

COMMUNITY MEETING REPORT

**Petitioner: Southminster, Inc.**

Rezoning Petition No. 2017-052

RECEIVED

APR 10 2017

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 March 24, 2017. 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, April 5, 2017 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 Design Group, Greg Gauthreaux and David Segmiller of Perkins Eastman and John Carmichael of Robinson Bradshaw & Hinson, P.A.

**SUMMARY OF ISSUES DISCUSSED:**

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed everyone to the Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael then provided the agenda for the meeting.

John Carmichael provided the schedule of events relating to this rezoning request.

John Carmichael stated that the site subject to this Rezoning Petition contains approximately 27.54 acres and is located on the east side of Park Road between Smithfield Church Road and Arbor Pointe Drive. The site is comprised of the existing Southminster campus and an approximately 2.14 acre portion of the adjacent Quail Hollow Presbyterian Church property. John Carmichael stated that when Southminster went through the rezoning process and held neighborhood meetings last year, Southminster's representatives mentioned that Southminster was attempting to acquire a portion of the adjacent church property and that if it were able to place a portion of the church property under contract that Southminster would be going back through the rezoning process.

John Carmichael stated that Southminster is a continuing care retirement community.

John Carmichael stated that Southminster is requesting an amendment to the approved Institutional (CD) conditional rezoning plan for its existing campus, and the rezoning of the 2.14

acre church property from the R-3 zoning district to the Institutional (CD) zoning district. The purposes of this request is to incorporate the 2.14 acre church property into the Southminster campus, and to allow an additional 22 independent living units to be constructed on the campus. The number of allowed independent living units on the site would increase from 379 to 401. The number of healthcare beds would not increase and would remain at 127.

John Carmichael reviewed the currently approved Institutional (CD) conditional rezoning plan for the existing Southminster campus that was approved by City Council in January 2017. John Carmichael pointed out the new villa style independent living unit buildings and the healthcare building addition that were approved in January 2017.

John Carmichael shared a slide that depicts the 2.14 acre church property that Southminster would be acquiring, and he shared the conditional rezoning plan associated with this 2017 request that shows the 2.14 acre church property as a part of the Southminster campus. John Carmichael pointed out the two villa style independent living unit buildings proposed under this request.

David Segmiller, the project architect, discussed the design of the villa style independent living unit buildings and he shared building elevations that depict the architectural style and character of these buildings.

Dave Lacy then addressed the meeting. Dave Lacy stated that Southminster is a non-profit continuing care retirement community founded by Christ Episcopal Church and Myers Park Baptist Church. Southminster needs to replace its healthcare center and to generate funds to pay for it, Southminster needs to build additional independent living units to generate additional revenues.

Dave Lacy stated that the acquisition of the church property was discussed with neighbors last year during the 2016 rezoning process. Dave Lacy stated that the villa style independent living unit buildings proposed under this rezoning only impact the 2.14 acre church property and the portion of the existing campus located next to the church property. This rezoning request does not impact the other portions of the Southminster campus.

Dave Lacy stated that the parking for these two new buildings would be located under the buildings.

In response to a question, Dave Lacy stated that the parking structure at the southeast corner of the site was previously approved. Dave Lacy stated that there are not any current plans to build that parking structure. The top level of the parking structure would be located at grade, and the lower level would be located below grade.

In response to a question, Dave Lacy stated that the new buildings would take advantage of the grade. These buildings would be 4 stories in height on one side and 3 stories in height on the other side. Most of these buildings would be located on the 2.14 acre church property.

In response to a question, Dave Lacy stated that Southminster would be tearing down a 2 story wing of the existing healthcare center building. Dave Lacy stated that essentially the existing healthcare center will be converted to independent living units.

An individual stated that the original plan had cottages next to the neighbors. Dave Lacy showed on the rezoning plan the villa style independent living unit buildings that would replace the cottages. The villa style independent living unit buildings located along the southern edge of the

site and the eastern edge of the site have already been approved. There will not be any cottages located along the southern edge of the site.

The new villa style independent living unit buildings located along the southern edge of the site will be constructed first.

In response to a question, David Segmiller stated that the healthcare building addition will be 3 to 4 stories in height. It depends upon where you are standing.

Dave Lacy stated that there will be parking located underneath the healthcare building addition.

In response to a question, Dave Lacy stated that Southminster should start construction on the villa style independent living unit buildings located on the southern edge of the campus in the Fall of 2017. Construction on the healthcare building addition could start in early 2018.

David Segmiller stated that the villa style independent living unit buildings are similar to the new buildings being constructed at Sharon Towers.

David Segmiller stated that it would take approximately 2 years to build the healthcare building addition.

In response to a question, Dave Lacy stated that there are no plans to change the entrances into the campus.

In response to a question regarding construction traffic, Dave Lacy stated that they would do their best to minimize any disruptions to the neighbors. Southminster will employ experienced contractors.

