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 10th 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)
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<td>Thomas H.</td>
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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.  

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<td>1. VIRGINIA ADKINS</td>
<td>QUAIL HOLLOW PRESBYTERIAN</td>
<td>704.650.8004</td>
<td><a href="mailto:adkinsv@netscape.net">adkinsv@netscape.net</a></td>
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<tr>
<td>2.</td>
<td>8801 PARK RD.</td>
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<td>3. Barry Meyer</td>
<td>CAMERON WOOD</td>
<td></td>
<td><a href="mailto:barryfmevern@gmail.com">barryfmevern@gmail.com</a></td>
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<td>4. Pam Burgess</td>
<td>2933 WINCHESTER LN</td>
<td></td>
<td><a href="mailto:Pokeypawg1@live.com">Pokeypawg1@live.com</a></td>
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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
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Planned Addition of Land Purchased from QHPC
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.
Terrace 1-2 South Perspective
Questions?