

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2017-197

Petitioner: The Woda Group, Inc.

Rezoning Petition No.: 2017-197

Property: ± 7.05 acres located at 13731 S. Tryon St (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, February 8th, 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 1/26/18. 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 Thursday, February 8th, 2018 at 7:00 PM, at Pleasant Hill Presbyterian Church, 15000 S Tryon St, Charlotte, NC 28278.

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 was CJ Tyree with The Woda Group, Inc. and Rush Dunaway. Also in attendance was Keith MacVean with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

CJ Tyree opened the meeting and welcomed everyone in attendance. He then introduced Rush Dunaway and Keith MacVean with Moore & Van Allen.

Mr. Tyree started the presentation by giving the audience a brief overview of The Woda Group. The company was formed in 1990 and has 320 projects across 14 states. They are one of the top 10 developers nationally of affordable housing communities. The Woda Group are long-term owners and managers of the properties they develop.

Next Mr. Tyree went over the Site location and its features. They are proposing 72 units comprised of 1, 2 and 3 bedrooms. They foresee their tenants being a combination of singles, couples, roommates, and families, allowing no more than 2 people per bedroom. The community will provide a multi-use clubhouse for tenants use as well as a playground and green space. The buildings will be of a breezeway design with stairs between the two sides. Access to the Site will

be a right in and right out from S. Tryon Street with the addition of an L-shaped public road network through the Site for connectivity.

This development will cater to residents making 60% AMI for the Charlotte Metro Area. All potential tenants must go through criminal background and credit checks. The Woda Group wants to bring a quality housing option at an affordable price point to the service workers in the area.

Mr. Tyree then went over the rezoning timeline and key dates throughout the process. They plan to be operational by the summer of 2020.

The meeting was then opened to questions.

II. Summary of Questions/Comments and Responses:

One attendee asked about the placement of the entrance to the Site on S. Tryon Street and if it could be moved further north. Mr. Tyree explained that the entrance location was dictated by the engineer for design purposes.

Nanci DeFelippe with the Steele Creek Neighborhood Association asked if the stormwater retention pond could be eliminated or be made more attractive. Keith MacVean explained that this is hold and release water treatment measure and not an actual pond. She then asked if it could be usable green space instead. To this the audience learned that the only alternative would be underground with sand filters and pipes which is usually reserved for smaller projects without the land area for a retention pond. One attendee asked about the amount of stormwater that presently flows through the Site. Mr. MacVean explained that the engineer took into account the currently water flow when designing the water retention features.

Attendees then asked about parking for the residents. The new public streets within the development will offer angled or parallel parking in addition to parking spaces near the entrances of the buildings. This petition plans to offer parking spaces above the number required by the Ordinance.

One attendee asked about the berms and tree save areas around the development. The rezoning plan will adhere to all buffer requirements and will be preserving a portion of the wooded areas that is already on the Site.

Attendees asked about the operation and management of the community. There will be an office onsite with management and maintenance staff. All rules of the community will be strictly enforced with a zero tolerance for repeated violations. It was then asked if the manager would live onsite and what security measures would be put in place. Mr. Tyree explained that requiring the community manager to live onsite would limit their pool of potential quality applicants for the position. He also explained that they have a security consultant that will address possible security concerns.

Attendees asked about the relationship between the right-of-way and the new public street in relation to the neighboring property lines. They also asked if the development was converting a private easement with a public street. The Petitioner has been in contact with the property owners of the easement and such owners were in attendance of this meeting.

Attendees wanted to know if there would be new sidewalks along S. Tryon St. These improvements have been funded and are in the process by the City of Charlotte.

It was then asked if the bus stop was coming closer to this Site. Mr. Tyree explained that there is currently a bus stop within half a mile of the development.

Attendees then asked about the aesthetic of the buildings and individual units. The plan proposes a combination of masonry materials with no use of vinyl. The units will be energy efficient and offer above standard materials. There will be laundry facilities in the units as well as a central laundry facility for tenants use.

