

COMMUNITY MEETING REPORT
Petitioner: Lakewood Apartments, LLC
Rezoning Petition No. 2018-137

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 December 26, 2018. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Monday, January 7, 2019 at 6:00 PM at Faith Memorial Baptist Church, 211 Lakewood Avenue, Charlotte, NC 28208.

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 Chris Ogunrinde of Urban Trends.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Chris Ogunrinde, welcomed the attendees and introduced himself. Mr. Ogunrinde indicated that the Petitioner proposed to rezone an approximately 0.401 acre parcel located at 104 and 110 Lakewood Avenue at the intersection of Rozzelles Ferry Road and Lakewood Avenue. Mr. Ogunrinde discussed to the public that the current zoning for the site is R-5 and that the proposed zoning is B-2. He informed the individuals the petitioner that rezoning the two parcels would allow a third building be placed on the site which would then be included with the two other apartment buildings on adjacent lots which the petitioner owns. The third building would lower the costs of the units thus providing more affordable units as the intent of this project is to provide affordable housing (work force housing) for the surrounding neighborhood. He then explained the rezoning process 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 local residents and property owners.

Mr. Ogunrinde provided background information about his experience with several projects that he had worked on in the Charlotte area. He then presented the site plan and the intentions to develop a new multi-family housing building on the vacant lots that would contain 12 units. This building would be included with two other buildings (24 units) on adjacent land the petitioner owns that is not included in this rezoning petition. The total number of units for the entire project would be 36 units. Mr. Ogunrinde showed the proposed architectural elevations and sketch plan and discussed the design of the proposed building. There would be three levels of multi-family housing. The parking for the site would be located on the surface level between the buildings. He used the elevations and renderings to explain the building's design concepts, and operations.

Mr. Ogunrinde discussed the use of permeable pavers to be used within the parking area to provide storm water detention. He discussed that these unit pavers have been incorporated on several projects throughout Charlotte as a means for storm water detention. Water would travel through the unit pavers and be collected in wells located under the parking lot and water would be released at a rate to pre-existing conditions.

The project was well praised from the attendees and the overall project for the area. Attendees of the meeting though discussed concerns that the apartment complex would not be as affordable to many of the residents. Mr. Ogunrinde talked about various programs that offer subsidized rent housing and the possibility to incorporate in this project. Other concerns from the attendees were if the rent was affordable, how would they prevent people that can easily afford the rent from renting. Mr. Ogunrinde went in depth that this project's intent would be to provide workforce housing but would make every effort to seek Housing Trust Fund dollars or others to make the units more affordable. The targeted people to rent these units would be police officers, fireman, teachers, nurses and medical personnel for example.

Other concerns were if these units would be accessible for seniors as there are three floors of units. The project has units on the first-floor level that are handicap accessible. Also, a concern was would this project increase the property taxes of the surrounding neighborhood. There are a number of elderly property owners that live in the neighborhood and are on a limited budget. An increase in their property taxes could impinge a hardship onto them. They would like if there is an opportunity for the City to freeze property taxes for the seniors.

Respectfully submitted, this 9th of January 2019.

