

# *Romanian Baptist Church of Charlotte*

8918 Arbor Creek Drive, Charlotte, NC, 28269 - Website: [www.rombcc.com](http://www.rombcc.com)

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December 10, 2007

To: **Charlotte Planning Department,**

Attn. *Penny Cothran*

Enclosed are the **Minutes** of the Community Meeting for Rezoning Petition 2008-003, held on Dec. 1, 2007.

Enclosed are also:

**Notification letter** (mailed to 95 people on the lists below)

List of **Adjacent Property Owners** to whom the notification was mailed

List of **Neighborhood Leaders and HOAs** to whom the notification was mailed

(These two lists were provided to us by the City.)

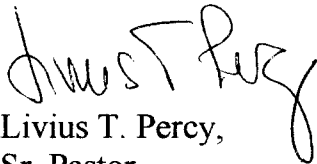
In addition to the mailed notifications, we have also posted the notification letter and the date and place of the Community meeting.

The Postal service has returned 9 letters as undeliverable – some people had moved and the time to return to sender had expired.

After the Community meeting we have received by mail

If there is anything else you would like to receive from us, please let me know.

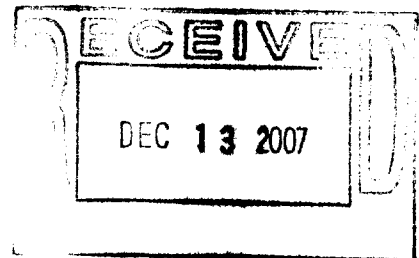
Thank you,



Livius T. Percy,

Sr. Pastor

*Romanian Baptist Church of Charlotte*



## **Minutes of the Faires Farm Community Meeting for Rezoning Petition 2008-03**

**Date: December 1, 2007**

**Time: 4:00-5:30pm**

**At University City Public Library**

*Attendees on behalf of the Romanian Baptist Church of Charlotte:*

Livius Percy – Senior Pastor.

Radu Marian – Board Secretary.

*Attendees on behalf of the Faires Farm Community – 11 residents from the community have attended the meeting - see attached Attendance sheet in Appendix A.*

The representatives of the **Romanian Baptist Church of Charlotte** have presented a poster with the proposed site plan and the main elevations of the proposed remodeled building.

The participants have asked a number of questions, summarized below:

### **Questions from residents of Faires Farm Community**

**Q: Will the property be resold?**

*A: No, it will not. We intend to develop it into a church campus.*

**Q: Will the property be rented out?**

*A: No it will not.*

**Q: Any plans to have a day-care on property?**

*A: No.*

**Q: Currently, how big is the congregation?**

*A: 120 people including adults and children.*

**Q: How many cars do you expect to be parked once you start to have services?**

*A: About 30-40 cars. Families with children drive in one car.*

*Pastor Percy pointed out that based on the CDOT evaluation of the project, even under the assumption of a sanctuary of 500 seats, the number of trips that could be generated is below what the current zoning allows.*

### **Information from CDOT Report:**

#### **"Vehicle Trip Generation**

This site could generate approximately 740 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 450 trips per day. This will have a minor impact on the surrounding thoroughfare system."

**Clarification:** "This site" refers to the former club house and the "proposed zoning" site refers to the Romanian Baptist Church site.

**Q: How long has the church been in existence?**

*A: The church was established in Nov. 2004 and has grown from 20 people to over 100 at the present time. Currently we meet in the gym of Derita Baptist Church, at 2835 W. Sugar Creek Dr.*

**Q: What made you choose Faires Farm as a location as a site for the church?**

*A: Affordable, good location, easy accessible to the most of residents of Charlotte area and beyond. We have church members coming from a wide area – from as far as Columbia, SC, or Hickory, NC.*

**Q: Will the property be subdivided for resale?**

*A: No, it will not be.*

**Q: Will the remodeled building have a kitchen?**

*A: No, it will not. Not at this time.*

**Q: What is the most immediate building plan?**

*A: The plan is to remodel the current building (former club-house) and accommodate up to 150 people. Once the plans for the remodeling are approved and the building permit is issued, we will proceed with the first phase. Depending on the growth of the church we will build a new sanctuary.*

