

COMMUNITY MEETING REPORT
Petitioner: NOVANT HEALTH, INC.
Rezoning Petition No. 2018-048

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 attached hereto by depositing such notice in the U.S. mail on May 11, 2018. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME, AND LOCATION OF MEETING:

The Community Meeting was held on May 23, 2018 at 5:30pm at Our Lady of Consolation Church 2301 Statesville Avenue Charlotte, NC 28206.

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 C. The Petitioner was represented at the Community Meeting by Jeff Mangas and Greg Hartley with EMH&T; Matt Stiene, Raymond "Raki" McGregor, Dr. Michael Hoben, and Tamara Smith with Novant Health; and Frank Little, and Darrel Williams with Neighboring Concepts.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Jeff Mangas, welcomed the attendees and introduced the Petitioner's team. Mr. Mangas indicated that the Petitioner proposed to rezone an approximately 1.52 acre site (the "site") located at 2701 Statesville Avenue, Charlotte, NC from the R-22MF zoning district to O-1 (CD) zoning district. Mr. Mangas explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Mr. Stiene provided background information about the Petitioner's experience and the typical operation of its facilities. He then presented the site plan and pointed out various commitments made by the Petitioner. Mr. Stiene further discussed the design of the proposed facility and explained the facility's design concepts, and operations.

Please find detailed minutes attached.

Respectfully submitted, this 7th day of June, 2018.

cc: Tammie Keplinger, Charlotte-Mecklenburg Planning Department

Community Meeting
Petitioner: Novant Health Inc.
Rezoning Petition No.: 2018-048

Date: May 23, 2018

Time: 5:30 PM

Where: Our Lady of Consolation Church
2301 Statesville Avenue
Charlotte, NC 28206

Subject: Community Meeting concerning Rezoning Petition No.: 2018-048

Community Attendees: Shauntel Carter, Detris Chapmon, Darryl R. Gaston, Melissa Gaston, Philipp Grabher, Boris Henderson, Michael Howze, Adrienne Martinez, Beth Pickering

Petitioners Representatives: Jeff Mangas, with EMH&T; Greg Hartley, with EMH&T; Dr. Michael Hoben with Novant Health; Matt Stiene, Vice President of Engineering with Novant Health; Raymond "Raki" McGregor with Novant Health; Tamara Smith with Novant Health; Frank Little with Neighboring Concepts; and Darrell Williams with Neighboring Concepts

Mr. Mangas commenced with a digital presentation and description of plans. He then introduced Mr. Stiene. Following Mr. Mangas' presentation, Mr. Stiene reported that the existing parcel would be smaller. Mr. Stiene then introduced Mr. McGregor, Dr. Hoben, Ms. Smith, Mr. Williams, and Mr. Little.

Mr. McGregor stated that he will be conducting neighborhood meetings for design input of the clinic. Mr. Stiene continued with the presentation explaining that there will be a 7500 square foot medical clinic and 4000 square foot recreation/community center for future use. Mr. Stiene then discussed the schedule of events as represented in the presentation.

Dr. Hoben discussed the clinic plans and goals. The clinic will be for acute care (cold, sprains) as well as chronic disease care (high blood pressure, diabetes.) The goal is to be an innovation corridor clinic providing tele-health, nutrition, and have a pharmacy in the future. Dr. Hoben also stated that they plan to integrate behavioral health as part of the clinic as well.

After the completion of the presentation, Mr. Stiene asked for questions or comments from the floor.

Comment: Ms. Martinez expressed appreciation of thoughts and goals for innovation corridor.

Question: What would the hours be?

Response: This would be something that would come from the needs of the community, which would be expressed during the community meetings.

Question: What is the anticipated construction schedule?

Response: Dr. Hoben stated that they anticipated completion in the 1st quarter of 2020. He also reported that funding is complete currently.

Question: How do you plan on rolling out community engagement?

Response: Mr. McGregor stated that he would be seeking help from community leaders and faith leaders. He will also be looking for way to maximize community involvement. Dr. Hoben wants to open a clinic that serves the needs of the community.

Comment: Would like to see a leading edge/outside of the box clinic.
Response: Dr. Hoben stated that the top goal is to create a place to meet the needs of the community.

Question: What else or what other services do you see for the neighborhood?
Response: Mr. Henderson stated they are still trying to attract grocer and Novant is trying to solidify users. Dr. Hoben stated that as Novant engages more interest in neighboring parcels, they envision a space for additional neighborhood needs.

