

# COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2014-069

## Novant Health

**Petitioner: Novant Health.**

**Rezoning Petition No. 2014-069**

**Property: Approximately 81.75 acres located on the northeast quadrant of the intersection of I-485 and Albemarle Road in Charlotte NC.**

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

### **PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:**

The required Community Meeting was held on June 10<sup>th</sup>, 2014; 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** by depositing the Community Meeting Notice in the U.S. mail on May 30<sup>th</sup> 2014. A copy of the written notice is attached as **Exhibit B**.

### **TIME AND LOCATION OF MEETING:**

The Community Meeting required by the Ordinance was held on June 10<sup>th</sup>, 2014 at 7:00 PM, at Wilson Grove Baptist Church, 6624 Wilgrove-Mint Hill Road Mint Hill, North Carolina 28227.

### **PERSONS IN ATTENDANCE AT MEETING:**

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**.

The Petitioner's representatives at the required Community Meeting were David Park and Matt Stiene with Novant Health. Also in attendance representing the Petitioner were Phillip Hobbs with Site Solutions, Jay Clapp with Ramey Kemp Associates, and Jeff Brown with Moore & Van Allen.

### **SUMMARY OF ISSUES DISCUSSED AT MEETING:**

#### **I. Overview of Petitioner's Presentation.**

##### **Introduction.**

David Park of Novant opened the meeting by introducing the team and providing an overview of the history of Novant's ownership of the rezoning site located at I-485 and Albemarle Road. Novant originally rezoned the rezoning site in 2008 to allow it to be developed with a 100 bed hospital with initial plans for 50 beds as well as 140,000 square feet of medical office space and 20,000 square feet of retail and restaurant uses. The site was graded in preparation of construction but the project was put on hold in light of market uncertainty resulting from the financial crisis.

Mr. Park discussed Novant's plans to move ahead with a scaled back project with a 50 bed medical center, 80,000 square feet of medical and general offices, and up to 37,000 square feet of retail/restaurant and general/medical uses.

Jeff Brown reviewed the rezoning process and highlighted important dates during the rezoning.

##### **Overview of Development Plan & Transportation Aspects.**

Phillip Hobbs of Site Solutions then provided a more detailed overview of the rezoning plan. He highlighted the access to the site, the internal street network, the overall design of the medical facility portion of the development.

Jay Clay of Ramey Kemp Associates, traffic consultants, provided an overview of the transportation aspects involved in the project. Mr. Clapp and Mr. Hobbs discussed the comparison between the proposed development associated with the rezoning and the more significant scope of development allowed under the existing approved zoning for the site. Mr. Clapp explained the access

## **II. Summary of Questions and Responses**

The meeting was then opened up to questions and answers and comments from those individuals in attendance at the meeting. These items are summarized generally as follows:

-- A comment was made that the number of beds associated with the medical facility is the same as the number that was contemplated for the earlier development plans approved in 2008. Mr. Park commented that the 50 bed number that is proposed in this rezoning is consistent with the number of beds approved as part of the state approvals but is less than the 100 beds that were approved as part of the 2008 rezoning.

-- A question was asked as to why this site was chosen for a medical facility in the first place and why it still makes sense for one. Mr. Park discussed his experience in site location for Novant and highlighted a key ingredient as being visibility from nearby roads. He commented that the visibility from I-485 and Albemarle Road is very good and a strong positive for this site. He also referenced the growing residential development in the area and what Novant hopes will be quality residential development in the future as well as the existing need to serve this part of the Charlotte/Mint Hill communities.

-- Comments and questions were raised about the amount of retail that is sought by this rezoning. The comments included concerns about adverse impact on retail uses in other portions along Albemarle Road. It was explained that the Petition limits the amount of retail uses to no more than 25,000 square feet and that these uses would likely take place in at least 2 buildings. It was also mentioned that there may be some office/medical office in the buildings at the front of the site for example possibly to serve as doctors office to help serve the public.

