

COMMUNITY MEETING MINUTES
PETITIONER: THE RESIDENT EXPERTS, INC
REZONING PETITION NO: 2014-43
DATE: 9/3/2014

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner, Mark Patterson, welcomed the attendees and introduced the Petitioner's team, including partner, Lori Patterson. Mark indicated that the proposed rezoning of approximately 2.17 acre sitelocated at 3231 Prosperity Church Road, Charlotte, NC 28269 from the zoning district of R3 to the zoning district of INST (CD). Mark 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 as well as respond to questions and concerns from nearby residents and property owners.

Mark provided background information about the operation of the facility. He then presented the site plan and pointed out various parts of the map. Lori discussed the design of the proposed project. They both discussed the facility's design concepts and operations.

Once the explanation was complete, Mark & Lori opened up the floor for questions, which were as follows:

Q. Where will the location of the sign be?

A. Along the road in the middle of the property, as shown on the site plan.

Q. I think the amount of traffic will be increased during the morning and evening rush hours as more people enter and exit the facility. This could cause unwanted delays for others trying to enter the road from nearby subdivisions. This could cause safety concerns for both other drivers and pedestrians. The slope at the exit is also a concern for safety as cars enter Prosperity Church Road.

A. People will be coming at different hours of the morning and evening so the traffic will be staggered and will not significantly increase during the rush hours. To insure that traffic isn't a problem, we suggested an egress turn lane at the entrance. We also suggested adding and grading dirt, if needed, to help with the slope. We suggested a DOT analysis of the traffic flow to research this further.

Q. I'm concerned about the environmental factors, such as noise pollution which would include dumpster emptying and up to 60 children playing outside, as well as the noxious smells of the dumpster.

Q. Yes, I'm concerned about animals and pests being displaced and trying to enter my yard and home.

A. We would be willing move the dumpster to the other side of the house to keep it away from the neighborhoods. We would also be willing to extend the 6-foot privacy fence to further around the property to help with these issues.

Q. I am nervous that all of our property values will decrease once they find out that they back up to a child day care facility, rather than a R3 residential home. If everyone around the property were zoned R4, then it wouldn't be as much of a concern, but being up against R3 homes is a problem.

A. A child day care facility could be viewed as a negative, but it can also be viewed a positive, as a

convenience to a mother and/or father who is able to drop their child off right around the corner from where they live rather than driving 5 or 10 minutes to another facility.

Q. Why create a day care facility instead of just keeping it a residential home?

A. We are looking for highest and best use of the land, to use the facility at it's highest value. We are investors looking to make a profit, but we are also interested in bettering the community. There are many day cares in the area that are full and we would like to provide this service to parents that need a safe place to take care of their children when they cannot.

While there was some emotion shown during the hour long meeting, the meeting ended on a positive note. We thanked everyone for coming and sharing their concerns, shook hands and told them that we will do our best to make this a win-win situation.

Respectfully submitted, this 5th day of September, 2014 .

Mark Patterson
Lori Patterson

