

COMMUNITY MEETING REPORT

Petitioner: Charlotte Housing Authority

Rezoning Petition No.: 2009-004

Property: Approximately 12.482 acres, Marsh Road West of Park Road

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 DATES AND EXPLANATIONS OF HOW CONTACTED:

A representative of the Petitioner mailed written notices of the date, time and location of the Community Meetings to the individuals and organizations set out on Exhibit A attached hereto by depositing the Community Meeting Notices in the U.S. mail on November 26, 2008 and again on January 16, 2009 for a scheduled second community meeting and once again on February 17th 2009 for a third community meeting. Copies of the written notices are attached hereto as Exhibit B, D and E.

DATES, TIMES AND LOCATIONS OF MEETINGS:

The first Community Meeting was held on Thursday, December 11, 2008 at 6:30 p.m. at Saint Paul United Methodist Church, 2830 Dorchester Place, in Charlotte, NC. A second community meeting was also held on Thursday, January 29th at 7:00 pm at Saint Paul United Methodist Church. A third community meeting was also held on Thursday, February 26th at 7:00 pm at Saint Paul United Methodist Church.

PERSONS IN ATTENDANCE AT MEETINGS:

The Community Meetings were attended by the individuals as indicated on the sign-in sheets attached hereto as Exhibit C. The Petitioner's representative at the Community Meeting was Keith MacVean and Bambi M. Lohr of King & Spalding. Also in attendance at the meetings representing the petitioner was Dez MacSorley with Design Resource Group and Allan McGuire with FMK architects. Representing the Housing Authority were Frank Narron and Rick Porter.

SUMMARY OF ISSUES DISCUSSED:

Meeting was opened by Keith MacVean and those attending from the community were asked to sign in. The development team was introduced and the rezoning application process schedule and status was reviewed by Keith MacVean and Frank Narron. Frank Narron presented an overview of the location and the proposed development activity, described the existing structures and their conditions. Frank Narron reviewed the proposed site, building design, elevations and the Charlotte Housing Authorities approach to the development of new mixed income communities.

QUESTIONS & COMMENTS FROM THOSE IN ATTENDANCE:

The development team answered the following questions from the floor.

1) What is the Family Self Sufficiency Program?

Response: The purpose of the Family Self-Sufficiency program is to enable eligible families to achieve economic independence and self-sufficiency. CHA's FSS Program is the conduit between the client and the appropriate supportive services necessary to achieve independence. Case managers are assigned to all participants to make a proper assessment of strengths, needs and aspirations. The case manager will guide each client through a service plan which outlines short and long-term goals.

Some of the services provided to families include: child care, transportation necessary to receive services, remedial education, job training and preparation, substance abuse treatment and counseling, training in homemaking and parenting skills, training in money management, training in household management; and any other services and resources appropriate to assist eligible families to achieve economic independence and self-sufficiency. Some or all of the services may be provided by our partners in the community.

The FSS Program is five (5) years in length and is available to all assisted (low income) housing and Section 8 voucher residents and individuals on the waiting lists who meet the selection criteria.

FSS Program participants are given the opportunity to improve their skills while living in a unit that has been designated for the program. The expectation is that program participants will no longer need housing subsidies after the completion of the program. The residents that do not achieve independence at the end of the program will be moved back to a regular assisted (low income) housing unit; Section 8 voucher holders will retain their vouchers.

2) Where will the current tenants go?

Response: The current residents will have two choices. They can request a relocation voucher which they can use to live where they choose; or they will be given a choice of other housing authority properties to move into.

3) Are the current tenants grandfathered into the program or will they have to apply?

Response: The current residents are not grandfathered and have to apply to be residents of the redeveloped Savanna Woods. They would also have to enroll in the FSS program. They would be given priority over other applicants.

4) How will the elderly and disabled be handled?

Response: The existing disabled and elderly residents may request a relocation voucher or choose to live at other CHA properties. Disabled residents do not have to enroll in the FFS program.

