

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2015-018

Laurel Street Residential, LLC

Petitioner: Laurel Street Residential, LLC

Rezoning

Petition No.: 2015-018

Property: 1.87 acres located on the south side of Baxter Street, west of Queens Road, and east of Welker Street.

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

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

The required Community Meeting was held on Thursday, January 8, 2015; 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 December 23, 2014. 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, January 8, 2015 at 7:00 PM, at Pleasant Hill Baptist Church, 517 Baldwin Avenue, Charlotte, North Carolina 28204.

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 Dionne Nelson, Lee Cochran, and Kemena Brooks with Laurel Street Residential. Also in attendance representing the Petitioner were Scott Kiger with Design Resource Group and Keith MacVean with Moore & Van Allen.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation

Introduction

Dionne Nelson of Laurel Street Residential opened the meeting by introducing the development team. She provided an overview of Laurel Street Residential, stating the company is a Charlotte based, privately owned firm specializing in the development of high quality, mixed income communities. Laurel Street Residential is one of the leading mixed-income development firms in the Southeast. Ms. Nelson indicated that Laurel Street Residential offices were previously in Midtown Centre, an office building on the periphery of the Cherry neighborhood.

Overview of Development Plan

Ms. Nelson provided attendees with an overview of the mixed income model, how the model is financed through public and private investments and what the model provides, housing for households of all income levels.

Ms. Nelson explained why this approach is appropriate in Cherry. Laurel Street Residential was invited by Cherry neighborhood organizations to identify opportunities to increase affordable housing in the community. She noted that long-term residents described “where you see every vacant parcel and every newly constructed home there used to be at least one if not two affordable homes”. In addition to the invitation from Cherry neighborhood organizations, the continual loss of affordable units has raised concern about gentrification. City Council asked the HAND Committee to study gentrification citywide and identify recommended solutions. Use of City owned land to support affordable housing is a best practice to address loss of affordable units. This approach seeks to preserve Cherry’s history as a mixed-income neighborhood.

Current images of Cherry neighborhood housing were shown to attendees. Ms. Nelson explained that the development team had explored Cherry and took photos to understand the type of housing that exists today. The images reiterated that currently the neighborhood has both multi-family and single-family. A timeline of the Cherry neighborhood was shown to provide historic context. The timeline dated back to 1891 when the neighborhood was platted by John and Mary Myers predating its neighbors Elizabeth, Myers Park, and Dilworth. Cherry was one of Charlotte’s earliest African-American neighborhoods designed to offer both rental and homeownership opportunities for working class. The timeline ended at “today”, as existing housing being demolished to support new higher priced housing. Ms. Nelson stated, that Laurel Street hopes to help the neighborhood move forward from here.

Lee Cochran of Laurel Street Residential provided the attendees an overview and context of the existing site. He explained that the 1.8 acre site located along Baxter Street is bounded by a three-story multi-family use across Baxter Street, a commercial use, stream buffer and two- and three-story single family homes.

Mr. Cochran then described the proposed unit mix, rents and income levels to be served and plans for the site. He explained the difference between a mixed income community and public housing. The rezoning petition is requesting that the site be rezoned to the UR-2(CD) zoning district to allow the site to be developed with up to 30 multi-family dwelling units.

An image of the proposed site plan and building architecture was shared with the attendees. The units proposed would be located in three two and three-story buildings. Building A was presented as single-family in style, facing onto Baxter Street, approximately 2,600 square feet with two, one-bedrooms on the upper level and leasing office, small fitness and laundry on the first level. Building B was presented as a two-story with 4-units and Building C was presented as a three-story with 24 units. The single family in style building was designed adjacent to the single family uses along Baxter Street, the two-story as adjacent to two and three story single family and the three-story building as adjacent to a commercial use and a stream buffer. With the topography of the site, the tallest building would be at least 10’ below the houses along Henley Place. The

topography where building C is located, would be 8-10 feet below Baxter Street. Density was noted as comparable to the density of a townhome development at 16 units per acre. The proposed architecture was noted as craftsmen, to blend with the surrounding neighborhood. The primary materials that will be used on the buildings would be a combination of cementitious siding and brick.

