

COMMUNITY MEETING REPORT
Petitioner: David Willis
Rezoning Petition No. 2015-044

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 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 March 20, 2015. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Monday, March 30, 2015 at 7:00 PM in the Fellowship Hall at Candlewyck Baptist Church located at 7200 Providence Road in Charlotte, North Carolina.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Petitioner's representatives at the Community Meeting were David Willis and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

John Carmichael opened the meeting by welcoming everyone and introducing himself and David Willis.

John Carmichael stated that this meeting is the official Community Meeting relating to Rezoning Petition No. 2015-044. Rezoning Petition No. 2015-044 was filed by David Willis, and it concerns an approximately 1.5 acre site located on the east side of Providence Road across from Springs Farm Lane.

John Carmichael shared the schedule of events relating to this rezoning request. He stated that the Public Hearing is scheduled for Monday, April 20, 2015 at 6:00 PM at the Charlotte-Mecklenburg Government Center located at 600 East Fourth Street; the Zoning Committee Work Session is scheduled for Wednesday, April 29, 2015 at 4:30 PM at the Charlotte-Mecklenburg Government Center; and City Council is scheduled to make a decision on this rezoning request on Monday, May 18, 2015 at 6:00 PM at the Charlotte-Mecklenburg Government Center.

John Carmichael then utilized a power point presentation, a copy of which is attached hereto as Exhibit C.

John Carmichael showed the location of the site on the power point presentation and he stated that once again, the site contains approximately 1.5 acres and it is located on the east side of Providence Road, between the apartment community and Beverly Crest Boulevard. The site is zoned R-3 and it contains a single family home. The R-3 zoning district is a single family zoning district, and it allows up to three single family homes per acre to be developed on the site.

David Willis and his wife are the owners and operators of a first class childcare center located in the Blakeney development called the Kiddie Academy. David Willis is requesting that the site be rezoned to the UR-2(CD) zoning district to allow a childcare center to be located on the site. David and his wife would own and operate the childcare center and the childcare center would be a Kiddie Academy as well.

John Carmichael stated that this is a conditional rezoning request, so if the Rezoning Petition is approved, the only permitted use on the site would be a childcare center. Additionally, if the Rezoning Petition is approved, the site would have to be developed in accordance with the approved conditional rezoning plan, and the building would be required to look like the building elevations that are a part of the conditional rezoning plan.

John Carmichael then reviewed the conditional rezoning plan. He stated the following:

- The vehicular entrance into the site would be from Providence Road.
- A minimum of 40 parking spaces would be provided on the site.
- The childcare center could serve a maximum of 185 children.
- The building could contain a maximum of 12,000 square feet of gross floor area, and it could have a maximum height of 40 feet.
- The building would have to look substantially similar to the building elevations that are a part of the conditional rezoning plan.
- An 18 foot Class C buffer would be installed along the northern property line next to the Beverly Crest homes.
- A 10 foot Class C buffer would be installed next to the apartment community.
- An 8 foot planting strip and a 6 foot sidewalk would be installed along the site's frontage on Providence Road.
- A 6 foot tall black aluminum fence would be installed along the perimeter of the site to the side and rear of the building. A detail of the fence is on the conditional rezoning plan.
- A minimum of 15% of the site would be devoted to tree save areas.
- All freestanding light fixtures installed on the site would have to be capped and fully shielded and the illumination directed downward. The maximum height of any freestanding lighting fixture would be 20 feet.
- Lighting fixtures attached to the building would have to be decorative, capped and downwardly directed.

John Carmichael then shared the building elevations. John Carmichael stated that the building is designed to have a residential character, it has a pitched roof and quality exterior building materials such as brick would be utilized.

David Willis then addressed the meeting.

David Willis stated that the Kiddie Academy is a franchise and he and his wife own the local franchise.

David Willis shared pictures of the Kiddie Academy in Blakeney and generally described the facilities. David Willis noted that these facilities are state of the art.

David Willis stated that North Carolina has an assessment program for childcare centers, and that five stars is the highest rating that the State awards. David Willis stated that the Kiddie Academy is a five star facility under the State's rating system. The Kiddie Academy is also one of a handful of childcare centers that has obtained the NAEYC accreditation.

David Willis stated that the childcare center would serve children ages 6 weeks to 12 years old. The older children would be in the after school program.

David Willis stated that the childcare center would not be open at night or on weekends.

David Willis described the educational programs that would be offered at the childcare center. These include foreign language, technology and music programs.

The educational experience is enhanced through field trips, and the childcare center has buses for field trips.

