

Meeting Minutes
Single Room Occupancy Residences (SRO) Citizen Advisory Group
June 10, 2010

Citizen Advisory Group Members in Attendance:

Stephanie Ceccato	Caroline Chambre	Jermayne Cook	Brad Goforth	Roxi Johnson
Nathan Karow	Diane Langevin	Carolyn Millen	Collin Brown	

Staff in Attendance:

Debra Campbell, Planning Department	Joshua Weaver, Planning Department	Sonja Sanders, Planning Department	Zenia Duhaney, Planning Department
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Review of Proposed Amendments to SRO Definition and Prescribed Conditions

(Definition)

Good idea to allow a site to have multiple buildings, as long as a maximum of 120 units is not exceeded.

Want to avoid a negative perception of multiple buildings, i.e. a housing project.

Don't want to saturate areas with SROs..

Retain a maximum of 120 units.

If multiple buildings are provided, each building should have a primary access.

Need to retain manageability and proper staffing, which can be difficult with multiple buildings.

Allow a maximum of three (3) buildings on a site.

Security monitoring in buildings is needed.

Want to allow flexibility for new development and refurbishment of existing buildings.

Should a definition for "special needs" and "support services" be provided? There are multiple ways support services can be provided, such as referrals to service, provision of classes, etc.

In order to avoid stigmatization, amend definition to replace "typically" with "may" house and provide support services...

SRO's should be designed to help those with lower incomes or with a special need, i.e. homeless.,

As long as SROs meet the prescribed conditions and requirements it shouldn't matter who the inhabitants are. SROs provide an efficiency room with opportunities to transition to different types of housing. May be okay for young professionals, students, people with special needs, etc. A diversity of residents can be a positive.

(Permitted Zoning Districts)

May need a distance requirement between SROs and multi-family dwellings or zoning.

A separation distance may lessen impact.

May need to retain the I-1, light industrial district as a permitted district so as to not lose opportunities. There usually are not as many neighboring residential property owners.

Transportation needs should be considered when revising the Housing Locational Policy.

(Minimum Rooming Unit Size)

Limit SROs to no more than two people per room instead of limiting room size. Regulations must be enforceable.

The maximum square footage permitted should be increased and it should be specified that a SRO unit may house only one (1) person. A maximum square footage places limits on the types of units that can be provided and some people have special equipment needs, which may require a larger unit size.

Set a maximum limit of one (1) person per unit and a maximum rooming unit size of 450 square feet.

FOLLOW-UP ITEMS

Provide information on the R-22MF and R-43MF multi-family districts.

[Click here to access the Charlotte Zoning Ordinance](#)