Mr. Cochran explained that on-site management would be provided by a third party professional manager with experience in Charlotte, S.L. Nusbaum. The property manager would be responsible for managing the application process based on guidelines and requirements to include; credit and criminal background screening, rental history review and income verification. Management also would be responsible for maintaining the property, hiring professional landscaping services, exterior and interior maintenance and long-term capital planning.

Mr. Cochran walked attendees through the project timeline and explained next steps in the rezoning process. Upcoming dates included the February 16th Public Hearing, and the March 16th City Council rezoning decision.

Before opening the floor for questions, Mr. Cochran acknowledged meetings with adjacent property owners and provided a list of frequently asked questions. Questions and answers were related to:

- Fencing?
 - o We will provide decorative aluminum fencing similar to what you see around Cherry Park.
- Landscaping?
 - o Shrubs that grow up to 4' to screen the parking intermixed with trees that grow up to 20'.
- Site Lighting?
 - o Lighting will be residential, pedestrian scale and not include any commercial grade parking lot fixtures.
- Power line plan?
 - o Power lines will be buried.
- Parking?
 - o On-site parking was proposed at 1.5 spaces per unit to minimize on-street parking.

II. Summary of Questions and Responses

The discussion was then opened for questions and comments from those individuals in attendance at the meeting. Questions and answers were as follows:

- Will rent include utilities?
 - o Utilities included in the rent will be water, sewer and trash. Tenants will pay for their own electric. There will be no gas. In addition, all appliances in the unit will be maintained by the property.
- Why 30 units? Why not townhomes?

- In order to do affordable there is a floor (minimum 24 units) per the NCHFA. In addition, the deal has to underwrite. We need 30 units to meet both objectives. Townhomes will not fit on the site to get us to 30 units.
- Why not single-family?
 - Single family cannot be done to provide housing for low to moderate incomes below 60% AMI. Affordable single family typically services those at higher income levels. This project is servicing the income tiers that are mainly at or below \$30,000 per household. In addition, the intent is to mirror rents previously available in units that have been torn down, and those tenants were able to afford \$300-\$600 per month in rent.
- Have you done a survey of interested applicants?
 - No, we do a market study during the tax credit application process.
- Who came to you with this?
 - The Cherry Community Organization and Cherry Neighborhood Association
- Will Cherry residents get preference?
 - Under the QAP we cannot have a preference. Fortunately, the site is not on a major thoroughfare; and we will not do grand advertisements. Cherry residents will know the date of when we will begin accepting applications. We cannot legally restrict availability to current neighborhood residents, but we will work to support interested prospects throughout the process.
- Does LSR or the City own the land?
 - The City currently owns the land. On November 24, 2014, City Council approved to transfer the land to an entity owned by LSR; but currently the City still owns the land.
- If you do not win tax credits is there a fall back plan?
 - If LSR does not win tax credits in 2015 or 2016, the option on the land will expire, and the City can decide if they want to take a different approach.
- Why should we trust you?
 - That's a good question. We are a local company, this is a complicated process to deliver 30 units, but we are going to work through this process because that is what we committed to the community. In addition, the rezoning is UR-2 Conditional, and that is binding to this specific plan.
- Is this similar to the Statesville Avenue corridor?
 - Brightwalk and Park at Oaklawn, those are much larger single family mixed with affordable multi-family developments. Lee Cochran worked on Brightwalk while at the Charlotte Mecklenburg Housing Partnership. The distinction is that those developments are much larger than this project. We have done smaller before in Richmond, VA. Our goal is to blend into the existing community.
- Resident Comment: I have been in Cherry for 70 years, I grew up here and we need affordable housing. We are in small homes, and people come in with more money and

build \$500,000 homes. You built your homes next to my little house. We didn't ask you all to come in here with your money to build these big houses but you came, and we don't have a problem with that. We are okay with change. I don't have to like what you are doing, but I'll love you anyway. It is not about race because we all bleed red. I pray every night that this project is completed because we need affordable housing in this community.