David Willis stated that the childcare center would get involved with community events, and he described some of the community events in which the Blakeney childcare center has participated.

David Willis described the community engagement and sponsorships of the Blakeney childcare center, and he stated that this new facility would do the same if the rezoning is approved. David Willis noted that the Blakeney childcare center has contributed over \$40,000 to local schools and organizations in less than four years.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions and the comments and concerns that were expressed at the meeting.

- A resident on Saintfield Place expressed concerns about a commercial enterprise being placed in a residential area. He is concerned that this use would adversely impact the peace and quiet of the area. He is also concerned that this use would decrease the value of adjoining and nearby parcels. This resident also expressed concerns regarding buffers, screening, increased traffic and cut through traffic on Beverly Crest Boulevard to avoid Providence Road. John Carmichael stated that although this is a for profit use, it is considered to be an institutional use. David Willis described the buffers that would be established next to the Beverly Crest lots (18 feet wide) and the 15 foot wide drainage easement.
- John Carmichael stated that he and David Willis would like to meet with the Saintfield Place neighbors regarding screening.

- David Willis stated that having a high quality childcare center in the area could be a benefit to the surrounding community in his view.
- An area resident stated that the driveway into the site would lineup with Springs Farm Lane, and there would be at least 150 cars plus teachers coming into and out of the site, most during rush hour. This is a concern to this area resident. David Willis stated that the driveway is located as directed by NCDOT, and that he believes that there would be a minimal impact on traffic because most of the families would be traveling on Providence Road in any event to go to work and to return home from work. Additionally, unlike a school, there is no bell in the morning or in the afternoon, and all of the children do not arrive and leave at the same time. The children would be dropped off at the facility over an approximately 2 to 3 hour period and picked up over an extended period in the afternoon.
- An area resident expressed concerns over the number of traffic accidents at Springs Farm Lane and Providence Road and thought that the proposed use could have an adverse impact on traffic safety.
- An area resident stated that most people would be coming to the site at rush hour.
- Another area resident expressed a concern regarding traffic safety issues.
- An area resident stated that she has requested CDOT to update its traffic study in this area. She stated that they have asked Meritage Homes to pay for the installation of a traffic signal at the intersection of Providence Road and Candlewyck Lane. This area resident asked David Willis if he would be willing to contribute money towards the cost of installing this traffic signal, and Mr. Willis stated that he would be willing to contribute towards this cost.
- An area resident stated that the Waverly project and the Golf Links project will make traffic worse in this area.
- An area resident asked what would happen if the business is unsuccessful, and David Willis stated that he has put a lot of thought into this site and his business, and he thinks a childcare center would be successful at this location.
- An area resident asked if David Willis currently owns the site, and David Willis stated that he does not currently own it. He has it under contract and he is only required to close on the acquisition of the site if the rezoning is approved.
- An area resident asked if there would be a school zone sign in front of the site if the childcare center is built, and David Willis stated that neither CDOT nor NCDOT has made any mention of a school zone sign.
- An area resident asked if a study regarding the number of traffic accidents in Blakeney before and after the Kiddie Academy opened in Blakeney has been conducted, and David Willis stated that such a study has not been conducted.
- An area resident asked if the parking lot would be screened. John Carmichael stated that the parking lot is required to be screened from abutting properties and public streets under the Zoning Ordinance. David Willis stated that he desires to keep as many existing trees on the site as possible, but some trees would have to come down to develop the site. David Willis stated that there would be an 18 foot wide buffer along the northern

property line and that there would be trees and shrubs along the site's frontage on Providence Road.

