

Community Meeting Report

Petitioner: NC Charlotte Lucky Penny LLC
Rezoning Petition No.: RZP-2023-140

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.

I, Marc Makwana, representative of NC Charlotte Lucky Penny LLC did the following:

1. Persons and organizations contacted & how:

- a. Please See Exhibit-'A': List of all people who were contacted.
- b. Please See Exhibit-'B': I contacted them via a letter mailed through USPS. Pictures of all mail that went out on 12/08/2023.
- c. Please see Exhibit-'C': Community Meeting letter that went out in the mail to all persons contacted.

2. Date & Time of Meeting:

- a. Just like the Exhibit-C letter informed the Community meeting was held on 12/19/23 6:00pm EST via Zoom.
- b. I was contacted prior to send the presentation of meeting via email and I had sent the meeting's presentation in advance in email.

3. Attendance at the Meeting:

- a. Please See Exhibit-'D': List of all attendees who attended the Zoom Community Meeting.

4. Summary of Meeting:

- a. I started the meeting by welcoming attendees and getting their names. I talked with attendees in-general about where they are from and how do they feel connected to this rezoning property. I explained to them that we are reaching out to neighborhood community members in advance via this meeting to hear their opinions & concerns, and there will be an official public hearing in January.
- b. I presented the facts of the rezoning and property. I presented that we are going through rezoning because we intend to fully renovate this 3.55 acre site with 3 building on it located at 1240 Lucky Penny St. I shared my screen and showed them the parcel, & google earth view of the property. I explained there are 3 buildings; two of them are two stories and 1 is a one-story building. I showed how this is a culd-a-sec type end of the road location.
- c. I provided information that we are new owners and we would like to renovate this property to something nice that is good for neighborhood and for the property. I explained our plan to rezone it for multi-family apartment use. I explained the key points of renovation. Explained that we will be adding kitchens and converting these hotel rooms into small apartments.

- d. I explained thoroughly how a renovated multi-family apartment will be a better thing for community compared to its current outdated and weary motel. I showed them several pictures of previous projects from other cities where we had done such conversion. I explained visually and with information end result of such conversion and how they all ended up being good thing for community.
- e. Ms. Patricia Woodard, who lives 1 house over next to property, had some questions about property taxes going up & about the nuisances that currently happens of homelessness, prostitute nature as motel. I answered her questions and explained that such nuisances are pertinent to current motel and are renovated apartment with better lighting usually deters such nuisances. I explained to her that renovation of a single commercial property directly should not raise property taxes for immediate neighbors in my opinion.
- f. Ms. Latonya Steele, who is president of neighborhood HOA, had some questions about the nature of post renovation tenants. I explained to her that usually it's a mix of corporate and local people who end up leasing such studio apartments. She expressed her opinion about what kind of tenants would be better for community and I thanked her for her insight. She's been the resident of immediately community for decades, so her insights are valuable.
- g. Towards 45mins into meeting the zoom meeting was disrupted and we were disconnected. While I was trying to figure out how I can resend them zoom links they called me on my cell phone. Both Ms. Patricia & Ms. Latonya called. We continued the meeting on my phone till I answered all of their questions.
- h. Total duration of welcome, presentation, and questions-answer conversion with all was 1hr 15minutes.

Sincerely,

A handwritten signature in black ink that reads "M.C. Makwana". The signature is written in a cursive style with a long horizontal stroke underneath the name.

Marc Makwana
Regional Project Manager
NC Charlotte Lucky Penny LLC
400 Galleria Pkwy, Suite 1140,
Atlanta, GA 30339.
Cell: 269-277-3131
Email: ProjectMan@JDHDevelopers.com

CC: Charlotte Planning, Design & Development department -Rezoning Staff.

