



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers, Surveyors, Planners, Scientists

COMMUNITY MEETING REPORT

Subject: Rezoning Petition No. 2010-076

Petitioner: Retirement Housing Foundation

Property: Approximately 3.45 acres located at the intersection of West Boulevard and Dr Carver Road.

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions set forth by the City of Charlotte Zoning Ordinance

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS 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 provided by Penelope Cothran of the Charlotte-Mecklenburg Planning Department as shown on Exhibit "A". The written notice was deposited in the U.S. Mail on October 28, 2010. A copy of the written notice is attached hereto as Exhibit "B". Please note that several notifications were returned to sender as per Exhibit "C".

DATES, TIMES AND LOCATIONS OF THE MEETING:

The Community Meeting was held on Tuesday November 9, 2010 from 5:30 p.m. to 7:00 p.m. at Gethsemane Baptist Church, 2670 Dr Carver Road, Charlotte, North Carolina 28208.

Although not a Community Meeting, the Petitioner would like to note that a second meeting was held with a select group to discuss the Rezoning Petition on Monday November 8, 2010 at 12:00 p.m. at CMPD, 1540 West Boulevard, Charlotte, North Carolina.

PERSONS IN ATTENDANCE AT MEETINGS:

The individuals as indicated on the sign-in sheet attached hereto as Exhibit "D" attended the Community Meeting required by the City Ordinance. It should also be noted that several residents could not attend the Community Meeting but expressed support for the development via email. These emails are attached hereto as per Exhibit "E". The Petitioner's representative at the Community Meeting was Wesley Smith of EMH&T. Also in attendance representing the Petitioner was Florence Webb of Retirement Housing Foundation.

The following attended the November 8, 2010 meeting: Councilman Warren Turner, one representative of CMPD and two representatives of the West Boulevard Coalition. The Petitioner's representatives at the meeting were Wesley Smith of EMH&T, Don Tise of Tise Kiester Architects, Dale Parker of E.D. Parker Corporation and Teresa Wilson of SouthEast Commercial Real Estate Group, Inc. Also in attendance representing the Petitioner was Florence Webb of Retirement Housing Foundation.

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SUMMARY OF QUESTIONS AND ISSUES DISCUSSED AT MEETINGS:

Required Community Meeting:

Florence Webb of Retirement Housing Foundation opened the meeting and those attending were asked to sign in. The development team was introduced and Ms. Webb provided a brief overview of the history of Retirement Housing Foundation and gave an overview of the planned development. The following is a list of questions and answers which came of the open discussions with regards to the Rezoning Petition:

Q1: Why is the detention basin placed at the front of the property and will the existing vegetation be removed?

A1: Wesley Smith of EMH&T explained that because of the topography of the site, the property drains from north to south towards West Boulevard therefore this will be the most appropriate location for the basin and that every feasible effort will be made to save vegetation onsite.

Q2: What is the age of the residents within the facility?

A2: The North Carolina Tax Credits allow for residents 55 years of age and older. HUD financing allows for residents 62 years of age and older.

Q3: Is this an assisted living facility?

A3: No, the development is geared towards independent living. There is not assisted living associated.

Q4: Are there plans for other developments.

A4: RHF would like to do other project in the North Carolina region.

Q5: How many elevators will be associated with building?

A5: There will be two elevators in building.

Q6: What type of fence will be on the perimeter of the site?

A6: This will be black wrought iron fence.

Q7: What will be the screening for the dumpster enclosure?

A7: The dumpster enclosure will have masonry walls which will match the building.

Q8: Will the sewing machines in the community room be provided?

A8: No, most generally the sewing machines are donated by local businesses.

Q9: Will there be onsite laundry facilities?

A9: Yes, there will be a full time community laundry facility. There will be a maintenance person which will handle any required maintenance needed.

Q10: Will the community room be open to the community(public)?

A10: No, for the safety of the residents the community room will only be available to the residents.

Q11: Have there been problems with people entering buildings within similar RHF developments?

A11: No, the building is locked 24 hours. The residents have a key card to enter the building and any visitor will be required to buzz in.

Q12: Are overnight visitors allowed?

A12: Overnight guests are allowed but there is a 10 day allowance for the number of days they are allowed.

Q13: Is the resident responsible for their own care if needed?

A13: Yes, the resident is responsible for their care, but there is a social services coordinator onsite which can assist the resident in finding care based on various levels of need.

Q14: What is the typical tenure of residents?

A14: There is not a specific tenure on record. There are residents in some of RHF communities who live in the facilities into their 100's.

Q15: What is the facility worth?

A15: The facility is worth roughly 12 million dollars which includes the land, soft costs and hard costs.

Q16: How many people does the facility employ?

A16: There are three employees associated with the development, a maintenance person, facility manager and a social services coordinator.

Q17: What kind of background checks are done on the residents?

A17: There are criminal and credit checks done. There is no lax on the criminal checks, but there is a lax on credit checks on a case by case basis.

Q18: Is any type of transportation provided?

A18: The facility does not provide for transportation. It was noted that most churches have bus programs and that the social services coordinator can help coordinate dial a bus programs.

Q19: There is a large concern of the façade along West Boulevard.

A19: Because of the location of the building in relation to West Boulevard extra care and attention will be put forth to this façade to help blend the building into the surrounding area.

Q20: What is the cost of the rent?

A20: The rent is based upon an adjusted number which takes into consideration the residents medical and medicine needs.

November 8, 2010 Meeting:

This meeting was held to go over the layout of the proposed development with the various attendees. Florence Webb with Retirement Housing Foundation opened the meeting. The development team was introduced and Ms. Webb provided a brief overview of the history of Retirement Housing Foundation and gave an overview of the planned development. As per this meeting concerns were brought to light with regards to the drive connection at Dewberry Trail, parking to the rear of the building and the proposed drives being gated.