In response to a question regarding access into the church site, Matt Langston stated that they hope to maintain the existing location of the driveway into the church from Park Road. Southminster will straighten out the church driveway.

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

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

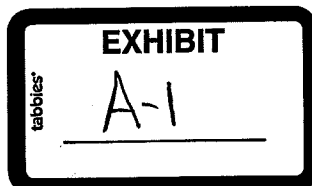
No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 10<sup>th</sup> day of April, 2017.

**Southminster, Inc., Petitioner**

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

Pet_No.	taxpid	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2017-052	20951127	ASHCRAFT	LINDSEY L			2930 WINGHAVEN LN		CHARLOTTE	NC	28210
2017-052	20951110	BEEVERS	FLOYCE COPELAND			2811 WINGHAVEN LN		CHARLOTTE	NC	28210
2017-052	20952120	BENINCA	OSCAR L	LARA J.	BENINCA	3027 OLD CHAPEL LN		CHARLOTTE	NC	28277
2017-052	20951103	BLACKWELDER TABER	TERESA M	RHETT	TABER	2812 WINGHAVEN LNL		CHARLOTTE	NC	28210
2017-052	20951111	BOWAR	LESLIE A	CHAD J	BOWAR	2815 WINGHAVEN LN		CHARLOTTE	NC	28210
2017-052	20951137	BRAINARD	RITA M			9002 WARBLER CT		CHARLOTTE	NC	28210
2017-052	20951125	BRYAN	JASON	ASHLEIGH	BRYAN	2942 WINGHAVEN LN		CHARLOTTE	NC	28210
2017-052	20951120	BURGESS	PAMELA J			2933 WINGHAVEN LN		CHARLOTTE	NC	28210
2017-052	20920105	CAMDEE LAND COMPANY LLC				6400 FAIRVIEW RD		CHARLOTTE	NC	28210
2017-052	20952197	CAMERON WOOD HOMEOWNERS	ASSOC INC			2331 CROWNPOINT EX DR STE L		CHARLOTTE	NC	28227
2017-052	20952196	CAMERON WOOD HOMEOWNERS	ASSOCIATION INC			2331 CROWNPOINT EXECUTIVE DR	STE L	CHARLOTTE	NC	28227
2017-052	20951129	CAREK	STEPHEN M	AMANDA M	CAREK	2916 WINGHAVEN LN		CHARLOTTE	NC	28210
2017-052	20952112	CARMICHAEL	NEIL G	BARBARA D	CARMICHAEL	8900 JENNA MARIE LN		CHARLOTTE	NC	28210
2017-052	20952201	CHARLOTTE MECKLENBURG	BOARD OF EDUCATION			PO BOX 30035		CHARLOTTE	NC	28230
2017-052	20920104	CHARLOTTE-MECKLENBURG BOARD OF EDUCATION				PO BOX 30035		CHARLOTTE	NC	28230
2017-052	20719140	CHRLSS	DENNIS W			2754 TIERGARTEN LN		CHARLOTTE	NC	28210
2017-052	20951102	DANIEL	ELIZABETH D			2818 WINGHAVEN LN		CHARLOTTE	NC	28210
2017-052	20951101	DEVORE	THOMAS F	KAREN F	DEVORE	2826 WINGHAVEN LN		CHARLOTTE	NC	28210
2017-052	20719141	DICKENS	CHRISTINE CONDON			2752 TIERGARTEN LN		CHARLOTTE	NC	28210
2017-052	20952117	ELLIOTT	KENNETH DEAN	JOHNNY MICHAEL	ROBINSON	3009 OLD CHAPEL LN		CHARLOTTE	NC	28210
2017-052	20951114	FISCHER	ROBERT W JR	JANET M	FISCHER	2833 WINGHAVEN LN		CHARLOTTE	NC	28210
2017-052	20952111	FORRESTER	JULIAN R	PAISLEY	FORRESTER	8904 JENNA MARIE LN		CHARLOTTE	NC	28210
2017-052	20951139	GALIMBERTI	CAROL A			9001 WARBLER CT		CHARLOTTE	NC	28210
2017-052	20952115	GARON	KEVIN P		LISA L RAMSEY	3000 OLD CHAPEL LN		CHARLOTTE	NC	28210
2017-052	20952119	GOLDEN	MARCIA F			3021 OLD CHAPEL LN		CHARLOTTE	NC	28210
2017-052	20951123	GREER	KENNETH MALCOM	SAVANNAH JADE ASHLEY	GREER	1702 MATHESON AVE		CHARLOTTE	NC	28205
2017-052	20951136	GULUZZI	MICHAEL N	EVELYN M	GULUZZI	9010 WARBLER CT		CHARLOTTE	NC	28210
2017-052	20952108	GUZZIO	JAMES			3100 OLD CHAPEL LN		CHARLOTTE	NC	28210
2017-052	20719196	HAMLIN PARK HOMES	ASSOCIATION			PO BOX 240812		CHARLOTTE	NC	28224
2017-052	20952116	HEATH	ANGELA MARIE			3003 OLD CHAPEL LN		CHARLOTTE	NC	28210
2017-052	20719142	HEIDER	SUSAN J		VIRGINIA	2750 TIERGARTEN LN		CHARLOTTE	NC	28210