2018-137	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR	CITY	STATE	ZIPCODE
2018-137	06511501	FAITH MEMORIAL BAPTIST CHURCH TRUSTEES	CHURCH TRUSTEES			211 LAKEWOOD AVE	CHARLOTTE	NC	28208
2018-137	06511502	FAITH MEMORIAL BAPTIST CH TR	CHURCH TRUSTEES			211 LAKEWOOD AVE	CHARLOTTE	NC	28208
2018-137	06511503	FAITH MEMORIAL BAPTIST CHURCH (TRUSTEES)	CHURCH TRUSTEES			211 LAKEWOOD AVE	CHARLOTTE	NC	28208
2018-137	06511515	FAITH MEMORIAL BAPTIST CHURCH TRUSTEES	CHURCH TRUSTEES			211 LAKEWOOD AVE	CHARLOTTE	NC	28208
2018-137	06511516	PICKLESIMER WILLE MAE			LIFE EST BY WILL	204 JONES ST	CHARLOTTE	NC	28208
2018-137	06511517	REID SYBLE MAY O				200 JONES ST	CHARLOTTE	NC	28208
2018-137	06512607	KASHMARY PROPERTIES LLC				4812 EASTHAVEN DR	CHARLOTTE	NC	28212
2018-137	06512608	KASHMARY PROPERTIES LLC				4812 EASTHAVEN DR	CHARLOTTE	NC	28212
2018-137	06512609	HALLMAN JOHN	JOHN			111 N GREGG ST	CHARLOTTE	NC	28216
2018-137	06512610	HALLMAN JOHN	JOHN			111 N GREGG ST	CHARLOTTE	NC	28216
2018-137	06512611	HALLMAN FREEMAN	FREEMAN			111 N GREGG ST	CHARLOTTE	NC	28216
2018-137	06512615	OFORI-ANTWI BETTY ANN	BETTY ANN		OFORI-ANTWI	10702 RIDGE ACRES	CHARLOTTE	NC	28214
2018-137	06512706	DAVIS DORIS J	DORIS J			124 OREGON ST	CHARLOTTE	NC	28208
2018-137	06512707	MOORE LONG T	LONG T			2105 HEATHER GLEN LN	CHARLOTTE	NC	28208
2018-137	06512708	NGUYEN ANDREW	ANDREW		NGUYEN	PO BOX 220287	CHARLOTTE	NC	28222
2018-137	06512709	FORD ANDREW	ANDREW		FORD	5835 LINDEN RIDGE LN	CHARLOTTE	NC	28216
2018-137	06512710	FORD ANDREW	ANDREW		FORD	5835 LINDEN RIDGE LN	CHARLOTTE	NC	28216
2018-137	06512711	YOUNG PRINCECOLLA MCGOWAN	PRINCECOLLA MCGOWAN			3021 CAROL AVE	CHARLOTTE	NC	28208
2018-137	06512801	MOLLAY HARRIS	HARRIS		MOLLAY	3925 ROZZELLES FERRY RD	CHARLOTTE	NC	28208
2018-137	06512802	LAKWOOD APARTMENTS LLC				1300 W MOREHEAD ST	CHARLOTTE	NC	28208
2018-137	06512803	DORCELIAN JOHNNY	JOHNNY			2089 CONKLE CT	RIVERDALE	GA	30296
2018-137	06512804	LIM SOPHA	SOPHA			3611 MT HOLLY HUNTERSVILLE RD	CHARLOTTE	NC	28216
2018-137	06512805	GRAY CHARLES	CHARLES			1212 RIDGEBURY TER.	MATTHEWS	NC	28105
2018-137	06512806	ALI TAMIKA	TAMIKA			PO BOX 220287	CHARLOTTE	NC	28222
2018-137	06512807	KELLY CAITLIN	CAITLIN			124 LAKEWOOD AVE	CHARLOTTE	NC	28208
2018-137	06512808	MCCLEIN JESSIE B	JESSIE B			120 LAKEWOOD AVE	CHARLOTTE	NC	28208
2018-137	06512809	LAKWOOD APARTMENTS LLC				1300 W MOREHEAD ST	CHARLOTTE	NC	28208
2018-137	06512811	LAKWOOD APARTMENTS LLC				1300 W MOREHEAD ST	CHARLOTTE	NC	28208
2018-137	06512816	MOLLAY HARRIS	HARRIS		MOLLAY	3921 ROZZELLES FERRY RD	CHARLOTTE	NC	28208
2018-137	06512818	MCINTYRE GILBERT J JR	GILBERT J JR			5341 PINEBROOK DR	CHARLOTTE	NC	28216
2018-137	06512819	LAKWOOD APARTMENTS LLC				1300 W MOREHEAD ST	CHARLOTTE	NC	28208
2018-137	06512901	PRICE CHARLEY	CHARLEY		PRICE	5701 MCBRIDE ST	CHARLOTTE	NC	28215
2018-137	06512902	FESSEHASION EFREM	EFREM		PRICE	10048 ATKINS RIDGE DR	CHARLOTTE	NC	28213
2018-137	06512905	ROMAH BLUK	BLUK		KSOR	PO BOX 220287	CHARLOTTE	NC	28222
2018-137	06512906	MCLILLY ANGELO	MARCOS A		MCLILLY	PO BOX 220287	CHARLOTTE	NC	28222
2018-137	06512924	FESSEHASION EFREM	EFREM			3216 BOYD ST	CHARLOTTE	NC	28208
2018-137	06512925	FESSEHASION EFREM	EFREM			10048 ATKINS RIDGE DR	CHARLOTTE	NC	28213
2018-137	06512926	PRICE CHARLEY	CHARLEY		PRICE	5701 MCBRIDE ST	CHARLOTTE	NC	28213
2018-137	06512929	FLORENCE MELISSA	MELISSA			PO BOX 220287	CHARLOTTE	NC	28222
2018-137	06512930	WALKER CHRISTINE	CHRISTINE		C/O HABITAT FOR HUMANITY OF CHARLOTTE LLC	PO BOX 220287	CHARLOTTE	NC	28222
2018-137	06512931	BOWLES TONNETTE	TONNETTE		C/O HABITAT FOR HUMANITY OF CHARLOTTE INC	PO BOX 220287	CHARLOTTE	NC	28222
2018-137	06513707	BUONVA Y DOI	DOI		AYA	PO BOX 220287	CHARLOTTE	NC	28222
2018-137	06513708	KUM NOAR RO	NOAR RO			201 OREGON ST	CHARLOTTE	NC	28208
2018-137	06513709	PARRISH OLIVIA	OLIVIA			PO BOX 220287	CHARLOTTE	NC	28222
2018-137	06513716	BEIK CHRISTINA	CHRISTINA		C/O HABITAT FOR HUMANITY OF CHARLOTTE INC	PO BOX 220287	CHARLOTTE	NC	28222