Finally, attendees asked why they chose to put an affordable housing community on this Site and if it was considered Section 8 Housing. Mr. Tyree explained that the professions and incomes in the area need an affordable housing product. The housing community will not operate as a Section 8 Housing Development but will allow income vouchers. This rezoning plan will provide a high-quality and attractive housing community for the community and its residents.

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

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

There were no changes to the Petition as a result of this meeting.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
CJ Tyree, The Woda Group, Inc.
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	MAILAI CITY	STATE	ZIPCODE
2017-197	19901107	GALLOWAY	RODGER D		CHRISTOPHER D GALLOWAY & WVVS	16601 CAPPS RD	CHARLOTTE	NC	28278
2017-197	19901108	NGUYEN	HIEN X			808 WEST BOULEVARD	CHARLOTTE	NC	28203
2017-197	19901109	NGUYEN	HIEN			808 WEST BOULEVARD	CHARLOTTE	NC	28203
2017-197	19901171	CITY OF CHARLOTTE				600 EAST 4TH ST	CHARLOTTE	NC	28202
2017-197	19901201	SANTOS	ALWYN A	JACQUELINE C	SANTOS	14109 TAMARACK DR	CHARLOTTE	NC	28278
2017-197	19901202	CLARK	KIERRA			14113 TAMARACK DR	CHARLOTTE	NC	28278
2017-197	19901203	GOLDFARB	JEFFREY I	RACHEL A	GOLDFARB	14117 TAMARACK DR	CHARLOTTE	NC	28278
2017-197	19901204	JENKINS	SHASTA F			14121 TAMARACK DR	CHARLOTTE	NC	28278
2017-197	19901284	CHARLOTTE PINES HOMEOWNERS	ASSOCIATION INC			535 PLAINFIELD RD STE B	WILLOWBROOK	IL	60527
2017-197	19901501	RAGOONATH	DAVID			16430 GRAYBRIAR FOREST LANE	CHARLOTTE	NC	28278
2017-197	19901502	TRAN	QUAN KHONG	SUONG NGOC THI	PHAN	16422 GREYBRIAR FOREST LANE	CHARLOTTE	NC	28278
2017-197	21911133	SHAW	MICHAEL T	REBECCA M	PAPRITZ	14800 BIRNAMWOOD LN	CHARLOTTE	NC	28278
2017-197	21911134	WYKER	CORY ANDREW			14910 BIRNAMWOOD LN	CHARLOTTE	NC	28278
2017-197	21912403	CHAMPION CHRISTIAN CENTER INC				PO BOX 691533	CHARLOTTE	NC	28227
2017-197	21912411	THE JOHNSON JR FAMILY TRUST		LUCIUS WILEY JR	JOHNSON	13621 YORK RD	CHARLOTTE	NC	28278
2017-197	21912412	GIBSON	KEVIN	DIANE	STENSING-GIBSON	13801 YORK RD	CHARLOTTE	NC	28278
2017-197	21912413	FRYE	LISA S			5924 MAMOLAKE RD	CHARLOTTE	NC	28270
2017-197	21912414	CLEMENTS	JAMES A			13711 YORK RD	CHARLOTTE	NC	28278
2017-197	21912415	COLLINS	ELBERT WAYNE		LUNETTE PACE	13721 YORK RD	CHARLOTTE	NC	28217
2017-197	21912417	FREEMAN	JOHN HERRON		ANNETTE KING	14901 BIRNAMWOOD LN RFD 1	CHARLOTTE	NC	28278
2017-197	21912420	SE-MARSH PROPERTIES LLC				40 SUNRISE POINT RD	CLOVER	SC	29710
2017-197	21912421	COLLINS	ELBERT W	LUNETTE P	COLLINS	13721 S TRYON ST	CHARLOTTE	NC	28278
2017-197	21912422	GOULDING	BENJAMIN A		JOANNE M EBERHARDT	13745 YORK RD	CHARLOTTE	NC	28273
2017-197	21912423	SANCHEZ	MICHELLE M			14619 BIRNAMWOOD LN	CHARLOTTE	NC	28278
2017-197	21912424	MORANTES	JUAN			14701 BIRNAMWOOD LN	CHARLOTTE	NC	28278
2017-197	21912425	BUCK	NOLAN R			9427 HARRISBURG ROAD	CHARLOTTE	NC	28215
2017-197	21912426	WEBB	BENJAMIN GARRISON			14811 BIRNAMWOOD LN	CHARLOTTE	NC	28278
2017-197	21912445	WOLFE	STEVEN L	SANDRA L	WOLFE	12523 GENERATIONS ST	CHARLOTTE	NC	28273
2017-197	21912446	CARLSON	DONALD	MARIANNE G	CARLSON	12527 GENERATIONS ST	CHARLOTTE	NC	28278
2017-197	21912460	SOYUBELLI	CHERYL L			14811 BIRNAMWOOD LN	CHARLOTTE	NC	28278

Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_ CITY	STATE	ZIP
2017-197		Justin	Bonaparte	15030 Jerpoint Abby Dr.	Charlotte	NC	28273
2017-197	Hamilton Lakes Homeowners Association	Ted	Flor	12704 Cumberland Cove Drive	Charlotte	NC	28273
2017-197	Pineknoll HOA	Art	Lange	15614 Pine Glen Ct	Charlotte	NC	28273
2017-197	Pleasant Hill Road Resident's Association	Richard	Frank	14600 Pleasant Hill Rd	Charlotte	NC	28278
2017-197	Reunion/Enclave	Stephen	Massa	14626 Brotherly Lane	Charlotte	NC	28278
2017-197	Steele Croft Place HOA	Paula	Yorick	14329 Arlandes Drive	Charlotte	NC	28278
2017-197	Steelecroft Place Homeowners Association	Debbie	Jamro	15514 DeHavilland Dr	Charlotte	NC	28278
2017-197	Westmoreland Homeowners Association	Tom	Bidwick	13621 Kensal Green Dr	Charlotte	NC	28278

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2017-197 – The Woda Group, Inc.

Subject: Rezoning Petition No. 2017-197
Petitioner/Developer: The Woda Group, Inc.
Current Land Use: vacant
Existing Zoning: R-3
Rezoning Requested: R-12MF(CD)
Date and Time of Meeting: **Thursday, February 8th, 2018 at 7:00 p.m.**
Location of Meeting: Pleasant Hill Presbyterian Church (multi-purpose room)
15000 S Tryon Street
Charlotte, NC 28278
Date of Notice: 1/26/18

We are assisting The Woda Group, Inc.(the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the 7.05 acre site located at 13731 S Tryon Street with a multi-family residential community (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 ±7.05acre Site from R-3 to R-12MF(CD). The site plan associated with the Rezoning Petition proposes to develop the Site with a residential community made up to 72 multi-family residential units. The proposed residential units will be located in four (4) buildings located on the portion of the Site closest S. Tryon Street. The rear third of the property will be left as an open space area composed of tree save area, and a water quality and storm water detention area.

A 30 foot Class C buffer with a fence or berm and a 40 foot Class C buffer without a fence or berm will be provided along the eastern and western property lines and at the rear of the property.

Access to the Site will be from S. Tryon Street by the extension of a new public street, this proposed public street will also be extended in an eastern and western direction to the adjoining properties to allow for their extension in future to create a street network. The proposed residential units will front on this public streets.

The Petitioner will be installing a new six (6) foot sidewalk and eight (8) foot planting strip along S. Tryon 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 Thursday, February 8th, 2018, at 7:00 p.m. at Pleasant Hill Presbyterian Church (multi-purpose room), Charlotte, NC 28278.** 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.

The Woda Group – Rezoning Petition No. 2017-197
 Community Meeting – February 8, 2018 @ 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	BEN GOUDINS JOANNE EBERHARDT	13745 S TRYON	704-351-2383	JOBEN@Bellsouth.net
2	DON CARLSON	12527 GENERATIONS ST	704.591.7006	DONCARLSON.E3@CARLSON
3	Michelle Sanchez	14619 BIRNAMWOOD	704-267-0307	_____
4	NANCI DEFELIPE	12311 CHERRYBARK LN	_____	_____
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