

COMMUNITY MEETING REPORT

Petitioner: Southminster, Inc.

Rezoning Petition No. 2016-138

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 September 29, 2016. 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 Tuesday, October 11, 2016 at 6:30 PM in Great Room B at Southminster located at 8919 Park Road in Charlotte, North Carolina.

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 B. The Petitioner's representatives at the Community Meeting were Dave Lacy of the Petitioner, Matt Langston of Landworks, the Petitioner's landscape architect, David Segmiller of Perkins Eastman, the Petitioner's architect, and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

John Carmichael welcomed everyone to the Community Meeting and introduced himself and the Petitioner's representatives.

John Carmichael stated that the site subject to this rezoning request is the Southminster continuing care retirement community site, which is the site of this Community Meeting. The site contains approximately 25.4 acres.

John Carmichael stated that the site is currently zoned Institutional (CD), and the purpose of this rezoning request is to amend the approved conditional rezoning plan for the site to permit the expansion of Southminster's existing facilities.

John Carmichael stated that as Dave Lacy will explain, the request is for the approval of an additional 47 independent living units over what is currently approved for the site and an additional 17 healthcare beds over what is currently approved for the site.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the Public Hearing is scheduled for Monday, November 21, 2016 at 5:30 PM at the Charlotte-Mecklenburg Government Center located at 600 East Fourth Street; the Zoning Committee Work Session is scheduled for Wednesday, November 30, 2016 at 4:30 PM at the Charlotte-Mecklenburg Government Center; and City Council is scheduled to make a decision on this rezoning request on Monday, December 19, 2016 at 5:30 PM at the Charlotte-Mecklenburg Government Center.

John Carmichael stated that Dave Lacy will provide information on Southminster and additional information regarding the rezoning request, Matt Langston will share the rezoning plan and David Segmiller will share the current proposed elevations of the healthcare building addition and the new buildings that will contain the villa style independent living units. We will then open the floor to questions and comments.

Dave Lacy, Matt Langston and David Segmiller utilized the power point slides attached hereto as Exhibit C when they addressed the meeting.

Dave Lacy provided historical information on Southminster and described its mission. Dave Lacy stated that Southminster is a non-profit corporation.

Dave Lacy described a continuing care retirement community and how Southminster functions and operates.

Dave Lacy stated that Southminster currently has 385 residents, and the average age at entry is 82 and the average age of Southminster's residents is 85.

Dave Lacy discussed the need for the replacement healthcare center, and he stated that it was originally approved during the prior rezoning in 2006. The existing healthcare center is outdated and does not meet the current demands of the market place. The replacement healthcare center was not built after the 2006 rezoning due to the recession.

Dave Lacy shared and discussed the slide that shows the Southminster campus today. There are currently 259 independent living units on the site, comprised of 39 cottages and 220 apartments. They range in size from 300 square feet to 2,650 square feet. There are currently 85 healthcare beds on the site, comprised of 60 nursing beds and 25 assisted living beds. Hospice operates 10 hospice beds on the site.

Dave Lacy shared and discussed the plan view of the existing campus and the perspective view of the rezoning plan. Dave Lacy pointed out the healthcare building addition and the parking structure at the corner of the site.

Matt Langston then addressed the meeting. Matt Langston discussed the perspective view of the rezoning plan and the aerial photograph of the southern portion of the existing Southminster campus next to the Cameron Woods community. Matt Langston pointed out the existing independent living unit cottages on the southwest corner of the site that will be replaced by the buildings containing the villa style independent living units. The yellow line on the aerial photograph depicts the limit of the 50 foot buffer that will remain in place.

Matt Langston pointed out the location of the healthcare building addition and the proposed new buildings on the northern portion of the campus that would also contain villa style independent living units.

David Segmiller then addressed the meeting. David Segmiller stated that the buildings containing the villa style independent living units would be 3 stories of living space over a structured parking facility. The structured parking facility would be located essentially underground. The buildings would be 12 and 18 unit buildings.

David Segmiller shared preliminary architectural perspectives of the back of the buildings (the elevations facing the Southminster campus) containing the villa style independent living units. David Segmiller stated that there would be a buffer between these buildings and the single family homes to the south of the site.

In response to a question, David Segmiller stated that the maximum height of the buildings containing the villa style independent living units would be 42 feet to the eave and 62 feet to the peak of the roof. These buildings would contain 3 stories of living space over parking.

David Segmiller discussed the healthcare building addition. This building addition would be 4 stories in height along the eastern elevation of this building (the elevation facing the adjacent properties), and it would transition to 3 stories along the western elevation of this building due to the grade of the site. This building would contain, among other things, healthcare beds (including hospice beds).

David Segmiller shared and discussed the healthcare building addition slide, the healthcare building addition section and the architectural perspective of the eastern elevation of the healthcare building addition.

In response to a question, Dave Lacy stated that Petitioner does not plan to build the additional 17 healthcare beds at this time. He is requesting the approval of the additional 17 healthcare beds at this time to provide some flexibility in the future.

In response to a question, Dave Lacy stated that when the healthcare building addition is completed, we will convert the 3rd floor of this building to independent living unit apartments.

