANDA D			812 E 16TH ST		CHARLOTTE	NC	28205
2019-004	08109821	JONES	GEORGE F	RUBY L	JONES	UNKNOWN		CHARLOTTE	NC	28201
2019-004	08109904	BELMONT VIEWS LLC				5850 LANSING DR		CHARLOTTE	NC	28205
2019-004	08109905	MECKLENBURG COUNTY			ATTN: JENNIFER MORRELL	600 E 4TH ST		CHARLOTTE	NC	28202
2019-004	08109906	BRADLEY	RON			3173 ABBEY PL SW		ATLANTA	GA	30331
2019-004	08109907	JEFFERSON	TERRELL			837 BELMONT AVE		CHARLOTTE	NC	28205
2019-004	08109908	TRUONG	CAM THI		C/O CHRISTY DANG	7652 BUCKFIELD PL		CHARLOTTE	NC	28277
2019-004	08109909	WOODLAND	PATRICIA CECILIA			845 BELMONT AVE		CHARLOTTE	NC	28205
2019-004	08109910	SHAMROCK DUET LLC				7427 MATTHEWS MINT HILL RD STE 105-215		MINT HILL	NC	28227
2019-004	08109911	DIAGO	MILDRED M	ELLORENZO	DIAGO	PO BOX 11254		CHARLOTTE	NC	28220
2019-004	08109912	ALLTIME FACTORS INC				PO BOX 11254		CHARLOTTE	NC	28209
2019-004	08109913	ALLTIME FACTORS INC				PO BOX 11254		CHARLOTTE	NC	28220
2019-004	08109914	AMON SR	JOHN EDWARD			PO BOX 11254		CHARLOTTE	NC	28220
2019-004	08109915	UM HOLDINGS LLC				3432 THE PLAZA		CHARLOTTE	NC	28205
2019-004	08109916	ORTEGEL	KATHLEEN M	DIANE E	KRAEMER	812 E 15TH ST		CHARLOTTE	NC	28205
2019-004	08109917	MORELAND	BRIAN DAVID	TATIANA F	MORELAND	808 E 15TH ST		CHARLOTTE	NC	28205
2019-004	08109918	MECKLENBURG COUNTY				600 EAST FOURTH ST		CHARLOTTE	NC	28202
2019-004	08109919	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2019-004	08109920	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2019-004	08109921	ALLTIME FACTORS INC				PO BOX 11254		CHARLOTTE	NC	28220
2019-004	08112410	919 BELMONT LLC			C/O MOSELEY REAL ESTATE ADVIS	1100 KENILWORTH AVE STE 200		CHARLOTTE	NC	28204
2019-004	08112411	MCMANUS	KIMBERLY RENEE			908 BELMONT AVE		CHARLOTTE	NC	28205
2019-004	08112412	SCARLETT	ASTLEY	ETHEL L	SCARLETT	PO BOX 404		PAW CREEK	NC	28130
2019-004	08112902	919 BELMONT LLC			C/O MOSELEY REAL ESTATE ADVIS	1100 KENILWORTH AVE STE 200		CHARLOTTE	NC	28204
2019-004	08112903	KEE	DORIS ANN			1115 HARRILL ST		CHARLOTTE	NC	28205
2019-004	08112907	SALVATION ARMY THE				PO BOX 31128		CHARLOTTE	NC	28231
2019-004	08113303	PARAGON REALTY LLC				1611 S WENDOVER RD		CHARLOTTE	NC	28211
2019-004	08113304	FORE	PORTIA R			1205 HARRILL ST		CHARLOTTE	NC	28205
2019-004	08113305	LE	HANH P	SANH T	LE	14727 MADISON HILL CT		CHARLOTTE	NC	28273

2019-00408113313A	HOUSING AUTHORITY OF THE CITY	OF CHARLOTTE N C			1301 SOUTH BV	CHARLOTTE NC	28203
2019-00408113313B	SEIGLE 60 LLC				6301 IVY LN, SUITE 402	GREENBELT MD	20770
2019-00408113316	SAU	DAVID L	JOLIE A	ESEKWE	PO BOX 220287	CHARLOTTE NC	28222
2019-00408113399	SALVATION ARMY THE				PO BOX 31128	CHARLOTTE NC	28231

