

COMMUNITY MEETING REPORT
Petitioner: Hawthorn Retirement, LLC
Rezoning Petition No. 2014-13

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 attached hereto by depositing such notice in the U.S. mail on December 23, 2013. 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, January 7, 2014 at 7:30 P M at Providence Presbyterian Church (Fellowship Hall) 10140 Providence Church Lane Charlotte, NC 28277.

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 Mark Lowen, Lenity Architecture, Wes Smith, EMH & T Engineering Consultants

SUMMARY OF PRESENTATION/DISCUSSION:

Example of minutes: The property owner Barbara Bissell Lindstead welcomed the attendees and introduced the Petitioner's team. She then provided a short history of the site and turn the meeting over to the Petitioner's agent, Mark Lowen (Lenity Architecture, Inc.), Mark Lowen outlined that the Petitioner proposed to rezone an approximately 10.01 acre site located at 4125 Kuykendall Road (the SE corner of Providence and Kuykendall Roads from the R-3 (Residential) to ID (Institutional District). Mr. Lowen 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.

Mr. Lowen provided background information about the Petitioner's experience and the typical operation of its facilities. He then presented the site plan and pointed out various commitments made by the Petitioner. Mr. Lowen showed proposed architectural elevations and discussed the design of the proposed facility. He used the elevations and renderings to explain the facility's design concepts, and operations. Mr. Wes Smith, Civil Engineer, presented information regarding the traffic, storm water, site grading and related site issues

Please refer to Exhibit "D" for detailed minutes from the meeting on 1/7/14 and the follow up meeting on February 11, 2014

Attached please find:

Notice of Interested Parties for community meeting #1: 1/7/14 (Exhibit "A")

Notice of Interested Parties for community meeting #2: 2/11/14 (Exhibit "A-1")

Attendance / Signup sheets for community meeting #1: 1/7/14 (Exhibit "B")

Attendance / Signup sheets community meeting #2: 2/11/14 (Exhibit "B-1")

List of addresses that received the Notice of Interested Parties for community meeting #1: 1/7/14 (Exhibit "C")

List of addresses that received the Notice of Interested Parties for community meeting #2: 2/11/14 (Exhibit "C -1")

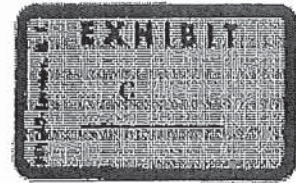
Respectfully submitted, this 7th day of March, 2014.

A handwritten signature in black ink, appearing to read 'Mark D. Lowen', written in a cursive style.

