

COMMUNITY MEETING REPORT

Petitioner: The Kid's Workshop/Palette Canaday

Rezoning Petition No. 2021-221

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 **Virtual Community Meeting** to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on February 2, 2023. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The **Virtual Community Meeting** was held on Monday, February 13, 2023, at 6:00 pm via Zoom. Meeting ID: 691 487 9859; Passcode: 59845

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. The Petitioner was represented at the Community Meeting by:

Paulette Canaday – Petitioner/Owner – Kid's Workshop

Rebecca Smith – H.R. Manager – Kid's Workshop

Timothy F. McMullen, Architect – Agent for

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Timothy McMullen, welcomed the attendees and introduced the Petitioner's team. McMullen indicated that the Petitioner proposed to rezone an approximately 10.9 Acre site (the "Site") located at 6101 Statesville Rd. from the current R4 zoning district to INST (CD) zoning district. McMullen explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Ms. Paulette Canaday provided background information about the Petitioner's experience and the typical operation of its facilities, which will provide Day Activities and Habilitative Programs for developmentally challenged individuals. The Petitioner is licensed for and will provide services for two age groups:

Youth - 6 years to 18 years

Adults - 18 years and Up

McMullen then presented the site plan and pointed out how site access, parking, landscaping, and screening would be provided to comply with the requirements of the INST (CD) Zoning District. He indicated that the rear portion of the site is in an area designated as 'Wetlands,' with periodic water flow

during periods of precipitation, and that this portion of the site will not be disturbed. He also pointed out that a stormwater detention area is being dedicated on a portion of the site to control stormwater runoff generated by the proposed building and pavement. An outdoor recreation space is also being provided. The proposed structure's location relative to the street frontage and setbacks were discussed. Both the building and parking will be screened from the neighboring residential lots to the north by a Landscaped Buffer and Privacy Fencing.

Following are questions and responses:

Q. How many people will the facility accommodate?

A. The facility will serve 30 to 50 clients daily, with a staff of 8 – 10 people.

Q. How will cut-through pedestrian traffic to the pond south of the site be handled?

A. The pond is not located on the Petitioner's property, but on a separate parcel that is not part of this Rezoning Petition. The Petitioner will be erecting a privacy fence along a portion of the north property boundary as required screening, which may deter some cut-through traffic. The Petitioner will be willing to work with the neighborhood to help discourage cut-throughs.

Q. What type of fence will be erected?

A. The fence will be a solid privacy fence as required by the Zoning Ordinance for screening and buffering residential property from adjacent non-residential uses. The final fencing material has not been determined.

Q. How will the adjoining neighborhood be kept safe from the people using the facility?

A. The clients who will be using the facility are not delinquents or criminals, but special needs youth and adults requiring daily activities, habilitative treatment, and socialization opportunities. They are not prone to wandering or causing trouble.

There was one negative opinion expressed by a neighbor whose property is one of the single-family residences abutting the northern property boundary. This individual acknowledged being a retired educator who worked with the population that this facility will serve. Based on her comments, it seemed the concerns were based on cut-through traffic and property values.

A number of the participants upon learning the purpose of the facility, expressed that they were pleased that it was planned for this location and one in particular expressed interest in enrolling a family member because of the convenience of this location.

The level of positive responses far exceeded any negatives.

Respectfully submitted, this 26th day of February, 2023

cc: Charlotte Planning, Design & Development Department – Rezoning staff