EXHIBIT – ‘A’

List of persons contacted.

| 2023-140 | full_name_neighborhood | first_name | last_name | physical_address |
|----------|---------------------------------|------------|-------------|---|
| 2023-140 | Benton Woods | Bill | Riggs | 4157 TILLMAN RD, CHARLOTTE, NC, 28208 |
| 2023-140 | Brookfield Neighborhood Associa | LaTonya | Steele | 418 S Ramsey St, Charlotte, NC, 28208, USA |
| 2023-140 | CMPD Freedom Division Advisory | Cheryl | Dover | 2921 MACVEAN LANE, CHARLOTTE, NC, 28208 |
| 2023-140 | Edgewood Community | Leslia | Thomas | 4414 LOCHLEVEN ST, CHARLOTTE, NC, 28208 |
| 2023-140 | Enderly Park | Kristine | Amou | 3205 FREEDOM DR, CHARLOTTE, NC, 28208 |
| 2023-140 | Enderly Park Neighborhood Assoc | George | Casey | 1109 TENNYSON DRIVE, CHARLOTTE, NC, 28208 |
| 2023-140 | Enderly Park Neighborhood Assoc | Pam | Roberson | 3128 KIRKLAND AV, CHARLOTTE, NC, 28208 |
| 2023-140 | Eva B. Barber Park Neighborhood | Shamaiye | Haynes | 319 GOFF STREET, CHARLOTTE, NC, 28208 |
| 2023-140 | Giverny Homeowners Association | Scott | Campbell | 3900 FREEDOM DR, CHARLOTTE, NC, 28208 |
| 2023-140 | Glenwood Neighborhood Associati | Cora | Robinson | 3900 BARLOWE RD, CHARLOTTE, NC, 28208 |
| 2023-140 | Glorious Church Of God Inc | Doretha | Huey | 601 DEWOLFE ST, CHARLOTTE, NC, 28208 |
| 2023-140 | Lake Arbor Tenant Association | Apryl | Lewis | 4100 GLENWOOD DR, CHARLOTTE, NC, 28208 |
| 2023-140 | Lakewood Neighborhood Alliance | Chini | Nichols | 212 HALSEY STREET, CHARLOTTE, NC, 28208 |
| 2023-140 | Lakewood Neighborhood Alliance | Jamall | Kinard | 330 LAKEWOOD AVE, CHARLOTTE, NC, 28208 |
| 2023-140 | Lakewood Neighborhood Alliance | Jessica | Foster | 400 JONES ST, CHARLOTTE, NC, 28208 |
| 2023-140 | Lakewood Neighborhood Alliance | Nola | Murphy | 417 LAKEWOOD AVE, CHARLOTTE, NC, 28208 |
| 2023-140 | Lakewood Ridge | Leondra | Garrett | 415 JONES STREET, CHARLOTTE, NC, 28208 |
| 2023-140 | Lamplighter Village South Homeo | Joel | Haecherl | 308 JONES ST, CHARLOTTE, NC, 28208 |
| 2023-140 | National Black Child Developmen | Devonya | Govan-Hunt | 7206 E WT BLVD SUITE J #276, CHARLOTTE, NC, 28215 |
| 2023-140 | New Outreach Christian Center | Brenda | Stevenson | 3900 GOSSETT AV, CHARLOTTE, NC, 28208 |
| 2023-140 | Northampton Homeowners Associat | Kay | Weaver | 1839 J JULIAN LN, CHARLOTTE, NC, 28208 |
| 2023-140 | Northampton Condos | Elson | Baldwin | 1855 J JULIAN LANE, CONDO G, CHARLOTTE, NC, 28208 |
| 2023-140 | Reid Meadows Neighborhood Watch | CHERYL | DOVER | 2921 MACVEAN LANE, CHARLOTTE, NC, 28208 |
| 2023-140 | Reid Meadows Neighborhood Watch | Nick | Young | 2709 REID MEADOWS DR, CHARLOTTE, NC, 28208 |
| 2023-140 | The Mount Charlotte | Marcus | Northam | 1520 ALLEGHANY STREET, CHARLOTTE, NC, 28208 |
| 2023-140 | Thomasboro Neighborhood Associa | Julia | Camenisch | 4801 HOVIS ROAD, CHARLOTTE, NC, 28208 |
| 2023-140 | Thomasboro Neighborhood Associa | Linda | Brooks | 4716 WILLARD ST, CHARLOTTE, NC, 28208 |
| 2023-140 | Thomasboro Neighborhood Associa | Mary | Wallace | 119 BRADFORD DR, CHARLOTTE, NC, 28208 |
| 2023-140 | Thomasboro Neighborhood Associa | Renee | Jones | 4125 WELLING AV, CHARLOTTE, NC, 28208 |
| 2023-140 | Westchester | Natasha | Young-Davis | 1335 MARBLE STREET, CHARLOTTE, NC, 28208 |

