

Say No to 2025-042 (from N1B to N2B) Tom Hunter Road

Why Hidden Valley opposes Rezoning 2025-042 changing Tom Hunter from N1B to N2B.

We the residents of Hidden Valley urge you to reject this rezoning plan 2025-042 for the following reasons:

1. Captain Jeter North Division Email to Bryan Elsey:

Mr. Elsey,

My apologies for just getting back to you. I get so many emails I have to dedicate a day or 2 every so often to go through them all. Not sure what you've heard about me, but I'm not going to give you any political answers. Firstly, I would love to see affordable housing for the many residents that need it along the N. Tryon St. corridor. The area has long been plagued with socio-economic issues, which has led to increased levels of crime at times. As recent as last year (2024), the intersection of N. Tryon St and Tom Hunter Rd. was listed as one of the most violent in the city. Now, since that determination additional resources were sent to the area to quell the violent crime and allow the businesses a fair opportunity at success. 6701 N. Tryon St. has recently had some loitering concerns and street level drug sales. Again, we're working as a team to eradicate the loitering, keep the area aesthetically appealing, have responsible management of the businesses, to attract additional businesses and patrons to the area.

As a police division, we (N. Tryon Division) are one of the smaller installments. Just to the North a few blocks is the University City Division which is one of the larger divisions and possibly the densest. Last I checked the University City Division had 167 multi-family complexes. The N. Tryon Division cannot handle that many residents and provide adequate police services. We are building our staffing, but a reduction in viable candidates is plaguing the entire country. A new complex would be considered part of the Hidden Valley area. Hidden Valley is a historic and passionate area of residents and business partners. I strongly advise taking their sentiments into heavy consideration upon adding to the infrastructure and population of the Hidden Valley community.

Respectfully,

Capt. D.L. Jeter

2. We need an updated traffic study incorporating all developments on Tom Hunter, Sugar Creek and North Tryon. The infrastructure will not support the increased traffic on Tom Hunter. If Tom Hunter becomes as terrible as North Tryon and Sugar Creek, we will be completely blocked in Hidden Valley.
3. There are approximately 1,711+ affordable and mixed income apartments surrounding Hidden Valley with extreme traffic on North Tryon and Sugar Creek Road, while criminal activities steadily increase at Tom Hunter/North Tryon and Sugar Creek/Reagan Drive intersections. *See Captain Jeter's statement.*
4. Tom Hunter is a cut through street when there is an accident on Sugar Creek and North Tryon.
5. Excessive speeding occurs on Tom Hunter, Yuma and Cinderella when traffic cuts through.
6. We need infrastructure fixes for the safety of children and residents such as a lighted pedestrian crosswalk with push buttons at Tom Hunter Park.
7. We need two access points for the proposed apartment complex and infrastructure plan that supports mobility and safety.
8. Hidden Stream off of Tom Hunter Residents need a barrier (privacy fence etc.) for their backyard between the apartments and the single family homes.
8. Hidden Valley does not want to change the zoning from N1B to N2B to accommodate apartments because this will set precedence for other developers.
9. Overcrowded schools will continue to be a problem with additional development in such a condensed area.
10. There are approximately 1,711+ apartments surrounding Hidden Valley and still growing as shown below. Hidden Valley Residents will be blocked in on all sides. There are approximately 2000 seniors in Hidden Valley who are in their late 70's and early 80's. Safe driving is a concern for these retired seniors.

- **Hunters Pointe:** 386 units
- **Somerset Apartments:** 240 units.
- **Maple Run:** 310 units
- **Evoke Living at Sugar Creek Apartments:** 180
- **Sage Pointe Apartments:** 144 units

- **Tryon Forest Apartments:** 169-unit
- **Silverstone Apartments:** 94 units
- **Penny Way Apartments 188 units**
- **University City**
- **Woodlawn Hollow**
- Soon to come Beauxwright

Thanks,

Marjorie Parker

HVCAC Board

Residents Emails to Mr. Elsey

10/27/2025

Dear Bryan,

Thank you for your follow-up correspondence regarding the proposed development in the Hidden Valley community. While we appreciate your efforts to engage, your recent letter does not adequately address the core issues that residents have consistently raised throughout this process.

