

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2018-014**

**Petitioner:** Novant Health, Inc.  
**Rezoning Petition No.:** 2018-014  
**Property:** ± 18.95 acres located at 15825 Marvin Road (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Department 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 Wednesday, February 28<sup>th</sup>, 2018. 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 2/16/18. 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 Wednesday, February 28<sup>th</sup> at 7:00 PM, at Charlotte Banquet Center, 9009 Bryant Farms Rd, Charlotte, NC 28277.

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

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representative at the required Community Meeting were Matt Stiene, Andy Mauler and Lauren Dalton with Novant Health, Phillip Hobbs with Alfred Benesch & Company, and Randy Goddard with DRG. Also in attendance was Keith MacVean with Moore & Van Allen, PLLC.

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

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

##### **Introduction and Overview of Development Plan.**

Keith MacVean opened the meeting and welcomed everyone in attendance. He then introduced Matt Stiene, Andy Mauler and Lauren Dalton with Novant Health, Phillip Hobbs with Alfred Benesch & Company, and Randy Goddard with DRG.

Mr. MacVean gave an overview of the site plan and the existing zoning. He then reviewed the site location on the existing church property. He then explained what the current zoning allows and that a portion of the current site that zoned for only religious uses. The site is being rezoned in order to allow medical uses, including a 50 bed hospital.

Matt Stiene explained Novant's vision for the site with attendees. Novant Health wants to bring healthcare access to neighborhood communities. They propose a 50 bed hospital unit with office space including a small family practice. They plan to provide a neighborhood healthcare campus with access points from Highway 521 as well as Marvin Road and Providence Road West.

Phillip Hobbs then reviewed the site plan and explained that the development will include 2 new public roads including the extension to Ballancroft Parkway through the site.

Mr. MacVean went on to explain the improved sidewalk networks along Highway 521 and the addition of on-street parallel parking along Marvin Road. He then reviewed key dates in the rezoning process.

Mr. Stiene reviewed the conceptual renderings with the audience and showed examples of potential building arrangements. The development is likely to begin in Phases with the family practice being constructed first.

The meeting was then opened to questions.

## **II. Summary of Questions/Comments and Responses:**

Attendees asked about access to the campus and potential traffic. There will be entrances from Marvin Road, Highway 521 and the newly extended Ballancroft Parkway. There is a traffic study underway associated with the access to Highway 521, and the Petitioner is working with the City and State to determine the best traffic solutions. Mr. Goddard elaborated that there will be left and right turn lane access from Highway 521. Attendees also asked if an emergency signal would be in place. There will not be a designated signal for emergency use.

One attendee asked why there were so few beds for the hospital. Matt Stiene explained that this campus is being developed as a facility for community based care. It was then asked if there will be a helipad. This medical campus will have an emergency department and include a required helipad.

The neighboring property owner asked how the Petitioner plans to mitigate noise for his hotel guests. Mr. Stiene explained that Novant currently has 11 community hospitals and the emergency department is not a continuous stream of noise. Novant Health strives to be a good neighbor in the community.

One attendee asked how many people would be employed on this campus. There could be anywhere from 300-500 employees on site depending on the services offered.

Attendees then asked about the campus amenities and plantings. The development will follow the Tree Ordinance and offer street trees as well as planting strips. The campus is proposed to be pedestrian friendly and offer green spaces to potentially connect to the shopping center.

One attendee asked if the development planned to have connectivity to the church. At this time, there is no plan to connect with the church.

Attendees then asked about the construction of the site and the location of the retention pond. The location of the pond is not set but will potentially be buried and sand filtered instead. Although the building will most likely not be LEAD Certified, Novant is always working on their energy consumption and all buildings will meet the Energy Star requirements.

Keith MacVean thanked everyone in attendance and the meeting was adjourned.

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

There were no changes to the petition as a result of this meeting.