- Thank you
- Will you have handicap units?
 - Yes, 4-units will be fully accessible and all ground units will be adaptable. We also commit via the state to assign disabled units through DHHS.
- Is there any preferential treatment for handicap persons?
 - No, handicap applicants must go through the same application process as applicants without a handicap.
- What is the square footage of the units?
 - 660 sq. ft. – one bedroom, 900 sq. ft. – two bedroom, 1150 sq. ft. – three bedroom
- When will you take applications?
 - In 2017 we will begin lease-up, but we can start an interest list today.
- How can new residents get involved with the community organizations?
 - Guest responds and directs the attendee to board members that can assist with getting the attendee involved.
- How do we know that we will get what you promised?
 - Once the purchase closes, the site will be deed restricted to remain affordable for 40 years. In addition, the zoning is Conditional District (CD) which means someone would have to go back through the rezoning process to make changes to the site from what is shown.
- What is the occupancy?
 - Legally you can put 2 occupants per bedroom but our average is 2.5 occupants per unit.
- Do you know when Tall Oaks residents will be moving?
 - We are not sure, that is a Charlotte Housing Authority project.
- What is the site currently zoned?
 - R-6
- You are going from 11 to 30 units?
 - Yes
- The density from the Saussy Burbank project combined with this project combined with a separate affordable project is a concern.
 - We ask that you look at our 30 units separately.

Dionne Nelson ended the meeting and invited guest to look closer at the site plan boards and elevations and ask questions one on one.

**CHANGES MADE TO PETITION AS A RESULT OF THE COMMUNITY MEETING
AND ADJACENT LAND OWNER MEETINGS:**

The Petitioner:

- Reduced Building C to a three story building in the middle with two-story ends.
- Increased Building B from a 4-unit building to an 8-unit building, remaining two-story.
- Relocated the Stormwater BMP between buildings B and C, away from rear of the single family lots along Welker Street.
- Relocated the amenity areas to, between buildings B and C, the parking lot island and behind Building A.
- Reconfigured the parking lot to eliminate any pull in spaces that would point toward the rear yards of single family homes along Welker Street.
- Increased the side yard buffer adjacent to Welker Street properties to 16' with a 6' tall black aluminum decorative fence and two rows of green giant arborvitae.
- Added a buffer with 6' tall 75% opaque fence between Building C and the single family lots along Baxter Street.