To be clear, the opposition to this project is not rooted in class bias or resistance to progress-it stems from misrepresentation, inadequate infrastructure, and a pattern of dismissive communication that has eroded public trust.

It is deeply concerning that our valid objections are being labeled as “NIMBY” or class warfare. That characterization is inaccurate and dismissive. Hidden Valley is a proud, diverse community that welcomes responsible, sustainable development-including mixed-income and for-sale housing that fosters ownership and long-term stability. Our concerns are about balance and community sustainability, not exclusion.

Not included in the previous email were some responses from our community. For those not included in previous emails, please see below for further insight:

Dear Council Members,

I am deeply disappointed by Mr. Elsey's recent email response regarding the Hidden Valley community. His tone and remarks demonstrate a clear disregard for the valid concerns raised by residents, reinforcing the same dismissive attitude we have experienced throughout this process.

A few critical points must be addressed that should affect your decision:

- **Development Intentions:** Reversing the past stains of development intentions were part of the future plans of our area, not restraining it with new and improved versions. I recognize the value of this property amid Charlotte's rapid growth. However, it's clear this project primarily serves investor interests, not community enrichment. While we accept change in our area, this isn't what we voted for.
- **Housing Misrepresentation:** The initial proposal was presented as *mid-income housing*, not *affordable housing*. This shift feels misleading and undermines trust. While we support mixed-income development, starting with a bait-and-switch approach damages credibility. The upcoming Hoover Homes townhomes were successful because of true partnership-not a bait and switch.
- **Infrastructure Needs:** A crosswalk near a children's park is not a favor (as Mr. Elsey has insinuated)-it's a basic safety necessity.
- **Public Safety:** Officer Gallant and local police have worked hard to reduce crime in Hidden Valley. Their collaboration with your team does not address our homeowner safety or infrastructure issues. Mr. Elsey should refrain from framing law enforcement efforts as a substitute for proper community planning.
- **Food Access Comments:** His referencing generic statistics about food availability was dismissive. Family Dollar and Walmart stores are not safe or viable grocery options. Our community deserves quality and accessible food choices, not condescending remarks and statistics. I personally drive 5–14 miles for wholesome food while shopping in a safe environment. Stories like mine and my neighbors cannot be captured by geographical data.
- **Lack of True Community Engagement:** Mr. Elsey's comment about his wife not allowing him to return to Charlotte was unprofessional and dismissive. Moreover, communication regarding the rezoning process has been grossly inadequate (no signage or mailing that I'm aware of). Many residents, including myself-who lives less than 500 feet from the site-only learned of the proposal thanks to Mrs. Parker's personal outreach. However, most residents are unaware of this threat to their livelihood. This responsibility can't fall on one person's shoulder.

While we oppose this particular apartment proposal, **the Hidden Valley community wants to work collaboratively with developers and City Council to build a productive, inclusive neighborhood that better represents the values and vision of the city of Charlotte.** We welcome growth—but it must be thoughtful, sustainable, and aligned with the needs of existing residents.

To our City Council Members, I urge you to vote **NO** on this proposal. Hidden Valley has shouldered multiple high-density, low-income projects in recent years without the necessary infrastructure to support them. We deserve development that strengthens, not destabilizes our community.

Please stand with the residents who have invested time, money, and heart into rebuilding this neighborhood. Help us protect Hidden Valley's future by voting **NO** to projects that divide rather than uplift.

Respectfully,

Svenya Nimmons

2nd Generation Hidden Valley Resident (family owning our home for 53 years)

Bryan

We are asking you to reconsider this project in its current form . You do not live in Hidden Valley. You do not know the daily reality of our neighborhood. Hidden Valley is a community of Black and Brown families, many of whom are working class and single parents people who deserve affordable housing, services, and safety, not insults or assumptions.