- An area resident who lives in Beverly Crest next to the site stated that there is currently a natural area behind her home. This area resident stated that she does not want to be able to see over into the site, and she does not want to be able to see the childcare building.
- David Willis reiterated that he would like to meet with the Beverly Crest neighbors regarding screening.
- Another area resident expressed a concern regarding traffic.
- An area resident stated that it would be good to prohibit left turns out of the site. David Willis stated that he doubts that people would take left turns out of the site.
- An area resident suggested that the driveway into the site be moved as far south as possible.
- An area resident expressed a concern that this use would create cut through traffic on Beverly Crest Boulevard.
- An area resident asked how long David Willis has had the site under contract, and David Willis stated since December. David Willis confirmed that the contract is conditioned on the rezoning of the site.
- In response to a comment, David Willis stated that children ages 5 to 12 would be in the afterschool program, and children up to age 5 would be in the childcare program.
- David Willis confirmed that the childcare center would not be open at night or during the weekends. However, approximately six times per year there could be a date night for parents, and there could be a community event on a weekend.
- An area resident noted the community event at the Blakeney location where 50,000 meals were packed for underprivileged children, and asked how many people attended that event. David Willis stated approximately 200 people attended on a Saturday morning.
- An area resident asked if David Willis could promote a no left-turn out of the site through signage, changing the driveway location or some other means. David Willis stated that he would discuss this with CDOT.
- An area resident stated that no one would comply with a no left-turn sign.
- An area resident suggested a driveway design that would force motorists to take a right turn out of the site.
- An area resident expressed concerns regarding screening and light pollution and noise pollution. John Carmichael stated that under the conditional rezoning plan, the exterior lights would be required to be capped and fully shielded. David Willis stated that he could explore having the lights in the parking lot turn off automatically at a certain hour.
- An area resident asked that the buffer match the Beverly Crest berm and foliage. David Willis confirmed that he would like to meet with the Beverly Crest neighbors to discuss screening.

- An area resident asked if David Willis could do something with respect to screening on the other side of Providence Road.
- An area resident expressed concerns as to what would happen if the Kiddie Academy is constructed on the site and it goes out of business. David Willis discussed his thoughts about the success of the Kiddie Academy childcare center on the site if the rezoning is approved. David Willis stated that he certainly would want the childcare center to succeed, and he wants to be a part of this community.
- An area resident asked how long it would take to construct the childcare center, and David Willis stated approximately one year from the date of the approval of the rezoning.
- An area resident expressed concerns about the impact on property values of the childcare center, and a discussion ensued regarding this topic.
- In response to a question, David Willis stated that he would not close on the purchase of the site if the rezoning is not approved.
- An area resident asked what is the marginal benefit to the area from this proposed project. He stated that there are already other childcare centers in the area. He asked what happens if there is no demand and you have to shut the childcare center down. This area resident stated that he cannot see the marginal benefit of this proposal. David Willis stated that he respectfully disagrees on the need for the proposed childcare center in the area, and that he is comfortable with the demand. David Willis stated that this is a sought after area for residences, and that good schools and good childcare centers help draw families to the area. This would be a five star childcare center and it would obtain the NAEYC accreditation. That is not currently in this area. This childcare center would elevate the level of service in this area. David Willis stated that he is confident in this market.
- An area resident asked what guarantee he has that the childcare center would not impact property values. David Willis stated that he did not believe the childcare center would have an adverse impact on property values.
- In response to a question, David Willis stated that the State requires background checks on the teachers, and that he hires experienced teachers.
- An area resident asked if David Willis has looked at the demographics in the area, and if the childcare center would be owned by a limited liability company. David Willis stated that he has looked at the demographics in connection with his evaluation of the site, and that the childcare center would be owned by a limited liability company.
- In response to a question, David Willis stated that he is aware of only two Kiddie Academies that have not been successful, and they are not located in North Carolina.
- In response to a question about whether David Willis would agree to a pork chop structure in the driveway if NCDOT and CDOT would allow it, David Willis stated that he would consider it and talk to CDOT about this issue.

John Carmichael thanked everyone for attending the meeting, and the meeting was adjourned.

Attached as Exhibit D is a document provided to John Carmichael by an area resident after the Community Meeting had adjourned.

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

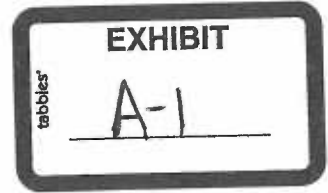
No changes have been made to the conditional rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 9th day of April, 2015.

David Willis, Petitioner

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Ms. Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department (via email)
Mr. David Willis (via email)

