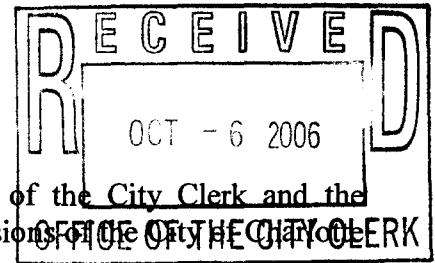


COMMUNITY MEETING REPORT

Petitioner: Parks Hunter
Rezoning Petition No. 2006-109



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 July 25, 2006. A copy of the written notice is attached hereto as Exhibit A-2. A representative of the Petitioner mailed a written notice of the date, time and location of the second Community Meeting to the individuals and organizations set out on Exhibit A-3 on September 19, 2006. A copy of the written notice is attached hereto as Exhibit A-4.

DATE, TIME AND LOCATION OF MEETINGS:

The first Community Meeting was held on Monday, August 7, 2006 at 7:00 p.m. at The Community House located next door to 9807 Community House Road. The second Community Meeting was held on Tuesday, October 3, 2006 at 7:00 p.m. at The Community House located next door to 9807 Community House Road..

PERSONS IN ATTENDANCE AT MEETINGS (see attached copies of sign-in sheets):

The first Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B-1. The second Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B-2. The Petitioner's representatives at both Community Meetings were Parks Hunter and John Carmichael of Kennedy Covington Lobdell & Hickman.

SUMMARY OF ISSUES DISCUSSED:

John Carmichael opened the first Community Meeting by welcoming those in attendance and introducing Parks Hunter. He stated that this is the Community Meeting relating to Rezoning Petition No. 2006-109.

John Carmichael then stated that the site contains approximately 1.38 acres as well as the adjoining right-of-way if it is abandoned by the City of Charlotte. He indicated that the Petitioner seeks to rezone the site from the R-3 zoning district to the Institutional (CD) zoning district to accommodate a childcare center that can serve up to 182 children.

John Carmichael also stated that the parcel across the street from the site is being purchased by the Petitioner, and the Petitioner would put a childcare facility on that site as well. The site across the street is currently zoned UR-C (CD) and can accommodate a childcare center under its current zoning. John Carmichael indicated that a Class C buffer would be located along the southern boundary of the site. He also stated that elevations would be submitted to the Planning Commission to ensure the quality of the structures. John Carmichael then went over the Conditional Rezoning Plan.

John Carmichael then introduced Parks Hunter, the Petitioner. Parks Hunter handed out brochures relating to his proposed childcare center which is known as the Rainbow Station. Parks indicated that he grew up in Greensboro, North Carolina and that he is moving to Charlotte from Richmond, Virginia. His facility would accommodate infants and children up to the age of fourteen. This facility would essentially be a childcare center/pre-school and an after-school center for school-aged children.

Parks indicated that he used to own a Huntington Learning Center in Richmond, Virginia. He became aware of the Rainbow Station in Richmond and he stated that he tried to get his children into the Rainbow Station in Richmond for three years.

Parks stated that he was so impressed with the Rainbow Station, that he met with the owners and learned more about the concept. He then decided to purchase the franchise rights for the Rainbow Station for the Charlotte area.

Parks then described the operation in detail. One unique feature is a wellness center that has a full-time nurse which allows parents to bring their sick children to the facility and go to work. In fact you can bring a child with chicken pox to the Rainbow Station because their facility can accommodate a child with chicken pox.

The Rainbow Station has a very progressive curriculum, and fun activities for the children.

Parks said that he believes there is a need for this type of facility in the Charlotte area, and that he really is excited about this potential location.

Parks Hunter and John Carmichael then discussed the possibility of abandoning portions of Community House Road and Dickie Ross Road and incorporating portions of these rights-of-way into the site.

Parks Hunter and John Carmichael then opened the floor to questions from those area residents in attendance. Set out below is a summary of the responses to those questions.

- If the Rezoning Petition is approved in October, construction could start this winter.
- Relocated Community House Road is scheduled to be completed in the very near future. Parks Hunter stated that the intersection of Community House Road and Providence Road West will be a signalized intersection.
- Parks Hunter stated that it would be a 9 to 12 month process to construct the buildings.
- Parks Hunter indicated that the dumpsters would be located on the side of the buildings near the parking lot.
- The facility would be open Monday through Friday.
- The buffer would be planted with trees, including evergreen trees.
- Concerns were expressed about the height of the building. Parks Hunter stated that the height of the buildings would be no more than two stories.
- Parks Hunter discussed the storm water detention that would be implemented on the site.
- The roadway improvements to Community House Road were discussed.

- Once again, Parks Hunter indicated that the building would be no more than two stories in height, but it was noted that the rezoning plan permits buildings up to 40 feet in height.
- Parks Hunter indicated that the facility would close by around 6:00 p.m. each day.
- Parks Hunter stated that fencing would be installed around the playground areas. Right now, the plan is for wrought iron fences to be installed.

SECOND COMMUNITY MEETING:

John Carmichael opened the second Community Meeting by welcoming those in attendance and introducing Parks Hunter. John Carmichael indicated that the Petitioner had deferred the Public Hearing from September 18, 2006 to October 18, 2006 because he had decided to bring the property located across existing Community House Road into the Rezoning Petition to enable him to reconfigure the layout of that childcare facility and to increase its size. John Carmichael explained that the layout of the childcare facility on the other parcel of land is fixed under the existing Conditional Rezoning Plan, and to modify it, Parks Hunter must go through the rezoning process. Therefore, Parks Hunter amended his Rezoning Petition and his Conditional Rezoning Plan to incorporate the other parcel of land. Parks Hunter seeks to increase the size of the childcare facility on the other parcel of land from 12,000 to 13,000 square feet and to increase the number of allowed children from 160 to 182.