Dave Lacy stated that the additional independent living units are needed to pay for the healthcare building addition. This is because the healthcare building addition will not generate any additional revenue for Southminster.

In response to a question, Dave Lacy stated that every new building will have parking located beneath the building.

In response to a question, Dave Lacy stated that the 259 existing independent living units on the site are currently occupied. There is a waiting list of over 500 people to get into this continuing care retirement community.

Dave Lacy shared the slide that contains the chart that shows the number of independent living units and healthcare beds currently on the site, the amount currently approved, the proposed total amount under this rezoning request and the additional amount requested in this rezoning request.

Dave Lacy mentioned that Southminster may acquire a portion of the adjacent church property and if so, the Petitioner would be coming back with a second rezoning. Dave Lacy shared and discussed the slide that shows how the relevant portion of the church property would be incorporated into the campus and utilized.

Dave Lacy shared the slide that contains the timeline for the proposed expansion project.

Matt Langston then discussed storm water detention and storm water quality matters relating to the proposed expansion project. He stated that no detention was required when Southminster was originally constructed. When Southminster did its first expansion, detention was added. When the healthcare building addition is constructed, storm water detention and storm water quality facilities will be installed for the healthcare building addition.

Matt Langston then shared and discussed the slides that show how storm water is detained and cleaned underground, and he discussed how these facilities function.

In response to a question, Matt Langston said the storm water facilities would have to be cleaned and maintained on a regular schedule. Matt Langston stated that he believes that the City inspects these types of facilities.

In response to a question, David Segmiller stated that the healthcare building addition would be 42 feet in height to the eave of the building addition, and 62 feet to the peak of the roof.

The meeting was then adjourned and John Carmichael and Dave Lacy thanked the attendees for attending the meeting.

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 solely as a result of the Community Meeting.

Respectfully submitted, this 24th day of October, 2016.

Southminster, Inc., Petitioner

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Mr. John Kinley, Charlotte-Mecklenburg Planning Department (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