In regards to the drive connection at Dewberry Trail, it was recommended that all drive and pedestrian access be provided along Dr Carver Road. CMPD and the representatives of the West Boulevard Coalition each had security concerns because of the surrounding neighborhood in relation to the drive connection along Dewberry Trail. It was stressed that there be no connections on Dewberry Trail and/or West Boulevard. Also, because of the security concerns it was recommended by CMPD that the parking be relocated to the front of the building.

Comments were made by the West Boulevard Coalition representatives with regards to drive access points being gated. The concern was that because of the nature of this development it may be difficult for senior residents to access the development using key card access.

CHANGES MADE TO THE PETEITION AS A RESULT OF THE VARIOUS MEETINGS:

As part of the Community Meeting no additional changes were made to the Petitioner's rezoning plan.

In an effort to meet the concerns of the attendees of the November 8, 2010 meeting a revision to the site plan was made. This revision included relocating all development drive access points to Dr Carver Road. This change prompted a significant site plan modification to take into consideration fire access throughout the development as well as the building layout. The site plan modification also incorporated parking along the building frontage as well as the removal of the proposed gates at all drive access points.

Sincerely,
EMH&T

Cc: Mayor Anthony Foxx, Member of Charlotte City Council
Mr. Warren Turner, Charlotte City Council, District 3
Mr. Tammie Keplinger, Charlotte-Mecklenburg Planning Commission
Mr. Shad Spencer, Charlotte-Mecklenburg Planning Commission
Ms. Florence Webb, Retirement Housing Foundation

Retirement Housing Foundation
 Rezoning Petition No. 2010-076
 Community Meeting Sign-In Sheet
 Gethsemane Baptist Church
 2670 Dr Carver Road, Charlotte, NC 28208
 November 9, 2010
 5:30 p.m. to 7:00 p.m.

EXHIBIT "D"

| | <u>NAME</u> | <u>ADDRESS</u> | <u>TELEPHONE</u> | <u>EMAIL</u> |
|----|-----------------|------------------------------|------------------|---|
| 1 | Beamer | CMPD | 704 432 2442 | wbeamer@CMPD.org |
| 2 | Herron | CMPD | " " | |
| 3 | Brett Tempest | 2726 Beach NUT | | btempest@unc.edu |
| 4 | Kim Tates | | | |
| 5 | Judy Williams | 2425-A Kingspark 28208 NC | 704 333-2966 | Kingspark @ Carolina, to RR.com windstream.net |
| 6 | Claudia Pearson | | | cmpearson@ |
| 7 | Rachel Hall | 728 Wargrave Dr | 704 366-8620 | hr rachelbhall@gmail.com |
| 8 | | | | |
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Smith, Wesley

From: alphasolutions@carolina.rr.com
Sent: Wednesday, November 03, 2010 9:52 PM
To: Smith, Wesley; randy stone
Cc: Rra Mack
Subject: RE: Rezoning

Wesley,

I'm Kenn Huston and I own several single family houses on Dewberry Terrace and Dr. Carver Road. Additionally, I own the 4-unit at the corner of Dr. Carver and Dewberry, which is directly across from the property that is up for rezoning. In the last 2 years, we have invested a great deal of time and money in improving all of these properties, including major interior up fits as well as much needed changes to the exterior (i.e. new windows, paint and roofing). As a result, we have since attracted more responsible tenants that take care of the homes they live in and have expressed their desire to see the area continue to improve.

I too would welcome the senior living center that is planned for the subject location. I see this planned facility as a "step up" for the neighborhood as it will add to the overall attractiveness and property value of the community.

If you need more information, feel free to call me.

Kenn Huston
Member/Manager
Alpha Solutions LLC
336-953-9330

----- "Smith wrote:"

> Mr. Stone,
> I appreciate the below email. If you should have any questions or concerns please do not hesitate to give me a call or shoot me an email. I appreciate your time and have a good evening!

>
> Thanks,
> Wes
>
> Wesley A. Smith, PE
> Project Manager
> EMH&T
> Engineers, Surveyors, Planners, Scientists
> 301 McCullough Drive, Suite 109, Charlotte, NC 28262
> v. 704.548.0333 | c. 704.280.5170 | wsmith@emht.com
> emht.com

> -----Original Message-----

> From: randy stone [mailto:equitybuilding@yahoo.com]
> Sent: Wednesday, November 03, 2010 5:08 PM
> To: Smith, Wesley
> Cc: Rra Mack; Randy Stone; Kenn Huston
> Subject: Rezoning

>
> Dear Mr. Smith,
> My name is Randy Stone member/manager of RES Dewberry Properties LLC. We own
> the Bent Oaks apartment community at the end of Dewberry Tr. I appreciate the

1
EXHIBIT "E"

> invitation to attend your rezoning Community Meeting on November 9th. In the
> event that I can not attend, I would like to pass on the following: For the
> past 2 years we have invested a substantial amount of capital, time and effort
> on the interiors of our apartments in an attempt to turn the complex into a
> community again. We feel our efforts on the interiors have made great
> strides toward reaching our goals. Over the next 12 to 18 months we plan to
> concentrate our efforts on the exteriors of the units. We anticipate this will
> continue to help attract quality tenants and improve quality of life in the
> neighborhood.

>
> With that being said, we wish welcome your senior citizen living project on the
> corner of Dr. Carver and Dewberry Tr. as we feel it will help generate
> additional momentum toward our goal of improving appearance and living
> environment of the entire Dr. Carver/Dewberry community.

>
> Please feel free to contact me for additional comments.

>
> Sincerely,
> Rand E. Stone
> Member/Manager
> RES Dewberry Properties LLC
> 704 507-5948

>
>
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