5) What is the impact on the surrounding schools?

Response: Due to the increase in the number of units additional students will be added to the neighborhood schools (163 students per original plan and 132 students with revised plan).

6) How many parking places per unit?

Response: A minimum of 1.5 spaces per unit will be provided.

7) Will there be any roadway improvements?

Response: A left-turn lane will be installed in Marsh Road as part of the development of phase two. In addition along Marsh Road a new six foot sidewalk and 12 foot planting strip will be provided.

8) What is the density of the project?

Response: When the plan was originally submitted the proposed density was 17.86 units per acre (223 units on 12.48 acres). The plan was subsequently revised to reduce the number of proposed units to 181 with a resultant density of 14.5 units per acre.

9) What is the height of the buildings? Don't want them to tower over the surrounding homes.

Response: The proposed buildings will be three story buildings with two story elements at the corners. The maximum height allowed is 50 feet.

10) What about the buffer for the surrounding neighbors?

Response: A 50 foot class "C" buffer will be established at the rear of the property. The outer 45 feet of this buffer will be an undisturbed tree save buffer.

11) Is there another project in the city the same size as the one you are proposing?

Response: There are several similar developments in the community, but they are larger than this particular project (First Ward Place, Park at Woodlawn, and Arbor Glen)

12) What about increase in the traffic?

Response: Based on original plan for 223 units the site could have generated 1,500 trips per day. Based on revised plan and 181 units the site will generate approximately 1,200 trips per day.

13) Is this a rental project or can the units be purchase?

Response: The units will be apartments and will not be offered for sale.

14) What assurances do we have about the property being maintained?

Response: The make up of the ownership which will include a private investor a developer and the Charlotte Housing Authority will have a vested interest in maintaining the property. In addition a professional management company will be hired to manage and maintain the property.

15) What is the current zoning?

Response: The site is current zoned is R-15MF(CD) per rezoning Petition No. 1979-062. The proposed zoning was initially R-22MF(CD) but has subsequently changed to R-17MF(CD) as a result of the decrease in the number of dwelling units (223 units initially reduced to the current request of 181).

16) Will the existing units/project stay as is if the petition is not passed?

Response: If the rezoning petition is not approved the existing units will remain.

17) Are there sprinkler systems required?

Response: Yes, the new buildings will have fire sprinkler systems.

18) Will there be a police substation?

Response: A police substation is not planned to be part of the community. However, the design of the club house will include dedicate space for social service agencies and non-profit organizations that provide services to the residents of the community (i.e. YWCA).

19) What about the adjoining property? Who decides what gets developed on it?

Response: The adjoining property, at the corner of Marsh and Park Road, is owned by Crescent Resources and is zoned for multi-family uses. The owner will determine what is constructed on the parcel. The adjoining property owner has expressed an interest in purchasing phase two of Savanna Woods and combining it with the parcel the currently own and developing them jointly.

20) Will the trees stay on the property?

Response: Several trees save areas have been identified on the site plan. These include the trees along Marsh Road, the trees in the buffer at the rear of the property and the trees in a portion of a drainage feature located on the interior of the site.

21) Will they straighten out the curve on Marsh Road?

Response: Due to the cost and impact it would have on the site the Petitioner will not be straightening the curve on Marsh Road. The proposed access to Marsh Road has been shifted to provide safe and adequate sight distance.

Objections to the proposed density and the increase in the number of affordable housing units were expressed.

The participants also expressed concern and objections to the impact of the proposed development on traffic, schools, crime and the character of the neighborhood.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

The numbers of units were reduced from 223 to 181, market rate units were added to the mix, density was reduced to +/- 14.5 units per acre and the zoning has been amended to reflect R-17MF(CD). The Charlotte Housing Authority also relocated the parking lot away from the abutting single-family homes at the rear of the site as well as increased the amount of trees to be saved on the project.