2018-137	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-137	Benton Woods	Bill	Riggs	4157 Tillman Rd		Charlotte	NC	28208
2018-137	Brookfield Neighborhood Association	Eva	Barber	4938 Ridgeley Dr		Charlotte	NC	28208
2018-137	Eleanore Heights Community Association	Nichelle	Bonaparte	2916 Coronet Wy		Charlotte	NC	28208
2018-137	Enderly Park Neighborhood Association	Pam E.	Roberson	3128 Kirkland Av		Charlotte	NC	28208
2018-137	Eva B. Barber Park Neighborhood Association	Shamalye K.	Haynes	319 Goff Street		Charlotte	NC	28208
2018-137	Fairies Farms Homeowners Association	Johnny	White	2901 Coronet Wy		Charlotte	NC	28208
2018-137	Glenwood Neighborhood Association	Cora	Robinson	3900 Barlowe Rd		Charlotte	NC	28208
2018-137	Glorious Church Of God Inc	Doretha	Huey	601 Dewolfe St		Charlotte	NC	28208
2018-137	Gracious Hands Transitional Housing for Women & Children	Sonja	Chisholm	245 North Hoskins Road		Charlotte	NC	28216
2018-137	Lakewood Community Development Corporation	Scott	Terry	211 Lakewood Av		Charlotte	NC	28208
2018-137	Lakewood Neighborhood Alliance	Chini	Nichols	212 Halsey Street		Charlotte	NC	28208
2018-137	Lakewood Neighborhood Alliance	Delores	Miller	309 Harrison Street		Charlotte	NC	28208
2018-137	Lakewood Neighborhood Alliance	Jamall	Kinard	330 Lakewood Ave		Charlotte	NC	28208
2018-137	Lakewood Neighborhood Alliance	Nola	Murphy	417 Lakewood Ave		Charlotte	NC	28208
2018-137	Lampighter Village South Homeowners Association	Joel	Haecherl	308 Jones St		Charlotte	NC	28208
2018-137	New Outreach Christian Center	Brenda	Stevenson	3900 Gossett Av		Charlotte	NC	28208
2018-137	Northwest Service Center	Eleanor	Washington	3401 Kentucky Av		Charlotte	NC	28216
2018-137	ParkView Neighborhood Association	Dorothy	Crowder	2931 Morson St		Charlotte	NC	28208
2018-137	South Hall Homeowners Association	Brian	Gomsak	101 S Smallwood Pl		Charlotte	NC	28208
2018-137	Thomasboro Neighborhood Association	Renee	Jones	4125 Welling Av		Charlotte	NC	28208
2018-137	University Park Neighborhood Association	Carolyn	Fuller	2700 Lasalle Street		Charlotte	NC	28216

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition filed by Lakewood Apartments, LLC

Date and Time of Meeting: Monday January 7, 2019

Place of Meeting: Faith Memorial Baptist Church, 211 Lakewood Avenue, Charlotte, NC 28208

Petition No.: 2018-137

Dear Neighbor:

This letter is to inform you of an upcoming community meeting for rezoning petition 2018-137 which was filed with Charlotte-Mecklenburg Planning Commission. Lakewood Apartments, LLC (the Petitioner) seeks to rezone an approximately 0.401-acre site (the “Site”) located at 104 and 110 Lakewood Avenue from R-5 zoning district to B-2.

By the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting before 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 Monday, January 7, 2019, at Faith Memorial Baptist Church, 211 Lakewood Avenue, Charlotte, NC 28208. We look forward to sharing this rezoning proposal with you and to answering any questions you may have.

In the meantime, should you have questions or comments about this matter, please call Chris at 704 488-8902.

cc: Councilman Juston Hollow

Date Mailed: December 26, 2018

Lakewood Community

Rezoning Meeting Sign-In Sheet

01/07/19

Name/Organization	Phone #	Email Address
VIVIANNE JOHNSON	704-498-9533	vjo@charlottefaithmemorial.com
Priscilla Miller	980-422-8910	
TAN Barringer	704 394 5263	
Jamari Kinard	803-271-3939	JKinardLNA@gmail.com
Howard Kaplan	704-248-6144	Howard@CharlotteInvestment.com
Chris Ogunrinde	704/488 8902	Chris@urbantrendsproperties.com
Chini Nichols	704-651-5620	chini.nichols@gmail.com
Joseph McClain	980-205-3694	
Pearl Wynn	704-252-4037	
Lana Robinson	704.394.4635	
Franklin Emmanuel	704 390 5577	
James Bailey	704-467-2061	jbailey2061@gmail.com
Loris Moore	704-392-9260	led52@bellsouth.net
Charles Gelsantler	704-395-1588	Charlesg@wirthassociates.com
Gilbert		
Leondra Garrett	980-428-2855	leondragarrett@yahoo.com