Case No	PID	OwnerLastN	OwnerFirst	CownerFirs	CownerLast	MailAddr1	MailAddr2	City	State	ZipCode
2015-044		CARMICHAEL	JOHN	ROBINSON	BRADSHAW & HINSON, PA	101 N. TRYON ST., SUITE 1900		CHARLOTTE	NC	28246
2015-044		WILLIS	DAVID			620 BRIAR PATCH TERRACE		MARVIN	NC	28173
2015-044	21164226	ALAVI	HOMAYOUN	BAHAREH G	ALAVI	7502 PROVIDENCE ROAD		CHARLOTTE	NC	28226
2015-044	21164224	ALIZADEH	FARAMARZ	ELHAM	ALIZADEH	7518 PROVIDENCE ROAD		CHARLOTTE	NC	28277
2015-044	21343246	ANATO	KOFFI	NABILA	ANATO	7412 PRESCOTT POND LN		CHARLOTTE	NC	28270
2015-044	21344176	ARBORETUM APARTMENTS CHARLOTTE			ARBORETUM APARTMENTS K2-1 LLC	10510 SPRINGBORO PIKE		MIAMISBURG	OH	45342
2015-044	21164217	BALAJI	KETHANDAPATTI	SHOBA C	BALAJI	1425 BRISTOL PLACE CT		CHARLOTTE	NC	28277
2015-044	21164222	BENNETT	SETH J	MICHELLE B	BENNETT	3006 SPRINGS FARM LN		CHARLOTTE	NC	28277
2015-044	21343239	BENTON	MATTHEW T	STEFANIE	BENTON	2915 SAINTFIELD PL		CHARLOTTE	NC	28270-0339
2015-044	21344175	BRADBURY	MATTHEW D			1101 JERICHO LN		CHARLOTTE	NC	28270
2015-044	21164221	BRANEL	RYAN D	ERIN	BRANEL	3012 SPRINGS FARM LN		CHARLOTTE	NC	28226
2015-044	21164457	CHRISTOFARO	JOHN JR	VICTORIA ANN	CHRISTOFARO	3019 SPRINGS FARM LN		CHARLOTTE	NC	28226
2015-044	21343240	COLLINS	CARY F			2919 SAINTFIELD PL		CHARLOTTE	NC	28270-0339
2015-044	21343247	ESPOSITO	PAUL V	CATHERINE F	ESPOSITO	7406 PRESCOTT POND LN		CHARLOTTE	NC	28270
2015-044	21164455	FB PARTNERS LLC				9407 BALFOUR DR		BETHESDA	MD	20814
2015-044	21343236	FINE	JOY ELIZABETH			2901 SAINTFIELD PL		CHARLOTTE	NC	28270
2015-044	21344174	FONTAINE	GUY P			2821 SAINTFIELD PL		CHARLOTTE	NC	28270
2015-044	21343242	FRANCIS	WILLIAM A	JULIA A	FRANCIS	2931 SAINTFIELD PL		CHARLOTTE	NC	28270-0339
2015-044	21164412	GIBSON	RONALD L			3112 ETHEREAL LN		CHARLOTTE	NC	28226
2015-044	21164413	GOLDFARB	SUSAN W			3108 ETHEREAL LN		CHARLOTTE	NC	28226
2015-044	21343245	GRYSKIEWICZ	JOHN A	CATHERINE VAN EVERY	GRYSKIEWICZ	2934 SAINTFIELD PL		CHARLOTTE	NC	28270
2015-044	21164411	HAACK	JANET			3116 ETHEREAL LN		CHARLOTTE	NC	28226
2015-044	21164218	HARGETT	JEFFREY B	CATHERINE Z	HARGETT	1431 BRISTOL PLACE CT		CHARLOTTE	NC	28226
2015-044	21164225	HAWLEY	ROBERT F	MICHELE R	HAWLEY	7510 PROVIDENCE RD		CHARLOTTE	NC	28226
2015-044	21164458	KELLY	DENNIS I	MARTHA C	KELLY	3025 SPRINGS FARM LN		CHARLOTTE	NC	28226
2015-044	21343244	KONEN	MICHEAL R	F HELEN P	KELLY	2936 SAINTFIELD PL		CHARLOTTE	NC	28270
2015-044	21343232	LBISEVIC	ALMIR	AMRA	LBISEVIC	2914 SAINTFIELD PL		CHARLOTTE	NC	28270-0339
2015-044	21164220	LIAPIS	PETER	EVDOXIA	LIAPIS	11620 LAKE POTOMAC DR		POTOMAC	MD	20854
2015-044	21164449	MAGNOLIAS NEIGHBORHOOD ASSOC INC				1950 SULLIVAN RD		ATLANTA	GA	30337
2015-044	21164498	MAGNOLIAS NEIGHBORHOOD ASSOC INC				1950 SULLIVAN RD		ATLANTA	GA	30337
2015-044	21164215	MARKET	JOHN ANDREW	COURTNEY BLYTHE	MARKET	1411 BRISTOL PLACE CT		CHARLOTTE	NC	28226
2015-044	21343237	MURRAY	WILLIAM V	SUSAN	MURRAY	2907 SAINTFIELD PL		CHARLOTTE	NC	28270-0339
2015-044	21343243	NEELY	JOHN	BETH	NEELY	2935 SAINTFIELD PL		CHARLOTTE	NC	28270
2015-044	21164454	OLIVER	KIM C	JAMES R	OLIVER	3007 SPRINGS FARM LANE		CHARLOTTE	NC	28226
2015-044	21343233	PARK	CHUN KON	JUNG HAE	JUNG HAE	2910 SAINTFIELD PL		CHARLOTTE	NC	28270-0339
2015-044	21164219	ROBERTS	DOUGLAS E	CAROLYN E M	JUN	1439 BRISTOL PLACE CT		CHARLOTTE	NC	28226
2015-044	21343264	SAINTFIELD PROPERTY OWNERS ASSOCIATION INC				7729 RATHUN CT		CHARLOTTE	NC	28270-0336
2015-044	21343241	SHEN	JOHN Y			2925 SAINTFIELD PL		CHARLOTTE	NC	28270
2015-044	21164456	SHIPPIE	STEPHEN W	CAROL A	SHIPPIE	3011 SPRINGS FARM LN		CHARLOTTE	NC	28226
2015-044	21343238	STODDARD	TROY B.	SAMANTHA L	STODDARD	2911 SAINTFIELD PL		CHARLOTTE	NC	28270
2015-044	21164216	SUTKER	SCOTT A	ROSELEE H	SUTKER	1417 BRISTOL PLACE CT		CHARLOTTE	NC	28226
2015-044	21343230	TKACH	DAVID L	EMMA J	TKACH	2922 SAINTFIELD PL		CHARLOTTE	NC	28270
2015-044	21343231	VILLARET	SARAH J			2918 SAINTFIELD PL		CHARLOTTE	NC	28270
2015-044	21164223	WAINAINA	ANNE N			7526 PROVIDENCE RD		CHARLOTTE	NC	28262
2015-044	21164410	WARLICK	HELEN C			3120 ETHEREAL LN		CHARLOTTE	NC	28226



