

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition No. 2007 134 filed by The Charlotte Housing Authority seeking to rezone an approximately 7.54 acre parcel of land located at the corner of West Boulevard and Clanton Road from the NS zoning district to the O-2 (CD) zoning district to accommodate the development of buildings containing a maximum of 82,000 square feet of gross floor area that would be devoted to a Child Day Care facility and Offices.

Date of Meeting: **September 13, 2007 at 6:30 pm**

Place of Meeting: **West Boulevard Public Library *Community Room***
2157 West Boulevard
Charlotte, NC 28208

Petitioner: Charlotte Housing Authority

We are assisting The Charlotte Housing Authority (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 7.54 acre parcel of land located at the corner of West Boulevard and Clanton Road. This petition involves changing the site from the existing NS (Neighborhood Services) zoning to the O-2 (CD) (Office-Conditional) zoning to accommodate the development of buildings containing a maximum of 82,000 square feet of gross floor area that would be devoted to a Child Day Care facility and Offices.

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 September 13, 2007 at 6:30 pm in the Community Room of the West Boulevard Public Library. You are invited to attend this meeting. 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, don’t hesitate to call John Fryday or Michael Doyne at (704) 372-2533.

CHA REZONING 2007-134
September 13, 2007
SIGN-IN SHEET

NAME/COMPANY	ADDRESS	PHONE/FAX#	EMAIL
Mike Doyne Fryday & Doyne	2923 South Tryon Street Suite 320 Charlotte, NC 28203	704-372-0001 704-372-2517 (fax)	mike@fryday-doyne.com
John Fryday Fryday & Doyne	2923 South Tryon Street, Suite 320 Charlotte, NC 28203	704-372-0001 704-372-2517 (fax)	john@fryday-doyne.com
Lisa Anderson Fryday & Doyne	2923 South Tryon Street Suite 320 Charlotte, NC 28203	704-372-0001 704-372-2517 (fax)	lisaa@fryday-doyne.com
TCFF M. Brown	6800 St. Peters Lane Matthews, NC 28105	704/536-0375	
J. Alan Collins			
Cathy Holsey	1144 Skyline Rd	704-342-3084	CEHOLSEY@aol.com

CHA REZONING 2007-134

September 13, 2007

SIGN-IN SHEET

NAME/COMPANY	ADDRESS	PHONE/FAX#	EMAIL
Kathleen Foster, CHA	1301 South Blvd.	704-336-5995	
Jessie Brunson	1010 TRACY DR	704. 264-2970	
Mamie Pendergrass	1122 Clanton Rd.	704 527-4661	
Todd Stringer	2219 Caronia St Apt 1	771-2284	
Ella Evans	2732 Capital Dr.	704-392-5145	
Joseph P. Pendergrass	2116 Norwich Place	704 377 6173	

CHA REZONING 2007-134

September 13, 2007

SIGN-IN SHEET

NAME/COMPANY	ADDRESS	PHONE/FAX#	EMAIL
Superlatru Child Care	3339 Barfield Char - NC 28211	704) 332-9878	Supercal bellsouthnet
Sand's Day Care	119 Short Hills Dr Charlotte NC 28217	704 523 8548	albita bre@ bellsouthnet
Faheemah Shah	3631 Romare Beardon Drive G Charlotte NC 28208	704 393 8541	faheemahsl@ yahoo.com
PRENTICE ALEXANDER	152 Wickham Ln 28208	704 333-5678	
McCable Martha	28208 1548 Wickham Ln	704 377-1744	mcc0562/ @Bellsouth.net

September 25, 2007

**REZONING PETITION 2007-134
REQUIRED COMMUNITY MEETING**

CHARLOTTE HOUSING AUTHORITY

ATTENDING:

Kathleen Foster	Charlotte Housing Authority
Alan Collins	Charlotte Housing Authority, Consultant
Judd Little	Crosland Residential
Ginny Amendum	Thompson Child & Family Focus
Steve Brace	Thompson Child & Family Focus
Danny Whitley	Thompson Child & Family Focus
Rosa Underwood	Thompson Child & Family Focus
John Fryday	Fryday & Doyne
Lisa Anderson	Fryday & Doyne
Michael Doyne	Fryday & Doyne

SEE ATTACHED SIGN-IN LIST FOR ADDITIONAL ATTENDEES

This Community Meeting was held in the Community Conference Room of the West Boulevard Branch of the Mecklenburg County Public Library, 2157 West Boulevard, Charlotte, NC at 6:30 pm on September 13, 2007. The following items were discussed:

1. Kathleen Foster, Vice President of Real Estate for the Charlotte Housing Authority spoke briefly thanking the attendees. Ms. Foster noted the Hope 6 Grant and its positive impact on the neighborhood. Ms. Foster discussed the status of and proposed changes to the current property bounded by Romare Bearden, West Blvd and Clanton Road. CHA is contemplating selling approximately ½ of that parcel to Thompson Child & Family Focus for a new Child Development Center. The change in the zoning is necessary to allow construction of this new Center.
2. Ms. Foster introduced Ginny Amendum, Executive Director of Thompson Child & Family Focus. Ms. Amendum spoke about TCFF and in particular the Child Development Center Services, their history in Charlotte and their current status.
 - a. One of TCFF's objectives is to give parents peace of mind that their children are being well cared for in a safe appropriate environment while the parents are at work.
 - b. TCFF is very excited about partnering with CHA about this project.