2017-052	20719144	HEISLER	SYLVIA L			2746 TIERGARTEN LN		CHARLOTTE	NC	28210
2017-052	20951124	HICKS	CORY W	KATHERINE H	HICKS	2946 WINGHAVEN LN		CHARLOTTE	NC	28210
2017-052	20951118	KIRBY	DONNY	JACQUIE	KIRBY	2921 WINGHAVEN LN		CHARLOTTE	NC	28210
2017-052	20951107	LAYMAN	STEPHEN A	CATHERINE M	LAYMAN	2801 WINGHAVEN LN		CHARLOTTE	NC	28210
2017-052	20952110	LISK	RONALD M	BETSY M	LISK	8906 JENNA MARIE LN		CHARLOTTE	NC	28210
2017-052	20719138	LOOMIS	SHARON WERTZ			2758 TIERGARTEN LN		CHARLOTTE	NC	28210
2017-052	20952109	LOWDER	CRAIG S	IRENE K	LOWDER	8905 JENNA MARIE LN		CHARLOTTE	NC	28210
2017-052	20951126	LOWE	BENJAMIN Y	JODIE L CHESTER	LOWE	2936 WINGHAVEN LN		CHARLOTTE	NC	28210
2017-052	20719198	LSREF3 BRAVO (CHARLOTTE) LLC				2711 NORTH HASKELL AVE SUITE 1700		DALLAS	TX	75204
2017-052	20952114	MAHAFFEY	CHARLES DOUGLAS	DONNA S	MAHAFFEY	3004 OLD CHAPEL LN		CHARLOTTE	NC	28210
2017-052	20951104	MARCH	CURTIS			2806 WINGHAVEN LN		CHARLOTTE	NC	28210
2017-052	20951105	MATERA	ROBERT W	CHRISTINA L	MATERA	4212 CANTEY PL		CHARLOTTE	NC	28211
2017-052	20951128	MEADORS	PATRICK LELAND	JULIE DENISE	HILL	2924 WINGHAVEN LN		CHARLOTTE	NC	28210
2017-052	20951115	METZGER	SEBASTIAN	MEREDITH	BARTON	2901 WINGHAVEN LN		CHARLOTTE	NC	28210
2017-052	20952113	MEYERS	BARRY	ALICE	MEYERS	3010 OLD CHAPEL LN		CHARLOTTE	NC	28210
2017-052	20952163	MILLER	ANDREW KARL		SHARON LINDSAY	3106 OLD CHAPEL LN		CHARLOTTE	NC	28210
2017-052	20951131	MILLER	JONATHAN	KIM	MILLER	2900 WINGHAVEN LN		CHARLOTTE	NC	28210
2017-052	20951109	MODIE	SCOTT A	LEPOSAVA L	MODIE	2807 WINGHAVEN LN		CHARLOTTE	NC	28210
2017-052	20951106	MORSE	BLAIR WINSON			2800 WINGHAVEN LN		CHARLOTTE	NC	28210
2017-052	20951121	MOYE	MARK			2939 WINGHAVEN LN		CHARLOTTE	NC	28210
2017-052	20719139	OZAKI	ISAO			2756 TIERGARTEN LN		CHARLOTTE	NC	28210
2017-052	20952118	PHILLIPS	JERRY B		SUSAN EDWARDS	3015 OLD CHAPEL LN		CHARLOTTE	NC	28210
2017-052	20951122	PIERCE	LAURA E			2943 WINGHAVEN LN		CHARLOTTE	NC	28210
2017-052	20951119	PLEZIA	GEORGE H	MICHELLE F	PLEZIA	2927 WINGHAVEN LN		CHARLOTTE	NC	28210
2017-052	20951135	QUAIL HOLLOW PRESBYTERIAN	CHURCH			8801 PARK RD		CHARLOTTE	NC	28210
2017-052	20951140	ROBERTS	EDWIN P		ELAINE F ROBERTS	9003 WARBLER CT		CHARLOTTE	NC	28210
2017-052	20951108	RYAN	JAMES E	SUSAN M	RYAN	5124 SHIRAZ LN		FAYETTEVILLE	NY	13066
2017-052	20951116	SILDEN	DAVID C	SALLY A	SILDEN	2907 WINGHAVEN LN		CHARLOTTE	NC	28210
2017-052	20951133	SOUTHMINSTER INC	C/O DAVID LACY			8919 PARK RD		CHARLOTTE	NC	28210
2017-052	20951134	SOUTHMINSTER INC	C/O DAVID LACY			8919 PARK RD		CHARLOTTE	NC	28210
2017-052	20951132	SUNRISE LTD PARTNERSHIP			% UDC HOMES LTD	2331 CROWNPOINT EXECUTIVE DR	STE L	CHARLOTTE	NC	28227
2017-052	20951138	THOMAS	SUSI			9000 WARBLER CT		CHARLOTTE	NC	28210
2017-052	20951113	VANDERWERKEN	KENNETH	KAREN	VANDERWERKEN	2827 WINGHAVEN LN		CHARLOTTE	NC	28210
2017-052	20719143	VAUGHAN	BETHANY J			5260 CROSSBOW CIR UNIT 1F		ROANOKE	VA	24018
2017-052	20951117	WILLEMS	CHARLES T	SARAH S	WILLEMS	2915 WINGHAVEN LN		CHARLOTTE	NC	28210
2017-052	20951112	WINDER	EDWARD JR			2821 WINGHAVEN LN		CHARLOTTE	NC	28210
2017-052	20951130	YARBOROUGH	RONALD ALAN		L SAN JOSE-YARBOROUGH	2908 WINGHAVEN LN		CHARLOTTE	NC	28210
2017-052	20719145	ZEBU LLC				9719 CHATHAM OAKS TRAIL		CHARLOTTE	NC	28210
2017-052		JOHN CARMICHAEL (ROBINSON BRADSHAW)				101 N. TRYON STREET, SUITE 1900		CHARLOTTE	NC	28246