Question: Will this be behavioral health or mental health?
Response: Dr. Hoben stated that they are one in the same. Behavioral health has a broader definition.

Question: Will there be an urgent care?
Response: Dr. Hoben stated this will depend on community need. The goal is to provide care in both traditional and new more innovative ways.

Comment: Mr. Gaston stated that he hopes this will be a catalyst for development. He welcomed Novant to start growth that will help the neighborhood.

Comment: Ms. Martinez stated that Camp NE kept neighbors informed. Follow through from Novant will help with involvement.
Response: Dr. Hoben stated that if they do not follow through with keeping the community informed and involved they will fail. He would like to put together a team to make sure they meet the community needs.
Mr. McGregor stated that Novant feels they are being invited into the neighborhood. The goal is to connect with the neighborhood but will need the neighborhoods help with that.
Mr. Stiene wants to maximize usage for neighborhood.

Question: Will there be parking screening?
Response: Mr. Mangas stated that screening will be required by code.
Mr. Stiene stated the team will ensure that the screening is adequate.

Question: What will the signage be?
Response: The signage likely be co-branded from the foundation and Novant.

Comment: Prefer to be convenient with hours of primary care

Question: Can we schedule appointments?
Response: Dr. Hoben stated that yes, both scheduled and urgent appointments are the goal

Question: Why is the clinic so small?
Response: Mr. Stiene stated this is to maximize use
Dr. Hoben stated this is also in part of donation based and size is intentional to maximize operational use.