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Department  
Matt Stiene, Novant Health, Inc.  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

Pet_no.	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-014	22309120	KINGSLEY HOMEOWNERS ASSOC	INC			227 W. TRADE ST SUITE 800		CHARLOTTE	NC	28202
2018-014	22309193	KINGSLEY HOMEOWNERS ASSOC	INC			227 W. TRADE ST SUITE 800		CHARLOTTE	NC	28202
2018-014	22309195	KINGSLEY HOMEOWNERS ASSOC	INC			227 W. TRADE ST SUITE 800		CHARLOTTE	NC	28202
2018-014	22309196	KINGSLEY HOMEOWNERS ASSOC	INC			227 W. TRADE ST SUITE 800		CHARLOTTE	NC	28202
2018-014	22309198	KINGLSEY HOMEOWNERS ASSOC	INC			227 W. TRADE ST SUITE 800		CHARLOTTE	NC	28202
2018-014	22309401	BELL	MELINDA			15611 SIR CHARLES PL		CHARLOTTE	NC	28277
2018-014	22309402	GOLI	SATISH	LAKSHMI SWETHA	VANGARA	15615 SIR CHARLES PL		CHARLOTTE	NC	28277
2018-014	22309403	CADOLINO	PHILLIP L			4471 DEAN MARTIN DR,UNIT 3006		LAS VEGAS	NV	89103
2018-014	22309404	DAS	BIPLAB	SOMA	DAS	4065 FLOWERING PEACH RD		MARVIN	NC	28173
2018-014	22309405	CARTER	WILLIAN BRIAN			15627 SIR CHARLES PL		CHARLOTTE	NC	28277
2018-014	22309406	BROWN	JASON ANTHONY	VERONICA LYNNE	BROWN	15631 SIR CHARLES PL		CHARLOTTE	NC	28277
2018-014	22309407	WEST	LAKESHIA R			15635 SIR CHARLES PLACE		CHARLOTTE	NC	28277
2018-014	22309408	KUAI	DIANA H			6539 ORLAND ST		FALLS CHURCH	VA	22043
2018-014	22309409	WILSON	HORACE	DEBRA S	WILSON	15643 SIR CHARLES PLACE		CHARLOTTE	NC	28277
2018-014	22309410	ADAMS	TIMOTHY N	COURTNEY E	ADAMS	15647 SIR CHALRES PL		CHARLOTTE	NC	28277
2018-014	22309411	STEINEK	DORA PRICE	KARL LAWSON	STEINEK	7537 SURREYWOOD PL		CHARLOTTE	NC	28270
2018-014	22309412	WANG	XUEMEI			15026 LISHA LN		CHARLOTTE	NC	29277
2018-014	22309413	TOURANJOE	DARYL			15648 MARVIN RD		Charlotte	NC	28277
2018-014	22309414	FEATHERSON	BONNIE R			15644 MARVIN RD		Charlotte	NC	28277
2018-014	22309415	NGUYEN	TUAN A			15640 MARVIN RD		Charlotte	NC	28277
2018-014	22309416	POLOCHE	SAMUEL A	CIELO	POLOCHE	15636 MARVIN RD		CHARLOTTE	NC	28277
2018-014	22309417	PULLIAM	PATRICK M.			15632 MARVIN RD		CHARLOTTE	NC	28277
2018-014	22309418	MEHTA	AMIT	SHOBHA	MEHTA	15628 MARVIN RD		CHARLOTTE	NC	28277
2018-014	22309419	SACKS	KAREN B			15624 MARVIN RD		CHARLOTTE	NC	28277
2018-014	22309420	XIANG	JUN			10258 TINTINHULL DR		INDIAN LAND	SC	297070
2018-014	22309421	KINGSLEY HOMEOWNERS ASSOC INC				141 SCALEYBARK RD		CHARLOTTE	NC	28209
2018-014	22309422	THOMPSON	MYLES P			11601 WINDSOR CASTLE LN		CHARLOTTE	NC	28277
2018-014	22309423	POLALA	VIJAY	SWETHA	GUNDAPUNANI	11605 WINDSOR CASTLE LN		CHARLOTTE	NC	28277
2018-014	22309424	SANDY	ADILLIA S			11609 WINDSOR CASTLE LN		CHARLOTTE	NC	28277
2018-014	22309425	KORRAPATI	INDIRA			9537 LINDEN TREE LN		CHARLOTTE	NC	28277
2018-014	22309426	KALAGARA	RAM			11617 WINDSOR CASTLE LN		CHARLOTTE	NC	28277
2018-014	22309427	AFZAL	SYED R	LOVISA G	AFZAL	4330 E 15TH ST		LONG BEACH	CA	90804
2018-014	22309428	BEMBERRY	RODNEY	DIANA	BEMBERRY	11625 WINDSOR CASTLE LN		CHARLOTTE	NC	28277
2018-014	22309429	MORALES	MARCO A	AMANDA M	MORALES	11629 WINDSOR CASTLE LN		CHARLOTTE	NC	28277