| Pet_No | TaxPID | ownerlastn | ownerfirst | cownerfirs | cownerlast | mailaddr1 | mailaddr2 | city | state | zipcode |
|----------|----------|--|--------------------|----------------------|------------------------|-----------------------------------|------------|--------------|-------|---------|
| 2016-138 | 20951127 | ASHCRAFT | LINDSEY L | | | 2950 WINGHAVEN LN | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20951110 | BEEVERS | FLOYCE COPELAND | | | 2811 WINGHAVEN LN | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20951120 | BENINCA | OSCAR L | LARA J. | BENINCA | 3027 OLD CHAPEL LN | | CHARLOTTE | NC | 28277 |
| 2016-138 | 20951103 | BLACKWELDER | TERESA M | | | 2812 WINGHAVEN LNL | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20951111 | BOWAR | LESLIE A | CHAD J | BOWAR | 2815 WINGHAVEN LN | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20951137 | BRAINARD | RITA M | | | 9002 WARBLER CT | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20951125 | BRYAN | JASON | ASHLEIGH | BRYAN | 2942 WINGHAVEN LN | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20951120 | BURGESS | PAMELA J | | | 2933 WINGHAVEN LN | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20920105 | CAMDEE LAND COMPANY LLC | | | | 6400 FAIRVIEW RD | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20952197 | CAMERON WOOD HOMEOWNERS | ASSOC INC | | | 2331 CROWNPOINT EX DR STE L | | CHARLOTTE | NC | 28227 |
| 2016-138 | 20952196 | CAMERON WOOD HOMEOWNERS | ASSOCIATION INC | | | 2331 CROWNPOINT EXECUTIVE DR | STE L | CHARLOTTE | NC | 28227 |
| 2016-138 | 20951129 | CAREK | STEPHEN M | AMANDA M | CAREK | 2916 WINGHAVEN LN | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20952112 | CARMICHAEL | NEIL G | BARBARA D | CARMICHAEL | 8900 JENNA MARIE LN | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20952201 | CHARLOTTE-MECKLENBURG | BOARD OF EDUCATION | | | 701 E 2ND ST | | CHARLOTTE | NC | 28204 |
| 2016-138 | 20920104 | CHARLOTTE-MECKLENBURG BOARD OF EDUCATION | | | | PO BOX 30035 | | CHARLOTTE | NC | 28230 |
| 2016-138 | 20951102 | DANIEL | ELIZABETH D | | | 2818 WINGHAVEN LN | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20951101 | DEVORE | THOMAS F | KAREN F | DEVORE | 2826 WINGHAVEN LN | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20952117 | ELLIOTT | KENNETH DEAN | JOHNNY MICHAEL | ROBINSON | 3009 OLD CHAPEL LN | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20951114 | FISCHER | ROBERT W JR | JANET M | FISCHER | 2833 WINGHAVEN LN | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20952111 | FORRESTER | JULIAN R | PAISLEY | FORRESTER | 8904 JENNA MARIE LN | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20951139 | GALIMBERTI | CAROL A | | | 9001 WARBLER CT | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20952115 | GARON | KEVIN P | | LISA L RAMSEY | 3000 OLD CHAPEL LN | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20952119 | GOLDEN | MARCIA F | | | 3021 OLD CHAPEL LN | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20951123 | GREER | KENNETH MALCOM | SAVANNAH JADE ASHLEY | GREER | 1702 MATHESON AVE | | CHARLOTTE | NC | 28205 |
| 2016-138 | 20951136 | GULUZZI | MICHAEL N | EVELYN M | GULUZZI | 9010 WARBLER CT | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20952108 | GUZZIO | JAMES | | | 3100 OLD CHAPEL LN | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20952116 | HEATH | ANGELA MARIE | | | 3003 OLD CHAPEL LN | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20951124 | HICKS | CORY W | KATHERINE H | HICKS | 2946 WINGHAVEN LN | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20951118 | KIRBY | DONNY | JACQUIE | KIRBY | 2921 WINGHAVEN LN | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20951107 | LAYMAN | STEPHEN A | CATHERINE M | LAYMAN | 2801 WINGHAVEN LN | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20951100 | LISK | RONALD M | BETSY M | LISK | 8906 JENNA MARIE LN | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20952109 | LOWDER | CRAIG S | IRENE K | LOWDER | 8905 JENNA MARIE LN | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20951126 | LOWE | BENJAMIN Y | JODIE L CHESTER | LOWE | 2936 WINGHAVEN LN | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20719198 | LSREF3 BRAVO (CHARLOTTE) LLC | | | | 2711 NORTH HASKELL AVE SUITE 1700 | | DALLAS | TX | 75204 |
| 2016-138 | 20952114 | MAHAFFEY | CHARLES DOUGLAS | | DONNA S MAHAFFEY (H/W) | 3004 OLD CHAPEL LN | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20951116 | MANTHRIPRAGADA | VIJAY P | | | 2907 WINGHAVEN LN | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20951104 | MARCH | CURTIS | | | 2806 WINGHAVEN LN | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20951105 | MATERA | ROBERT W | CHRISTINA L | MATERA | 4212 CANTEY PL | | CHARLOTTE | NC | 28211 |
| 2016-138 | 20951128 | MEADORS | PATRICK LELAND | JULIE DENISE | HILL | 2924 WINGHAVEN LN | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20951115 | METZGER | SEBASTIAN | MEREDITH | BARTON | 2901 WINGHAVEN LN | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20952113 | MEYERS | BARRY | ALICE | MEYERS | 3010 OLD CHAPEL LN | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20952163 | MILLER | ANDREW KARL | | SHARON LINDSAY | 3106 OLD CHAPEL LN | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20951131 | MILLER | JONATHAN | KIM | MILLER | 2900 WINGHAVEN LN | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20951109 | MODIE | SCOTT A | LEPOSALA L | MODIE | 2807 WINGHAVEN LN | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20951106 | MORSE | BLAIR VINSON | | | 2800 WINGHAVEN LN | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20951121 | MOYE | MARK | | | 2939 WINGHAVEN LN | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20952118 | PHILLIPS | JERRY B | | SUSAN EDWARDS | 3015 OLD CHAPEL LN | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20951122 | PIERCE | LAURA E | | | 2943 WINGHAVEN LN | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20951119 | PLEZIA | GEORGE H | MICHELLE F | PLEZIA | 2927 WINGHAVEN LN | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20951135 | QUAIL HOLLOW PRESBYTERIAN | CHURCH | | | 8801 PARK RD | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20951140 | ROBERTS | EDWIN P | | ELAINE F ROBERTS | 9003 WARBLER CT | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20951108 | RYAN | JAMES E | SUSAN M | RYAN | 5124 SHIRAZ LN | | FAVETTEVILLE | NY | 13066 |
| 2016-138 | 20951133 | SOUTHMINSTER INC | | DAVID | LACY | 8919 PARK RD | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20951134 | SOUTHMINSTER INC | | DAVID | LACY | 8919 PARK RD | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20951132 | SUNRISE LTD PARTNERSHIP | | | % UDC HOMES LTD | 2331 CROWNPOINT EXECUTIVE DR | STE L | CHARLOTTE | NC | 28227 |
| 2016-138 | 20951138 | THOMAS | SUSI | | | 9000 WARBLER CT | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20951113 | VANDERWERKEN | KENNETH | KAREN | VANDERWERKEN | 2827 WINGHAVEN LN | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20951117 | WILLEMS | CHARLES T | SARAH S | WILLEMS | 2915 WINGHAVEN LN | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20951112 | WINDER | EDWARD JR | | | 2821 WINGHAVEN LN | | CHARLOTTE | NC | 28210 |
| 2016-138 | 20951130 | YARBOROUGH | RONALD ALAN | | L SAN JOSE-YARBOROUGH | 2908 WINGHAVEN LN | | CHARLOTTE | NC | 28210 |
| 2016-138 | | JOHN CARMICHAEL (ROBINSON BRADSHAW) | | | | 101 N. TRYON STREET | SUITE 1900 | CHARLOTTE | NC | 28246 |