LAUREL STREET RESIDENTIAL

Pet. No.	TaxPID	OwnerLastN	OwnerFirst	COwnerFirs	COwnerLast	MailAddr1	MailAddr2	City	State	ZipCode
2015-018	12524356	631 WACO LLC				PO BOX 508		LOCUST VALLEY	NY	11560
2015-018	12523406	AFFORDABLE HOUSING GROUP OF NC INC				4600 PARK RD #390		CHARLOTTE	NC	28209
2015-018	12524319	ANDERSON	VERNON T III	ALICEON G	ANDERSON	810 HENLEY PL		CHARLOTTE	NC	28207
2015-018	12524354	BLACKHAM	CHRISTOPHER	SUSAN	BLACKHAM	143 WOODHILL DR		MOUNT HOLLY	NC	28120-1788
2015-018	12524339	BROADSTREET HOMES INC				9705 AGILE CR		WAXHAW	NC	28173
2015-018	12524340	BROADSTREET HOMES INC				9705 AGILE CR		WAXHAW	NC	28173
2015-018	12524503	BROADSTREET HOMES INC				9705 AGILE CR		WAXHAW	NC	28173
2015-018	12523434	CAROLINA COTTAGE HOMES LLC				3730 GLEN LAKE DR	STE 125	CHARLOTTE	NC	28208
2015-018	12523435	CAROLINA COTTAGE HOMES LLC				3730 GLEN LAKE DR	STE 125	CHARLOTTE	NC	28208
2015-018	12523436	CAROLINA COTTAGE HOMES LLC				3730 GLEN LAKE DR	STE 125	CHARLOTTE	NC	28208
2015-018	12524317	CARR	DANIEL F			824 HENLEY PL		CHARLOTTE	NC	28207
2015-018	12524332	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202-2816
2015-018	12524333	CITY OF CHARLOTTE				600 E TRADE ST		CHARLOTTE	NC	28202-2859
2015-018	12524501	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202-2816
2015-018	12524505	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202-2816
2015-018	12524506	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202-2816
2015-018	12524377	COOK	KIM D			904 HENLEY PLACE UNIT 1		CHARLOTTE	NC	28207
2015-018	12524313	CUTTER	BRYANT W			123 BREVARD CT		CHARLOTTE	NC	28202
2015-018	12524341	DAVIS	SCOTT E	JESSICA P	DAVIS	617 WELKER ST		CHARLOTTE	NC	28205
2015-018	12524388	DAVIS	SCOTT E	JESSICA P	DAVIS	617 WELKER ST		CHARLOTTE	NC	28205
2015-018	12524375	EMRY	FRED G	KAREN L	EMRY	2414 CEDARWOOD CT		MARIETTA	GA	30068
2015-018	12524355	ENTRUST RETIREMENT SERVICES IN				300 COOKMAN AVE	UNIT 211	ASBURY PARK	NJ	07712
2015-018	12524310	GESMUNDO	DAVID JOSEPH			902 HENLEY PL		CHARLOTTE	NC	28207
2015-018	12524378	GESMUNDO	DAVID JOSEPH			902 HENLEY PL		CHARLOTTE	NC	28207
2015-018	12524329	GILES	FELICIA			1902 BAXTER ST		CHARLOTTE	NC	28204
2015-018	12524347	GILLESPIE	JAMES M	CRISTINA M	GILLESPIE	1712 BAXTER ST		CHARLOTTE	NC	28204
2015-018	12524315	GREEN	MICHAEL G		EMILY A STEPHENSON-GREEN	836 HENLEY PL		CHARLOTTE	NC	28207
2015-018	12524344	HADZIKADIC	SEAD	NARCIZA	HADZIKADIC	3600 ANNANDALE DR		CHARLOTTE	NC	28269
2015-018	12524376	HARRIS	JASON C	SCOTT W	FOISY	624 WELKER ST		CHARLOTTE	NC	28204
2015-018	12524361	KEEN	AUBREY A			514 DANIELS ST, UNIT 405		RALEIGH	NC	27605
2015-018	12524316	KITTREDGE	ZAY J			830 HENLEY PL		CHARLOTTE	NC	28207
2015-018	12524346	LEUCK	JOHN R	JOANNA	LEUCK	608 WELKER RD		CHARLOTTE	NC	28204
2015-018	12524351	MCDANIEL	KIM			442-444 A & B WALNUT AV		CHARLOTTE	NC	28208
2015-018	12524312	MCDONALD	JAMES R	ASHBY M	MCDONALD	854 HENLEY PL		CHARLOTTE	NC	28207
2015-018	12524352	MOORE	CATHERINE G		% JAMES CARROLL	6338 DOUGHERTY DR		CHARLOTTE	NC	28213
2015-018	12524373	NISBET E P CO				PO BOX 35367		CHARLOTTE	NC	28235
2015-018	12524504	NISBET E P CO				PO BOX 35367		CHARLOTTE	NC	28235
2015-018	12524330	NISBET E P CO INC				PO BOX 35367		CHARLOTTE	NC	28235
2015-018	12524331	NISBET E P CO INC				PO BOX 35367		CHARLOTTE	NC	28235
2015-018	12524502	NISBET E P CO INC				PO BOX 35367		CHARLOTTE	NC	28235
2015-018	12524345	PETERSEN	REBECCA C		SCOTT G PETERSEN (H/W)	612 WELKER ST		CHARLOTTE	NC	28204
2015-018	12523402	PLEASANT HILL BAPTIST CHURCH	OF CHARLOTTE NC			517 BALDWIN AVE		CHARLOTTE	NC	28204
2015-018	12524350	PLEASANT HILL BAPTIST CHURCH	OF CHARLOTTE NC			517 BALDWIN AVE		CHARLOTTE	NC	28204
2015-018	12524348	PLEASANT HILL BAPTIST CHURCH	OF CHARLOTTE NORTH CAROLI			517 BALDWIN AVE		CHARLOTTE	NC	28204
2015-018	12524349	PLEASANT HILL BAPTIST CHURCH	OF CHARLOTTE NORTH CAROLI			517 BALDWIN AVE		CHARLOTTE	NC	28204-3115
2015-018	12524342	RENTZ	DAVID E	LISA W	RENTZ	621 WELKER ST		CHARLOTTE	NC	28204
2015-018	12524353	REYNOLDS	KRISTA	VAUGHN	REYNOLDS	2129 ROSLYN AV		CHARLOTTE	NC	28208
2015-018	12524374	SHEARIN	RONALD V	ROBERT R JR	CROGHAN	818 HENLEY PL		CHARLOTTE	NC	28207
2015-018	12524311	THIES	MARGARET K	CHARLES R	THIES	900 HENLEY PL		CHARLOTTE	NC	28207
2015-018	12524343	VAIL	KERRY JOEY JR	MICHAEL TRACY	TROTTER	620 WELKER ST		CHARLOTTE	NC	28205
2015-018	12523410	VIRGATE 1 LLC				PO BOX 33218		CHARLOTTE	NC	28233
2015-018	12523417	VIRGATE 1 LLC				PO BOX 33218		CHARLOTTE	NC	28233
2015-018	12523437	VIRGATE 1 LLC				PO BOX 33218		CHARLOTTE	NC	28233
2015-018	12523438	VIRGATE 1 LLC				PO BOX 33218		CHARLOTTE	NC	28233
2015-018	12523439	VIRGATE 1 LLC				PO BOX 33218		CHARLOTTE	NC	28233
2015-018	12523444	VIRGATE 1 LLC				PO BOX 33218		CHARLOTTE	NC	28233
2015-018	12523301	WING	JONATHAN			425 ELI ST		CHARLOTTE	NC	28204
2015-018	12524314	YOUNG	SUSAN D	SCOTT	YOUNG	842 HENLEY PL		CHARLOTTE	NC	28207