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- c. The Child Development Center is being designed to meet children's needs, provide an appropriate and safe teaching environment and support the parents and be a safe environment.
 - d. TCFF is looking forward to the evolution of this partnership that will allow each organization to expand their services.
 - e. Mrs. Amendum outlined some of the family and child specific services they provide.
3. Ms. Rosa Underwood discussed the proposed vision for the new Child Development Center. Ms. Underwood invited those present to visit their current facility at 3045 North Davidson to see their current Child Development Center, where she said, "You will see and experience the quality of their programming, activities, staff and overall engagement in the growth of the children in their care." Ms. Underwood outlined how Thompson's Outreach Programs serve surrounding communities and counties as well.
4. Mr. Judd Little with Crosland Residential spoke briefly about his involvement in the community for the past several years. Mr. Little noted that Crosland has tried for several years to entice a grocery chain to bring a store to this site. With the arrival of Wal-Mart on Wilkinson Boulevard, the interest on the part of Food Lion ceased. Knowing of the interest of Thompson's in the property Crosland supports the inclusion of the Thompson Child Development Center in this area.
5. Questions:
 - a. **Question:** A representative of the West Boulevard Coalition expressed concern about the fact that there are 140 daycares in this area. Where does Thompson's intend to pull their children from without impacting these programs? Has TCFF done the demographics that support this move? How have you established the need? The local residents want to make sure the local providers and their staffs will not be put out of business. How do all existing child development centers collaborate with TCFF to assure security and collaboration objectives are met? They want to make sure that people do not lose jobs as a result.
Answer: It is Thompson's understanding that there is an unmet need in this area, particularly for infant care and children with special needs. Ms. Underwood explained that TCFF has worked with local centers to enhance their accreditation/star ratings. TCFF does not want to dismantle what is here. Mrs. Amendum explained the lack of space at their North Davidson Street site and the need of the N. Davidson Street YMCA to have expansion space.

This proposed move by Thompson was not preplanned or coordinated with the Stratford Richardson YMCA, as was suggested repeatedly by attendees. TCFF representatives express that they want to do no harm to the

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neighborhood centers, to but rather, continue enhance the quality and amount of service delivery. Ms. Underwood noted that TCFF offers child development programs for children with special needs. Ms. Underwood stated that TCFF was willing to discuss, starting tonight if they desire, how TCFF will collaborate with the local centers.

- b. **Question/Statement:** If this moves forward, the local residents would like to see Thompson employ people in the neighborhood.

Answer: Ms. Underwood said that TCFF has done this at their current facility. They have employed both parents and neighbors. Of course, qualifications would have to be a consideration as Thompson continues to meet state licensing requirements.

- c. **Question/Statement:** Was there collusion or coordination between the YMCA and TCFF?

Answer: No. TCFF, however, was aware the YMCA was considering moving here (which was public knowledge)

- d. **Question:** What percentage of the CDC population is “special needs”?

Answer: Ms. Underwood stated that this percentage is approximately 35%. They also collaborate with Florence Crittendon, Summit House, etc. in special programs.

- e. **Question:** What child care providers in this neighborhood have you collaborated with or worked with? Can you provide backup documentation?

Answer: Ms. Underwood declined to name providers without their permission due to confidentiality issues. Since TCFF hasn’t asked them to back this move, they do not feel comfortable releasing their names; though they think that they may back them up. All of Thompson’s Outreach work is documented. Ms. Underwood is willing to talk with this group about their concerns and potential future relationships.

6. Fryday & Doyné presented the proposed site plan modifications and discussed the site plan to accompany the rezoning petition.

- a. **Question:** What about traffic lights?

Answer: Determined by the city

- b. **Question:** Will West Boulevard change?

Answer: Yes, a median will be required to restrict the driveway to be a right in, right out on at the driveway onto West Boulevard. The median will not continue as far as Romare Bearden thus you still have the ability to make a left or right turn.

- c. **Question:** What about Clanton road access and quantity of traffic? There was then a general discussion concerning the points and allowed ingress/egress movements and it was explained that all were curb cuts and

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turning movements were identical to the previous plan as approved by the City.

Answer: CDOT felt the change in zoning would “have a minor impact on the surrounding thoroughfare system.”

7. Discussed the current zoning and the fact that the Neighborhood Services conditional zoning is more intense zoning and will allow a higher, denser more active use. We are asking for O-2 conditional zoning with a site specific plan.
8. Rezoning is October 17 at 6 pm in the City Council Chamber.

This document is our official record of this meeting and is the basis for further project development and work. If there are any discrepancies, errors or omissions contact Fryday & Doyne within five business days so that appropriate changes can be made.

Sincerely,



Michael Doyne, AIA/NCARB



COMMUNITY MEETING FORM

Date of original contact: __8/29/07__

Persons and Organizations contacted with date and explanation of how contacted:
See attached contact list and letter notifying community – (2007-134 Contact list) and (2007-134 Community mtg invite).

Date, time and location of meeting. __
September 13, 2007 at 6:30 pm __
West Boulevard Public Library *Community Room*

Persons in attendance at meeting: (Include a copy of the sign in sheet).
See attached sign-in sheet (2007-134 sign-in)

Summary of issues discussed and changes made to the petition as a result of the meeting:
See attached meeting summary (2007-134 Rezoning meeting 092607)

Note that in the event the petitioner has not held at least one meeting as required, the petitioner must file a report documenting efforts that were made to arrange such a meeting and stating the reasons such a meeting was not held.