| Pet_No | FirstName | LastName | OrgLabel | MailAddress | MailCity | MailZip |
|----------|-------------|------------|--------------------------------------|---------------------------|-----------|----------|
| 2016-138 | David | Bagby | Carmel Forest Assoc. | 4253 Carmel Forest Drive | Charlotte | NC 28226 |
| 2016-138 | Cindy | Alvarez | Oberbeck Farms Neigh. | 8809 Leipzig Drive | Charlotte | NC 28210 |
| 2016-138 | Debra | Anthony | Pine Valley HOA | 9400 Lodge Pole Place | Charlotte | NC 28210 |
| 2016-138 | Kim | Prigel | Quail Hollow Estates IV HOA | 2400 Brantford Drive | Charlotte | NC 28210 |
| 2016-138 | Peter | Rieke | Quail Hollow West | 7326 Quail Meadow Lane | Charlotte | NC 28210 |
| 2016-138 | Norman | Cohen | Seven Eagles HOA | 9055 Winged Bourne | Charlotte | NC 28210 |
| 2016-138 | Evelyn | Chin | Park Crossing Owners Assoc. | 10201 Park Crossing Drive | Charlotte | NC 28210 |
| 2016-138 | Scott | Nelson | Quail View HOA | 4310 Asherton Drive | Charlotte | NC 28226 |
| 2016-138 | Mary | Settlemyre | Park Quail Neighborhood Coalition NA | 7632 Quail Hill Road | Charlotte | NC 28210 |
| 2016-138 | Angela | Robinson | Sharon South I Townhomes | 1801 Sabrina Court | Charlotte | NC 28210 |
| 2016-138 | Charles | Green | Pine Valley HOA | 2504 Longleaf Drive | Charlotte | NC 28210 |
| 2016-138 | Mark | Matthews | Quail Hollow East HOA | 7042 Quail Hill Road | Charlotte | NC 28210 |
| 2016-138 | Barbara | Harris | Hamlin Park HOA | 2764 Tiergarten Lane | Charlotte | NC 28210 |
| 2016-138 | Sherry | Williams | Cameron Wood HOA | Post Office Box 471578 | Charlotte | NC 28210 |
| 2016-138 | John | Cacchione | Wolfe Ridge HOA | 2415 Wolfe Ridge Road | Charlotte | NC 28247 |
| 2016-138 | Marvin | Wyant | Quail Hollow HOA | 7233 Quail Meadow Lane | Charlotte | NC 28210 |
| 2016-138 | Christopher | Corcoran | Cameron Wood HOA | 3042 Planters Walk Court | Charlotte | NC 28210 |
| 2016-138 | Marshall | Peay | Pine Valley Community Development | 9503 Greyleaf Place | Charlotte | NC 28210 |
| 2016-138 | Mark | Matthews | Quail Hollow Estates HOA | 7042 Quail Hill Road | Charlotte | NC 28210 |
| 2016-138 | Christine | Weber | Quail Hollow Estates HOA | 7510 Quail Hill Road | Charlotte | NC 28210 |
| 2016-138 | Patricia | Heard | Olde Georgetowne HOA | 6728 Constitution Lane | Charlotte | NC 28210 |

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- **Rezoning Petition No. 2016-138** filed by Southminster, Inc. to request the rezoning of an approximately 25.4 acre site located on the east side of Park Road between Smithfield Church Road and Arbor Pointe Drive from the Institutional (CD) zoning district to the Institutional (CD) S.P.A. (Site Plan Amendment) zoning district

Date and Time of Meeting: Tuesday, October 11, 2016 at 6:30 p.m.

Place of Meeting: Southminster
Great Room B
8919 Park Road
Charlotte, NC

We are assisting Southminster, Inc. (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately 25.4 acre site located on the east side of Park Road between Smithfield Church Road and Arbor Pointe Drive from the Institutional (CD) zoning district to the Institutional (CD) S.P.A. (Site Plan Amendment) zoning district. The purpose of this rezoning request is to obtain an amendment to the approved conditional rezoning plan for the site to allow an increase in the number of independent living units approved for the site of 47 independent living units, and to allow an increase in the number of healthcare beds approved for the site of 17 healthcare beds. In the event that this Rezoning Petition is approved, a total of 379 independent living units shall be approved for the site, and a total of 127 healthcare beds shall be approved for the site.

The Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Tuesday, October 11, 2016 at 6:30 PM in Great Room B at Southminster located at 8919 Park Road in Charlotte. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Kenny Smith, Charlotte City Council District 6 (via email)
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Mr. John Kinley, Charlotte-Mecklenburg Planning Department (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: September 29, 2016



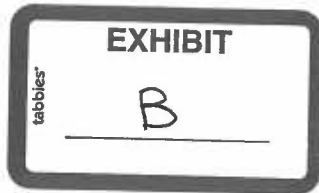
Southminster, Inc., Petitioner
Rezoning Petition No. 2016-138

Community Meeting Sign-in Sheet

Southminster
Great Room B
8919 Park Road
Charlotte, NC

Tuesday, October 11, 2016

6:30 P.M.



