

## COMMUNITY MEETING REPORT

**Petitioner:** Roma Homes  
**Petition #:** 2019-138  
**Meeting Date:** December 11, 2019  
**Project:** Whiting Avenue Rezoning  
**Mtg. Location:** Local Loaf 800 E 35<sup>th</sup> Street, Charlotte, NC 28205  
**Meeting Time:** 6:00-7:00 PM  
**Attendees:** Bill Katsaros – Roma Homes  
Paul Pennell – Urban Design Partners  
Maggie Watts – Urban Design Partners

The Community Meeting was attended by neighboring residents, Homeowner Associations, and the Petitioner's representatives.

**Purpose:** Presenting Rezoning Petition #2019-138 to any neighboring residents or Homeowners 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

Maggie Watts began by introducing herself, Bill Katsaros and Paul Pennell and giving a brief overview of their professional background. It was explained this is a Roma Homes owned site and project.

Mr. Katsaros continued with an overview of the site and its context within a more regional area. He also offered a synopsis of the what the rezoning process is and the steps the Petitioner and his representatives must take throughout. The site's proposed use was described as single-family homes as illustrated on the current site plan. Mr. Katsaros then spoke about a few details of the possible houses. Lastly, a schedule of the likely rezoning process was discussed, and the specific dates and benchmarks were described.

Questions/Comments by Neighbors:

1. How much are the garages encroaching into the rear yard?
  - A: The garages will encroach approximately 5 feet into the rear yard, or no more than the Ordinance allows.
2. Comment from Petitioner: We are now committing to a 2.5 story height.
3. Comment from Petitioner: We have agreed to revitalizing the Matheson Street Bridge mural.
4. Comment from Petitioner: We are also currently working with the North Davidson Business Associates to set up a fund to assist those gaining in place and those that do

not have the means to make needed improvements to there home. We (Roma Homes) will help to fund and provide needed home improvements to those in need in the community. More to follow as the program and process is determined.

5. What 2 comments came back from the city?

A: They were very minor, but the two largest were dedicating additional right of way and pushing the curb and gutter on Whiting Ave back some to extend pavement width. We are in discussions currently with CDOT to explore why they are looking for additional pavement width.

6. What are we doing to accommodate drainage across the lot?

A: The lot will generally drain as it does today, but more efficiently after, after construction. We will bring in a minor amount of fill to help get the water out to Charles and ultimately to Whiting instead of pooling behind the curb as it does today.

7. Can the corner be squared off to slow cars down (children safety)?

A: This is something we can ask CDOT about and determine if they have any plans to make this intersection safer.

8. Have we received any comments from the city that would indicate no support from staff or a “no” vote from council?

A: Positive feedback has been received from staff and council members and nothing we feel that would indicate a ‘no’ has come up.

9. What trees will come down?

A: Some may come down toward the center of the site, but every effort will be taken to save the trees at the back of the lot. Part of the reason for abandoning the improved alley was to save the large tree and others that are in this area.

10. What width will the sidewalk be?

A: The width will be 6 feet.

11. Comment: City Staff warned us of potential high density at this location following the Revolve Residential rezoning, so we are very happy to see this petition.

# Community Meeting Sign-In Sheet

Petitioner - Roma Homes  
Rezoning Petition No.: 2019-138  
December 11, 2019

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

Name	Address	Phone	Email
1 Kati Mayo	1207 Charles Ave	704 304 4292	kmayo@charlotteballet.org
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