SECOND COMMUNITY MEETING HELD ON JANUARY 29, 2008 AT 7:00PM:

The Second Community Meeting was attended by any individuals as indicated on the sign-in sheet attached hereto as Exhibit D. The Petitioner's representative at the Community Meeting was Keith MacVean and Bambi M. Lohr of King & Spalding. In attendance representing the Charlotte Housing Authority were Frank Narron and Rick Porter. Also in attendance at the meeting representing the petitioner was Dez MacSorley with Design Resource Group and Allan McGuire with FMK architects.

QUESTIONS & COMMENTS FROM THOSE IN ATTENDANCE:

1) Where and when do we get to voice our opinion of this Petition?

Response: At the scheduled public hearing before City Council on February 16th at 6:00pm at Government Center located at 600 East Fourth Street.

2) When will Phase II of the project begin?

Response: Phase two, if constructed by the Charlotte Housing Authority, would not begin for at least four years and could be as long as five years. If the second phase is sold to the adjoining property owner it could begin sooner.

3) What is the area median income (AMI) in this location?

Response: The area median income is \$64,400. This property will have units for residents that are at or below 30% below AMI (49 units), it will also have units available for residents at 60% of AMI (34 units) and 34 market rate units in phase one for at total of 117 units.

4) Will the sidewalk to the park change?

Response: The sidewalk location to the county park will not change. The final location will be coordinated with County Parks and Recreation during the construction of phase one. Vehicular access to the park will not be provided.

5) How can the people in this neighborhood be assured that the City will not come in and make Cambridge Road continue through to Marsh Road?

Response: The neighborhood should contact the City Department of Transportation to voice objection to the plans to extend Cambridge Road. The neighborhood should also ask that the neighborhood be consulted and be made part of the process to study the possibility of extending Cambridge Road and that no extension be allowed until the neighborhood has had a chance to voice its concerns to the City Council.

6) Where will the second turn-in for the project be? Will this be required by CDOT?

Response: A second access point is shown on the plan for phase two. However, due to curve in Marsh Road this access point will only be possible if it can be located on the adjoining property. The Petitioner has agreed to contact the adjoining property owner to see if a joint driveway agreement can be worked out. If the adjoining property owner is not interested in having a shared driveway the site will only have one access. The City Department of Transportation would like the site to have two access points but cannot require that two be provided.

7) Can we file to have Cambridge abandoned?

Response: Yes a petition to abandon a portion of Cambridge can be filed with the City. A meeting with the City Department of Transportation to understand the process and the criteria under which a road can be abandoned should be the first step.

8) What is the height of the buildings?

Response: The proposed buildings will be three story buildings with two story elements at the corners. The maximum height allowed is 50 feet.

9) Where are the stairs located? Will there be elevators?

Response: The stairs will be located in the breeze ways and there will be no elevators.

10) Will there be washer/dryers in each of the units as well as center air-conditioning?

Response: Yes

11) Who determines the ratio mix of incomes on the project and how was the ratio determined?

Response: The ratio and mix of unit types is determined by the Housing Authority based on the amount of funds available to invest. The greater the number of market rate units the higher the cost of the project to the Housing Authority. Market rate units are not eligible for tax credits. The more money the Housing Authority spends to construct market rate units the less is available to meet the affordable housing needs of the community.

12) What is the crime rate in these projects vs. apartment complex's?

Response: Answered by CMPD Officer Matt Morgan; in larger projects crime is an issue but in the smaller projects, there does not seem to be anymore of a problem than you would see in an apartment complex located elsewhere in the city.

13) Do you think the crime will go up once the project is completed?

Response: Answered by CMPD Officer Matt Morgan; No.

14) Is the financing in place?

Response: The financing for the project has not been finalized.

15) How will the ownership of the project work?

Response: The Housing Authority will be part of LLC that will construct, own and manage the project.

16) Who will you choose to manage the property and will they be located on the property?

Response: The property manager has not yet been chosen. Managers of similar projects are companies like Crosland, Grubb Properties and Wood Partners. That type of company would be used to manage Savanna Woods. The site will have on-site management.

