

Community Meeting

Sign-In Sheet

Petitioner - Tom Tsilimos

Rezoning Petition No.: 2018-097

October 9, 2018

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Name	Address	Phone	Email
1 Site Pan Marinov	1618 Fulton Ave	858-7350610	marinovm03@gmail.com
2 Kage Michael Reid	1427 Tippah Park Court	919-995-5863	kreid7@nc.rr.com / mreid7@nc.rr.com
3 Pamela Ridge	1523 Tippah Park Court	919-221-3271	pjridge@gmail.com
4 James Spain	1547 Tippah Pk Ct	312-231-4087	james Spain@outlook.com
5 Laura Handler	1562 Tippah Park Ct	704-607-7851	laura.hoeing@gmail.com
6 Porter Jones	1539 Tippah Park Ct	404-935-2134	pjones@dpjresidential.com
7 Russell Ferguson	2254 Farmington Ln	704-234-7488	ruf@russellferguson.com
8 Tom Washauer	1520 Tippah Park Ct	704-234-4522	twashauer@earthlink.net
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COMMUNITY MEETING REPORT

Petitioner: Stamatis Tsilimos

Petition #: 2018-097

Meeting Date: October 9, 2018

Project: 2221 Central Ave

Mtg. Location: International House 1817 Central Ave, #215 Charlotte, NC 28205

Meeting Time: 6:00 PM

Attendees: Paul Pennell – Urban Design Partners
Maggie Watts – Urban Design Partners
Tom Tsilimos – Jupiter Group, LLC

The Community Meeting was attended by neighboring residents and the Petitioner’s representatives.

Purpose: Presenting Rezoning Petition #2018-0097 to any neighboring residents or Home Owners Association members who were in the rezoning mailer radius or who spoke to the Petitioner or Petitioner’s representatives and were invited.

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

Minutes: The following items were discussed

Paul Pennell began the meeting by introducing an overview of the project location on Central Avenue.

He continued by describing the main site constraints as well as proposed design elements and their respective locations. Mr. Pennell explained the proposed zoning would be changing from MUDD-O(CD) to NS(CD) based on City of Charlotte Planning Staff’s recommendation that NS would better suit the site and site constraints. He wrapped up his initial presentation by explaining the proposed uses or combination thereof.

Questions/Comments by Neighbors:

1. Comment: There are major concerns about any curb cuts on Tippah Park Court, as residents consistently deal with the “unsafe” intersection at Central. Residents feel the nature of the street network leading up to this intersection, coupled by existing curb cuts and speed of traffic on Central Avenue make Tippah Park Court an already dangerous condition.
2. Comment: Meeting attendees would prefer to see Central Ave vehicular access to alleviate traffic entry from side streets.
3. Comment: Residents concerned about adding traffic to the already long waits turning onto Central Avenue.

4. Where is the dumpster located and can it be relocated?
A: The dumpster is located toward the rear of the site, as depicted on the Rezoning Site Plan. A new location will be considered to move the dumpster away from the adjacent single family lot.
5. Are curb cuts required to be on Tippah Park Court?
A: Removing proposed curb/driveway cuts on Tippah Park Court can be reviewed and also discussed with CDOT.
6. Is this parking specific for these uses?
A: The parking illustrated applies to the proposed rezoning district and the proposed uses as described within the district.
7. Is it definitely getting changed to the NS?
A: Yes. The Petitioner has agreed to move forward with an NS district in lieu of MUDD(O).
8. Where is the additional parking for Resident Culture going to go?
A: Unfortunately, that is not within our control, but that question can be posed to staff and City Council.
9. Comment: We do not want to see more parking demand to be added on this site with lesser parking requirements as described within the existing zoning district.
10. Can the allowance of bars/restaurants be reduced or banned, so evening parking won't be overly crowding the neighboring streets and we won't add additional noise to the existing bars in this area?
A: We can discuss with the owner of possibly limiting the EDEE availability to help with these concerns.
11. What kind of buffer will be required along the residential boundary?
A: Under the requested zoning district, no buffer is required, but we feel sure the owner would be agreeable to an evergreen screen and/or fence along the residential boundary.
12. Comment: We are losing all of our trees in the area that the City is doing the stormwater improvement project. We have not heard if there will be any replacements to help with the buffering of the business uses along Central Avenue.
13. Can there be noise restrictions for potential music?
A: If there is a restriction on the EDEE uses, this would be included.
14. Would the potential residential use have assigned parking?
A: It is possible, but there is no definitive information on that at this time.
15. Comment: We would like to understand the uses and the use restriction prior to approval because this zoning district allows for a reduction in parking from the current zoning.

16. Comment: We would like to understand how parking could be shared with other uses based on potential uses.
17. Comment: We are worried about exposure and safety, because this will bring additional street parking to our residential streets.
18. Comment: We would like to see proposed building elevations.
19. At what point is the decision by City Council?
A: The schedule is explained, and the potential deferments may take place. City Staff has posed a calendar online to explain the rezoning path milestone dates. Public hearing could occur on November 19th in City Council Chambers.
20. Will there be a geo-tech report done?
A: That will be a component of the Land Development permit process.
21. Maybe this is an opportunity to ask the City to add no parking signs or issue parking permits on Tippah Park Court.
A: We don't know if any parking permits could be issued within a public right of way, but the City may be willing to put up no parking signs within rights of way adjacent the project.
22. Could there be a 3-way stop at the Tippah Park Court and Fulton Avenue intersection to potentially help that problem.
A: We will address this request with CDOT.
23. Can owner tear down the existing building due to unsightliness and for safety?
A: Yes, and the owner may choose to do so.
24. Would it be possible to do an L-shaped building on the corner of Tippah Park Court and Central Avenue instead?
A: That is a possible option, and one we can study with the owner.
25. Comment: Our concerns are making sure respectfulness of privacy and screening to adjacent homes are addressed.
26. Can you get the dumpster closer to Landis?
A: Possibly. We will review other possible dumpster locations.
27. Would moving the building to the corner of Tippah Park Court and Central Avenue allow for the Central Avenue curb?
A: That may push that curb cut too close to Landis Avenue, but we can study that condition.

28. Is residential an option on the first floor?

A: Likely no. The first floor would most likely be retail and/or office.

29. Can we ask for less residential units?

A: Yes. You can request for fewer residential units to be incorporated into this petition.

30. Can we negotiate Resident Culture parking through this process?

A: Resident Culture's parking and other adjacent business parking conditions are not a component of this rezoning petition.

31. I would like to see a lighting plan to ensure all light is kept on-site.

A: As part of the Land Development permitting process a lighting plan will be completed that illustrates light pole locations ensuring all light will be kept on site. These fixtures will also be full cutoff fixtures and will not illuminate adjacent property.