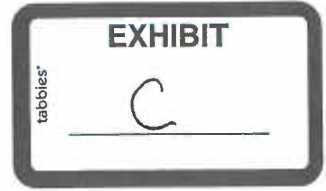
| | <u>NAME</u> | <u>ADDRESS</u> | <u>TELEPHONE</u> | <u>EMAIL ADDRESS</u> |
|-----|---------------|----------------------------|------------------|-----------------------|
| 1. | GEORGE PERZIA | 2937 WINGHAVEN LN. | 704-819-4972 | |
| 2. | Randy Forster | 8904 Jenna Marie Ln | 704-965-6841 | |
| 3. | Steve Knox | 3510 Abbey Hill Lane | 704-400-2444 | Steve.knox@vopinc.com |
| 4. | VIRGIL ADKINS | QUAIL HOLLOW PRESBY CHURCH | 704.650.8004 | |
| 5. | | | | |
| 6. | | | | |
| 7. | | | | |
| 8. | | | | |
| 9. | | | | |
| 10. | | | | |
| 11. | | | | |



S O U T H M I N S T E R

*Neighborhood Meeting Re:
Rezoning Petition No. 2016-138*

October 11, 2016



What do we add?

| Use | Existing Actual | Approved Currently | Proposed | Proposed over Approved |
|-------------------------------|-----------------|--------------------|----------|------------------------|
| Independent Living Residences | 259 | 332 | 379 | 47 |
| Healthcare | 95 | 110 | 127 | 17 |
| | | | | |
| Required Parking | 420 | 535 | 617 | 82 |
| Provided Parking | 449 | 535 | 617 | 82 |



SOUTHMISTER



S O U T H M I N S T E R

The Founding

- 1982 - Joint organizing committee established by Myers Park Baptist and Christ Episcopal churches
- 1985 - Groundbreaking
- 1986 – SM Endowment (now Foundation) established
- 1987 – May 17 -Dedication & Opening of Southminster



- Non-profit charitable corporation (501(c)(3))
- Volunteer Board of Directors, most from the founding churches
- Mission Statement:
 - Southminster is a non-profit, charitable community that embraces the individual, fostering a quality of life characterized by choice, independence, well-being, spirituality, dignity, privacy and peace of mind for each person.
- Licensed in NC as a continuing care retirement community for people 62 and older



What is Continuing Care Retirement Community?

- Provides a “continuum” of care and services, usually on the same campus
 - Independent living (ILU), Assisted Living (AL), nursing care (NH or skilled) & sometimes dementia care and/or hospice/palliative care
- Contract for more than 1 year
 - open-ended (no term), can be cancelled by resident with 30 days notice



SOUTHMISTER

Advantages of a Continuing Care Retirement Community

- Support residents in highest degree of independence -irrespective of level of care
- Substantial portion of continuum of care is on-site
- Common ownership / philosophy across levels of care
- Usually non-profit and/or faith-based
- Exceptional when a spouse has greater needs
- Residents can avoid excessive burden on children
- Financially support those who outlive their resources
(over \$8,000,000 in financial support since opening)



SOUTHMINSTER

- 385 Residents
- Average age at entry is 82
- Average of all residents is 85
- Range of age has been 58 to 112
- Average length of residency is 10 years
- 72% are female
- 20% are couples
- 83% in apartments/cottages; 17% healthcare



- **Replacement health center**
 - Planning dates back to 2002 re-positioning project planning
 - Planned as Phase II of repositioning
 - Deferred because of recession
- **Why is a new health center needed?**
 - Opened in 1987
 - Institutional look and feel
 - renovated and added to at least 4 times
 - Will become a market issue
 - 60 nursing beds of which:
 - 50% have shared bathrooms and no showers
 - 2 are semi-private
 - 25 assisted living beds



Southminster Campus Today

- Now:
 - 25 acres
 - 580,000 s/f main building
 - 259 independent residences
 - 39 cottages/220 apartments
 - Sized from 300 to 2650 s/f
 - 85 assisted/nursing beds
 - 60 nursing
 - 25 assisted living
 - Hospice & Palliative Care operates a 10 bed hospice unit in Camellia Court



Existing Campus



Perspective Aerial View of Rezoning Plans



| | | |
|---|--|--|
| <p>Perkins Eastman 200 WEST SIXTH STREET CHARLOTTE, NC 28202 P: 704.362.4600 F: 704.362.4602</p> | <p>SOUTHMINSTER RETIREMENT COMMUNITY</p> | <p>MASTER PLAN AXON VIEW</p> <p>S1</p> <p>SCALE: 1" = 100' (AS SHOWN) SOUTHMINSTER RETIREMENT COMMUNITY 10/15/2011</p> |
|---|--|--|



SOUTHMINSTER

Aerial View



Lat/Lng: (35.111374,-80.852282) SP82: (1446092,500629)



SOUTHMISTER

Draft Plan View of Villa 1 & 1a



SITE PLAN

A1

NEW VILLA A1 + A2
SOUTHMINSTER RETIREMENT COMMUNITY
8819 PARK ROAD, CHARLOTTE, NC 28210
DATE: 11-15-2017
BY: J. B. B. / J. B. B.