The changes to the plan were supported and the revised plan was well received.

THIRD COMMUNITY MEETING HELD ON FEBRUARY 26, 2009 AT 7:00PM:

The Third Community Meeting was attended by any individuals as indicated on the sign-in sheet attached hereto as Exhibit E. The Petitioner's representative at the Community Meeting was Keith MacVean and Bambi M. Lohr of King & Spalding. In attendance representing the Charlotte Housing Authority were Frank Narron and Rick Porter. Also in attendance at the meeting representing the petitioner was Dez MacSorley with Design Resource Group. The revised zoning schedule was presented and a power point presentation describing the proposal as well as the family self sufficiency program was presented.

QUESTIONS & COMMENTS FROM THOSE IN ATTENDANCE:

22) Will this be a mixed race community?

Response: Yes, this community is being developed to include several income levels and we are hopeful that this would encourage a mixed race community based on the varying income levels allowed to rent here.

23) What happens to the Second Phase now and how many acres is it?

Response: Phase Two consists of approximately four (4) acres. All of the existing units on the site will be demolished prior to the commencement of construction on Phase One. Phase Two property will be seeded for grass once the old buildings have been demolished and removed from the site.

24) Will there be a play area for the children on the site?

Response: Yes, there will be a grassy area in the middle of phase one where the children can play. In addition the housing authority will partner with Mecklenburg County Parks and Recreation on improvements and joint use of the play ground space on the abutting E. B. Moore Park.

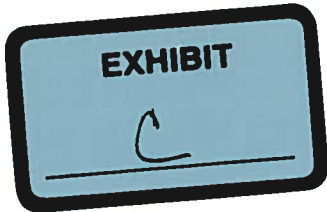
25) What is the cost of this Project?

Response: Approximately \$130,000 per unit is currently estimated.

CHARLOTTE HOUSING AUTHORITY

cc: Councilmember Patsy Kinsey
Mr. Tom Drake, Charlotte-Mecklenburg Planning Commission
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Commission
Mr. Charles Woodyard, Charlotte Housing Authority

Mr. Frank Narron, Charlotte Housing Authority
Mr. Rick Porter, Charlotte Housing Authority
Mr. Desiree MacSorley, Design Resource Group
Mr. Allan McQuire, FMK Architects



CHARLOTTE HOUSING AUTHORITY
 Rezoning Petition No. 2009-004
 Community Meeting Sign-in Sheet
 Saint Paul United Methodist Church
 December 11, 2008

6:30 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Oliver Bostic	725 Clayfield Ch.	704-527-3251	
2	Tim Hese	3710 S. SELWYN FARMS LN	704.529.1925	Tim Hese @ AOL.COM
3	Clara Hedberg	2830 Sunset Dr.	704-375-9588	
4	Jack Haynick	801 WATER WHEEL CT	704 521-9046	
5	Jeff Moffatt	3601 Selwyn Farms Ln	704-400-9736	j.moffatt @ bellsouth.net
6	Hendi Drummond	801 MILL CREEK LN	704-523-3443	
7	Dalya Kutcher	800 Mill Creek Ln		farhelldrka@yahoo.com
8	Kevin Parks	3100 Park Road	ext. 128 704-527-7822	KParks @ HTCMS.NET
9	MICHAEL SPENSIERI	3407 SHELLMATE LANE 28209	704.363.4751	MSSENSIERI @ HOTMAIL.COM
10	ROBERT BURNS	1222 JERSEY LN.	525-0845	
11	Betty R. Barberree	1127 Guilford Rd	704-333-6897	
12	Susan G. Clegg	1123 Guilford Rd	704-333-8082	
13	Rebecca Yarbrough	1223 Ascraft Lane	704-527-4934	ryarbrough @ centralina.org