2019-008	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-008		Sameer	Alzouby	1210 N. Tryon St.		Charlotte	NC	28277
2019-008		Alice	Kibler	329 Plymouth Ave.		Charlotte	NC	28206
2019-008		Edward	Kerstein	756 N Davidson St		Charlotte	NC	28202
2019-008	Belmont	Allison	Horinko	707 Seigle Avenue	615	Charlotte	NC	28204
2019-008	Belmont	Anna	Glodowski	1209 Pegram Street		Charlotte	NC	28205
2019-008	Belmont	Curtis	Bridges	724 E 17th St		Charlotte	NC	28205
2019-008	Belmont	Mark	Lynch	1021 Harrill Street		Charlotte	NC	28205
2019-008	Belmont Community Association	Belmont Land Use Committee		815 E 20th St		Charlotte	NC	28205
2019-008	Belmont Community Association	Diane	Adams	1615 Pegram St		Charlotte	NC	28205
2019-008	Belmont Community Association	Edward	Glodowski	1233 Pegram St		Charlotte	NC	28205
2019-008	Belmont Community Association	Kristen	Paulet	1201 Pegram Street		Charlotte	NC	28205
2019-008	Belmont Community Association	Teresa	Reid	1020 Belmont Avenue		Charlotte	NC	28205
2019-008	Belmont Community Association	Vicki	Jones	1237 Allen St		Charlotte	NC	28205
2019-008	Belmont Community Development Corporation	Carlene	Greene	700 Parkwood Ave. Ste 204		Charlotte	NC	28205
2019-008	Belmont Neighborhood Association	Lindsay	Olson	1116 E 15th St		Charlotte	NC	28205
2019-008	Belmont Neighborhood Association	Stephen	Valder	1621 Allen St		Charlotte	NC	28205
2019-008	Berkeley Homeowners Association Inc.	Allan	Morgan	1600 Parson St		Charlotte	NC	28205
2019-008	Berkeley Homeowners Association Inc.	Bob	Mohr	805 E 17th St		Charlotte	NC	28205
2019-008	Elizabeth Community Association	Jim	Belvin	624 Lamar Ave		Charlotte	NC	28204
2019-008	Elizabeth Community Association	Monte	Ritchey	525 Clement Av		Charlotte	NC	28204
2019-008	Enderly Park Neighborhood Association	Ronnie	Devine	700 North Tryon St		Charlotte	NC	28202
2019-008	First Ward Neighbors, Inc	Bob	Szymkiewicz	702 E 9th St		Charlotte	NC	28202
2019-008	First Ward Neighbors, Inc	Will	Haden	633 N. Alexander St.		Charlotte	NC	28202
2019-008	First Ward, Southend	Cassie	Brown	709 E. 8th Street		Charlotte	NC	28202
2019-008	International House	Johnelle	Causwell	1817 Central Avenue	#215	Charlotte	NC	28205
2019-008	Olde Concord Association	Ken	Hagood	1226 N Caldwell St		Charlotte	NC	28206
2019-008	Olde Georgetowne Homeowners Association	Patricia	Heard	412 E 17th		Charlotte	NC	28206
2019-008	Opt 12 Condominium Owners Association	Ben	Vandgrift	1214 N Caldwell St		Charlotte	NC	28206
2019-008	Optimist Park Community	James	Atkinson	405 E 19th St		Charlotte	NC	28206
2019-008	Optimist Park Community	Pauline	Simuel	412 E 18th Street		Charlotte	NC	28206
2019-008	Optimist Park Community	Valerie	Stepp	512 E 18th St		Charlotte	NC	28206
2019-008	Picardy Homeowners Association	Gina	Collias	1717 Kensington Dr		Charlotte	NC	28205
2019-008	Plaza Central Partners Neighborhood Association	John L.	Nichols, Ill	1200 Central Av		Charlotte	NC	28204
2019-008	Plaza Midwood Merchants Association	Lesa	Kastanas	1512 Central Ave	Unit A	Charlotte	NC	28205
2019-008	Plaza Midwood Neighborhood Association	Karl	Celis	1817 Hamorton Place		Charlotte	NC	28205
2019-008	Plaza Midwood Neighborhood Association	Tom	Eagan	1724 The Plaza		Charlotte	NC	28205
2019-008	Villa Heights Community Organization	Abby	Seymour	701 E 26th Street		Charlotte	NC	28205
2019-008	Villa Heights Community Organization	Angela	Ambroise	701 E 26th Street		Charlotte	NC	28205
2019-008	Villa Heights Community Organization	Jason	Mathis	1209 Grace St		Charlotte	NC	28205
2019-008	Villa Heights Community Organization	Max	Carroll	1813 Parson Street		Charlotte	NC	28205
2019-008	Villa Heights Land Community Organization	Elise	Berman	2112 Yaddin Ave		Charlotte	NC	28205

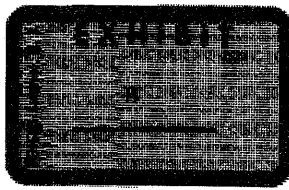


EXHIBIT B: COPY OF THE WRITTEN NOTICE

NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting -- Rezoning Petition filed by Harrison Tucker & John Perovich to rezone approximately 0.52 acres located at the Northwest corner of Seigle Avenue and E. 15th St.