John Carmichael then summarized the rezoning request. He indicated that the Petition contains two parcels of land, with one parcel being located north of existing Community House Road and one parcel being located south of existing Community House Road. The total size of the site is 4.3 acres, including the adjacent right-of-way for existing Community House Road and Dickie Ross Road. The northerly tract is currently zoned UR-C (CD), and the southerly tract is zoned R-3. The northerly tract was rezoned to the UR-C (CD) zoning district on March 20, 2006, and the current zoning allows a maximum 12,000 square foot childcare facility that can accommodate up to 160 children. The Petitioner seeks to amend the approved site plan for the northerly tract, and to rezone the southerly tract from the R-3 zoning district to the Institutional (CD) zoning district. The purpose of the rezoning is to accommodate a 13,000 square foot childcare facility on the northerly tract that can accommodate up to 182 children, and a 9,500 square foot childcare facility on the southerly tract that can accommodate a maximum of 200 children.

John Carmichael stated that the Petitioner held an initial Community Meeting on August 7, 2006, and once again explained that the hearing was deferred to amend the Petition and the Conditional Rezoning Plan.

John Carmichael then provided the following schedule of events with respect to this Rezoning Petition. The Public Hearing is scheduled for Wednesday, October 18, 2006 at 6:00 p.m. at the Charlotte-Mecklenburg Government Center; the Zoning Committee Work Session is scheduled for Wednesday, October 25, 2006 at 4:30 p.m. on the 8th floor of the Charlotte-Mecklenburg Government Center; and City Council is scheduled to make a decision on this Rezoning Petition on Monday, November 20, 2006 at 6:00 p.m. at the Charlotte-Mecklenburg Government Center.

Parks Hunter then distributed to those in attendance a brochure that contained elevations of the proposed buildings, the Conditional Rezoning Plan and the road improvement plans for Community House Road. He explained once again that the facility would accommodate infants and children up to the age of fourteen at the after-school facility. He said that vans would pick

up the kids from their respective schools and bring them to the after-school facility. Additionally, if kids have after-school activities, then the vans would transport these kids to their after-school activities, such as karate. Parks Hunter explained that this facility is a quality operation. For instance, on Halloween, the Rainbow Station has the kids do their homework immediately upon arriving at the after-school facility, the Rainbow Station then feeds the children so that they are ready to trick-or-treat when their parents pick them up. He stated that the Rainbow Station thinks of every detail.

A discussion was had with a neighbor regarding the buffer, and Parks Hunter indicated that he would not reduce the width of the buffer by 25% through the installation of a wall, fence or berm, and that he would change the Conditional Rezoning Plan to reflect this commitment. Additionally, he stated that he would reduce the maximum building height allowed from 40 feet to a number much closer to the actual height of the structure. Finally, Parks Hunter indicated that he would provide a note stating that the existing trees located in the Class C buffer would not be removed.

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

As described above, Parks Hunter stated that he would add notes to the Conditional Rezoning Plan that provide that the width of the buffer cannot be reduced; that provide for a maximum building height less than 40 feet; and that provides that the existing trees located in the Class C buffer will not be removed.

Respectfully submitted, this 6th day of October, 2006.

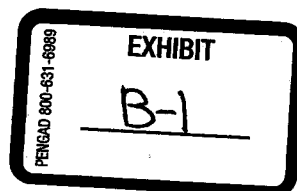
PARKS HUNTER, Petitioner

cc: Mr. Keith H. MacVean, Charlotte-Mecklenburg Planning Commission
Ms. Brenda Freeze, Clerk to City Council
Mr. Parks Hunter

Recovering Petition No. 2006-109

Community Meeting Sign-In Sheet

<u>Name</u>	<u>Phone No.</u>	<u>Address</u>
LaDonna Sasser	704-543-2810	9525 Linden Tree Lane
Leonard Schnall	704-544-3281	9538 Linden Tree Lane
Grey Dixon	704-771-6550	9925 Prov Rd west
Mike Patterson	704-540-7530	9529 Linden Tree
Ravi Kortaputi	704 541 8428	9537 Linden Tree Ln
Kai Trang	704 542 6219	9533 Linden Tree Ln
Sheila McNally	704 543 0946	10314 Torrell DR
Edwin Thomas	704-661-3353	2719 Hustle St.
Cynthia Schnall	704-544-3281	9538 Linden Tree Lane



Parks Hunter
Petition No. 2006-109

2nd Community Meeting Sign-in Sheet
The Community House
Tuesday, October 3, 2006
7:00 P.M.

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
1.	CHARLOTTE WHITE	10024 PROVIDENCE RD. (W.)	704/542-7751	
2.	Jo Earnheart	10236 Old Orchard Kell	704-542-3252	
3.	Danny Hamby	11902 Elm Lane	704-542-2347	
4.	Betsy Kern	611 Pacer Lane	704-843-7152	
5.	Lillian Owen	8031 Chateau Oak Dr.	704-543-4111	
6.	Kai Tiang	9533 Linden Tree LN.	704-542-6219	
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