

COMMUNITY MEETING REPORT

Petitioner: Cranfield Academy
Rezoning Petition No. 2009-085

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 first Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on October 19, 2009 or October 22, 2009. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, October 27, 2009 at 7:00 p.m. at Providence Country Club located at 6001 Providence Country Club Drive, Charlotte.

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 B. The Petitioner was present at the Community Meeting as was represented by Collin Brown with K&L Gates. The Petitioner's engineers Al Broome and Sam Kleto with S.C. Hondros attended, as did representatives of Hope of Israel, the property owner. Jim Martin, President of the Providence Country Club HOA attended on behalf of the HOA.

SUMMARY OF ISSUES DISCUSSED:

The Community Meeting was attended by several residents from the nearby area. The Petitioner's agent, Collin Brown, introduced the Petitioner, Mr. Broome, Mr. Kleto and himself.

Mr. Brown discussed the Petitioner's objectives and explained why the Petitioners had chosen to seek a rezoning to the INST zoning district. Mr. Brown explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from residents. Mr. Brown explained that the Petitioner has done extensive market research and believes that the area's childcare needs are underserved and that the Property would be an ideal location for the proposed childcare facility. The Petitioner provided the attendees with background information regarding Cranfield Academy and its operation. The Petitioner discussed the existing Cranfield Academy location near Carmel Commons and some general thoughts about the appearance of the proposed facility. Following the brief presentation the floor was opened for questions.

An attendee asked whether the current owner of the property, Hope of Israel, would have needed a rezoning in order to develop the use it had previously proposed on the property. A

representative from Hope of Israel responded that a rezoning would not have been required but that the property no longer met their needs due to the acreage that was lost during the widening of Providence Road. Mr. Kleto indicated that some church uses are permitted by right in the R-3 zoning district. Mr. Brown confirmed that the property could be used for certain non-residential uses without a rezoning, however, a change is necessary to accommodate the Petitioner's proposed childcare facility.

An attendee expressed concern that development of the property might increase cut-through traffic on Providence Country Club Drive. The Petitioner responded by discussing potential traffic patterns in the area and pointing out that the proposed child care center would generate a relatively low volume of traffic. An attendee inquired about the total number of children that would be served by the facility. The Petitioner discussed anticipated numbers of children and noted that some parents would have multiple children at the facility, would translate into a reduced number of vehicle trips.

The discussion of potential traffic impacts led to a discussion regarding how the site would be accessed. Mr. Brown pointed out that the property would only have one driveway onto Providence Road and that the site plan would provide for future connectivity to adjacent property. An attendee inquired about the presence of a median in Providence Road in front of the Property. The Petitioner acknowledged that due to the median, access to the site would be limited to right-in-right-out only at the present time. The Petitioner and attendees discussed the vehicle movements that would be necessary to access to the property.

An attendee asked whether parking on the Site was sufficient to accommodate special events that may be held at the facility. The Petitioner explained that events such as holiday programs and graduations would not be held at the facility and that such events are held off-site at locations with greater capacity.

An attendee indicated that his home was across Providence Road from the property and expressed a concern that headlights from vehicles exiting the property might shine into his home. The Petitioner and Mr. Broome pointed out the location of the proposed driveway and discussed how the topography of the property and its relationship the attendee's property would mitigate such problems. Mr. Brown asked the Petitioner to review the facility's proposed hours of operation and pointed out that because the facility will not be open nights or weekends the proposed use should have a lesser impact on adjoining properties than other institutional or residential uses.

Following the formal question and answer session Mr. Brown and the Petitioner continued conversations with attendees individually.

Respectfully submitted, this 8th day of September, 2009.

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Commission
Mr. Tom Drake, Charlotte-Mecklenburg Planning Commission
The Honorable Warren Cooksey, Charlotte City Council
Clerk to City Council

Exhibit B

PLEASE SIGN-IN

09-75

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE/EMAIL</u>
GEORGE WAHLS		G.WAHL5@CAROLINA.RR.COM
John + Joclyn Balanda		john.balanda@yahoo.com joclyn.balanda@53.com
Tina Kuhr		704-847-7823 ekuhre@carolina.rr.com
JOHN ARWOOD		J.R. ARWOOD@ATT.NET
JIM MARTIN		gerriejim@ablnatka
Robert Dickson		rtcdickson@windstream.net
Taly Brinzen		taly@summitpropertiesinternational.com
Al Broome		704-377-4614 abroome@schondros.com
Sam Kleto		704-377-4614 skleto@schondros.com