Pet_No.	Neighborho	First_Name	Last_Name	Street_Add	City	State	zip
2017-052	Cameron Wood Homeowners Association	Christopher	Corcoran	3042 Planters Walk Court	Charlotte	NC	28210
2017-052	Hamlin Park Homes Associaiton	Barbara	Harris	2764 Tiergarten Ln	Charlotte	NC	28210
2017-052	Provincetowne	Thomas H.	Fault, Jr.	2400 Brantford Dr	Charlotte	NC	28210
2017-052	Quail Hollow Estates Homeowners Association	Mark	Matthews	7042 Quail Hill Rd	Charlotte	NC	28210
2017-052	Quail Hollow Homeowners Association	Marvin	Wyant	7326 Quail Meadow Ln	Charlotte	NC	28210

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting -- **Rezoning Petition No. 2017-052** filed by Southminster, Inc. to request the rezoning of an approximately 27.54 acre site located on the east side of Park Road between Smithfield Church Road and Arbor Pointe Drive from the Institutional (CD) and R-3 zoning districts to the Institutional (CD) S.P.A. (Site Plan Amendment) and Institutional (CD) zoning districts

**Date and Time  
of Meeting:** Wednesday, April 5, 2017 at 6:30 PM

**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 27.54 acre site located on the east side of Park Road between Smithfield Church Road and Arbor Pointe Drive from the Institutional (CD) and R-3 zoning districts to the Institutional (CD) S.P.A. (Site Plan Amendment) and Institutional (CD) zoning districts. The purposes of this rezoning request is to incorporate a portion of the adjacent church property into the Petitioner's senior living community and to allow an additional 22 independent living units to be developed on 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.

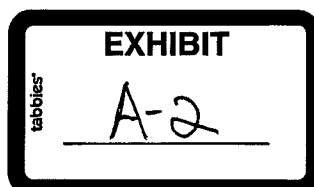
**Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Wednesday, April 5, 2017 at 6:30 PM in Great Room B at Southminster located at 8919 Park Road in Charlotte.** Representatives of the 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: March 24, 2017



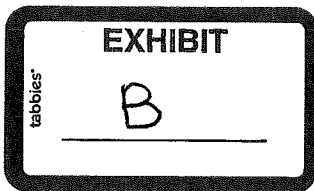
Southminster, Inc., Petitioner  
Rezoning Petition No. 2017-052

Community Meeting Sign-in Sheet

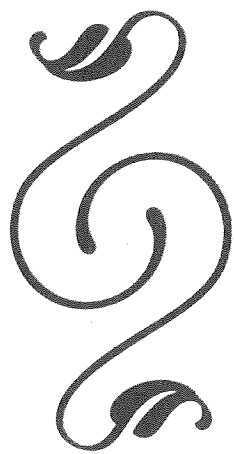
Southminster  
Great Room B  
8919 Park Road  
Charlotte, NC

Wednesday, April 5, 2017

6:30 P.M.