| TAXPID | OWNERLASTN | OWNERFIRST | COWNER | COWNERLAST | MAILADDR1 | M CITY | STATE | ZIPCOD |
|----------|--|----------------|---------|--------------------|----------------------------|-------------|-------|--------|
| 06303715 | COUNTS | JAMES H | | THE MUSIC MAKER | 1200 GUM TREE LN | CHARLOTTE | NC | 28214 |
| 06303716 | KEOPHILAVANH | KATTHA | | | 4206 EDDLEMAN ST | CHARLOTTE | NC | 28205 |
| 06303717 | HERNANDEZ | ADILSER PINZON | | | 4300 EDELMAN RD | CHARLOTTE | NC | 28208 |
| 06304103 | NO WALLS MINISTRY INC | | | | 3700 FREEDOM DR | CHARLOTTE | NC | 28208 |
| 06304105 | JDT LIMITED LLC | | | | 161 CAROL RD | EAST MEADOW | NY | 11554 |
| 06304106 | DUNLAP | JW | | | 4424 EDDLEMAN RD | CHARLOTTE | NC | 28208 |
| 06304107 | CURETON | RUBY A | | PATRICIA A WOODARD | 4418 EDDLEMAN RD | CHARLOTTE | NC | 28208 |
| 06304108 | ANDERSON | DORIS N | | | 4414 EDDLEMAN RD | CHARLOTTE | NC | 28208 |
| 06304218 | KELLY | WALTER C SR | ROSA | KELLY | 4224 EDDLEMAN ST | CHARLOTTE | NC | 28208 |
| 06304230 | RIOS | TOMAS EDUARDO | ISOLINA | BANUELOS | 4119 EDDLEMAN RD | CHARLOTTE | NC | 28215 |
| 06304231 | INVESTORS WITH INTEGRITY LLC | | | | 12927 PLUMLEAF DR | CHARLOTTE | NC | 28213 |
| 06304234 | 1130 THOMASBORO LLC | | | | 1843 THOMAS AVE | CHARLOTTE | NC | 28205 |
| 06304235 | ANO LLC | | | | 844 ALTON RD STE 3 | MIAMI BEACH | FL | 33139 |
| 06304242 | CENTERVIEW LAO BAPTIST CHUR (TRUSTEES) | | | | 4307 EDDLEMAN ST | CHARLOTTE | NC | 28208 |
| 06304301 | NC CHARLOTTE LUCKY PENNY LLC | | | | 400 GALLERIA PKWY STE 1140 | ATLANTA | GA | 30339 |
| 06304302 | TA&S ENTERPRISES OF NC INC | | | | PO BOX 16579 | CHARLOTTE | NC | 28297 |
| 06304303 | COMODO CARE LLC | | | | 10299 FALLING LEAF DR | CONCORD | NC | 28027 |
| 06304304 | COMODO CARE LLC | | | | 10299 FALLING LEAF DR | CONCORD | NC | 28027 |

EXHIBIT – ‘B’
Pictures of Mail

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FREEDOM

US PS LAB
100% Recycled Paper
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Charlotte NC 28208