Exhibit A

Company	Care of/ Last Name	First Name	CoOwner Last Name	CoOwner First Name	Mailing Address	Suite/Room	City	State	Zip Code
Beatties Ford Road Area	Dent- Smith	Kinena			1900 Grier Avenue		Charlotte	NC	28216
BJF Realty Solutions LLC					Po Box 35437		Charlotte	NC	28235
Brightwalk	Martinez	Adrienne			3918 Willow Green Place		Charlotte	NC	28206
Charlotte Mecklenburg Housing Partnership Inc					4601 Charlotte Park Drive	Suite 350	Charlotte	NC	28217
City Of Charlotte					600 E 4Th Street		Charlotte	NC	28202
Double Oaks Development Llc	C/O Housing Partnership				4601 Charlotte Park Drive	Suite 350	Charlotte	NC	28217
Druid Hills Neighborhood	Gaston	Tammie			825 McArthur Avenue		Charlotte	NC	28206
Druid Hills Neighborhood Association	Gaston	Darryl R.			2313 Edison Street		Charlotte	NC	28206
Eastover Resident's Association	Hardy	James			825 McArthur Avenue		Charlotte	NC	28206
Edison Street Block Association	Gaston	Darryl R.			2313 Edison Street		Charlotte	NC	28206
Eleanore Heights Community Association	Moore	Lois D.			2313 Edison Street		Charlotte	NC	28206
Ellington Park Home Owners Association	Collins	James			2404 Edison Street		Charlotte	NC	28206
Ellington Park Home Owners Association	Pryor	Marilyn			2120 Edison Street		Charlotte	NC	28206
Governor's Square Homeowners Association	Wimberly	Ronald			3304 Statesville Avenue		Charlotte	NC	28206
Graham Heights Neighborhood Association	Davis	Rosalyn			2210 Bancroft Street		Charlotte	NC	28206
Greenville Resident & Homeowners Association	Sadler	Thomas L.			1416 Whisnant Street		Charlotte	NC	28206
Greenville Urban Area	Smith	Lucille			1217 Fontana Avenue		Charlotte	NC	28206
Lincoln Heights Neighborhood Association	Byers-Bailey	Thelma			1816 Beatties Ford Road		Charlotte	NC	28216
Lincoln Heights Neighborhood Association	Sutton	Michelle			2008 St Mark Street		Charlotte	NC	28216
Lockwood Neighborhood Association	Dennis	Christopher			445 Keswick Avenue		Charlotte	NC	28206
Lookout Point Owners Association	Andersen	Bruce A.			1816 Beatties Ford Road		Charlotte	NC	28216
McCrorey Heights Neighborhood Association	Beard	Natalie			1615 Washington Avenue		Charlotte	NC	28216
New Life Fellowship Center Of Charlotte Inc					1337 Samuel Street		Charlotte	NC	28206
New Life Fellowship Center Of Charlotte Inc					6407 Idlewild Road	Suite 3101	Charlotte	NC	28212
North End Community Coalition	Gaston	Melissa			1833 Stroud Park Court		Charlotte	NC	28206
North West End Business Association	Powell	Bernetta			1327 Orvis Street		Charlotte	NC	28216
Oaklawn Park Community Improvement Organization	Hughes	Tiffany			1513 Russell Avenue		Charlotte	NC	28216
Oaklawn Park Community Improvement Organization	Hughes, Jr.	William H.			1513 Russell Avenue		Charlotte	NC	28216
Oaklawn Park Community Improvement Organization	Sanders	Aaron			1414 Orvis Street		Charlotte	NC	28216
Oaklawn Park Community Improvement Organization	Worsley	William			1713 Miles Court		Charlotte	NC	28216
Optimist Park Community	Abdel-Hameed	Tarik			1431 Orvis Street		Charlotte	NC	28216
Sacarfice Of Praise Ministry					7336 Canyon Drive		Charlotte	NC	28262
St Luke Baptist Church Trustees					1600 Norris Avenue		Charlotte	NC	28206
Standard Pacific Of The Carolinas Llc					6701 Carmel Road	Suite 425	Charlotte	NC	28226
The Park At Oaklawn Homeowners Association	Gaston	Melissa			1833 Stroud Park Court		Charlotte	NC	28206
The Park At Oaklawn Homeowners Association	Lowe	Melissa			1833 Stroud Park Court		Charlotte	NC	28206
	Handsel	Lindsay Ruth			2734 Tranquil Oak Place		Charlotte	NC	28206
	Bing	Leslie			3227 Moss Lane		Charlotte	NC	28206
	Cohen	Erin			3231 Moss Lane		Charlotte	NC	28206
	Egleston	Larken			600 East 4th Street		Charlotte	NC	28202
	Ficher	Dimitri			2722 Tranquil Oak Place		Charlotte	NC	28206
	Frimpong	Osei T			2820 L D Parker Drive		Charlotte	NC	28206
	Howze	Michael K			10279 Kendan Knoll Drive		Charlotte	NC	28262
	Kelty	Elizabeth			2718 Tranquil Oak Place		Charlotte	NC	28206
	Liberati	Giovanna Maria			2730 Tranquil Oak Place		Charlotte	NC	28206
	Mccombs	Willie J	McCombs	Mildred K	9415 Guernsey Lane		Charlotte	NC	28213
	Moore	Aaron			713 Artwin Drive		Charlotte	NC	28213
	Sexton	Paul A	Bastawros	Dina A	3235 Moss Lane		Charlotte	NC	28206
	Shurland	Andrew			2726 Tranquil Oak Place		Charlotte	NC	28206
	Tucker	Gloria H			PO Box 130		Charlotte	NC	28075
	Villanueva	Emilio Gabriel			3239 Moss Lane		Charlotte	NC	28206

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition filed by Novant Health, Inc. to rezone approximately 1.52 acres located at 2701 Statesville Avenue, Charlotte, NC to allow the development of a neighborhood clinic and associated infrastructure.

Date & Time of Meeting: Wednesday, May 23, 2018 @ 5:30 pm.

Place of Meeting: Our Lady of Consolation Church
2301 Statesville Avenue
Charlotte, NC 28206

Petitioner: Novant Health, Inc.
3600 Country Club Road Suite 201
Winston Salem, NC 27104

Petition No.: 2018-048

We are assisting Novant Health, Inc. (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 1.52 acre site (the “site”) located at 2701 Statesville Avenue, Charlotte, NC from the R-22MF zoning district to O-1 (CD) zoning district. The purpose of the rezoning is to permit the development of a neighborhood clinic and associated infrastructure.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, 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 Commission’s records indicate that either you are a representative of a registered neighborhood organization of 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, May 23rd at 5:30 pm at Our Lady of Consolation Church located at 2301 Statesville Avenue, Charlotte, NC. The Petitioner’s representative’s look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please contact Matthew H. Stiene, PE, CHFM, Novant Health VP of Engineering at 704-316-4351 or mhstiene@novanthealth.org.

cc: Larken Egleston, Council Representative

Date mailed: May 11, 2018