Case No	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2015-044	Ken	Kerr	Hembstead	2221 Hogan Court	Charlotte	NC	28270
2015-044	Ken	Whitley	Ridgeloch HOA	7744 Ridgeloch Place	Charlotte	NC	28226
2015-044	Doyle	George	Providence Springs	3214 Springs Farm Lane	Charlotte	NC	28226
2015-044	Ann	Dornblazer	Cedarhill HOA	6536 Cedar Croft Drive	Charlotte	NC	28270
2015-044	Kacie	Arandas	Crofton HOA	6725 Brookfield Place	Charlotte	NC	28270
2015-044	Charles	Forrest	Huntington HOA	1241 Iverleigh Trail	Charlotte	NC	28271

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- **Rezoning Petition No. 2015-044** filed by David Willis to request the rezoning of an approximately 1.5 acre site located on the east side of Providence Road across from Spring Farms Lane from the R-3 zoning district to the UR-C (CD) zoning district

Date and Time of Meeting: Monday, March 30, 2015 at 7:00 p.m.

Place of Meeting: Fellowship Hall at Candlewyck Baptist Church
7200 Providence Road
Charlotte, NC 28226

We are assisting David Willis (the "Petitioner") in connection with a Rezoning Petition he has filed with the Charlotte-Mecklenburg Planning Department seeking to rezone an approximately 1.5 acre site located on the east side of Providence Road across from Spring Farms Lane from the R-3 zoning district to the UR-C (CD) zoning district. The purpose of this rezoning request is to accommodate the development of a childcare center on the site that could serve a maximum of 185 children.

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, March 30, 2015 at 7:00 p.m. in the Fellowship Hall at Candlewyck Baptist Church located at 7200 Providence 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 John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Ed Driggs, Charlotte City Council District 7 (via email)
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Mr. David Willis (via email)

Date Mailed: March 20, 2015





David Willis, Petitioner
Rezoning Petition No. 2015-044

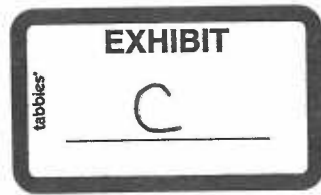
Community Meeting Sign-in Sheet

Fellowship Hall at Candlewyck Baptist Church
7200 Providence Road
Charlotte, NC

Monday, March 30, 2015

7:00 P.M.