SOUTHMINSTER RETIREMENT COMMUNITY
8819 Park Road, Charlotte
NC 28210

Perkins Eastman
530 WEST SIXTH STREET
CHARLOTTE, NC 28202
P: 704.392.6002



SOUTHMINSTER

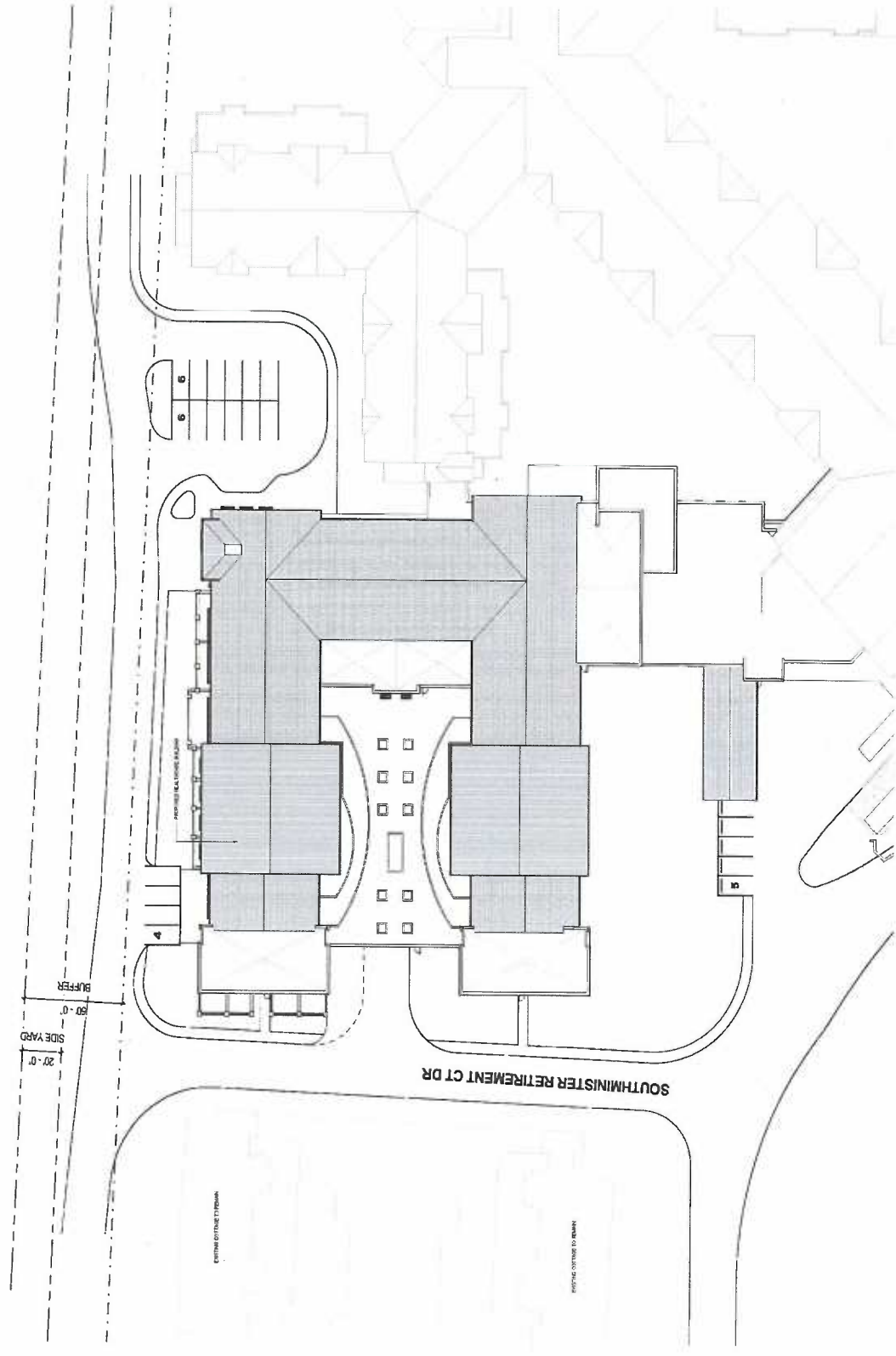
Draft Perspective of Villa 1 & 1a



2016.10.10
Southminster

Perkins Eastman

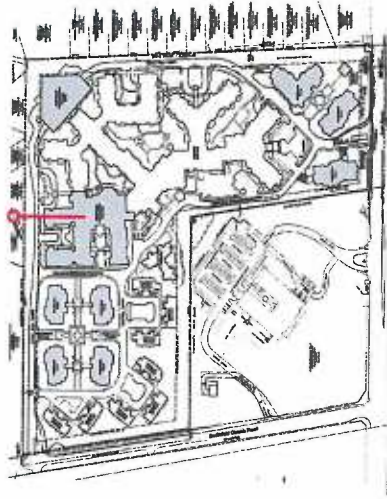
Draft Healthcare Building



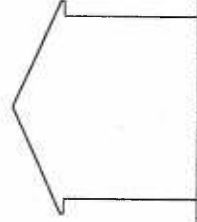
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Draft Healthcare Building Section



