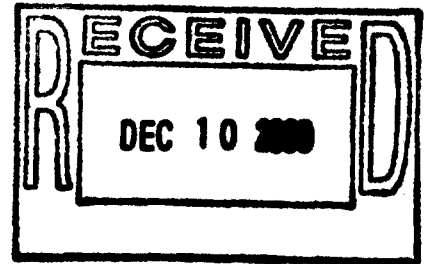


COMMUNITY MEETING REPORT
Petitioner: Parks Hunter
Rezoning Petition No. 2009-077



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:

A representative of 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 B-1 attached hereto by depositing such notice in the U.S. mail on October 23, 2009. A copy of the written notice is attached hereto as Exhibit B-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, November 5, 2009 at 7:00 p.m. at Pleasant Plains Baptist Church located at 3316 Pleasant Plains Road, Matthews, NC.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner's representatives at the Community Meeting were Parks Hunter, David Tibbals, the Petitioner's land planner, and John Carmichael of K&L Gates.

SUMMARY OF ISSUES DISCUSSED:

John Carmichael opened the Community Meeting by introducing himself, Parks Hunter and David Tibbals. John Carmichael advised that this meeting is the official Community Meeting relating to Rezoning Petition No. 2009-077. John Carmichael stated that the site subject to this Rezoning Petition is an approximately 7.2 acre parcel of land located on Weddington Road across from Simfield Church Road. The site is currently zoned R-3 and pursuant to this Rezoning Petition, Parks Hunter is seeking to rezone the site to the Institutional (CD) zoning district to permit a childcare center known as the Rainbow Station to be constructed and operated on the site.

The "CD" designation means that this is a conditional rezoning request and this is significant because if this Rezoning Petition is approved, only the uses and structures set out on the approved conditional rezoning plan can be placed on the site. John Carmichael advised that to change the use or to add additional structures that are not depicted on the approved conditional rezoning plan, Parks Hunter or any subsequent owner of the site would have to go through the rezoning process again to obtain a site plan amendment or to rezone the site.

John Carmichael advised that David Tibbals is going to share the conditional rezoning plan with everyone and Parks Hunter is going to discuss the Rainbow Station's operation and show pictures of his existing Rainbow Station located in the Ballantyne area.

Prior to David Tibbals and Parks Hunter addressing the meeting, John Carmichael provided the following schedule of events relating to this Rezoning Petition. The Open House Forum will be held on Wednesday, November 11, 2009 from 5:00 PM to 6:00 PM on the 8th Floor of the Charlotte-Mecklenburg Government Center. The Public Hearing on this rezoning request will be held on Monday, December 21, 2009 at 6:00 PM at the Charlotte-Mecklenburg Government Center. The Zoning Committee Work Session will be held on Monday, January 4, 2010 at 4:30 PM at the Charlotte-Mecklenburg Government Center, and the Charlotte City Council is scheduled to render a decision on this Rezoning Petition on Tuesday, January 19, 2010 at 6:00 PM at the Charlotte-Mecklenburg Government Center.

John Carmichael then briefly discussed the Charlotte Department of Transportation's request for a connection to Riseley Lane. John Carmichael advised that Parks Hunter does not desire to make any vehicular or pedestrian connection to Riseley Lane, and that he and Parks would be discussing this matter with CDOT.

David Tibbals then addressed the crowd utilizing a Power Point presentation, a copy of which is attached hereto as Exhibit A. David Tibbals discussed those matters that are set out on the attached Power Point presentation relating to the site and the conditional rezoning plan.

David Tibbals advised that the proposed Rainbow Station Childcare Center would be comprised of two separate buildings to be located on the site, and that the proposed child care center would serve a maximum of 425 children. One building located on the Site could contain a maximum of 15,000 square feet of gross building area, and the other building located on the Site could contain a maximum of 12,500 square feet of gross building area. The facility would have a pre-school, which would be located in the building that could contain a maximum of 15,000 square feet of gross building area, and an after school program that would be located in the building that could contain a maximum of 12,500 square feet of gross building area.

David Tibbals advised that prior to Parks Hunter becoming involved with the site, 17 single family homes were planned to be constructed on the site. David Tibbals advised that he and Parks Hunter had been searching for a suitable location for a second Rainbow Station for nearly a year, and that the proposed site would be a wonderful location for the proposed Rainbow Station.

David advised that a pre-cast concrete wall with an exposed finish to look like stone would be installed around a large portion of the site, and that the enclosed area would contain the playground. The installation of the wall would cause the removal of some of the trees on the site, but Parks Hunter would attempt to preserve as many trees as possible.

At this time, the Community Meeting was devoted to questions and comments from attendees. The following is a summary of the information provided in response to these questions, and a summary of the comments and concerns expressed by attendees.

- In response to a question, David Tibbals advised that the Rainbow Station would maintain the wall and the buffer.