Pet No	FirstName	LastName	OrgName	MailAddress	MailCity	Me MailZip	PrimEmail	PrimPhone
2015-018	Cullen	McNulty	CRESCENT HEIGHTS NEIGHBORHOOD ASSOCIATION	2237 Crescent Avenue	Charlotte	NC 28207	cullen.mcnulty@allentate.com	(704) 376-2995
2015-018	Karen	Jensen	FRIENDS & RESIDENTS OF HISTORIC CHERRY	311 Baldwin Avenue	Charlotte	NC 28204	kjartfun@hotmail.com	(704) 281-6848
2015-018	June	Watts-Mistri	AMHERST PLACE HOA & NEIGHBORHOOD ASSOCIATION	1730 Amherst Place	Charlotte	NC 28204		(704) 371-4622
2015-018	Melanie	Sizemore	ELIZABETH COMMUNITY ASSOCIATION	2309 Vail Avenue	Charlotte	NC 28207	msizemore@realindex.com	(704) 335-0909
2015-018	Peter	Tart	ELIZABETH COMMUNITY ASSOCIATION	1517 East 8th Street	Charlotte	NC 28204	petart@carolina.rr.com	(704) 372-8774
2015-018	Elizabeth	Barnhardt	CHARLOTTE REGIONAL REALTOR ASSOCIATION	1201 Greenwood Cliff #200	Charlotte	NC 28204	elizabeth.barnhardt@carolinahome.com	(704) 372-0911
2015-018	Monte	Ritchey	ELIZABETH COMMUNITY ASSOCIATION	525 Clement Avenue	Charlotte	NC 28204	mritchey@conformitycorp.com	(980) 722-0922
2015-018	Joe	Padilla	CHARLOTTE REGIONAL REALTOR ASSOCIATION	1201 Greenwood Cliff, Suite 200	Charlotte	NC 28204	Joe.padilla@rebic.com	(704) 940-3174
2015-018	Cynthia	Schwartz	DILWORTH COMMUNITY DEVELOPMENT ASSOCIATION (DCDA)	1235 East Blvd., Suite E-153	Charlotte	NC 28203	cynthia.schwartz@intecre.com	(704) 904-2939
2015-018	Mike	Sposato	CAROLINA REALTY ADVISORS	1001 East Boulevard	Charlotte	NC 28203	Mike@CarolinaRealtyAdvisors.com	(704) 619-7070
2015-018	Yolanda	Trotman	7TH STREET	1401 East Seventh Street	Charlotte	NC 28204	yolanda@trotmanlaw.com	(704) 948-2820
2015-018	Beth	Haenni	ELIZABETH	2133 Greenway Avenue	Charlotte	NC 28204	beth.haenni@gmail.com	(704) 332-7992
2015-018	Eric	Davis	ELIZABETH	2200 Greenway Avenue	Charlotte	NC 28204	ericdavis0123@yahoo.com	(704) 776-3013
2015-018	Kathryn	Hubicki	CHEERY	325 Baldwin Avenue	Charlotte	NC 28204	hubickik@alummi.rice.edu	
2015-018	Kristen	Moyer	CHERRY NEIGHBORHOOD ASSOCIATION	1922 Luther Street	Charlotte	NC 28204	kristenmoyer@hotmail.com	(704) 222-7676
2015-018	Myron	Patton	CHERRY NEIGHBORHOOD ASSOCIATION	1623 Luther Street	Charlotte	NC 28204	mpatton@safewaytransportation.net	(704) 621-7999