1109 Ramsey
Charlotte NC 28208

LaToya Steele
418 S Ramsey St
Charlotte, NC 28208

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Charlotte NC 28208

FREEDOM

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400 Galleria Parkway
Suite 1140
Atlanta GA 30339

Elsan Baldwin
1855 J Julian Ln.
Condo G
Charlotte NC 28208



Devonya Govan-Hunt
7206 E WT Blvd
Suite J #276
Charlotte NC 28215



Julia Camenisch
4801 Hovis Rd.
Charlotte NC 28208



Jamall Kinard
330 Lakewood Ave.
Charlotte NC 28208



Linda Brooks
4716 Willard St.
Charlotte NC 28208

Brenda Stevenson
3900 Gossett Ave.
Charlotte NC 28208



Jessica Foster
400 Jones St.
Charlotte NC 28208



Mary Wallace
119 Bradford Dr.
Charlotte NC 28208

Nick Young
2709 Reid/Headow's Dr.
Charlotte NC 28208



Nola Murphy
417 Lakewood Ave.
Charlotte NC 28208



Renee Jones
4125 Welling Av.
Charlotte NC 28208



Leondra Garrett
Jones Street
Charlotte NC 28208

400 Galleria Parkway
Suite 1140
Atlanta GA 30339



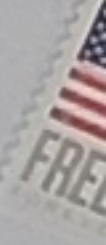
Joel Haecherl
308 Jones St.
Charlotte NC 28208

Galleria Parkway
Suite 1140
Atlanta GA 30339



Marcus Northon
1520 Alleghany St.
Charlotte NC 28208

Natasha Young-Davis
1335 Marble St.
Charlotte NC 28208



Brennan
3900 Gossett Ave.
Charlotte NC 28208



WINDY HILL
3000 WINDY HILL RD SE STE 15
MARIETTA, GA 30067-9997
(800)275-8777

12/08/2023 03:43 PM

| Product | Qty | Unit Price | Price |
|-----------------|-----|------------|---------|
| US Flag Bklt/20 | 3 | \$13.20 | \$39.60 |

Grand Total: \$39.60

Credit Card Remit \$39.60
Card Name: VISA
Account #: XXXXXXXXXXXX3155
Approval #: 09549C
Transaction #: 113
AID: A000000031010 Chip
AL: VISA CREDIT
PIN: Not Required CHASE VISA

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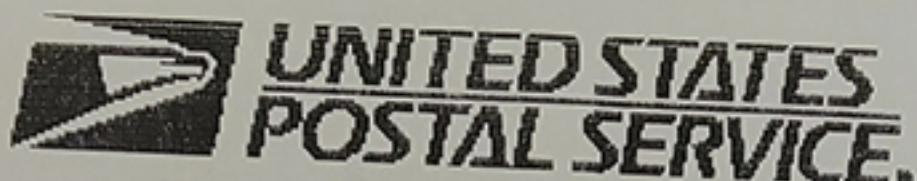


or call 1-800-410-7420.

UFN: 125599-0670
Receipt #: 840-53000017-1-6462822-1
Clerk: 01



LaTonya Steele
18 S Ramsey St.
Charlotte, NC 28208



WINDY HILL
3000 WINDY HILL RD SE STE T5
MARIETTA, GA 30067-9997
(800)275-8777

12/08/2023

03:43 PM

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AID: A0000000031010 Chip
AL: VISA CREDIT
PIN: Not Required CHASE VISA