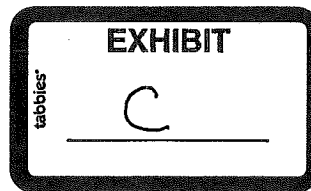


	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	VIRGIL ADKINS	QUAIL HOLLOW PRESBYTERIAN	704.650.8004	adkinsvj@netscape.net
2.		8801 PARK RD.		
3.	BARCLAY MEYER	AMERON WOOD		BARCLAYMEYER@GMAIL.COM
4.	PAM BURGESS	2933 WINGHAVEN LN		PamKeyDAWG1@LIVE.COM
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				



# SOUTHMINSTER

## *Neighborhood Meeting Re: Rezoning Petition No. 2017-052*



April 5, 2017



# Agenda

- I. Introduction of Development Team Members
- II. Rezoning Schedule
- III. Site/Existing Zoning/Rezoning Request
- IV. Review and Discussion of the Site Plan/Architecture
- V. Question, Answer and Comment Session

## Development Team

- David Lacy, Southminster
- Matt Langston, Landworks Design Group
- Greg Gauthreaux, Perkins Eastman
- John Carmichael, Robinson, Bradshaw & Hinson

## Rezoning Schedule

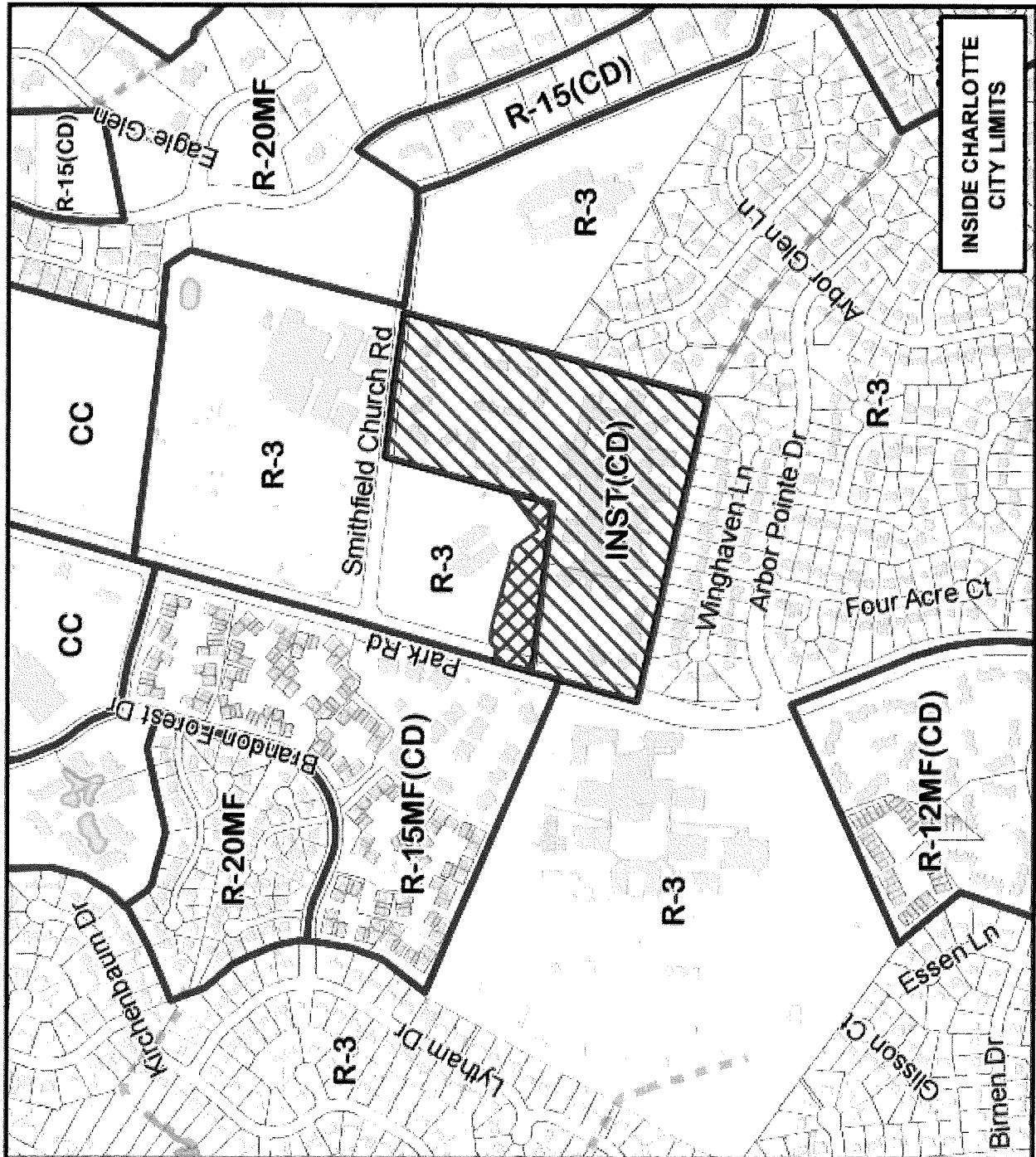
- Public Hearing: Monday, May 15, 2017 at 5:30 PM  
at the Charlotte-Mecklenburg  
Government Center
- Zoning Committee: Tuesday, May 30, 2017 at 5:30 PM  
at the Charlotte-Mecklenburg  
Government Center
- City Council Decision: Monday, June 19, 2017 at 5:30 PM  
at the Charlotte-Mecklenburg  
Government Center