NEIGHBORING
PROPERTY



PROPERTY LINE

20'-0" SIDE YARD

50'-0" BUFFER

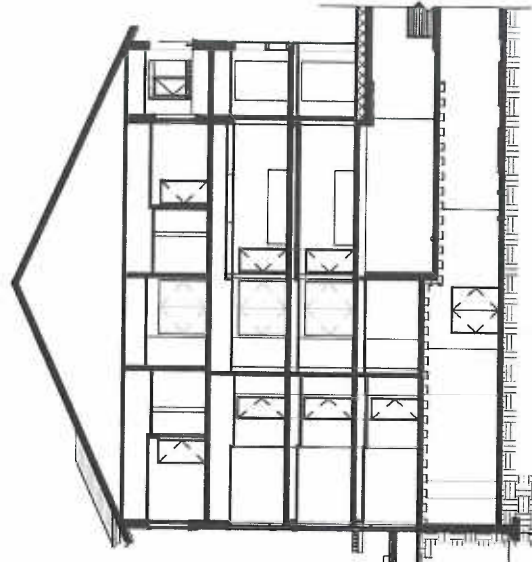
EXISTING
ROAD

46' - 6"

61' - 0"

81' - 0"

NEW
HEALTHCARE
BUILDING



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Draft Healthcare Building Perspective View



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What do we add?

| Use | Existing Actual | Approved Currently | Proposed | Proposed over Approved |
|-------------------------------|-----------------|--------------------|----------|------------------------|
| Independent Living Residences | 259 | 332 | 379 | 47 |
| Healthcare | 95 | 110 | 127 | 17 |
| | | | | |
| Required Parking | 420 | 535 | 617 | 82 |
| Provided Parking | 449 | 535 | 617 | 82 |