-- Questions were raised about the uses that would be permitted for the back portion of the property since no buildings or other uses are shown on the rezoning plan. It was explained that Novant has not determined what uses would be appropriate for that portion of the property although currently residential uses or senior housing types uses could make sense. Importantly, however, it was explained that the rezoning plan in fact does not allocate any specific uses for the back portion so that in any event a rezoning of the back portion of the site would be needed in order to add uses for that area.

-- Comments and questions were raised about connectivity points shown on the rezoning plan to adjacent property and the overall street network on the site. It was explained that the Planning Staff has sought to have a public street stub connection to the back portion of the site in order to set up a future street system once that back portion is developed. In addition, there is a public street connection that would be made to the property line on the east in order to set up connectivity to the east and then from there to Albemarle Road, although the Petitioner does not control this aspect. It was explained that there would not be a connection to I-485.

-- Comments and questions were asked about the access to the site from Albemarle Road. Mr. Clapp and others reviewed the way in which the access would function and the lane and other improvements that would be installed as part of the development. It was also explained that the Petition will have some phasing that will limit the amount of retail/office uses until the connection is made to the east or study work is done showing such development can take place without that connection.

-- One attendee asked about the name that would be used for the facility. Mr. Park indicated that this had not yet been determined. He said he understood the individual's comment that encouraged some reference to "Charlotte East."

**CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:**

No specific changes were made to the rezoning plan as a result of the input received at the meeting, but overall awareness of desires and input were well-received. In addition, changes are in the process of consideration based on further discussions with NCDOT and CDOT that will be supportive of some comments received.

NOVANT HEALTH.

cc: Mayor Dan Clodfelter, Mayor Pro-Tem Barnes, and Members of Charlotte City Council  
Tammie Keplinger, Planning Department  
Sonja Sanders, Planning Department  
Rick Grochoske, CDOT  
Dennis Rorie, CDOT  
David Park, Novant Health  
Matt Stiene, Novant Health  
Phillip Hobbs, Site Solutions  
Jay Clapp, Ramey Kemp Associates  
Jeff Brown & Keith MacVean, Moore & Van Allen

Pet. No.	TaxPID	OwnerLastN	OwnerFirst	OwnerFirs	OwnerLast	MaiAddr1	MaiAddr2	City	State	ZipCode
2014-069	Agent	Moore & Van Allen		Attn: K. MacVean		100 N. Tryon St., Ste. 4700		Charlotte	NC	28202
2014-069	11120104	485 INVESTMENTS LLC				6700 FAIRVIEW RD		CHARLOTTE	NC	28210
2014-069	11120101	CALDWELL	J P	IRENE F	CALDWELL	27375 MILLARD LN		ALBEMARLE	NC	28001-8302
2014-069	13714104	DEPT OF TRANSPORTATION				716 W MAIN ST		ALBEMARLE	NC	28001-4626
2014-069	13714103	FRANCES INVESTMENTS INC				3521 DEWITT LN		CHARLOTTE	NC	28217
2014-069	13714112	HILL	JAMES L	DENISE M	HILL	109 WALNUT CREEK RD		LOCUST	NC	28097
2014-069	11120106	HILL	LE			12425 ALBEMARLE RD		CHARLOTTE	NC	28227
2014-069	11120102	HILL	WILLIAM S		JOYCE JARRETT	12435 ALBEMARLE RD		CHARLOTTE	NC	28227
2014-069	13714105	MCCALL	JESS LEE (HEIRS)		C/O GEORGE JESSE MCCALL	16615 HERE AT LAST LN		CHARLOTTE	NC	28278
2014-069	13714101	MCCALL	LEOLA T		% KAREN MCCALL DALE	3858 CLAIRMONT DR NE		CLEVELAND	TN	37312
2014-069	11120103	NOVANT HEALTH INC				PO BOX 33549		CHARLOTTE	NC	28233
2014-069	13714102	TUCKER	MARY M			12400 ALBEMARLE RD		CHARLOTTE	NC	28227