Mark D. Lowen

Lenity Architecture obo Hawthorn Retirement LLC

cc: Penny Cothran, Charlotte-Mecklenburg Planning Department



COMMUNITY MEETING
SIGN-IN SHEET

PETITIONER: LENITY ARCHITECTURE fbo/ HAWTHORN DEVELOPMENT, LLC

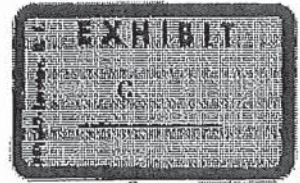
REZONING PETITION NO.: 2013-0013

Date January 7, 2014

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Please **PRINT CLEARLY.**

Name	Address	Phone No.	Email
HARVEY FISHER	9614 Providence Forest LN	704-846-8524	butchfisher43@yahoo
Carol Austin	9444 Squirrel Hollow	704.846.8915	laneeandmichelle@gmail.com
Lance and Michelle McAlister	9444 Squirrel Hollow	704.846.8915	laneeandmichelle@gmail.com
Dawn Crocker			dawn.crocker@alltel.com
FELTON RHODES	4611 Key Kendall	704-846-1303	ffrhodes@carolina.rr.com
Cathy Kasper	9512 Hampton Oaks	803-270-9175	mama.kats12@carolina.rr.com
Val Berglund	9401 White Heron	704-846-4797	vberglund@hotmail.com
JEFF STEGALL	4220 Key Kendall	704-363-5370	jwstegall@tgsports.com
WILLIAM THOMAS	9524 WOOD VALLEY	704 524 8755	Robert282@gmail.com
Jim Beninoff	9611 Providence Forest	704 846 3566	for1305@aol.com
JAMES PABANO	3842 Nancy Conrad		JAMES-PROG@aol.com
Shirley Livingston	9434 Squirrel Hollow	704-847-8913	livingstonfamily@hotmail.com
FRED W GARDER	4311 Key Kendall	980 339 8362	fwgarder@gmail.com
Tom Cordell	4537 Key Kendall	704-845-9808	tcordell42144@gmail.com
Mark H. P. P. H.	4700 Wayne Field	704.502.4015	mtusso@rockwell.com
Bret & Leigh Myers	9918 Providence Forest	704 708-6555	amyers@carolina.rr.com
JOHN GRAHAM	6111 BITTERSWEET	704 846-8282	THEKUBE@GMAIL.COM
Julie & Roger Nussman	5611 Camelot Dr.	704 995-4610	Jnussman1@gmail.com
Scott & Melanie Freeman	3911 Lakeside Dr	704 847 2477	
Kennedy Satterfield	3515 Lakeside Drive	704-288-9894	ksatterfield@carolina.rr.com
Tom Bodiford	4321 Key Kendall	704 650 8435	tbodifor@yahoo.com



COMMUNITY MEETING
SIGN-IN SHEET

CONTINUED

PETITIONER: LENITY ARCHITECTURE fbo/ HAWTHORN DEVELOPMENT, LLC

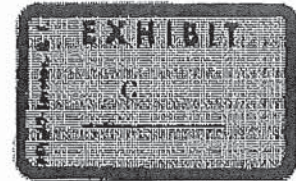
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Date January 7, 2014

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Name	Address	Phone No.	Email
Carrie Lindstedt	5012 Murrayhill Rd 28210	704-502-5389	cmlindst@uncc.edu
Jennifer Echnard More	4914 Kuykendall Rd	980-245-0287	jmore352@gmail.com
MURRAY, Bill Row	8411 WOOD VALLEY	704 277 9955	mrow@carolina.rr.com
Joyce ^{Bill} Hester	9249 Hampton Oaks Ln	704-846-5005	jwhester6167@yahoo.com
Valerie Stegall	4220 Kuykendall Rd	704-622-0799	valeriestegall@gmail.com
Emilie Knight	3740 Drayton Hall	704-591-7132	starnight4@aol.com
Gene Sharbaugh	3740 Drayton Hall Dr	704-578-9042	"
CHUCK CALHOUN	4000 LAKESIDE DR	704-340-2637	chuckcalhoun@carolina.rr.com
SEAN CITILWITZ	7508 SQUIRREL HOLLOW	704-846-4793	
CLAY HOAGLAND	9520 SQUIRREL HOLLOW	704 846 9260	CLAYHOAGLAND@windstream.net
Harvey Katowitz	4701 Wyndfield Ln	704 849-9254	hkatowitz@windstream.net
Melinda McVada	9544 White Hemlock Lane	704-246-8171	mmcv55@belkouth.net
Fletcher Gregory	9502 Providence Rd	704 846 7299	fgregory@charlottelatin.org
Mark & Amy Morgan	9225 Providence Rd		mmorganland@aol.com
Ali Behnkenyer	4507 Wood Valley Ln	704 309 5182	alib142@gmail.com
Linda Stewart	9314 Valley Rd	704-609-0795	lstewart91@Carolina.rr.com
Kelly Keeler			
Tracey Staben	9331 Providence Rd	704-846-2309	mega-intel@hotmail.com