## What do we add?

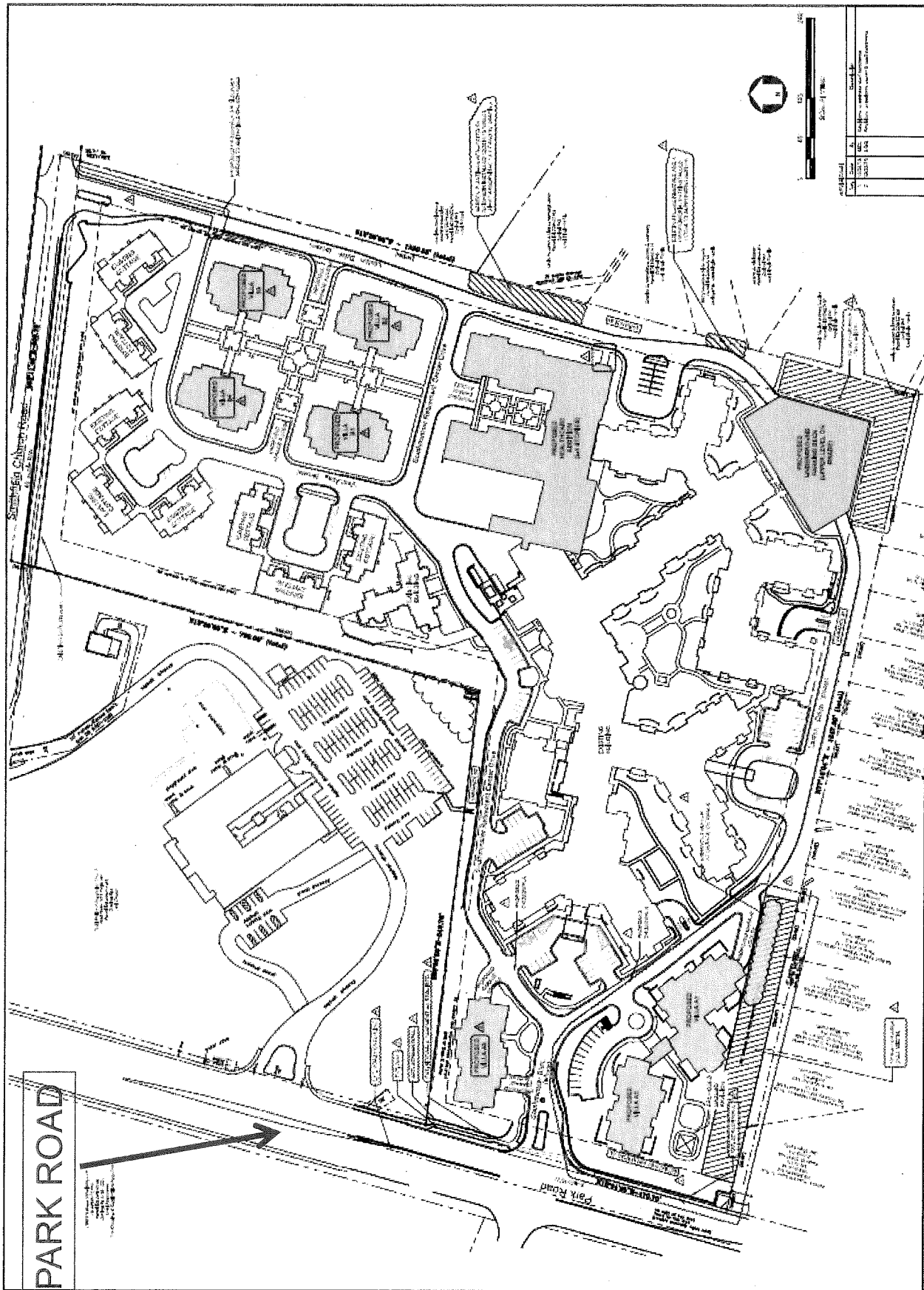
Use	Existing Actual	Approved Currently	Proposed	Proposed over Approved
Independent Living Residences	259	379	401	22
Healthcare	95	127	127	0
Required Parking	420	617	617	0
Provided Parking	449	617	617	0