2018-014	22309430	SHEETS	KELLY A	FABIO L	FRANCO	11633 WINDSOR CASTLE LN		CHARLOTTE	NC	28277
2018-014	22309433	KINGSLEY HOMEOWNERS ASSOC INC				PO BOX 11906		CHARLOTTE	NC	28220
2018-014	22309445	GEROLA	WERNER	MIREYA	AGUILAR	2702 WASHINGTON AVE		REDWOOD CITY	CA	94061
2018-014	22309446	WHITE	ZACHARY M	CATHRYN C	WHITE	11616 KINGSLEY VIEW DR		CHARLOTTE	NC	28277
2018-014	22309447	RICKER	ALAN	LINDA ELIZABETH	RICKER	11612 KINGSLEY VIEW DR		CHARLOTTE	NC	28277
2018-014	22309448	MAYOCK	SEAN	KEIRA	MAYOCK	11608 KINGSLEY VIEW DR		CHARLOTTE	NC	28277
2018-014	22309449	ROBBINS	PHILLIP LESTER	PATRICIA JACOBS	ROBBINS	11604 KINGSLEY VIEW DR		CHARLOTTE	NC	28277
2018-014	22309482	MONTERO	FRANCISCO	MONICA	IZQUIERDO	15612 MARVIN RD		CHARLOTTE	NC	28277
2018-014	22309501	MSM PROPERTIES				4645 MATTHEWS MINT HILL RD		MATTHEWS	NC	28105
2018-014	22309502	MCDAVID	YOLITA D			11607 KINGSLEY VIEW DR		CHARLOTTE	NC	28277
2018-014	22309503	BAILEY	JESSICA	NASIR	SYED	11611 KINGSLEY VIEW DR		CHARLOTTE	NC	28277
2018-014	22309504	BULLARD	HOMER THOMAS III			11615 KINGSLEY VIEW DR		CHARLOTTE	NC	28277
2018-014	22309505	DEJULIO	GLENN M			11619 KINGSLEY VIEW DR		CHARLOTTE	NC	28277
2018-014	22309513	KINGSLEY HOMEOWNERS ASSOC	INC			PO BOX 11906		CHARLOTTE	NC	28220
2018-014	22309526	NISBET	KELLY			15641 CASTLE WATCH AVE UNIT 178		CHARLOTTE	NC	28277
2018-014	22309527	CURLET	ISAAC D			15643 CASTLE WATCH AV UNIT 179		CHARLOTTE	NC	28277
2018-014	22309528	PATEL	JAYMIN	HETAL	PATEL	8705 ARMSTRONG PARK DR		CHARLOTTE	NC	28277
2018-014	22309529	LEYSIEFFER	BETH C			15705 CASTLE WATCH AV		Charlotte	NC	28277
2018-014	22309530	NG	KAIYAN BECKY	ZHONGWU WILLIAM	HU	15709 CASTLE WATCH AV		CHARLOTTE	NC	28277
2018-014	22309531	KANKIPATI	NITYANAND	KAVITH SUDARSAN	KANKIPATI	17323 HAMPTON TRACE RD		HUNTERSVILLE	NC	28078
2018-014	22309532	LACHOWITZ	JOAN R	ERIC	LACHOWITZ	15721 CASTLE WATCH AV		CHARLOTTE	NC	28277
2018-014	22309533	GSI VENTURES LLC				248 WHITMAN DR		BROOKLYN	NY	11234
2018-014	22309534	EDWARDS	SPENCER LEWIS	CHRISTINA HARTSWICK	EDWARDS	114 BRANDYWINE BLVD		MOREHEAD CITY	NC	28557
2018-014	22309535	LUKCIC	MICHAEL J			15733 CASTLE WATCH AV		CHARLOTTE	NC	28277
2018-014	22309536	PFANNKUCH	ALBERT			17928 MEADOW BOTTOM RD		CHARLOTTE	NC	28277
2018-014	22309537	PATEL	ASHISH	URVASHI	KACHHADIA	15741 CASTLE WATCH AV		CHARLOTTE	NC	28277
2018-014	22309538	WEGERT	SAMUEL ERWIN			PO BOX 28		AMHERST	VA	24521
2018-014	22309539	SMITH	ALAN P	ELISABETH A	SMITH	10403 BUFFTON CT		CHARLOTTE	NC	28277
2018-014	22309540	MYERS	JOSE R			15830 MARVIN RD		CHARLOTTE	NC	28277
2018-014	22309541	WOLKE	DARYL J	JANET A	WOLKE	15826 MARVIN RD		CHARLOTTE	NC	28277
2018-014	22309542	DARBE	LITA M			15822 MARVIN RD		Charlotte	NC	28277
2018-014	22309543	4A PROPERTY MANAGEMENT LLC				4001 AUTUMN BLOSSOM LN		WAXHAW	NC	28173
2018-014	22309544	BURGUN	SHANE G			15810 MARVIN RD		Charlotte	NC	28277
2018-014	22309545	CARRAWAY	VICTOR B			4088 SMITHFIELD TRAIL		ELLENWOOD	GA	30294
2018-014	22309546	SECHREST	BRANDON J	ANDREA	BEST	15802 MARVIN RD		Charlotte	NC	28277
2018-014	22309547	JETPARIYA	RAMNIK DHANJI	KANCHANBEN RAMNIK	JETPARIYA	15750 MARVIN RD		CHARLOTTE	NC	28277

