

SECOND COMMUNITY MEETING REPORT
Petitioner: The Presbyterian Home at Charlotte, Inc.
Rezoning Petition No. 2013-071

This Second 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 Second 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 November 11, 2013. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Second Community Meeting was held on Thursday, November 21, 2013 at 6:30 PM in the Chapel at Sharon Presbyterian Church located at 5201 Sharon Road in Charlotte, North Carolina.

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

The Second Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Petitioner's representatives at the Second Community Meeting were Anne Moffat of the Petitioner, Jay Stewart of Stewart & Connors Architects, Robert Ruffo and Jeff Odom of Stewart Engineering and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives utilized a PowerPoint presentation at the Second Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael opened the meeting by welcoming those in attendance and introducing himself and the Petitioner's representatives.

John Carmichael stated that the Petitioner owns and operates the Sharon Towers continuing care retirement community located at 5200 Sharon Road, and this rezoning request relates to Sharon Towers. John Carmichael stated that we are holding this meeting to update everyone on the changes to the rezoning request and to the rezoning plan since our last Community Meeting.

Prior to sharing the revised rezoning plan, John Carmichael provided a brief history of the events relating to this rezoning request and the schedule moving forward. John Carmichael stated that the Rezoning Application was filed on Monday, June 24, 2013. The City Open House Forum was held on Monday, August 5, 2013, and the first Community Meeting was held on Thursday, August 22, 2013. The Public Hearing is scheduled for Monday, December 16, 2013 at 6:00 PM at the Charlotte-Mecklenburg Government Center located at 600 East 4th Street, the Zoning

Committee Work Session is scheduled for Monday, January 6, 2013 at 9:00 AM at the Charlotte-Mecklenburg Government Center and City Council is scheduled to render a decision on this rezoning request on Tuesday, January 21, 2014 at 6 PM at the Charlotte-Mecklenburg Government Center.

John Carmichael stated that in addition to the first Community Meeting held on August 22 and this Community Meeting, representatives of Sharon Towers met with area residents on June 13, and representatives of Sharon Towers met with area residents and Councilman Andy Dulin and Councilman Elect Kenny Smith on September 11.

After the September 11 meeting, we deferred the Public Hearing from September 16 to December 16.

Additionally, area residents formed a committee to review the rezoning plan in detail, to discuss the rezoning plan with area residents and to provide Sharon Towers with comments, concerns and suggested revisions to the rezoning plan. We met with the committee on October 9, and the committee provided Sharon Towers with a document containing suggested revisions to the rezoning plan.

Jay Stewart and Robert Ruffo then worked on revisions to the rezoning plan and to the landscaping plan, and we had a follow-up meeting with the committee on November 5. At this meeting, we discussed the revisions to the rezoning plan that Sharon Towers would make in response to the revisions suggested by area residents.

John Carmichael stated that Sharon Towers' representatives really appreciate the time and effort put in by the committee members.

John Carmichael then reviewed the revised rezoning plan. He stated that Sharon Towers is still seeking to amend the approved conditional rezoning plan for the existing campus to accommodate five new independent living unit buildings, and to rezone five adjacent lots from the R-3 zoning district to the Institutional (CD) zoning district to incorporate these lots into the Sharon Towers campus. Each independent living unit building would have 18 units, for a total of 90 new independent living units. Additionally, the existing homes on three of the adjoining lots would be maintained and used as independent living units. However, one of these homes would have to be demolished if Sharon Tower's request for a variance is denied by the Zoning Board of Adjustment on November 26, 2013.

If the rezoning is approved it would result in the Sharon Towers campus having 336 independent living units, 96 skilled nursing beds and 40 assisted living beds. This rezoning request would not result in an increase in the number of skilled nursing beds or assisted living beds on the Sharon Towers campus.

John Carmichael then reviewed in detail the revisions to the rezoning plan since the first Community Meeting. He stated that the revisions are bubbled on the revised rezoning plan. The revised rezoning plan was filed with the Planning Department on November 15.

In addition to the revisions to the rezoning plan resulting from the comments of area residents, expansions of the skilled nursing and special care facility and the common areas are included on

the revised rezoning plan. As you will recall, the additional independent living units are being requested to be added to the site to fund the cost of expanding the skilled nursing and special care facilities. After Sharon Towers deferred the Public Hearing from September 16 to December 16, Sharon Towers decided to include the expansion of the skilled nursing and special care facilities and the common areas in this rezoning request rather than seeking another rezoning in the future. Once again, these additions do not increase the number of skilled nursing beds or assisted living beds currently allowed on the site. These additions and improvements simply bring these facilities into the 21st century.

Jay Stewart then addressed the meeting. Utilizing PowerPoint slides, he discussed how Independent Living Unit Building E has been moved further away from the Fairmeadows neighborhood, and he discussed how the finished floor elevations of Independent Living Unit Buildings E and B have been lowered to accommodate the concerns of area residents. Jay Stewart also discussed how the driveway accessing these buildings has been moved further away from the Fairmeadows neighborhood to accommodate neighborhood concerns.

Mr. Stewart advised that the Independent Living Unit Buildings are still three-story residential buildings over structured parking, and they are residential in scale with porches and gables. Jay Stewart showed a rendered elevation of the Independent Living Unit Buildings.

Utilizing a slide on the PowerPoint presentation, Jay Stewart described the changes to the rear elevation of Independent Living Unit Building E that had been made to address the concerns of area residents with respect to the height of that building.

Jay Stewart stated that the exhibit that is part of the conditional rezoning plan establishes the maximum heights of various elements of Independent Living Unit Building E, and the rezoning plan establishes the maximum finished floor elevations of Independent Living Unit Buildings E and B. Additionally, a planted berm will be provided between Independent Living Unit Building E and the nearby exterior property line.