# 1st Zoning (Current Campus; Approved Jan 2017)




**Landworks**  
 10000 N. ...  
 Charlotte, NC 28215  
 Phone: (704) ...  
 Fax: (704) ...

SOUTHMINSTER RETIREMENT  
 COMMUNITY  
 CHARLOTTE, NC  
 REZONING PETITION # 2016-136

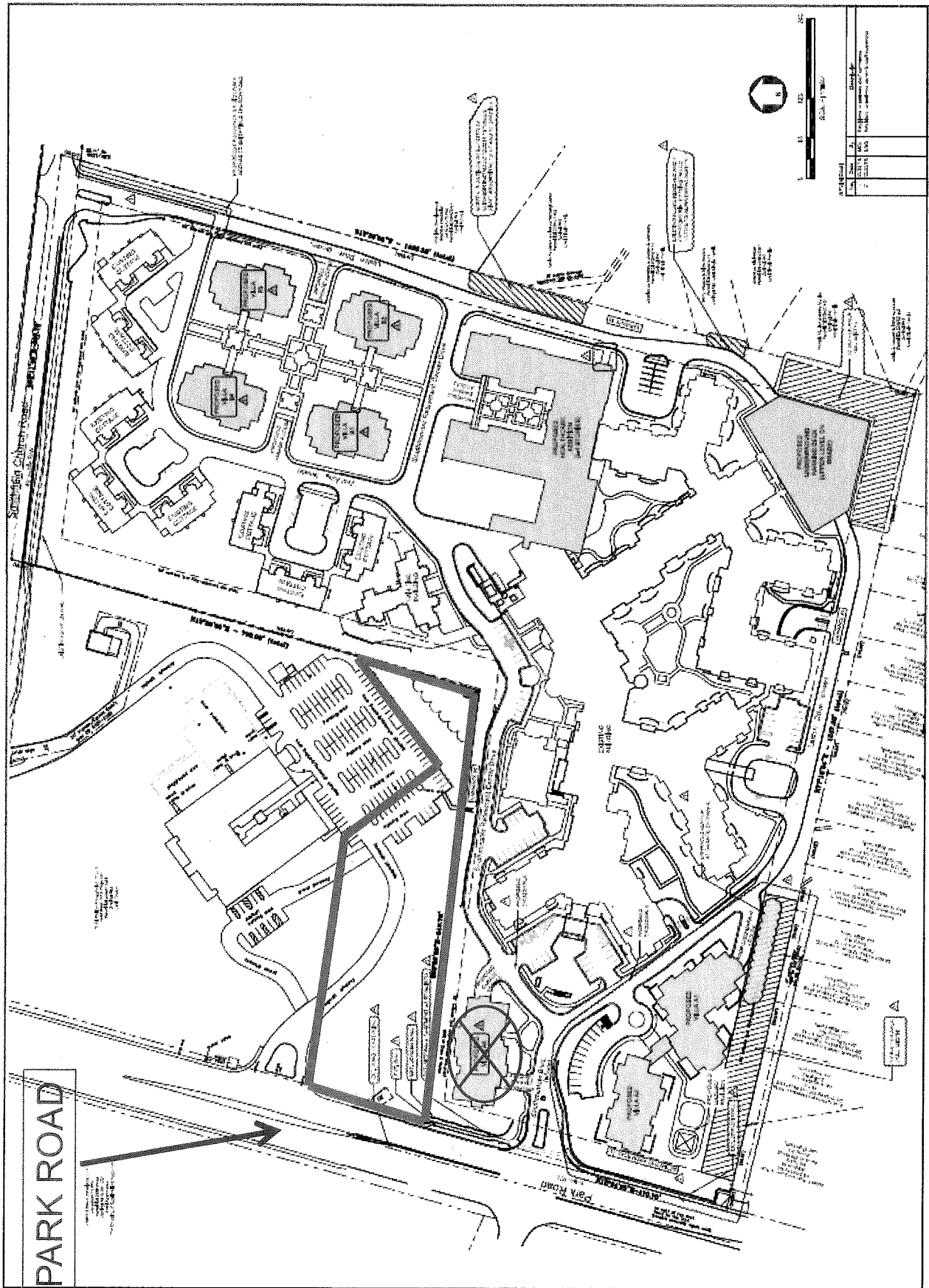
SCHEMATIC  
 SITE PLAN

This site plan was prepared by Landworks, Inc. for the purpose of showing the proposed layout of the Southminster Retirement Community.

Project Name: Southminster Retirement Community  
 Project No.: 16-001  
 Date: 1/15/17  
 Drawn by: J. Smith  
 Checked by: M. Jones  
 Scale: As Shown