Pet. No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2014-069	Debbie	Durrell	Avensong	9816 Avensong Crossing Drive	Charlotte	NC	28215
2014-069	Sandra	Zane	Cedarbrook Acres NA	7720 Cedarbrook Drive	Charlotte	NC	28215
2014-069	Jamila	Griffey	Larkhaven HOA	12333 Hamilton Jones Drive	Charlotte	NC	28215
2014-069	Larina	Green	Larkhaven HOA	3614 Larkhaven Village Drive	Charlotte	NC	28215
2014-069	Vernetta	Mitchell	Turtle Rock HOA	5123 Timbertop Lane	Charlotte	NC	28215
2014-069	Vernetta	Mitchell	Turtle Rock Owners Assoc.	5520 Suncrest Court	Charlotte	NC	28215

**NOTICE TO INTERESTED PARTIES OF REZONING PETITION**  
**PETITION #2014-069 –Novant Health**

Subject: Rezoning Petition No. 2014-069

Petitioner: Novant Health

Property: ±81.75 acres located on the northeast quadrant of the intersection of I-485 and Albemarle Road.

Existing Zoning: Institutional(CD) and B-1(CD)

Rezoning Requested: O-2(CD) and B-1(CD) SPA

**Date and Time of Community Meeting:** June 10<sup>th</sup>, 2014 at 7:00 p.m.

**Location of Community Meeting:** Wilson Grove Baptist Church  
6624 Wilgrove-Mint Hill Road  
Mint Hill, North Carolina 28227

Date of Notice: Mailed on May 30<sup>th</sup>, 2014

We are assisting Novant Health (the “Petitioner”) on a Rezoning Petition it recently filed regarding a zoning change for approximately 81.75 acres (the “Site”) located on the north side of Albemarle Road just east of I-485. We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

**Background and Summary of Request:**

This Petition involves a request to rezone a ±81.75 acre Site from Institutional (CD) & B-1(CD) to O-2(CD) and B-1(CD) SPA. We note that this Site was originally rezoned in 2008 to allow the Site to be developed with a 100 bed hospital, 140,000 square feet of medical office space and 20,000 square feet of retail and restaurant uses. The current rezoning proposal reduces the scope of development to allow the Site to be developed with a medical center consisting of a hospital with 50 beds, 97,000 square feet of medical office space and up to 25,000 square feet of support retail and restaurant uses. The retail and restaurant uses will be located along Albemarle Road, and the hospital and the majority of the proposed medical office space will be located further from Albemarle Road. Access to the Site would be from Albemarle Road via a new public street.

**Community Meeting Date and Location**

The Charlotte-Mecklenburg Planning Commission’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on June 10<sup>th</sup>, 2014 at 7:00 p.m. at Wilson Grove Baptist Church located 6624 Wilgrove-Mint Hill Road.** Representatives of the Petitioner look forward to discussing this rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call Keith MacVean (704-331-3531) or Jeff Brown (704-331-1144).

Moore & Van Allen

cc: Mayor Pro-Tem Michael Barnes and Members of Charlotte City Council  
Sonja Sanders, Charlotte Mecklenburg Planning Commission  
Tammie Keplinger, Charlotte Mecklenburg Planning Commission  
Dennis Rorie, Charlotte Department of Transportation (CDOT)  
Matthew Stiene, Novant Health  
Jefferson W. Brown, Moore & Van Allen, PLLC

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Novant Health

Rezoning Petition 2014-069  
 Neighborhood Meeting  
 Tuesday, June 10, 2014  
 7:00 P.M.

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS	Time
1	Richard P. Clater	14449 Cabarens Rd	704-545-5334		
2	Troy D. Pollard	7900 MATT-MHRD	704-545-5742		
3	Jerry Bullard	9724-Pleasant View Ln	704-574-1498		
4	June Hood	11700 Albemarle Rd	704-545-4880		
5	Swann Lindsay	6205 Pinecroft Dr	704/537-2269	S_Lindsay@bellsouth.net	
6	Bill STRAIN	625 Allister Ln	704 576 0317	STRAINWM@Yahoo.com	
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