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Suite 1140
Atlanta GA 30339

James Court's
1200 Gum Tree Ln.
Charlotte NC 28214

4424 Eddleman
Charlotte NC 28208

54
RD
28208

Charlotte NC 28205

400 Gallatin Parkway
Suite 1140
Atlanta GA 30339

400 Gallatin Parkway
Suite 1140
Atlanta GA 30339

400 Gallatin Parkway
Suite 1140
Atlanta GA 30339

St.
28208

ace
d Dr.
NC 28208

Jones
Nelling Av.
Charlotte NC 28208

Latasha Young-Davis
35 Marble St.
Charlotte NC 28208

Haynes
Street
- NC 28208

LaTonya Steele
418 S Ramsey St.
Charlotte, NC 28208



Marcus Northam
1520 Alleghany St
Charlotte NC 28208

Nick Young
2709 Reid Meadows Dr.
Charlotte NC 28208

Brenda Stevenson
3900 Gossett Ave.
Charlotte NC 28208

Elson Baldwin
1855 Jullian Ln.
Lendo G
Charlotte NC 28208

Joel Haepherl
308 Jones St,
Charlotte NC 28208

Leandra Garrett
Jones Street

Nala Murphy
417 Lakewood Ave.
Charlotte NC 28208

Jessica Foster
400 Jones St.
Charlotte NC 28208

Tamall Kinard
330 Lakewood Ave.
Charlotte NC 28208

Devonta Govin-Hurt
7806 E WT Blvd
Suite J 276
Charlotte NC 28215

Julia Cumenish
4801 Howis Rd
Charlotte NC 28208

Renee Jones
4105 Wellington Av.
Charlotte NC 28208

Mary Wallace
119 Bradford Dr.
Charlotte NC 28208

Linda Brooks
4716 Willard St
Charlotte NC 28208

Natasha Young-Davis
1335 Nantz St.
Charlotte NC 28208

Hyman Street
NC 28208

4134 Edinboro
Charlotte NC 28208

Charlotte NC 28208

James Davis
1200 Gum Tree Ln
Charlotte NC 28214

LaTonya Steele
418 S Ramsey St.
Charlotte, NC 28208

Multiple envelopes with "FREEDOM" logo and "400 Online Privacy" text.



EXHIBIT – ‘C’
Community Meeting Letter that
was sent in Mail

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community meeting for Rezoning Petition filed by NC Charlotte Lucky Penny LLC to rezone approximately 3.54 acres located at 1240 Lucky Penny Dr, Charlotte, NC 28208, to allow the property to be renovated into apartments.

Date & Time of Meeting: Tuesday, December 19th, 2023 at 6:00pm EST.

Place of Meeting: If you would like the zoom link emailed to you before presentation or a copy of presentation emailed to you after the meeting, please email: ProjectMan@JDHDevelopers.com. The Tuesday 12/19/2023 community meeting is virtual: Marc Makwana is inviting you to a scheduled Zoom meeting.

<https://us05web.zoom.us/j/84203794040?pwd=8kQbtjn3OWBAS1szfEdLMla1zwrloE.1>

(Meeting ID: 842 0379 4040 Passcode: 23456)

Petitioner: NC Charlotte Lucky Penny LLC

Petition No.: RZP-2023-140

We, NC Charlotte Lucky Penny LLC, have filed a Rezoning Petition with Charlotte Planning, Design & Development Department seeking to rezone an approximately 3.5-acre site (the "Site") located at 1240 Lucky Penny St, Charlotte, NC 28208, from the CG zoning district to N2-B zoning district. The Purpose of the rezoning is to allow the existing property/ building to be renovated into multifamily use. The exterior structure will remain the same and will be painted, landscaped and beautified. The Interior of the property will be renovated into studio apartments.

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 to discuss this rezoning proposed with nearby property owners and organizations. The Charlotte Planning, Design and Development Department's records indicate that either you are 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, we give you notice that our representatives will hold a Community Meeting regarding this Rezoning Petition on Tuesday, December 19th, 2023 6:00 PM EST, on the Zoom platform. Our representatives look forwards 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 call Marc Makwana at 269-277-3131.

CC: Council Person Malcolm Graham, District 2.

Date Mailed: Friday, December 8th, 2023.

EXHIBIT – ‘D’
List of Attendees

1. Ms Patricia Woodard along with her mother. She lives 1 house over next to the property.
2. Mr. Perry Grier & his wife – They live near corner of Robinson st.
3. Ms Latonya Steele – She is the president of neighborhood HOA next street over.