2018-014	22309548	BLUMEL	DIANE B	JOSEPH A III	BLUMEL	1020 EMERALD COMMON DR UNIT 201		KNIGHTDALE	NC	27545
2018-014	22309549	SCATTERFIELD	PATRICE			15742 MARVIN RD		Charlotte	NC	28277
2018-014	22309550	NVR INC				8601 MCALOINE PARK DR		CHARLOTTE	NC	28211
2018-014	22309551	PERSICA	DANIEL J			9611 BELLOAK LN		WAXHAW	NC	28173
2018-014	22309552	LOK	WAI KUEN	MARISABEL	LOK	15765 CASTLE WATCH AV		CHARLOTTE	NC	28277
2018-014	22309553	WASHINGTON	MARIE A			16769 CASTLE WATCH AV		CHARLOTTE	NC	28277
2018-014	22309554	ZHAO	YONGQIN	LI	CHE	3910 NEON LN		CHARLOTTE	NC	28270
2018-014	22309555	NVR INC				8601 MCALOINE PARK DR		CHARLOTTE	NC	28211
2018-014	22309556	WANG	LIANG	YING	XIE	15803 CASTLE WATCH AVE		CHARLOTTE	NC	28277
2018-014	22309557	DAO	MARTIN PHAN HUU			15807 CASTLE WATCH AVE		CHARLOTTE	NC	28277
2018-014	22309558	MURWAY	MARILYN L			15811 CASTLE WATCH AVE		CHARLOTTE	NC	28277
2018-014	22309559	GRISWOLD	CURTIS W			15815 CASTLE WATCH AVENUE		CHARLOTTE	NC	28277
2018-014	22309560	EMIG	JILL J	MICHAEL D	EMIG	15819 CASTLE WATCH AVE		CHARLOTTE	NC	28277
2018-014	22309561	DURANT	DANA C	LUTHER M	FERGUSON	15823 CASTLE WATCH AVE		CHARLOTTE	NC	28277
2018-014	22309562	FRANKLIN	REGINALD	ANGEL	HILLIARD	15748 KENSINGTON PALACE LN		CHARLOTTE	NC	28277
2018-014	22309563	DIGGS	JOSEPH D.	VALERIE	RIXEY-DIGGS	15744 KENSINGTON PALACE LN		CHARLOTTE	NC	28277
2018-014	22309564	SIEGAL	BARRY D.			15740 KENSINGTON PALACE LN		CHARLOTTE	NC	28277
2018-014	22309565	PHILLIPS	WENDELL R	LINDA I	PHILLIPS	4211 SHARON VIEW RD		CHARLOTTE	NC	28226
2018-014	22309566	PIKE	DAVID			1163 DRUMMAND LN		MATTHEWS	NC	28104
2018-014	22309567	KANEV	VESELIN N	LYUBA Y	KANEVA	15728 KENSINGTON PALACE LANE		CHARLOTTE	NC	28277
2018-014	22309568	PATEL	GOKUL	SNIMAR	GREWAL	107 BANTAM PL		MOORESVILLE	NC	28117
2018-014	22309569	WILDER	CATHY M			15720 KENSINGTON PLACE LN		CHARLOTTE	NC	28277
2018-014	22309570	MCCLINTOCK	BARBARA W			PO BOX 2321		RANCHO CUCAMANGO	CA	91729
2018-014	22309571	VME PROPERTIES LLC				15357 BALLANTYNE COUNTRY CLUB DR		CHARLOTTE	NC	28277
2018-014	22309572	HENRY	NICOLE MAJESTIC	SEAN	HENRY	15708 KENSINGTON PALACE LN		CHARLOTTE	NC	28277
2018-014	22309573	PHERWANI	VIRENDRA	SHILPA	PHERWANI	4 SETON DR		SHREWSBURY	MA	01545
2018-014	22309574	DRAGELIN	TIMOTHY J			15700 KENSINGTON PALACE LN		CHARLOTTE	NC	28277
2018-014	22309577	KINGSLEY HOMEOWNERS ASSOC	INC			PO BOX 11906		CHARLOTTE	NC	28220
2018-014	22309578	KINGSLEY HOMEOWNERS ASSOC	INC			PO BOX 11906		CHARLOTTE	NC	28220
2018-014	22309579	KINGSLEY HOMEOWNERS ASSOC	INC			PO BOX 11906		CHARLOTTE	NC	28220
2018-014	22309799	KINGSLEY HOMEOWNERS ASSOC INC				141 SCALEYBARK RD		CHARLOTTE	NC	28209
2018-014	22313208	PROVIDENCE ROAD WEST INVESTORS LLC				1101 RED VENTURES DR		FORT MILLS	SC	29707
2018-014	22313217	GRACE CHRISTIAN CENTER INC				PO BOX 49208		CHARLOTTE	NC	28277
2018-014	22313221	YOUNG	THOMAS DALE	TRUSTEE OF THE HOWARD YOUNG	AND MARIETTA YOUNG IRREVOCABLE TRUST	637 STRATFORDSHIRE DR		MATTHEWS	NC	28105
2018-014	22313228	WMCI CHARLOTTE IV LLC				3951-A STILLMAN PY		GLEN ALLEN	VA	23060
2018-014	22313235	521 PARTNERS LLC				10921 A 521 CORPORATE CTR DR		FORT MILL	SC	29707
2018-014	22313236	OHM HOTELS 521 LLC				1348 MATTHEWS TOWNSHIP PKWY SUITE 200	ATTN ALKESH PATEL	MATHEWS	NC	28105
2018-014	22313237	521 PARTNERS LLC			C/O RED VENTURES LLC	1101 CORPORATE CENTER DR STE 521		FORT MILL	SC	29707
2018-014	22314152	HALLCROFT FARMS LLLP				11511 PROVIDENCE RD W		CHARLOTTE	NC	28277
2018-014	22314153	HALLCROFT FARMS LLLP		JO ELLEN	HALL	15301 MARVIN RD		CHARLOTTE	NC	28277
2018-014	22314301	KERNS HOLDINGS LLC				1329 BELMEADE LN		CHARLOTTE	NC	28270
2018-014	22314305	PATEL	VINAY		PAULA PATEL	15964 CUMNOR LN		CHARLOTTE	NC	28277
2018-014	22314306	TRA	DIEM THI N			15960 CUMNOR LN		CHARLOTTE	NC	28277
2018-014	22314307	TALAKHADZE	ELSHAD A	ARZU	FAZILOVA	15961 CUMNOR LN		CHARLOTTE	NC	28277
2018-014	22314319	PATNAIK	SRIDEEP K		TIKLI M PATNAIK	15509 ROBSART CT		CHARLOTTE	NC	28277
2018-014	22314320	AYRAPETIAN	LEVA	YELENA	AYRAPETIAN	15514 ROBSART CT		CHARLOTTE	NC	28277
2018-014	22314321	HPA BORROWER 2016-1 LLC				180 N STETSON AVE STE 3650		CHICAGO	IL	60601
2018-014	22314326	LANEY	TAMMIE MICHELE			15491 OCCUM PL		CHARLOTTE	NC	28277
2018-014	22314327	ROSE	DARALD W (R/F/T)	PAMELA J (R/F/T)	ROSE	15495 OCCUM PL		CHARLOTTE	NC	28277
2018-014	22314328	DIXIT	NARENDRA J		RAKSHA N	15496 OCCUM PL		CHARLOTTE	NC	28277
2018-014	22314387	KENILWORTH/AMBERLEIGH OWNERS'	ASSOC INC		%ASSOCIATION MANAGEMENT GROUP	PO BOX 472029		CHARLOTTE	NC	28247
2018-014	22353106	JOHNSTON ROAD APARTMENTS LLC			C/O CHILDRESS KLEIN PROPERTIES	301 S COLLEGE ST SUITE 2800		CHARLOTTE	NC	28202