**Date and Time
of Meeting:** Tuesday, March 5 at 7:00 pm.

Place of Meeting: Salvation Army Chapel, 901 Belmont Ave., Charlotte NC 28205

Petitioner: COHAB, LLC

Petition No.: 2019-08

I am assisting Cohab. LLC (the "Petitioner") in connection with the Rezoning Petition filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone approximately 0.53 acres located at the Northwest corner of Seigle Avenue and E. 15th St. from an R-5 zoning district to MUDD-O zoning district. The purpose of the rezoning is to permit the development of the parcel into approximately thirty-five residential units and ground floor commercial space, as shown on the submitted site plan, see here:

<https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2019Petitions/Pages/2019-008.aspx>

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to 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 on Tuesday, March 5 at 7:00 pm. This meeting will be held immediately at the conclusion of the Belmont Neighborhood Association meeting. I look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please contact Russell Fergusson at (704) 234-7488 or russell.fergusson@russellwfergusson.com.

Yours Truly.

Russell W. Fergusson

cc: City Council Representative Larken Egleston

Date Mailed: February 22, 2019

EXHIBIT C: COMMUNITY MEETING SIGN-IN SHEET

COMMUNITY MEETING SIGN-IN SHEET
PETITIONER: COHAB LLC
REZONING PETITION NO.: 2019-008
Date: March 5, 2019

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Please **PRINT CLEARLY.**

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COMMUNITY MEETING SIGN-IN SHEET
 PETITIONER: COHAB LLC
 REZONING PETITION NO.: 2019-008
 Date: March 5, 2019

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Name	Address	Phone No.	Email
Roger Lovelett	508 E. Kingston Ave Olathe	764-458-1693	roger.Lovelett@gmail.com
Karen Sullivan	824 E 17th		kmsullivan.mediaw @gmail.com
ED GLODOWSKI	1233 PEGRAM ST		ED.Glodowski@gmail.com
PAUL FRETZ	1621 HAWTHORNE LN	313 525 9956	paulfretzel3p.com
MARK SIELKE	1616 UNTERSH		msielke@yahoo.com
SUSAN ZACH	1220 Pegram St		SUSANJZACH@gmail.com
Hayley Huth	1736 Parson St.	859-630-4001	Hayley.Huth@gmail.com
John Lambert	1035 Hurrl St	704-533-3783	JOHN.FASSLAMBERT@gmail.com
Kevin Girinues	1243 RALPH DRIVE Charlotte NC 28211	330-391-0207	Kevin.girinues@gmail.com
Richard Gamskel	1625 Amsterdam	704 340 4245	richardg3@aol.com
Tina Cropp	1320 Parkwood Ave		
Chies Hunt	853- Belmont RD	704 972-8774	X
Larken Eggleston			
Doug Bradley	933 Louise Ave		dbradley3811@gmail.com
Diane Adams	1615 Pegram St		dadams@charlottenesou
Kevin Turner	1012 VAN EVERT ST		KEVIN.TURNER@HY.DESIGN

COMMUNITY MEETING SIGN-IN SHEET
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Name	Address	Phone No.	Email
Curtis Bridges	724 E 17th St	919-247-3237	bridges.curtis@gmail.com
Jennifer Heath	714 E. 18th St.	704.621.8463	quality@belmontcharlotte.org
Raina Purvis	1720 Pegram St	704-817-8985	Queens cafe shop@gmail.com
Dawn Millwood	1118 Belmont Ave	704-488-6129	Dawn, Millwood@gmail.com
Kelsey Babos	1118 Belmont Ave	704 488 6129	Dawn, millwood@gmail.com
Kate Ortegel	812 E 15th St	704.900.6205	Kortegel84@gmail.com
Diane Kraemer	812 E 15th St	704.900.6205	dkraemer7@gmail.com
Megan Van Fleet	811 E 15th St	704 804.1708	meganvanfleet@gmail.com
Jim Van Fleet	811 E 15th St	704 804 1708	jim.vanfleet@gmail.com
Lt. Daimion Roberts	901 Belmont Avenue	704-621-6047	daimion.roberts@ussalvationarmy.com
Arthur McGruder	1225 Pegram Street	704-315-7639	AMcGruder@gmail.com
Teresa Webb	1010 Allen St		
Lisa Ellison	1016 Allen St	704 375 5074	LisaREllison@yahoo.com
Yvonne Smith	1017 Allen St	980 226 0087	YHSmith49@yahoo.com
MARIE WALLACE	819 E. 15th St.	704-891-1767	
Tatiana Marcelina	808 E 15th St	907 539-7541	tatianamarcelina@gmail.com
Janita Turner	1305 Seigle Ave	704-333-7878	

COMMUNITY MEETING SIGN-IN SHEET

PETITIONER: COHAB LLC

REZONING PETITION NO.: 2019-008

Date: March 5, 2019

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