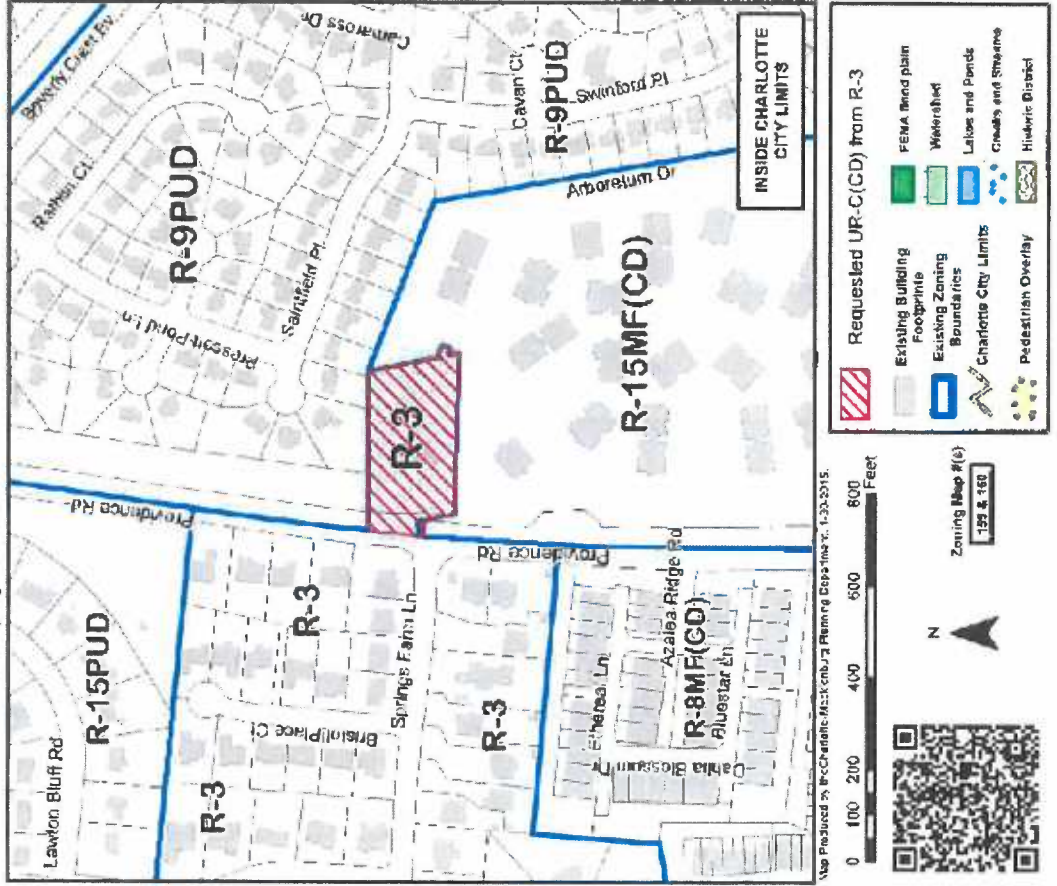
	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	David Trach	2922 Saintfield PL	704-838-0300	dtlach@kuchlaw.com
2.	Bill Murray	2907 Saintfield PL	704-967-9472	billmurray6461@gmail.com
3.	Troy Sanders	2911 Saintfield PL	336-745-7933	tsanders2346@gmail.com
4.	Michelle Hawley	7510 Providence Rd	704-280-0300	mr-hawley@yahoo.com
5.	Robert Hawley	7510 Providence Rd	980-395-4590	rf_hawley@yahoo.com
6.	Scott SUTKER	1417 Bristol PI Ct	704 258 0749	SUTKER DG@mail.com
7.	Julio Marcio	2931 Saintfield Pl.	704-543-7987	Francisbi111@BellSouth.net
8.	Matt Benton	2915 Saintfield PI	704-526-6630	MattBenton36@gmail.com
9.	Carol Jun-Roberts	1439 Bristol Place Ct	415-519-0797	carolmjun@gmail.com
10.	Jeffy Cathy Hargett	1431 Bristol Place	704-641-7754	ezhargrff@afl.net
11.	Thor Herse	3218 Springs Farm Lane	704 634 6838	thorsten.herse@afl.net
12.	George Mason	2400 Red Fox Trail	731 575-0369	
13.	Sarah Villaret	2918 Saintfield Pl.	352-397-6483	Sarahvillaret@hotmail.com
14.	JOHN NEELY	2935 SAINTFIELD PL	615-457-0117	JOHN-NEELY@PGINW.COM
15.	JOHN SHEN	2925 SAINTFIELD PL	704-564-4799	JOHN.SHEN1@GMAIL.COM
16.				
17.				
18.				
19.				
20.				