COMMUNITY MEETING
SIGN-IN SHEET

CONTINUED

PETITIONER: LENITY ARCHITECTURE fbo/ HAWTHORN DEVELOPMENT, LLC

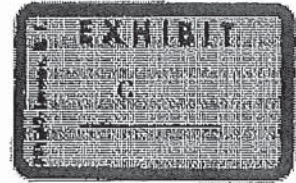
REZONING PETITION NO.: 2013-0013

Date January 7, 2014

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Name	Address	Phone No.	Email
Jim Clauser	9542 Sycamore Hollow Ln	(704) 321-2723	J.Clausera@msn.com
Liz Neely Heafner	3511 Lakeside Dr	704 321-0109	lizneelyheafner@yahoo
John Retsios	3529 Nancy Creek Rd	704 846 4437	yanni.jr@gmail.com
George Retsios	??	??	
Curt Rogers	4601 Kuykendall Rd	704 491-2083	crogers18@cardinal.rrcc
Alice Rogers	4601 Kuykendall Rd	704 846-1298	aprogers@cardinal.rr.com
Sara Brackett	9407 Providence Rd	704-846-5168	sgbrackett@hotmail.com
Doug Brackett	9407 Providence Rd	704-846-5168	—
F. Blue/Hammerman	9819 Glastonbury Ct	704 846 6444	muhammernam@gmail.com
DAVID ROBERTSON	3804 NANCY CREEK RD	704 207 4737	spicy_frog@yahoo.com
Cindy Hines	4215 Kuykendall Rd	704-246-8886	BradN.Cindy.OO@aol.com
Linda Way	9428 Wood Valley L	704-846-2273	glwolfworld@gmail.com
David Hunt	9524 White Hemlock Ln	704-846-1615	dnhunt@windstream.net
Peter Mayo	5426 open book la	704 246 6493	p mayo2@carolina-rr.com
Cam Calhoun	9330 Valley Rd	704.458.1960	ccalhoun@littletonline.com
RONALD LIVINGSTON	9434 SQUIRREL HOLLOW	704 847 8913	
Paula Gerdon	4311 Mayhewdale	980-339-8362	paula.gerdon@gmail.com
LARRY & LYN HUNTER	4316 KUYKENDALL	704.846.1670	LARRY.HUNTER@MSN.COM Lyn.Hunter@gmail.com
ALAN CRUSON	2801 High Ridge Rd	704-846-4224	acruson@carolina-rr.com
Mike Carliso	4909 Linden Forest Lane	704-309-5613	mcarliso@edificare.com
David Gilman	4300 Kuykendall	704-846-1686	gilman@windstream.net
Elizabeth Janson	9811 Glastonbury Ct.	704-845-6030	ejanson@windstream.net



COMMUNITY MEETING SIGN-IN SHEET

PETITIONER: LENITY ARCHITECTURE fbo/ HAWTHORN DEVELOPMENT, LLC

REZONING PETITION NO.: 2013-0013

Date January 7, 2014

Continued

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Charlotte Retirement Residence
Neighborhood Meeting
January 7, 2014 @ 7:30 pm
Attendance - Sign in Sheet

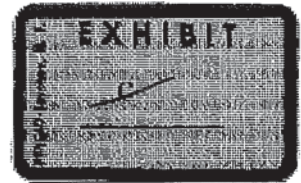
- 1) CAROL & BOB SIEGEL 9443 HAMPTON OAKS LN
SIEGEL@MUDSPRING.COM
- 2) _____
- 3) _____
- 4) _____
- 5) _____
- 6) _____
- 7) _____
- 8) _____
- 9) _____
- 10) _____
- 11) _____
- 12) _____
- 13) _____
- 14) _____
- 15) _____
- 16) _____

Charlotte Retirement Residence
Neighborhood Meeting
January 7, 2014 @ 7:30 pm
Attendance - Sign in Sheet

- 1) CAROL & BOB SIEGEL 9443 HAMPTON OAKS LN
SIEGEL@MINDSPRING.COM
- 2) _____
- 3) _____
- 4) _____
- 5) _____
- 6) _____
- 7) _____
- 8) _____
- 9) _____
- 10) _____
- 11) _____
- 12) _____
- 13) _____
- 14) _____
- 15) _____
- 16) _____

Charlotte Retirement Residence
Neighborhood Meeting
January 7, 2014 @ 7:30 pm
Attendance - Sign in Sheet