Pet_no.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-014	Ballantyne Residential Property Owners Association Inc.	David	McKinnon	10514 Old Wayside Rd		Charlotte	NC	28277
2018-014	Carlyle Homeowners Association	Jim	Beckom	11510 Innes Ct		Charlotte	NC	28277
2018-014	Cobblestone Homeowners Association, Inc	Robert	Rodite	9664 Chaumont Ln		Charlotte	NC	28277
2018-014	Edinburgh Homeowners Association	Paul	Aarons	15001 Edindale Dr		Charlotte	NC	28277
2018-014	Farmington Homeowners Association	Kim	Hombs	16303 Farmchase Ct		Charlotte	NC	28277
2018-014	Kenilworth/Amberleigh Homeowners Association	Anthony	Fabiano	10491 Gunnison Lane		Charlotte	NC	28277
2018-014	Kenilworth/Amberleigh Homeowners Association	William	Iacoe	10483 Guinnison Ln		Charlotte	NC	28277
2018-014	Plaza/Eastway Partners/North East Community Organization	Maxine	Eaves	16907 Commons Creek Dr		Charlotte	NC	28277
2018-014	Providence Pointe	Kenneth	Leeser	15400 Prescott Hill Ave.		Charlotte	NC	28277
2018-014	Scots Hill Homeowners Association	Kevin	Williams	14910 Scothurst Ln		Charlotte	NC	28277
2018-014	The Vineyard	Eric	Howard	10201 Ventana Ct		Charlotte	NC	28277
2018-014	Vineyard Neighborhood Association	Bryan	English	10520 Russian River Place		Charlotte	NC	28277
2018-014	Wyndham Homeowners Association	Kristan	Gehrman	15211 Wyndham Oaks Dr		Charlotte	NC	28277
2018-014	Yorkmont	Liz	Clasen-Kelly	16304 Sturkie Ct		Charlotte	NC	28206