Rezoning Petition 2015-044

Rezoning Map

Petition #: **2015-044**
 Petitioner: **David Willis**
 Zoning Classification (Existing): **R-3**
 (Single Family, Residential)
 Zoning Classification (Requested): **UR-C(CD)**
 (Urban Residential, Commercial, Conditional)
 Acreage & Location: Approximately 1.5 acres located on the east side of Providence Road across from Springs Farm Lane.



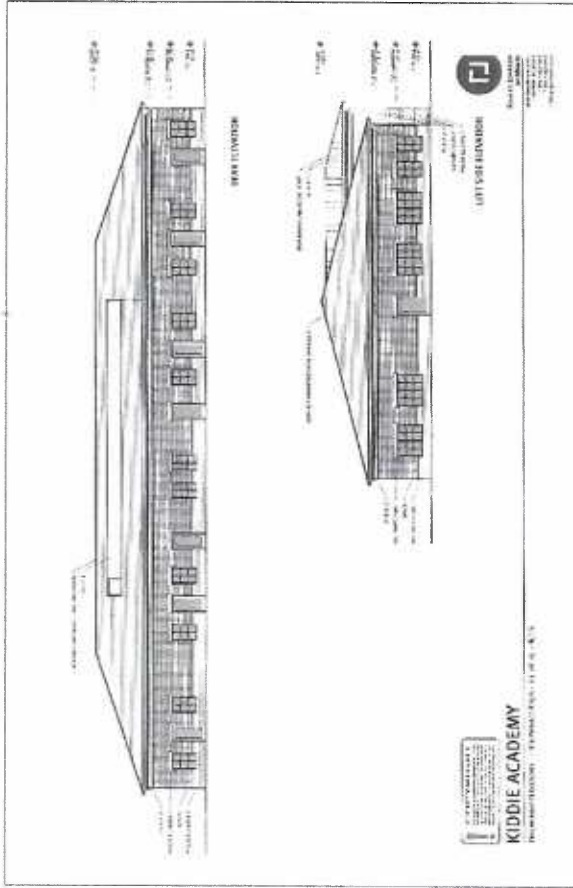
Proposed Building Elevations

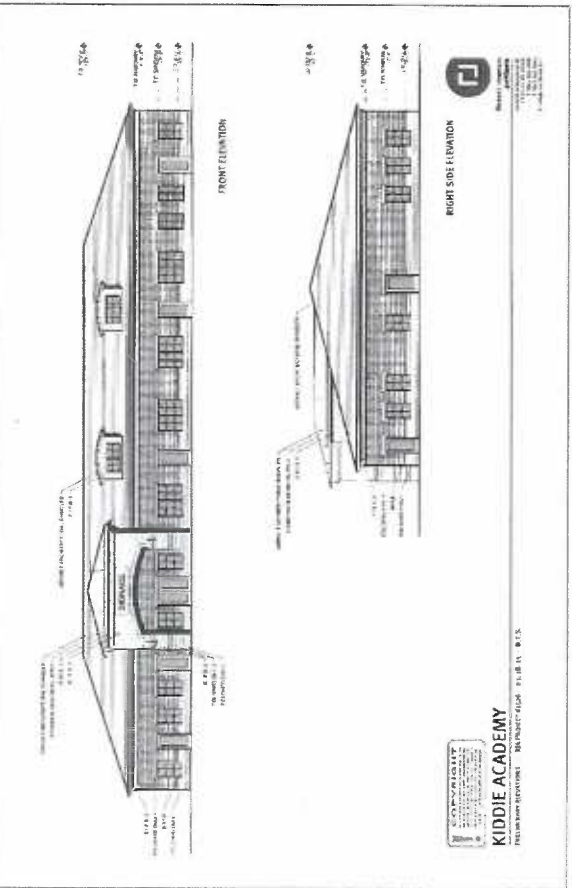


KIDDIE ACADEMY
7509 PROVIDENCE ROAD
CHARLOTTE, NORTH CAROLINA

ELEVATIONS

PZ-2





Rezoning Petition No. 2015-044

State of the Art Facilities – Proposed Rendering

- Color scheme similar to Carolinas Health Care building across Providence Rd.
- Residential appearance to better blend with surrounding residential communities
- High quality materials to promote long term, high quality aesthetic appearance



State of the Art Facilities – Blakeney Location



Highest Quality Early Childhood Education

- Kiddie Academy - Blakeney maintains the highest level of performance in NC
- Kiddie Academy Corporate requires all schools to be NAEYC Accredited within 2 years.

