

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2017-048

Petitioner: Bill & Yaa Enterprises, Inc.

Rezoning Petition No.: 2017-060

Property: 2.7 acres located on 3511 McKee Road, Charlotte, NC 28270

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held on April 3, 2017, 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 A** by depositing the Community Meeting Notice in the U.S. mail on March 17, 2017. A copy of the written notice is attached as **Exhibit B**.

TIME AND LOCATION OF MEETING:

The **Community Meeting required by the Ordinance was held on April 3, 2017 at 6:00 PM**, at Hemby Activity Center - YMCA located at 4780 Kuykendall Road, Charlotte, NC 28270.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Andrew Welcher with Queen City Enterprises (part of the development team), Matt Langston and Katie Fifer with Landworks Design Group, PA .

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's representative, Matt Langston, welcomed the attendees and introduced Andrew Welcher. Matt Langston explained the proposal for rezoning 3511 McKee Road from R-3, Single Family District, to INST, Intuitional. He, then, explained the rezoning process in general and provided the attendees with the calendar of the upcoming meetings for the rezoning.

Matt Langston provided background information of the property, information about the Petitioner's objective, pictures, and site plans of the property. He opened the floor to questions after provided a summary of comments from the staff about the plans receive to date.

Neighbors raised uniform concern that traffic is an issue in the area. They mentioned accidents occur often and the daily traffic routinely exceeds the speed limit. The neighbors expressed difficulty trying to get in and out of their drives. They continued discussing their difficulties by describing how vehicles sometimes drive in their front yards because there isn't a curb along McKee Road.

During the presentation Matt Langston mentioned the likelihood of NCDOT requiring a left turn lane for the day care. The neighbors had concerns about the expansion taking away their property. Matt Langston explained where the Right of Way is and what that means for the strip between the Right of Way and the existing road. He also assured if a turn lane should be installed that it will be done in a manner to try to preserve as much of the neighbors' yards as possible.

The neighbors also asked about the procedure and timeline of selling and rezoning a property. Matt Langston went through the rezoning calendar and explained that if this site isn't approved for rezoning then Primrose will not buy the property. They asked how large the building will be and the budget for the project. Andrew Welcher responded saying the building will be approximately 12,000 square feet and the project development cost will be about \$4 million dollars.

The questions and comments portion ended with the attendees wondering if their property value will decrease from this project. Matt Langston indicated he would follow up with CDOT and NCDOT to determine if other improvements along this portion of McKee Road are planned in the near future.

EXHIBIT A

OwnerLastN	OwnerFirst	COwnerFirs	COwnerLast	MailAddr1	City	State	ZipCode
Roberts	Jennifer	Mayor		600 E. 4th Street	Charlotte	NC	28202-2244
Lyles	Mayor Pro Tem Vi	Council Member At-Large		600 E. 4th Street	Charlotte	NC	28202-2244
Eiselt	Julie	Council Member At-Large		P.O. Box 481325	Charlotte	NC	28269
Fallon	Claire Green	Council Member At-Large		PO Box 481325	Charlotte	NC	28269
Mitchell	James	Council Member At-Large		600 E. 4th Street	Charlotte	NC	28202-2244
Kinsey	Patsy B.	Council Member, District 1		2334 Greenway Avenue	Charlotte	NC	28204
Austin	Al	Council Member, District 2		600 E. 4th Street	Charlotte	NC	28202-2244
Mayfield	LaWana	Council Member, District 3		600 E. 4th Street	Charlotte	NC	28202-2244
Phipps	Gregory A.	Council Member, District 4		600 E. 4th Street	Charlotte	NC	28202-2244
Ajmera	Dimple	Council Member, District 5		600 E. 4th Street	Charlotte	NC	28202-2244
Smith	Kenny	Council Member, District 6		600 E. 4th Street	Charlotte	NC	28202-2244
Driggs	Edmund H.	Council Member, District 7		600 E. 4th Street	Charlotte	NC	28202-2244
Anthonis	Ken Scott	Nottingham Estates Homeowners Association		2415 Farnsfield Ct	Charlotte	NC	28270
Box	John R	Shari P	Box	5618 Larson Ln.	Charlotte	NC	28270
Brooks	Henry Douglas			5622 Larson Ln.	Charlotte	NC	28270
Carr	James Patrick	Lisa Carol	Williams	3514 McKee Rd.	Charlotte	NC	28270
Chopra	Arun			2417 Diquedo Dr.	Raleigh	NC	27604
Graham	Carol A	Mark D	Graham	5916 Avelon Valley Dr., Apt 728	Charlotte	NC	28277
Gross	Michael Alan	Nicole Elizabeth	Gross	3529 Brushly Ln.	Charlotte	NC	28270
Hartis	Robert Lane			3511 McKee Rd.	Charlotte	NC	28270
Janes	Gary		Judith Janes (H/W)	3505 Brushy Ln.	Charlotte	NC	28270
Kilpatrick	Kenneth K	Nellie S	Kilpatrick	3600 McKee Rd.	Charlotte	NC	28270
Kim	Sung Lae	Mi Jae	Kim	3433 McKee Rd.	Charlotte	NC	28270
Le	Kristine Hahn	Long Cam	Truong	1416 Reid Harkey Rd.	Matthews	NC	28105
Pierce	Alfred K	Millie H	Pierce	3614 McKee Rd.	Charlotte	NC	28270
Soini	Donald E Sr	Victoria A	Soini	3429 McKee Rd.	Charlotte	NC	28270
Church, Inc.	Southern Korean Presbyterian			3619 McKee Rd.	Charlotte	NC	28270
Church, Inc.	Southern Korean Presbyterian			3619 McKee Rd.	Charlotte	NC	28270
Taylor	Michael P	Maureen A	Taylor	3607 Brushy Ln.	Charlotte	NC	28270
Youngblood	David	Rita W	Youngblood	3515 Bushy Ln.	Charlotte	NC	28270
Landworks Design Group, PA				7611 Little Ave., Suite 111	Charlotte	NC	28226
Bill & YAA Enterprices, Inc.				2010 Shalford Lane	Matthews	NC	28104

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

EXHIBIT B

SUBJECT: Community Meeting – Rezoning Petition # 2017-60

**DATE & TIME
OF MEETING:** Monday, April 3, 2017 at 6:00PM

PLACE OF MEETING: Hemby Activity Center -YMCA
4780 Kuykendall Road
Charlotte, NC 28270
Note: Actual building address is 9760 Happy Valley Drive

We are assisting Bill & Yaa Enterprises, LLC. (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately 2.7 acre site located at 3511 McKee Road from the R-3 zoning district to the INST(CD) Institutional zoning district. The purpose of this rezoning request is to develop the site for use as a child care facility serving approximately 120 children. Site development will include improvements for child play areas, as well as pedestrian and vehicular circulation.

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 Department’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 Monday, April 3, 2017 at 6:00 PM at the Hemby Activity Center, located at 4780 Kuykendall Road in Charlotte. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call Matt Langston at (704) 841-1604 x 701.

Landworks Design Group, PA

Cc: Ed Driggs, Charlotte City Council District 7 (via email)
Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
John Kinley, Charlotte-Mecklenburg Planning Department (via email)
Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: March 17, 2017