Jay Stewart then discussed the proposed additions to the skilled nursing and special care facility and the common facilities. The skilled nursing and special care addition would be a maximum four-story building. More specifically, three stories over a structured parking facility. The top two floors would be devoted to nursing, the first floor would be dedicated to special care and dementia patients, and the bottom floor would be the structured parking facility. With respect to the addition to the common facilities, it would be a two-story structure. The lower level would contain a wellness facility with a pool, and the second floor would essentially be an expansion of the dining facilities.

Robert Ruffo then addressed the meeting. Robert Ruffo stated that 16% of the site would be devoted to tree save areas. He then shared and discussed in detail the revised landscaping plan, which was a part of the PowerPoint presentation.

Robert Ruffo described the decorative picket fence that would be installed along the southerly portion of the site and the four foot berm with a four foot fence that would be installed behind Independent Living Unit Building E. Robert Ruffo discussed the planting materials and the improvements to the entrance into the Fairmeadows neighborhood that Sharon Towers would

install. These improvements include a relocated and enhanced sign for the Fairmeadows neighborhood, landscaping around such sign and a decorative picket fence with brick piers.

Robert Ruffo and John Carmichael also discussed the timing of the installation of such improvements. The improvements relating to the Fairmeadows neighborhood would be installed prior to the issuance of a certificate of occupancy for any new building or building addition constructed on the site.

John Carmichael noted that no signage relating to Sharon Towers could be installed on the southerly portion of the site.

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 that were received and made at the meeting.

- A neighbor asked about the sidewalk to be installed along portions of Eastburn Road and Sunnybrook Drive. John Carmichael stated that the sidewalk is required by the City of Charlotte, and Sharon Towers will be required to install the sidewalk. However, the sidewalk can meander to save existing trees.
- Anne Moffat confirmed that if Sharon Towers receives permission from the relevant property owners, Sharon Towers will extend this sidewalk to Pendleton Avenue.
- A neighbor asked if the new fence to be installed at the end of Pendleton Avenue will open and close. Anne Moffat said that it would, however, it will stay closed.
- With respect to the new sign for the Fairmeadows neighborhood to be installed by Sharon Towers, a neighbor stated that the neighborhood will work with Sharon Towers on the specific location of the new sign. Robert Ruffo stated that Sharon Towers would install the sign as close as it can to the intersection without encroaching into the site triangles.
- A neighbor asked if Sharon Towers will replace the Fairmeadows neighborhood sign if it is damaged. Anne Moffat stated that she prefers not to do so. A neighbor stated that the neighborhood could procure insurance regarding this matter.
- A neighbor expressed the concern about construction trucks lining up on nearby residential streets. Jay Stewart said that this should not be an issue, and that he does not anticipate that it will be a problem.
- John Carmichael stated that if a neighbor ever has any concerns about construction related issues or any other matters at Sharon Towers, they should contact Anne Moffat and advise her of their concerns.
- A neighbor asked if the restrictions set out in the restrictive covenants for the three lots on Sunnybrook Drive that are a subject of this rezoning request can be included on the conditional rezoning plan. John Carmichael stated that they could.

- A brief discussion ensued about Sharon Towers' variance request and the hearing on such request before the Board of Adjustment on November 26, 2013.

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

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

Numerous changes have been made to the conditional rezoning plan as of the date of this Second Community Meeting Report as a result of the first Community Meeting and subsequent meetings with area residents. The revised conditional rezoning plan was submitted to the Planning Department on November 15, 2013.

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

Respectfully submitted, this 6th day of December, 2013.

THE PRESBYTERIAN HOME AT CHARLOTTE, INC., Petitioner

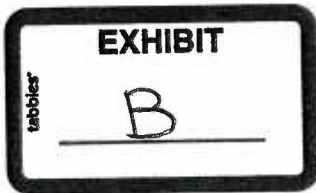
cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Mr. Solomon Fortune, Charlotte-Mecklenburg Planning Department (via email)
Ms. Anne Moffat, The Presbyterian Home at Charlotte, Inc. (via email)

The Presbyterian Home at Charlotte, Inc., Petitioner
 Rezoning Petition No. 2013-071

Second Community Meeting Sign-in Sheet

Chapel at Sharon Presbyterian Church
 5201 Sharon Road
 Charlotte, NC 28210

Thursday, November 21, 2013
 7:00 P.M.



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Tom Peasman	3410 Sunnybrook Dr., CMC 28210	704-301-4199	tompeasman13@gmail.com
2.	Chris Buchanan	3235 Eastburn Rd, C14, NC 28210	704-560-9621	buchanan_c@ix.com
3.	Michael Gasper	3311 Sunnybrook Dr 28210	704 552 2112	michaelgasper@hotmail.com
4.	KANDY CAUDLE	3421 Sunnybrook Dr 1'	704-552-7171	kandycaudle@yahoo.com
5.	Barb Bender	3301 Sunnybrook Dr	704-553-7776	bbb73@yahoo.com
6.	Susie Smoey	3419 Eastburn Rd	704-643-6501	lance_susie@hotmail.com
7.	Billy Rhyme	3318 Sunnybrook Dr.	704-553-1715	Billyrhyme51@TCL.net
8.	Nancy Rhyme	3318 Sunnybrook Dr.	704-564-2921	Paulrhyme@gmail.com
9.	Nenny Smith			
10.	L. Vincent Pratt	Sharon Towers Board		
11.	Anne Moffat	Sharon Towers Executive Director		
12.	Jay Stewart	Stewart & Carners High School		
13.	JEFF OREN	STEWART		
14.	ROBERT RUFFO	STEWART		
15.				
16.				
17.				
18.				
19.				
20.				