

COMMUNITY MEETING REPORT  
**Petitioner: Liberty Healthcare Properties of Mecklenburg County, LLC**  
Rezoning Petition No. 2013-070

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 August 15, 2013. 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 Wednesday, August 28, 2013 at 7:00 PM in the Lower Providence Community House Log Cabin located at 9735 Community House Road in Charlotte, North Carolina.

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

The Petitioner's representatives at the Community Meeting were Doug Whitman of Liberty Healthcare Properties of Mecklenburg County, LLC, Phillip Hobbs of Site Solutions, the Petitioner's landscape architect, Scott Rasner of SFCS Inc., the Petitioner's architect, Lane Sutton of Samet, the Petitioner's general contractor, and John Carmichael of Robinson Bradshaw & Hinson, P.A. The remaining attendees are identified on the sign-in sheet attached hereto as Exhibit B.

**SUMMARY OF ISSUES DISCUSSED:**

Since there was only one attendee at the meeting other than the Petitioner's representatives, the Community Meeting was very informal. Doug Whitman of the Petitioner discussed the road improvements that the Petitioner is currently constructing at the intersection of Providence Road West and Old Ardrey Kell Road.

Mr. Whitman then discussed the purposes of the rezoning request. Mr. Whitman stated that the Petitioner is seeking to amend the approved conditional rezoning plan that governs the use and development of the site to allow a relatively small addition to the independent living unit building being constructed on the site. Specifically, under the site's current zoning, a maximum of 168 units can be located in the independent living unit building. Pursuant to this conditional rezoning request, Petitioner seeks to increase the size of the independent living unit building so that it can accommodate 178 units. The building addition would simply fill in an approximately 20-yard wide open area between two building segments. Mr. Whitman pointed out the location of the building addition on the conditional rezoning plan.

Mr. Whitman also stated that a purpose of the rezoning request is to clarify that the units located within the independent living unit building may be comprised of a mixture of independent living units, assisted living units and multi-unit housing with services units.

Mr. Whitman further advised that the rezoning is being pursued to allow accessory carports to be constructed on the site, and to remove the condition that the construction entrance into the site may not be located on Old Ardrey Kell Road.

Scott Rasner then described in further detail the building addition and what would be located within the building addition. Mr. Rasner also described some of the amenities that will be located within the independent living unit building, such as a men's pub, a card room and dining facilities.

Mr. Rasner stated that the building addition would block any noise that may emanate from the courtyard located in the center of the independent living unit building.

Mr. Rasner stated that the sales office for the project is located on Rea Road, and that there has been so much demand for the independent living units, that Liberty decided to pursue the 10 additional units at this point. It is easier to do it now during the construction process than after the independent living unit building has been completed.

Mr. Rasner stated that only quality construction materials would be used on the independent living unit building. Mr. Rasner stated that the independent living unit facility would be an upscale rental community.

John Carmichael stated that the Public Hearing on the rezoning request will be held on September 16, 2013 at 6:00 PM at the Charlotte-Mecklenburg Government Center. The Zoning Committee Work Session will be held on Wednesday, September 25, 2013 at 4:30 PM at the Charlotte-Mecklenburg Government Center, and City Council is scheduled to render a decision on the rezoning request on October 21, 2013 at 6:00 PM at the Charlotte-Mecklenburg Government Center.

The area resident in attendance, Ms. Charlotte White, stated that she thought the project was a good idea and that it will do well. She also praised the amenities that will be offered within the independent living unit building.

Ms. White did voice concerns about traffic on Providence Road West, the noise from the construction activities on the site, and the road construction. Ms. White also stated that she would have preferred that the driveway entrance into the skilled nursing facility not be located directly across the street from her driveway.

A discussion then ensued about development in the area in general.

The meeting was then 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 as a result of the Community Meeting.

Respectfully submitted, this 6<sup>th</sup> day of September, 2013.

Liberty Healthcare Properties of Mecklenburg County, LLC, Petitioner

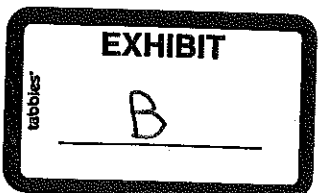
cc: Mr. John Kinley, Charlotte-Mecklenburg Planning Commission (via e-mail)  
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Commission (via e-mail)  
Mr. Doug Whitman, Liberty Healthcare Properties of Mecklenburg County, LLC

Liberty Healthcare Properties of Mecklenburg County, LLC, Petitioner  
 Rezoning Petition No. 2013-070

Community Meeting Sign-in Sheet

Lower Providence Community House Log Cabin  
 9735 Community House Road  
 Charlotte, NC

Wednesday, August 28, 2013  
 7:00 P.M.



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	SCOTT RASNER	10401 ROTAL WINCHESTER CH.	704-910-5137	SRASNER@SPCS.com
2.	PHILIP HORSES	2916 GAVANWAY HWY DR. MATTHEWS NC	704-651-9417	PHORSES@SITESOURCORS.PE.COM
3.	LANE STODOL	10205 OLD ANDREWS LANE RD.	704-930-8845	lstodol@sametecorp.com
4.	<del>PHILIP HORSES</del>	1003 WITNEY DRIVE RALEIGH	704-544-2795	
5.	DOUG WHITMAN	3933 WILLIOWICK PARK DR. 28409	910-815-3122	dwhitman@libertyhealthcare.com
6.	JOHN BRINKHOL	101 N. Tryon Street Ste 1900 28211	704-377-8371	jbrinkhol@lch.com
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