

March 27, 2012

**CONFERENCE MEMORANDUM
REZONING PUBLIC MEETING
FOR REZONING PETITION 2012-026**

ATTENDEES: See sign in sheet

This mandatory Public Meeting held in advance of an action on rezoning petition 2012-026 was held in the Club House of Wendover Walk Apartments, 740 North Wendover Road, Charlotte NC beginning at 5:54 pm, March 27, 2012.* The intent was to introduce the proposed rezoning objectives and reasoning to the community and interested neighbors for discussion and questions. The following topics were addressed:

1. John Fryday introduced the representatives of Thompson Child and Family Focus (rezoning applicant) and Fryday & Doyne Architecture (rezoning consultant.)
2. Thompson Child and Family Focus is a Charlotte based nonprofit focused on children and their welfare.
3. The property TCFF wants to acquire and rezone was originally operated as a day care which has since gone out of business. The current zoning is for the day care but since TCFF's proposed operations are defined by zoning as an office function, the zoning must be revised. It was noted that the actual service/work functions that will be based here serve children and families with a variety of education and mental health programs across diverse community settings, including some activities and interventions on this site.
4. Buildings will be renovated but the appearance will remain basically as is.
5. Ginny Amendum, TCFF President and CEO spoke briefly about their corporate objectives as well as their objectives for this site: TCFF is very involved with children and stabilizing their lives.
6. The vision for this site is relocate their Seventh Street functions including programs and support services such as mental health, in-school and in-home therapies, foster care, family education etc. These programs serve both children and families no matter where they are in the spectrum of transitioning. TCFF will renovate both of the buildings. One will house therapy and the other will house family support services
7. This site is more accessible than the current location. It offers better public transportation options and has a closer proximity to some of TCFF's mental health partners.
8. TCFF is committed to being a good neighbor and keeping green space around their building
9. Mr. Fryday elaborated on the specific points addressed in the proposed conditional use rezoning:
 - Buildings remain where constructed
 - Parking will be somewhat modified; we are connecting two parking lots which are currently dead ends to ease internal circulation
 - The plan articulates and reserves possible building and parking expansion areas.

- Existing buffers are to remain. The wooded space behind the building will remain unless parking is required behind the building. If parking must extend into that wooded portion the rear yard, it will be surrounded by a larger than required buffer.
 - The plan includes removing the driveway onto North Wendover to eliminate a dangerous driveway / road intersection
 - Site lighting will direct the light down, not out / off the site.
10. Ms. Amendum invited interested parties to visit either St. Peter's Lane campus or Clanton Road campus to see the environments TCFF creates for children and families.
 11. There will be a public hearing on April 19. Ten days later Zoning Committee reviews the petition. If no problems are found the overall council votes on it probably in May 2012.
 12. This plan document is available (petition 2012-026) on the City zoning website.
 13. If you would like a personal copy of the site plan, give Fryday & Doyne your address and we will mail one to you.
 14. If the zoning is approved in May we will be getting underway with design shortly there after and occupy as soon as possible and definitely within the next 12 months.

These notes summarize and shall serve as the official record of this meeting. Should there be any changes or edits required, please let Fryday & Doyne as soon possible.

Respectfully submitted,



Michael Doyne

Fryday & Doyne, Architecture and Interior Design

* The meeting was advertised to meet in CMPD Providence Division conference room located at 715 North Wendover Road, Charlotte, NC from 5:30 to 6:30 pm. However, CMPD failed to alert staff and our group was locked out. Wendover Walk Apartments is an adjacent neighbor, and we were invited to use their clubhouse. Notices and a map were placed on the doors of the CMPD, as the meeting shifted. Petitioner stayed in the new space, and returned to CMPD during the time period to check for any attendees.

REZONING PETITION NUMBER: 2012-026
 THOMPSON AND CHILD FAMILY FOCUS COMMUNITY MEETING

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Date: March 27, 2012
 Time: 5:30 pm – 6:30 pm
 Location: CMPD Providence Division, 715 North Wendover Road Charlotte, NC

SIGN-IN SHEET

NAME/COMPANY	ADDRESS	PHONE/FAX#	EMAIL
John Fryday Fryday & Doyne	118 East Kingston Avenue, Suite 20 Charlotte, NC 28203	704-372-0001 704-372-2517	john@fryday-doyne.com
Mike Doyne Fryday & Doyne	118 East Kingston Avenue, Suite 20 Charlotte, NC 28203	704-372-0001 704-372-2517	mike@fryday-doyne.com
Rosa Underwood Thompson	6800 St. Peters Lane	704-376-7180 x212	runderwood@thompsoncfs.org
Cathy Cloud Thompson	6850 St. Peters Ln.	2046444410	ccloud@thompsoncfs.org
Mary Jo Powers Thompson	6800 St. Peters Lane	704-644-4366	mjpowers@thompsoncfs.org
Lunnie Stradford	11203 Home place m. Mint Hill NC. 28127	704-545-9240	TUTee 412@aol.com
Willie Stradford	" " "	" "	
Danny Whitley	6800 St. PETERS LN	704-644-4439	dwhitley@thompsoncfs.org
Steve Brace	6800 St. Peters Lane Matthews, NC 28105	704/644-4359	sbrace@thompsoncfs.org
Karen Crane	4201 Congress Street Suite 451 Charlotte NC 28209	704-248-3303	kcrane@allegiancere.com

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting Rezoning Petition No. 2012-026

- Thompson Child & Family Focus, a Charlotte non-profit agency, works to provide comprehensive education, treatment, and care for children (birth to 18 years) in need. The organization seeks to rezone approximately 3.64 acres from the current R22MF to O2 (CD). Thompson needs a location near Mecklenburg County DSS (on Billingsley) to house their wrap around services relating to child care—which today include strengthening families, dealing with child group and individual therapy and other items. They work closely with caseworkers at DSS and clients travel between the two.

Date of Meeting: Tuesday, March 27, 2012, 5:30 PM to 6:30 PM

Place of Meeting: Providence Division CMPD, 715 N. Wendover Road

Petitioner: Thompson Child and Family Focus

We are assisting Thompson Child and Family Focus (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 3.65 acre parcel of land located at 749 Wendover Road from the R22MF zoning district to the 02 (CD) zoning district to accommodate the reuse of the existing two buildings containing approximately 14,000 square feet of gross floor area. The facility will be devoted to offices, space for clinical therapy, and classrooms for Thompson Child and Family Focus outreach activities.

The Petitioner will hold a Community Meeting prior to the Public hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on March 27, 2012, 5:30 to 6:30 pm in the Providence Division CMPD, located at 715 N. Wendover Road. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this matter.

In the meantime, should you have any questions or comments, please don’t hesitate to call John Fryday at (704) 372-0001.