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2015-018 – Laurel Street Residential, LLC

Subject: Rezoning Petition No. 2015-018

Petitioner/Developer: Laurel Street Residential, LLC

Property: 1.87 acres located on the west side of Baxter Street across from Avant Street.

Existing Zoning: R-6

Rezoning Requested: UR-2(CD)

Date and Time of Meeting: **Thursday, January 8, 2015 at 7:00 p.m.**

Location of Meeting: Pleasant Hill Baptist Church
517 Baldwin Avenue
Charlotte, NC 28204

Date of Notice: Mailed on December 23, 2014

We are assisting Laurel Street Residential, LLC (the “Petitioner”) on a Rezoning Petition it recently filed regarding a zoning change for approximately 1.87 acres (the “Site”) located on the west side of Baxter Street across from Avant Street. 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 a 1.87 acre Site from R-6 (Single-Family Residential) to UR-2(CD) (Urban Residential Conditional District) to allow the Site to be developed with a residential community with up to 30 multi-family dwelling units.

The proposed residential dwelling units will be developed in three separate buildings. Proposed Building A will be located along Baxter Street and will front on Baxter Street, with a front door oriented toward the street. Along Baxter Street a new six (6) foot sidewalk and eight (8) foot planting strip will be provided. Parking for the Site will be located behind Building A that fronts on Baxter Street. Parking areas will be screened from the adjoining properties with new evergreen landscaping. Vehicular access to the Site will be from Baxter Street via a new driveway that lines up with Avant Street.