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION  
PETITION # 2018-014 Novant Health, Inc.**

Subject: Rezoning Petition No. 2018-014  
Petitioner/Developer: Novant Health, Inc.  
Current Land Use: Religious institution  
Existing Zoning: INST and INST(CD)  
Rezoning Requested: INST(CD) and INST(CD)SPA

**Date and Time of Meeting:** **Wednesday, February 28, 2018 at 7:00 p.m.**

Location of Meeting: Charlotte Banquet Center  
9009 Bryant Farms Rd  
Charlotte, NC 28277

Date of Notice: 2/16/18

We are assisting Novant Health, Inc. (the "Petitioner") on a Rezoning Petition recently filed to allow the development of the site located on Marvin Road, behind the Grace Christian Church (the "Site"). 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 the ±18.95 acre Site from INST and INST(CD) to INST(CD) and INST(CD)SPA. The majority of the Site is zoned INST with a smaller portion zoned INST(CD). The portion of the Site zoned INST(CD) is restricted to Religious Institutional Uses (churches). The portion of the Site zoned INST could be developed with uses allowed in the INST zoning district, including medical office uses.

Because a portion of the Site only allows Religious Institutional Uses a rezoning petition was required to be filed to allow the entire Site to be developed with a medical campus with a variety of medical uses (offices, clinics, health institutions).

Access to the Site will be from U.S. 521, Marvin Road, and by the extension of Ballancroft Parkway through the Site. Ballancroft Parkway, and a new street connecting the Site to U.S. Hwy. 521 will be extend through the Site as public streets.

A buffer will be provided between the proposed medical campus, and the existing Grace Christian Church.

**Community Meeting Date and Location:**

The Charlotte-Mecklenburg Planning Department'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 Wednesday, February 28, 2018, at 7:00 p.m. at Charlotte Banquet Center, 9009 Bryant Farms Rd, Charlotte, NC 28277.** Representatives of the Petitioner look forward to discussing this exciting 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). Thank you.

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Department  
Matthew Stiene, Novant Health, Inc.  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

## Site Location





Novant Health, Inc. Rezoning Petition No. 2018-014  
Community Meeting - 2/28/18 @ 7:00pm

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
1	Jennifer Hagan			
2	TJ Philbrick			
3	Vinny Pata	1348 MATTHEWS EUNSHIN	704.846.1099	Vinayehotels.com
4	Houston Stokes	2241 Colony Rd.	7 —	—
5	FRANCISCO MONTERO	15612 MARVIN RD 28277	704)607-8125	CISCOYCCES@GMAIL.COM
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