We are not against our own people. We are against hypocrisy. For years the city has neglected basic services in Hidden Valley while approving development elsewhere. The phrase NIMBY was coined because of white people and their desire NOT to integrate their neighborhoods or have public housing anywhere near them. When you throw around labels like "NIMBY" you erase that history and the real reasons we push back: lack of investment, safety concerns, and everyday neglect. And let's be clear .. if this type of development found its way to your doorstep I'm sure your desire for affordable housing would be muted. You are in this for the money. Say that . Don't take our very valid concerns and gaslight historic communities.. We are for SMART development of our area.

We understand the need for making homeownership more attainable for residents. Thankfully, we live in a city that offers numerous programs such as House Charlotte down payments assistance programs and Dreamworks partnership that offers homeownership classes and counseling services.

If the city places this project here without addressing crime, infrastructure, and equitable services, we will hold them accountable at the ballot box. We will also organize our neighbors to make our voice heard.

<https://www.wccbcharlotte.com/2024/11/21/homicide-investigation-underway-in-north-charlotte-5/>

<https://www.wcnc.com/article/news/crime/deadly-shooting-west-sugar-creek-road-charlotte/275-47ebd0c3-8301-4a2b-80fc-8e728530282e>

<https://www.wcnc.com/article/news/crime/charlotte-shooting-investigation-two-people-injured-merlane-drive/275-c2933afe-1b62-4efb-9141-82459c9c1540>

<https://www.wsoc.tv/news/local/1-shot-killed-northeast-charlotte-convenience-store/DOTGPZ4C7RGRNOOP4E6HGNRI4I/?outputType=amp>

Just a few examples. Google is free and friendly.

Have some respect for our struggle, and desire for a better Hidden Valley. We love it , We live it , We own it ! When the last stud is out into the wall and the paint dries . You will be back home snug in your I'm sure gated community free of the consequences of your actions we will be dealing with any aftermath of this development.. the fight continues

Qnubia Umazar

Here's my response as a member of the HV Community

While we understand the need for growth and development, we want to ensure it's done responsibly and with the safety and well-being of current residents in mind.

1. Lighted Crosswalk and Pedestrian Safety

A lighted crosswalk would be a major improvement for our community and a necessity for public safety especially with a development of this size being proposed directly across from a public park. Our community has requested a lighted crosswalk several times in the past, but unfortunately, it was never approved.

We strongly believe that if this project moves forward, a lighted crosswalk should be a *required condition of approval* and installed **prior to any construction or land development**. This improvement is essential to protect pedestrians, children, and park visitors who cross Tom Hunter Road daily.

2. Traffic and Road Safety Concerns

We're not sure if an updated traffic study has been conducted, but it's critical that one be completed before this project proceeds. Tom Hunter Road already serves as a busy cut-through route between Reagan Drive and I-85. The traffic is heavy and continues to worsen, making it extremely challenging and often unsafe for residents to exit side streets such as White Plains Road onto Tom Hunter.

As an aging community, this poses a serious safety risk for many of our residents. While the addition of a bike lane has been helpful, it has not alleviated congestion or improved traffic flow. A comprehensive traffic study and mitigation plan are needed to ensure safety and accessibility for everyone.

3. **Balanced Development and Homeownership**

We also urge the Council to consider the long-term impact on community balance and stability. Homeownership opportunities are vital for building strong, invested neighborhoods. Our community takes pride in being a place where people can plant roots, build equity, and contribute to the area's long-term success.

We do not want to become a community made up primarily of rental apartments, with no pathway toward ownership or future growth for families and residents who wish to stay and invest here. We ask that any new development include a focus on sustainable housing options that support both renters and future homeowners.

In closing, we welcome thoughtful development that enhances our neighborhood but it must also protect our safety, preserve our character, and promote opportunities for long-term homeownership.

Thank you for your consideration and for continuing to listen to the voices of the residents who live here every day.

Iola Gardner
825 White Plains Road