- In response to a question, David Tibbals advised that a traffic signal would not be installed at the site's access point on Weddington Road. However, the Petitioner would install a left turn lane into the site, and the Petitioner plans to install a right turn lane into the Site. Parks Hunter confirmed that he intends to install a right turn lane into the site from Weddington Road.
- A neighbor indicated that there was some concern with the traffic signal at the intersection of McKee Road and Weddington Road because there is not a protected left turn arrow at this signal.
- Individuals from Socrates Academy, which is located across Weddington Road from the site, expressed their concerns regarding traffic on Weddington Road and in the surrounding area, and they stated that the proposed Rainbow Station facility would add additional cars to the already overcrowded roads. These individuals noted that the amount of traffic on Weddington Road is increasing each year.
- In response to a question, John Carmichael advised that based upon CDOT's memorandum, the proposed facility would generate approximately 1,900 vehicular trips per day. John Carmichael also advised that CDOT's memorandum provides that the proposed facility will have a minor impact on the surrounding thoroughfare system.
- An individual asked if a traffic study was required by CDOT and in response to this question, John Carmichael stated that CDOT was not requiring a traffic study in connection with this rezoning request.
- An individual asked if the Petitioner would consider having a traffic study prepared even though it is not being required by CDOT. In response to this question, John Carmichael advised that traffic studies are generally very expensive and that he was unsure what the purpose of a traffic study would be in this context.
- An individual from Socrates Academy stated that the morning and afternoon car pool traffic is excessive, and that she was concerned about safety if additional cars were added to Weddington Road by the Rainbow Station. She also stated that she thought that the Rainbow Station use would be compatible with Socrates Academy but only if the traffic concerns were resolved.
- An individual stated that he thought that the traffic that would be generated by the Rainbow Station and by Socrates Academy would cause gridlock on Weddington Road.
- In response to a question, Parks Hunter stated that all of the children are not dropped off in the mornings at the Rainbow Station at the same time

as is the case with a school, and they are not picked up in the afternoons at the same time. Rather, children are generally dropped off at the Rainbow Station in Ballantyne between the hours of 6:30 AM and 9:30 AM, and children are generally picked up from the Rainbow Station between the hours of 4:00 PM and 6:30 PM. In other words, it is fairly spread out.

- Parks Hunter advised that he had wanted to line up the proposed driveway from Weddington Road into site with the driveway into Socrates Academy, but CDOT would not allow him to do so. Parks Hunter confirmed once again that he would install a right turn lane into the site on Weddington Road.
- Based on the comments and questions during the Community Meeting, traffic was the primary concern of those individuals who attended the Community Meeting.
- In response to a question, David Tibbals indicated that there would be a storm water detention facility on the site, and that it would be an underground facility.
- An individual expressed her concern with noise that could be generated by the playground.
- In response to a question, Park Hunters stated that the pre-school facility would accommodate children ranging in age from 6 weeks old to 4 years old, and that the after school facility would accommodate children ranging in age from kindergartners to sixth graders. The operating hours would be from 6:30 AM to 6:30 PM.
- In response to a question, Parks Hunter stated that exterior lighting would be located in the parking lot.
- In response to a question, David Tibbals reiterated that the storm water detention facility would be an underground facility, and that the post development run-off rate must match the pre-development run-off rate under the applicable ordinance.

Parks Hunter then went over that portion of the Power Point Presentation that contained pictures of the existing Rainbow Station facility located in the Ballantyne area, and he described the facility in general terms.

**CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING
AS OF THE DATE HEREOF:**

No changes were made to the conditional rezoning plan or to the Rezoning Petition solely as a result of the Community Meeting.

Respectfully submitted, this 10th day of December, 2009.

PARKS HUNTER, Petitioner

cc: Mr. Tom Drake, Charlotte-Mecklenburg Planning Commission
Mr. Solomon Fortune, Charlotte-Mecklenburg Planning Commission
Ms. Stephanie Kelly, Clerk to City Council
Mr. Parks Hunter
Mr. David Tibbals

Rezoning Petition No. 2009-077
Parks Hunter, Petitioner

Community Meeting Sign-in Sheet
Pleasant Plains Baptist Church
Thursday, November 5, 2009
7:00 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Glenn Morris	5950 Fairview Rd Ste 100 Charlotte	704-553-8182	glenn@burton-engineering.com
2.	Sandy Anderson	14001 Rialto Lane Charlotte	704-708-9918	sandy@pinnacle-properties.net
3.	Peter-John Anderson	" "	" "	pandersonj@aol.com
4.	Suzanne Baker	4015 Tew Ct	704-443-5522	2spink12@charlotte.com
5.	Jim Milledge	4006 Rensley Lane	704-841-0762	CMilledge@Aol.com
6.	Donald McInnis	3461 Middlefield Matthews	704-231-7790	mcinnis@Aol.com
7.	Clinton Parker	2409 Portstewart Ln	704-845-5253	cparker@telnet.net
8.	Morena Kneger	306 Prairie Rose Ct	704-1780-1111	morena@kneger.com
9.	Bonnie Crenshaw	4026 Risebry Lane	704-708-6243	wc@renshaw.com
10.	Caleb Russell	7616 Caplan Dr. Waxhaw 28173	704-363-6211	calbrussell@carolina.com
11.	John Couchell	5730 Waxhaw Industrial Trail Rd. 28104	704-363-7308	
12.	Mitch Christenbury	10418 Lady Grace Charlotte 28270	704-321-5678	mitch@christenbury.com
13.	Larry Perschke	3209 Arbutus Hill Rd. Charlotte 28205	704-231-7622	larry@perschke.com
14.	Suzanne Fortune	11322 Redstone Mtn Lane 28277	704-408-2884	suzanne@fortune.com
15.	Barbara Parrish	7620 Surreywood Place Char NC 28270	704-756-9106	barbara.parrish@att.net
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