



Community Meeting Report
Petitioners: Michelle Dolphus and Debra Spencer
Rezoning Petition No. 2011-024

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:

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 attached hereto by depositing such notice in the U.S. Mail on May 27, 2011. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, June 7, 2011 at 5:30 p.m. at the Mt. Island Branch Library located at 4420 Hoyt Galvin Way, Charlotte, N.C.

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 C. Chet Helt, C.L Helt Architect, Adam Atkinson, Mobile Modular and A.C. Shull, City of Charlotte also attended on behalf of or at the invitation of the petitioners.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner, Debra Spencer, welcomed the attendees and indicated that this rezoning petition proposed to modify the original plan for an approximately 2.5 acre site located at the corner of Mt. Holly-Huntersville Road and Harwood Lane across from the fire station. Ms. Spencer explained that the purpose of the modification is to decrease the size of the buildings, by over 2000 sq. ft. for Phase 1 and Phase 2 along with any required changes that will accommodate the original approved plan. She also explained that the child development center would initially operate only as an after-school, program and that future program expansion would be for pre-school children. Chet Helt explained the rezoning process required a site plan amendment and compared the previously approved plan to the current proposal.

Two attendees that live adjacent to the site expressed concerns about traffic in the immediate area, the re-alignment of Harwood Lane, and not having a traffic light at the intersection; however, they preferred the proposed use over residential. They generally felt that the area was becoming overdeveloped. Mr. Helt explained that NC DOT would make any decisions/recommendations about any traffic issues. One of the two attendees later commented that a traffic light might not be best because it could disrupt traffic flow and cause stacking. The other attendee expressed concern about drivers currently exceeding the 35 mph speed limit and potential safety issues. Ms. Spencer responded that because the center would initially operate as an after-school program, there would generally not be morning traffic. She also mentioned that Hwy. 485 had opened since the original rezoning was approved and that the original plan did involve full-time childcare.

One attendee owning property adjacent to the Site on Mt. Holly-Huntersville Road asked about the trees that would remain along the shared property line. It was explained that the approved original and proposed plan called for a 22 foot buffer of trees and shrubbery.

The contractor, Adam Atkinson, answered questions about the height and materials to be used for the buildings to be constructed.

Two of the four attendees asked about Phase II of the plan and if the program would expand to full-time childcare. Ms. Spencer indicated that there was no set timeframe for Phase II and that it would depend upon the center's enrollment, demand and other financial considerations; she stated that any expansion to full-time care would only involve pre-school children (not infants and toddlers).

An attendee asked if there would be any regular weekend activities/programs. Ms. Spencer responded that any weekend activities would be very infrequent.

The attendees mentioned that people have been parking cars "for sale" on the property front adjacent to Mt. Holly-Huntersville Road. Ms. Spencer assured them that no parking signs would be placed in that area and that it would be monitored more frequently to address the illegally parked cars.

One invited citizen who could not attend, Ms. Pope, called Ms. Spencer before the meeting and asked how many children would be enrolled and where the driveway would be located. Ms. Spencer indicated that Phase I would not be more than 60-65 children and described where the driveway would be located. Ms. Pope expressed no other concerns and said she felt the young parents in the area would like having a childcare center nearby.

Ms. Spencer thanked the attendees for their comments and expressed that all concerns and issues would be considered as the plans are reviewed and revised.

Respectfully submitted this June 10, 2011.

Community Meeting
June 7, 2011
Rezoning Petition 2011-24

Please print

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|--|-----------|
| 1. <u>CHET HOLT 704 342 1686</u> | 11. _____ |
| 2. <u>A.C. Holt 704-336-2439</u> | 12. _____ |
| 3. <u>Debra Johnston 704-399-2920</u> | 13. _____ |
| 4. <u>Barbara Baptist 704-398-1864</u> | 14. _____ |
| 5. <u>Martha A Santos, C & Daughter 704-395-0563</u> | 15. _____ |
| 6. <u>Adam Atkinson 704-519-4004</u> | 16. _____ |
| 7. <u>Modular Rep.</u> | 17. _____ |
| 8. _____ | 18. _____ |
| 9. _____ | 19. _____ |
| 10. _____ | 20. _____ |