

Community Meeting Report
Petitioner: Nevins Holdings Group, LLC
Rezoning Petition 2020-138

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

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

The Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on October 15, 2020. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday October 27, 2020 at 6:30pm. The meeting was held virtually via Zoom call due to the ongoing COVID19 pandemic. Two individual recipients of the meeting notice emailed in advance of the meeting to request a link to attend the virtual meeting

PERSONS IN ATTENDANCE AT MEETING:

Neither party that requested a link attended the meeting. Only the Petitioner and Architect Team Member Glen Stancik were on the Zoom call.

SUMMARY OF PRESENTATION/DISCUSSION:

A summary presentation was prepared and is attached as Exhibit C

The Petitioner Rosemary Burt of Nevins Holdings Group, LLC was to present the plans to rezone the .472 acre site located at the corner of 4200 Rutgers Avenue and the 500 block of Ligustrum Avenue. The purpose of the rezoning is to change the setback on the site to open up the building envelope and allow an affordable housing duplex to be built on the site. The adjacent four duplexes are owned by the Petitioner and have been completely renovated in the last two years.

The Petitioner has made every effort to improve the adjacent duplexes while keeping the resident tenants in place.

PETITIONER COMMUNICATIONS OUTREACH:

Despite the need for a virtual meeting and the lack of attendance at the Community Meeting the Petitioner has made the following efforts to obtain community feedback:

1. The Rezoning petition was emailed and discussed with Larken Egleston prior to submittal. Commissioner Egleston connected the Petitioner to Tonya Clarkston who has been involved with the Farmcrest Neighborhood Association.
2. Petitioner contacted Tonya Clarkston who is very supportive of this rezoning petition noting that the vacant site has been the scene of several neighborhood clean-up efforts and some past illegal activity. Tonya Clarkston provided the Petitioner with contact information for three community residents who are active in the Farmcrest Community Association and two CMPD Community Officers for the area.
3. Petitioner was able to contact and speak directly two of the three members of the Farmcrest Community Association that were provided by Tonya Clarkston. Mr. George Brown and Ms. Maggie Moore both support this rezoning and support a single duplex being built on the site. The Petitioner mailed the presentation attached in Exhibit C to each of these individuals' homes.
4. The Petitioner emailed the Community Invitation (Exhibit B) and the presentation (Exhibit C) to Officers Jason Ellis and Doug Gallant Jr. of CMPD. Officers Ellis and Gallant were not able to attend the meeting yet both are in favor of this petition and the development of a duplex on the site.
5. The individuals who requested a link to the Community Meeting yet did not attend were sent an email after the meeting which included the Petitioner's contact information and a copy of the Presentation (Exhibit C) The Petitioner has not had any response to either email to date.

The Petitioner will continue to reach out to community member and respond quickly to any requests received regarding this Petition

Respectfully submitted, this 30th day of October, 2020.

CC: Charlotte Planning, Design & Development Department – Rezoning staff