- 1) KELLY KEELING kkeeling@silverstreamcreativegroup.com
- 2) _____
- 3) _____
- 4) _____
- 5) _____
- 6) _____
- 7) _____
- 8) _____
- 9) _____
- 10) _____
- 11) _____
- 12) _____
- 13) _____
- 14) _____
- 15) _____
- 16) _____



C-1

COMMUNITY MEETING
SIGN-IN SHEET
PETITIONER: Hawthorn Retirement LLC
REZONING PETITION NO.: 2013-0013
February 11, 2014

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

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Name	Address	Phone No.	Email
Helen Bodiford	Charlotte 4321 Kuykendall Rd	704 321 0389	hbodiford@gmail.com
Rex Holton	4332 Kuykendall	980-339-8230	RHOLTON@tcl.com
Doug Brackett	9407 Providence	704-846-5168	sgbrackett@hotmail.com
Sara	" "	" "	" "
Jim Clausen	9542 SQUIRREL HOLLOW	704 321-2723	J.Clausen@msn.com
Linda Wolf	9428 Wood Valley Ln	704-846-2273	glwolfworld@gmail.com
Bob & Carrie Hays	2207 Bonnie Bunny	704-703-8069	
Tracey Station	9331 Providence Rd	704-846-2309	
Stella Simmons	9331 Providence Rd	704-846-2309	
Chuck Calhoun	9330 VALLEY RD	704 488-1960	chuckcalhoun@carolina.rr.com
Harvey Kestowitz	4000 LAKESIDE DR.	704-340-2637	
Mink Wolf	4701 Wyndfield Ln	704 849-9234	
Pam Jones	4700 Wyndfield Ln	704 502-4015	
Lance McLister	9304 Percy Ct	704-759-0212	pjames006@carolina.rr.com
Ali Bahamany	9444 Squirrel Hollow Ln	704-965-3124	lance.mclister@earthlink.net
Tom Bodiford	4507 Wood Valley Ln	704 309 5182	ali81212@gmail.com
Dan Plaisance	4321 Kuykendall	704 650 8435	tbodiford@yahoo.com
Cathy Kasper	9401 Squirrel Hollow Ln	704 321 3377	plaisanced@yahoo.com
Bob Lindstedt	9512 Hampton Oaks		mamakats151@carolina.rr.com
Carol & Bob Siegel	4125 Kuykendall	704.846.1514	
	2443 Hampton Oaks		SiegelC@mindspring.com



COMMUNITY MEETING
SIGN-IN SHEET
PETITIONER: Hawthorn Retirement LLC
REZONING PETITION NO.: 2013-0013
February 11, 2014

C-7

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[illegible]

EXHIBIT “ D”

4125 Kuykendall – Charlotte Retirement Residence Neighborhood Meeting Minutes

A neighborhood meeting was held on Tuesday, January 7, 2014, 7:30 AM at the Providence Presbyterian Church campus in their Fellowship Building.

A rough count of the room showed approximately 110 neighbors attended.

The attendance sheet reflects about 77 individuals who signed up at the meeting.

The meeting started @ 7:30 PM and formally concluded at approximately 9:00 PM

The following items were expressed and discussed by the neighbors in attendance. These have been divided in to 4 general categories:

They are as follows:

Traffic
Building height and appearance
Site Design
Stormwater & Environmental

Traffic

Kuykendall Rd – Several neighbors expressed concern and frustration and concern about the current conditions of Kuykendall Road and its intersection with Providence Road

Widen the road

Limit access to our site from Kuykendall

No access onto Kuykendall

Providence Road – Neighbors expressed concerns about delivery vehicles.

Wanting to restrict delivery vehicle access to Providence Road only as well as limiting delivery times to daylight hours.

Additional concerns were expressed about possible delivery vehicle “u-turns” taking place on Providence Road.

Civil Engineer Wes Smith discussed current activities with CDOT and NCDOT regarding ROW improvements on Kuykendall Road and access “curb cuts” on both Kuykendall and Providence Roads.

Current Road improvements as a result of this development will likely involve

Widening the ROW on Kuykendall Road

Widen access point onto Providence Rd

Can we restrict delivery vehicles to access from Providence Rd only?