State of North Carolina Department of Health and Human Services Division of Child Development and Early Education	
Five Star Child Care License	
KIDDIE ACADEMY OF CHARLOTTE-BLAKENEY 9310 BLAKENEY CENTRE DRIVE CHARLOTTE, NC 28277	
	
In each area rated, this facility earned:	
Staff Education:	7 out of 7 points
Program Standards:	6 out of 7 points
Quality Point:	1 out of 1 points
Education Option Met: <input type="checkbox"/> Programmatic Option Met: <input checked="" type="checkbox"/>	
Total:	14 out of 15 points
ID Number:	60003280
Type of Facility:	Center
Issued to:	FUTURE SCHOLARS OF BLAKENEY, LLC
Age Range: 0 - 12 years Capacity: 1st shift: 172; 2nd shift: 0; 3rd shift: 0 Effective Date: March 5, 2012 Restrictions: Daytime care only Meets enhanced ratios Meets enhanced space	
In accordance with Article 7, Chapter 110 of the North Carolina General Statutes, the above named child care facility is issued a rated license. Licenses vary from an overall rating of one through five stars, based upon their cumulative points in the three categories above. This license must be displayed in a prominent place so it may be available and shown to each child's parent or guardian when the child is enrolled. This license cannot be bought, sold or transferred. It is valid only for the location/address noted above. This license is the property of the State of North Carolina and must be returned to the Division of Child Development and Early Education in the event of termination or revocation.	
 Laverne M. Canale, Secretary, Department of Health and Human Services	 Deborah J. Cassidy, Director, Division of Child Development and Early Education

Highest Quality Early Childhood Education

- Nationally Accredited Curriculum (AdvancEd) centered on Literacy and Math
- Unparalleled Foreign Language, Technology and Music programs as well



Unparalleled Learning Experiences

- Monthly Field Trips provide real life, hands on experiences.
- Students ages 3 and up are included in Field Trips.



Community Events

We partnered with Servants with a Heart this year and held a Food Packing Event for our families and local community. We packed over 50,000 meals for underprivileged children in Charlotte and around the world. We also host an annual Storytime Live! Event with Curious George.



Community Engagement and Sponsorship

In less than 4 years, Kiddie Academy has contributed over \$40,000 to local schools and organizations

LOCAL SCHOOLS

- ELON PARK ELEMENTARY
- HAWK RIDGE ELEMENTARY
- MARVIN ELEMENTARY
- NEW TOWN ELEMENTARY
- POLO RIDGE ELEMENTARY
- REA VIEW ELEMENTARY
- SOUTH MECK HIGH

LOCAL ORGANIZATIONS

- BIG SOUTH 5K (CMS ATHLETICS)
- ISABELLA SANTOS FOUNDATION
- SERVANTS WITH A HEART
- ALEX'S LEMONADE STAND
- SOUTH CHARLOTTE RECREATION
- CRISIS ASSISTANCE MINISTRY
- SAMARITAN'S PURSE

Cathy Hargett

704-641-7754

czhargett@att.net

REZONING PETITION #2015-044

David Willis/Kiddie Academy

Meeting at Candlewyck Baptist/3-30-15 @7:00

1) Traffic

- a) Is the entrance lining up with Springs Farm?
- b) Will adjustments be made to the intersection?
- c) Will there be a light? No way to handle that amount of traffic otherwise.
 - i) Most traffic during the rush hr window
 - ii) Already can't get out of neighborhood
 - iii) Traffic entering Providence from 2 sides = lots of accidents (ie Candlewyck and Beverly Crest)
 - iv) 185 drop offs/pick up x 2 + employees is WAY more traffic generated than any type of residential use of the land would generate
- d) Parking lot (40 spaces) is too small for drop off/pick up of 185 children-it will back up onto Providence Rd compounding the problem-see any school in the city for an example
 - i) Not the same as other location (Blakeny Kiddie Academy location)-it sits in an office park with a huge amt of overflow parking

2) Landscaping

- a) What will buffers look like?
- b) Will parking lot be visible to the homes with a sightline to the property?
- c) Will you be removing the current trees?
- d) There is basically no landscaping at the Blakeny location-all that can be seen as one approaches is a utilitarian brick building surrounded by an asphalt parking lot, with a fenced playground in the back that has no trees. Is this what is intended for our location?

3) Signage

- a) What type of sign?
- b) On building or street?
- c) Will it be lit? type of lighting? Hours of lighting?

4) Noise Control

5) Viability

- a) Target market
- b) Why do you feel this is the right location?
- c) What happens in the event this is not financially successful?

*concrete
right turn
only
or move
driveway