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
14	Jeanne Woosley	320 Marsh Rd.	704-525-9434	joosley@allvis.com
15	Mimi Pollum	3109 Selwyn Farms Ln.	704-523-8373	mimipollum@allvis.com
16	CAROL & MILDRED SORREN	1108 SEDGEFIELD RD	704-607-6650	carol.sorren@allvis.com
17	Kim Hulse	1035 Sedgefield Rd	665-6370	Kghulse@allvis.com
18	Rodney Atwell	3305 Cambridge	9794 24361	newborn@allvis.com
19	KATE ZENDER	3281 MAYFIELD AVE	704-529-6085	rodney@allvis.com
20	Elana Saldo	3712#2 Selwyn Farms Ln	704-527-4736	KZender@allvis.com
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	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
46	Nancy Higgins	1511 Sedgely Rd	Chanhassen, NC	
47	Brook Smith	Melbourne	704 884-5001	BRAD.SOLD@AOL.COM
48	Scott	SEDGELY RD		
49	Jennifer Derby	3246 Park Rd	704 442 4470	
50	James Stewart	824 BLACKBURN CT.	704-522-8169	
51	Per Mac Surley			
52	Michael Cap			
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CHARLOTTE HOUSING AUTHORITY, PETITIONER

Rezoning Petition No. 2009-004
Community Meeting Sign-in Sheet
Thursday, January 29, 2009
7:00 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Mary Beth Fields	728 Winston PI	704 529 5035	mbfields@carolina.rr.com
2	KATHRYN RAND	3228 Sunset Dr.	704 373 0592	Berand@earthlink.net
3	BILL STURGEON	" "		tanburasher@mindspring.com
4	Todd Lantz	1540 West 8th	(704) 301-8415	Tlantz@expd.org
5	Don Rush	3108 Stone Orchard Pl.	704 525 8395	donfrusch@bellsouth.net
6	Sara Elliott	3221 Selwyn Farmway	704-525-3960	sarellott@aol.com
7	JIM WILLIAMS	3320 DAIRY FARM LN	704) 522-7090	jimwilliamsc@sbc.com
8	CHRIS BYERS	3255 SUNSET DR.	704.347.5904	cunhollowell@yahoo.com
9	Elena Saffa	3712#2 Selwyn Farm Ln	704 527-4736	e-saffa@carolina.rr.com
10	Jane Figg	1011 Sedgefield Rd	704 536-7033	
11	Janelle Dravis	635 Painted	704-525-1447	travisjp@aol.com
12	Rodney Atwell	3305 Cambridge	704 361-9794	
13	Mary Alice Byers	9254 Sunset Dr	704-347-1537	atbyers@aol.com

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
14	Jay Lyler	317 Dover Ave		
15	Bartley Hendrix	3210 Moores Glen Dr.	704.525-3678	bartleyhendrix@aol.com
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	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
46	Rob Ford	1064 Sedgewick Rd		robford1entford@yahoo.com
47	TIM HEGGE	3710-1 Selwyn Farms Lane	704.525.1321	TIMHEGGE@aol.com
48	Grace Siebert	314 Marzgh	704-517-9921	Grace.Siebert@wachovia.com
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Charlotte Housing Authority
Rezoning Petition No. 2009-004
Savanna Woods Meeting Sign-in Sheet
2830 Dorchester Place, Charlotte, NC
February 26, 2009
7:00 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Laura Weaver	3325 Dexter St 28209	704-527-6068	
2	Kerik Parks Holy Trinity N.S.	3100 Park Road 28209	704-527-7822 ext. 118	kpark5@HTCMS.NET
3	MICHAEL SEATON	939 SEDGFIELD RD	704-572-1384	SEATONR@AOL.COM
4	Richard D White	3038 Park Rd	704-523-6982	white dotson@aol.com
5	Ann King	420 Marsh Rd	704-527-1581	akwin-gc@yahoo.com
6	CLARA HEDBERG	2830 Sunset Dr.	704-375-9588	hedberg@bellsouth.net
7	Janelle Travis			
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