A second meeting was held on Tuesday, February 11, 2014 at the Providence Presbyterian Church campus in their Fellowship Building.

A rough count of the room showed approximately 45 neighbors attended.

The attendance sheet reflects about 26 individuals who signed up at the meeting.

The meeting started @ 7:30 PM and formally concluded at approximately 8:45 PM

The following issues were addressed:

Traffic

Civil Engineer – Wes Smith met and communicated repeatedly with NCDOT and CDOT on what improvements will be made to Providence Road and Kuyendall Road a Wes provided a drawing and details of the proposed roadway improvements. Additionally we communicated that the developer agreed to limit all commercial deliveries to Providence Road and limit the delivery hours and limiting the Kuykendall access drive to resident and visitor access only.

Building height and appearance

As promised we provided

- Detailed color renderings,
- 360 degree Flyby Animation
- Site sections cut from the abutting properties
- Color / Exterior Materials Sample Board

Site Design:

The site plan designates approximately 2.9 acres of undisturbed the tree protection area on the NE corner of site that will be idneified as “no development area” on the plat

The landscape plan shows additional evergreen buffering near residential sites to the North and East of the site

Relocated the of the trash enclosure area and delivery location away from the residential sites to the North

Storm water & Environmental

Wes Smith with EMH & T did a substantial redesign of the stormwater and grading design will working with the Charlotte public works department in order to reduce the storm water outflow to the down steam ponds. Wes was able to redirect approximately 55 % of the outflow away from going direct downstream. This substantially reduced the impact in the areas that the neighbors identified as sensitive.

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Building:

Neighbor concern was expressed regard the height of a 3 story building (approximately 42 feet)

The current elevations and renderings appeared to be difficult to read and understand. After further discussion it was agreed that additional drawings and information was needed to better understand the design and size of the building(s) in relationship to the site.

The developer agreed to provide the following items at the follow up neighborhood meeting for review.

Detailed color renderings,
360 degree Flyby Animation
Site sections cut from the North and East abutting properties
Color / Exterior Materials Sample Board

Site Design:

The neighbors made the following inquiries of the developer regarding site development and orientation:

Are we willing to designate the tree protection area on the site as a “no development area”?

Can we add additional evergreen buffering near residential sites to the North and East of the parcel?

Location of the dumpster enclosure and delivery access is too close to the residential sites to the North

Storm water & Environmental:

Concern over downstream lakes
(Residents are looking for a assurances that we are going the extra mile to protect the downstream watershed)

Can we route some of the SW into the existing city system on Kuykendall and Providence Roads?

Concerns about possible “endangered species” in the stream area, (Frogs and Mollusks) + many bird species in area

Due to the large number of question and concerns I agreed to take this list back the developer, design team and civil engineer to see what changes, redesign and alterations could be made to accommodate many of these issues.

It was agreed to have a second neighborhood meeting to address the concerns in greater detail

A second meeting was held on Tuesday, February 11, 2014 at the Providence Presbyterian Church campus in their Fellowship Building.

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A Protected Species Survey was conducted by Carolina Wetland Services was conducted February 6, 2014 on the site to address the environmental concerns the conclusion of this study confirmed that "There were no federally-protected species, nor their appropriate habitat, identified within the study area."

A Plant Community and Habitat Assessment was also conducted on that date stating the following conclusion:

"Based on the current site conditions, the proposed Charlotte Retirement Residence will have minimal impacts on the wildlife habitat present. The proposed development may in fact alleviate the upstream erosion problems, thereby decreasing downstream sediment loads, and thus improving downstream water quality. During construction, proper erosion and sediment control measures must be enforced.

Throughout the site, invasive plant management could potentially improve water quality even more so by

restoring native species to the pond buffers and encouraging an increase in wildlife use."

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Copy of the PowerPoint presentations provided at community meeting #1: 1/7/14

Copy of the PowerPoint presentations provided at for community meeting #2: 2/11/14

Copy of the Protected Species Survey

Copy of the Plant Community and Habitat Assessment

Respectfully Submitted

Mark D. Lowen

Lenity Architecture obo Hawthorn Retirement LLC