Community Meeting Date and Location

The Charlotte-Mecklenburg Planning Commission’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, January 8th at 7:00 p.m. at Pleasant Hill Baptist Church at 517 Baldwin Avenue, Charlotte, North Carolina 28204.** 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 Dan Clodfelter and Members of Charlotte City Council
Solomon Fortune, Charlotte Mecklenburg Planning Commission

Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Mike Davis, Charlotte Department of Transportation (CDOT)
Dennis Rorie, Charlotte Department of Transportation (CDOT)
Lee Cochran, Laurel Street Residential
Kemena Brooks, Laurel Street Residential
Jim Guyton, Design Resource Group
Jefferson W. Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Exhibit C

Baxter Street Community Rezoning Meeting
 Laurel Street Residential, LLC
 January 8, 2015

NAME	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Pam Cook		704 677 2128	Pam.Cook PasaVSSyburhauk.co
Carolyn B Shaw		704-516- 9161	cshaw@ kptlaw.com
Michael Green	Henley Place	704-332- 8228	
TODD ALICE	304 S Torrence	704 634 3527	
Tom Bixler	1805 Baxter St	717 512 7723	tom.bixler@hotmail.com
Eugene Bradley	1402 Baxter St	704 281-0045	ebradley@charlotte.gov
Maggie Loselle	938 Henley Pl.	704.905.9664	mloselle@carolinasrv.com
Jeff Mumford			
Michelle Mumford	615 Walker	704-438-6000	mumford.michelle@gmail.com
NE HATHAI	1308 E 1st	204 444 240	
Vigorena Agnew	1400 Main	704 334 4110	
Vaughn Reynolds	617 Waco St.	704-307-5358	reynoldvk@yahoo.com
Oscar Haro	615 Torrence St	704 376 2220	
Jason C. Harris	624 Walker St	704-776-1505	Harris-Jasance yahoo.com
Heather Feldman	1809 Baxter St	704-544-1674	
Jonathan Wing	425 Eli St		
Jon Wing			
Muzi Z			
Ant But			

Baxter Street Community Rezoning Meeting
 Laurel Street Residential, LLC
 January 8, 2015

NAME	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Donna ^{CEO} Grier	1502 Baxter St	⁹¹⁵ 704-6277	
Emily Stephenson Green	836 Henley Pl.	704-332- 8228	
Maggie Bixler	1805 Baxter St	717 386 9051	maggiebixler@gmail.com
Bobbi Sherrill	935 Henley Pl	704-575-9561	bobbi.sherrill@yahoo.com
David Sherrill	935 Henley Pl	704-575-9637	dsherrill@empiredist.com
Brooke Neely	506 Avant St	(704) 332-2204	
Elaine Calm	625 Baldwin		elaine ^{-calm} @hotmail.com
Thomas King	506 AVANT	⁷⁰⁴ 621-3755	

Baxter Street Community Rezoning Meeting
Laurel Street Residential, LLC
January 8, 2015

NAME	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Amey Lawson	327 Cherry St Apt D		
Ruthie Hamlin	1400 Standish Pl. 603-607 Baldwin	704-618-3361	J Hamlin 80 g mail
Sylvia Dalton	1623 Luther St	704-372-3720	Sbprscda@net bell south.
Monica McLean	1816 Luther St	204 763 8908	VMcLean@CEENTA.com
Magdalena Ford	506 Award St #215	704-606-319	
Doris Dennis	28204 700 Baldwin Ave	704-372-7523	
Myron Patton	28204 1623 Luther St	(704) 372-3720	mpatton@safewaytransportation.net
KERI COOPER	1710 Baxter	803 301-9607	Kericooper@gmail.com
Dana Johnson	1710 Baxter	704 659 7384	DanaVictorJohnson@gmail.com
Dan Curry Susan Curry	824 Henley Pl.	704-491-4209	
Tally Hair	1922 Luther St	704 224 7473	TALLYHAIR@gmail.com
Rhonda Duncan	1608 Baxter St	704 517 1380	rfisher@duncan@gmail.com
Keri Cook	904 Henly Place		
David Gesmude	902 Henly Place		
David Gesmude	906 Henly Place		
Xiao Song Hei	1400 Baxter St	704 488-9500	
Tosha Frote	1710 Baxter		

**Baxter Street Community Rezoning Meeting
Laurel Street Residential, LLC
January 8, 2015**

[illegible]

**Baxter Street Community Rezoning Meeting
Laurel Street Residential, LLC
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[illegible]