SOUTHMISTER

Potential Acquisition of some Church Property

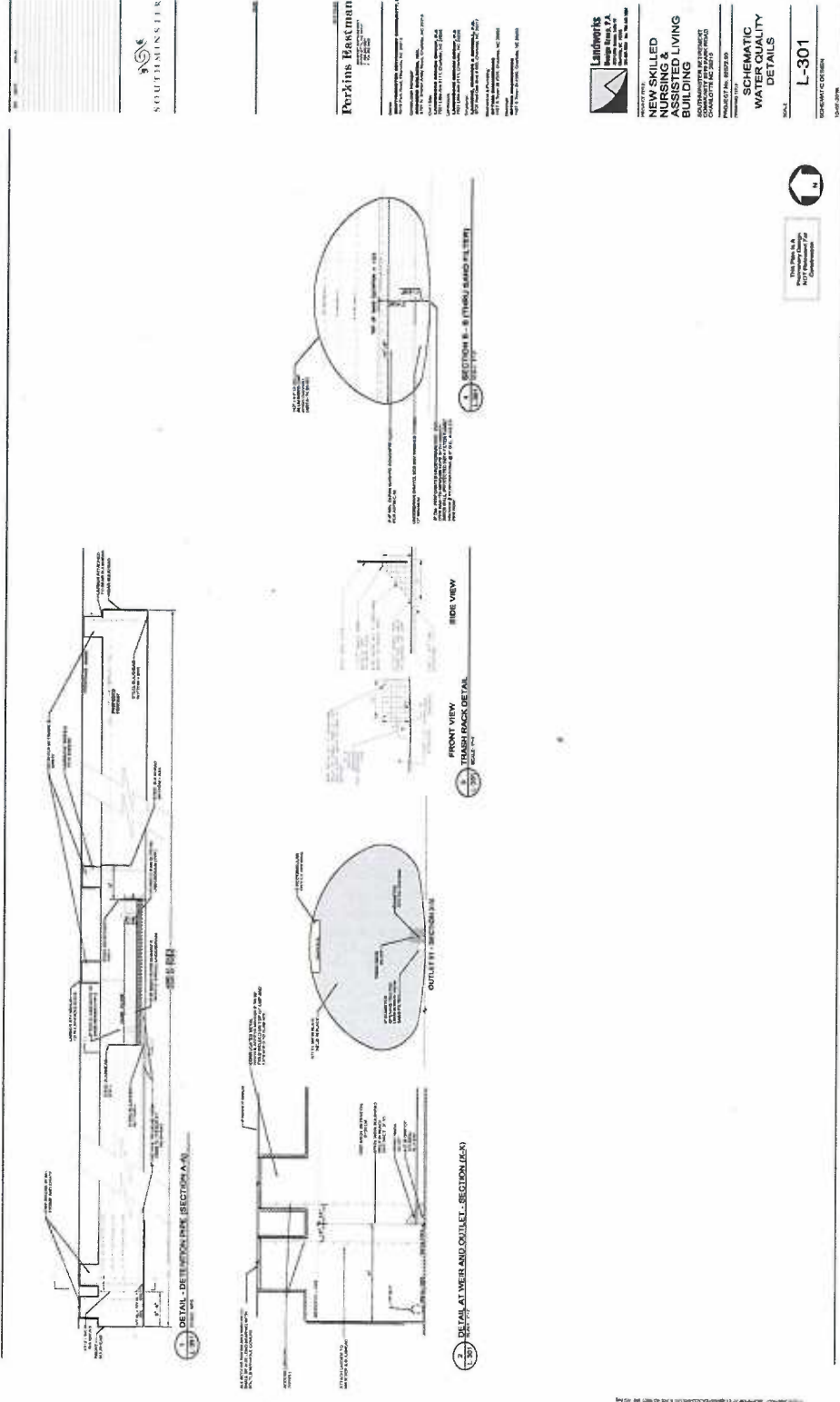


Option 02
Parcel 01: 36 units

Perkins Eastman
2016.09.07
Church Property Options

- Zoning process
 - Thru December or January
- Villa 1 & 2 (pending rezoning)
 - Earliest start = January 2017
 - About 16 months to build
- Health center
 - Earliest start = approx. 12 months
 - About 24 months to build
- “Backfill” prior health center with residential
 - Earliest start = approx. 40 months

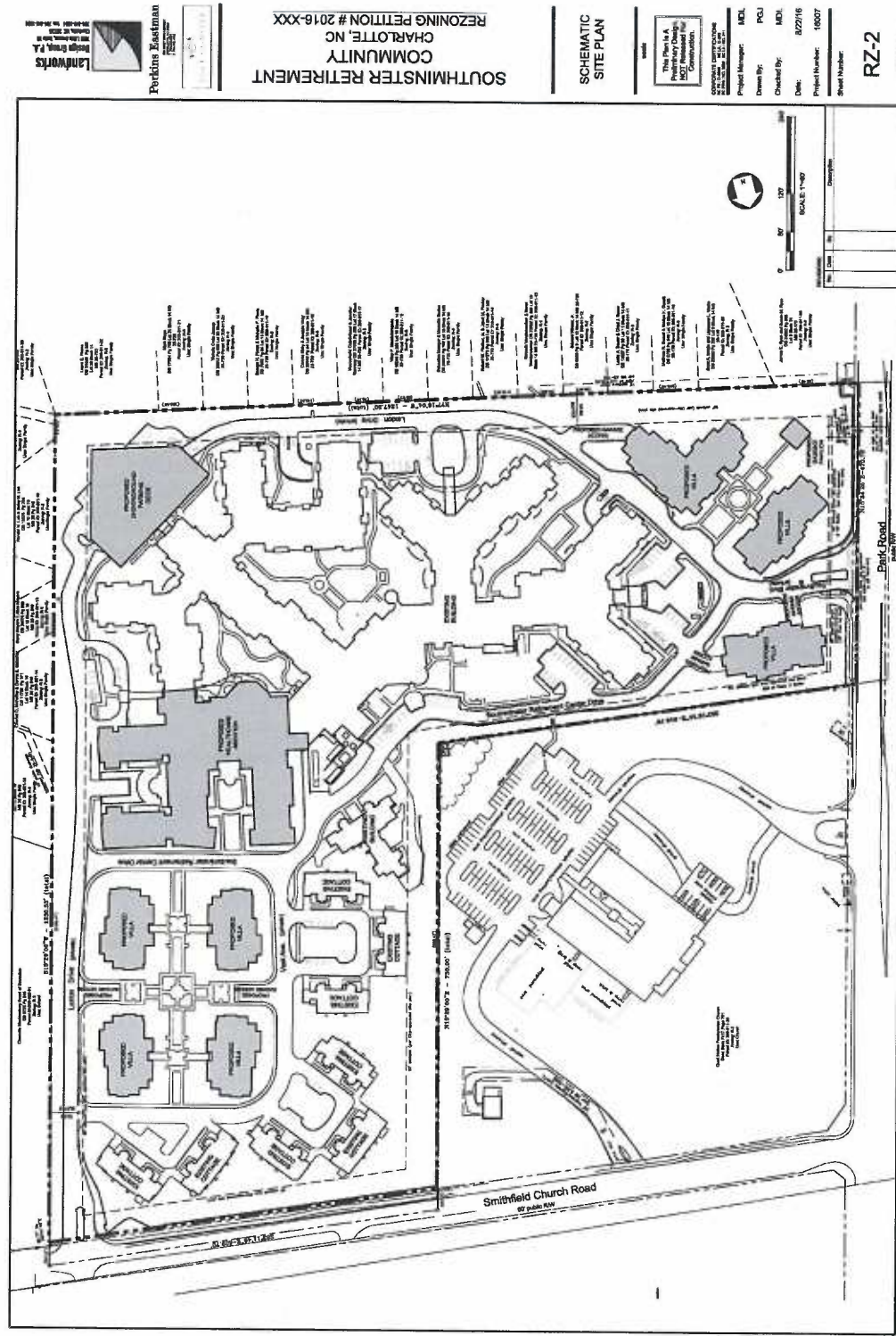




Example Detention



SOUTHMINSTER



END