RZ-2

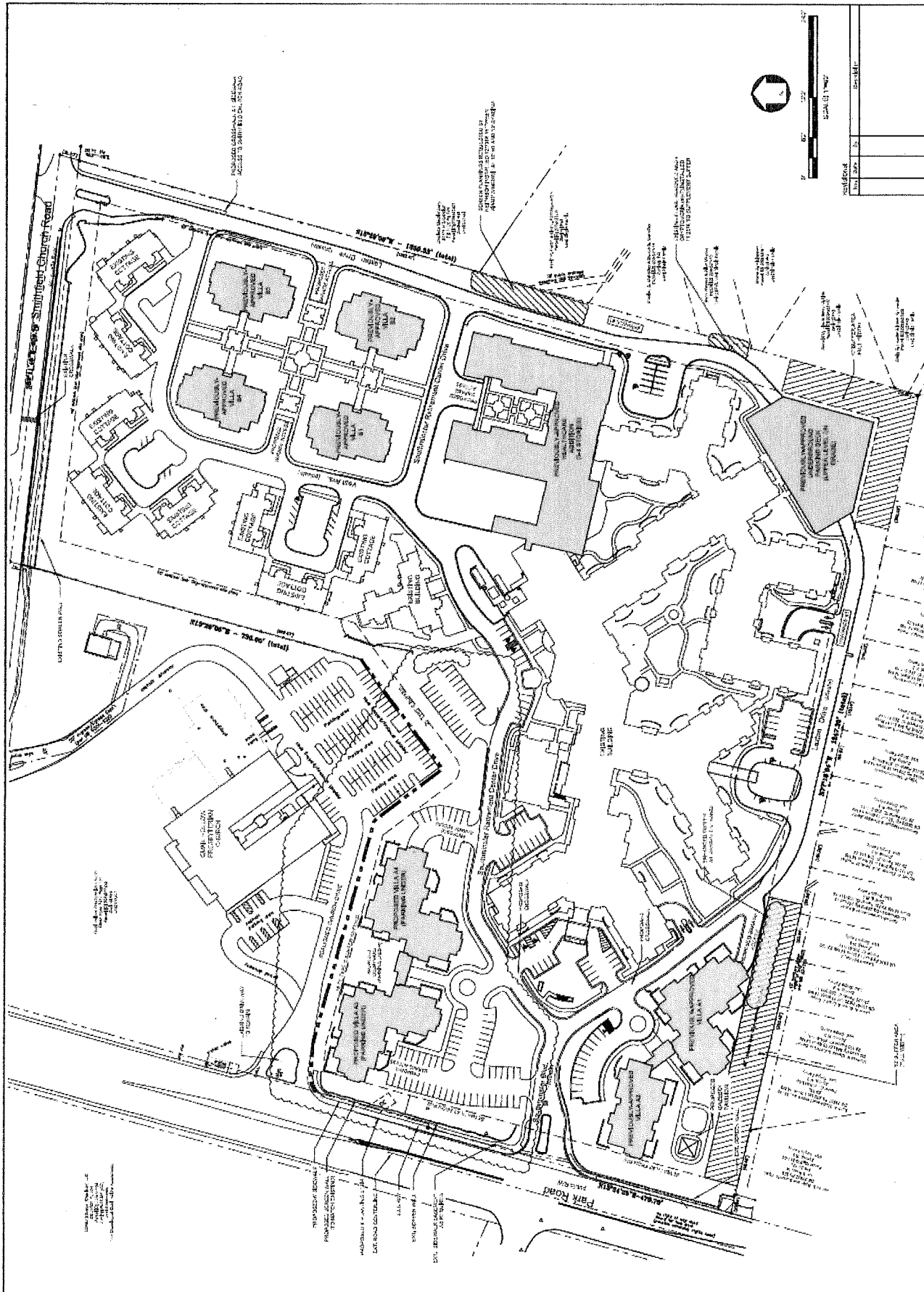
# Planned Addition of Land Purchased from QHPC



PARK ROAD

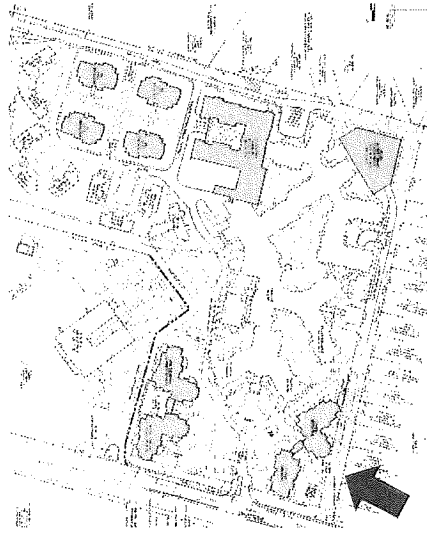


# Current Proposed Zoning Request w/Church Land



## Rezoning Request

- Requesting the rezoning of the site from the Institutional (CD) and R-3 zoning districts to the Institutional (CD) S.P.A. and Institutional (CD) zoning districts to incorporate a portion of the adjacent church property into the Southminster campus and to allow an additional 22 independent living units to be developed on the site.



- ① Masonry (Brick)
- ② Masonry (Simulated Limestone/ Light-colored Brick)
- ③ Metal Panel/ Cementitious Panel/ Exterior Tile
- ④ Asphalt roofing shingles
- ⑤ Metal roofing



Terrace 1-2 South Perspective

Questions?