**Q: What are the next phases of the building plan?**

*A: The next phase of the building plan will have a new building – up to 12,000 sq.ft.– proposed size. We expect that there would be some further discussion with the city regarding the size of the building.*

**Q: Any elevation chosen for new building?**

*A: Since this phase is 3-5 years away, we do not have yet a specific elevation.*

**Q: What is the time frame of completing the next phase (new building)?**

*A: Approximately in 5 years.*

**Q: Will you keep the tennis courts and will they be available to the community?**

*A: We plan to keep the tennis courts as much as possible, and to discuss with community leaders responsible ways for accessing the courts. We do not want the courts or other buildings to be vandalized. If the need arises we may expand the parking to include the tennis courts – this is a last resort option.*

**Q: Will the two silos stay? The community is very much in favor of keeping them as a landmark.**

*A: We do not have any plans to demolish the silos. We understand that they are meaningful to the community. Since they have not been maintained properly for a while, we plan to have them painted and may place a lighted cross on them. The perimeter of the proposed site for the future sanctuary includes the silos – however, we will avoid tearing down the silos.*

**Q: What are some ways Romanian Baptist Church plans to give back to the community? For example: day-care, summer camp for kids, football activity?**

*A: We do not have any plans for a day care center. We will look into organizing summer camps for kids, both from the church and from the community.*

**Q: Will the Romanian Baptist Church have an outreach to the community?**

*A: Our usual services are in Romanian – any visitors are welcome and we try to provide translation. In the future we consider having once a month a service in English.*

**Q: Are there any plan to have a fence?**

*A: No fencing around the whole property – there is a fence that surrounded the swimming pool – we may use some of that fencing to prevent small children from our church to wander to the pond.*

**Q: There are some dead trees on the property. What are you going to do about them?**

*A: We will replace the dead trees. In addition we will plant new trees, most likely red maples, as indicated in the site plan.*

The **Pastor** expressed concern about trash (even mattresses) being dumped on the property even after we cleaned the site. He expressed interest to work with community leaders to improve the appearance of the whole area.

The **participants** also expressed their hope that the property will be maintained properly, by moving the lawn, taking care of existing trees. Over the past three years the property had been run down, attracting gang and drug activity, and lowering the property values.

The **participants** asked about future meetings in relation to the rezoning process. The Pastor told them that there is going to be a meeting on Dec. 10, at the 600 E 4<sup>th</sup> Street Building; then on Jan 22 before the City Council and on Jan. 30 before the Zoning Commission.

The **participants** expressed support for the Romanian Baptist Church of Charlotte moving into the neighborhood and the major request was to keep the two silos.

The meeting was adjourned at 5:25 pm, when the last of the participants left.

Recorded and submitted by Radu Marian.

*/Radu Marian/*

*12-06-07*

Attachment: Attendance Sheet

## Appendix A - Attendees on behalf of the Fares Farm Community

Community Meeting for Rezoning Petition 2008-03  
requested by Romanian Baptist Church of Charlotte

Dec. 1, 2007 – 4:00 – 5:30 pm  
At University City Public Library

### Attendance Sheet – Page 1

	Name	Address	Signature
1	MAURICE Pook	1900 Laven CT	Maurice Pook
2	FALLON Timothy Chaire	8879 Lecky Ln Lanc Charlotte, NC 28219	T.J. Fallon
3	Phil Ashley	1915 Olson Ln Charlotte NC 28213	Phil Ashley
4	WALTER HARRISON	9403 Guernsey Ln Charlotte NC 28213	Walter Harrison
5	Dennis & Lebrance	9616 Kayce Lane Charlotte NC 28213	Dennis & Lebrance
6	Khánh Young	9513 Guernsey Ct ChL NC 28213	Khánh Young
7	Donna Pook	1900 Laven CT Charlotte NC 28213	Donna Pook
8	ABRILIA ALING	9310 BAXTER CALDWELL DR Charlotte NC 28213	Abrielia Aling
9	Marge Clements	2108 David Earl Charlotte NC 28213	M. Clements
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