

**COMMUNITY MEETING REPORT**  
**PETITIONER: NOVANT HEALTH, INC.**  
**REZONING PETITION NO. 2019-035**  
**DATE OF MEETING: APRIL 11, 2019**

This Community Meeting Report is being filed with the City of Charlotte Planning Office 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 March 27, 2019. A copy of the written notice is attached hereto as Exhibit B.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Thursday, April 11, 2019 at 6:00 p.m. at Lower Providence Community House, 9735 Community House Road, Charlotte, NC 28277.

**PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):**

The Community Meeting was attended by the persons identified on the sign-in sheet attached hereto as Exhibit C. Each attendee was provided a copy of the Agenda, attached hereto as Exhibit D. Petitioner Novant Health, Inc. was represented at the Community Meeting by R. Susanne Todd, attorney with Johnston, Allison & Hord, PA, Matt Stiene, Vice President of Engineering for Novant Health, Inc., Kevin Gorman, Senior Project Manager with Alfred Benesch & Company, and Randy Goddard, Traffic Engineer with Design Resource Group.

**SUMMARY OF PRESENTATION/DISCUSSION:**

The meeting began at 6:08 p.m. when Petitioner's agent, R. Susanne Todd, welcomed the attendees and introduced the petitioner's team. Ms. Todd indicated that the Petitioner proposed to rezone an approximately 38 acre site (the "Site") located at the southeast corner of Johnston Road and Providence Road West, Charlotte, Mecklenburg County, NC from R-3 zoning district to O2(CD) zoning district. Ms. Todd explained that Novant Health, Inc. intends to construct a medical office building and hospital on the Site.

Matt Steine described the proposed plan for a 36-bed, 3-story hospital and office building. He pointed out the 3 planned entrances to the site on the building rendering.

- Q. Will there be cut throughs in adjacent neighborhoods for the ambulances?  
A. Randy Goddard discussed the traffic intersections and proposed right-out and left-in entrances/exits. He recommended the homeowners contact the Public Services Division to let them know of their concerns.

- Q. Will there be siren and helicopter noise?  
A. The helicopter pad will only be used to transport patients from the facility for treatment/surgery that can best be handled at the main hospital downtown. Emergency airlifts from a trauma will be taken to the main hospital.
- Q. Will there be a lot of lighting around the facility?  
A. There will not be “football stadium” lighting, but rather regular street lights only inside the property line. Matt offered to take anyone interested on a tour of the Mint Hill facility at night to observe the lighting and the layout. Novant wants to be a trusted community partner, which is the purpose of having the community meeting to hear the concerns of the adjacent homeowners.
- Q. Why was the emergency entrance not placed on Hwy 521?  
A. Originally, Hwy 521 was not an option per the DOT. The traffic patterns have not been finalized yet. This is something that can be discussed further with the DOT.
- Q. Will there be walking access to and from the site?  
A. There will be a 75-foot buffer with a fence, so pedestrians on the site cannot walk directly into neighboring back yards.
- Q. The residents used to enjoy family activities on the farm. Is anything planned in this regard?  
A. There will be walking paths integrated onto the campus.
- Q. What does Novant plan to do with the 18-acres next to the Grace Christian property across the street?  
A. Nothing is planned for that yet. They are just holding it for now. If any future development is decided, there will be another community meeting to discuss it with the adjacent owners.
- Q. What does Novant plan to do with the pond on the site?  
A. Nothing can be built on the wetlands and pond area. It will need to remain in some form for drainage. This issue still needs to be evaluated.
- Q. Does Novant plan to have the land surrounding the planned buildings subdivided so as to be able to sell to a retail developer?  
A. There are no plans to subdivide and sell. It is one parcel.
- Q. Will there be another community meeting once the traffic patterns have been determined?  
A. Yes. Right now construction traffic will enter from Hwy 521.
- Q. How much additional traffic is expected to result from the facility?  
A. The Mint Hill facility has a staff of 300, which is expected on this site. The employees work 12-hours shifts from 7:00 to 7:00. This should not disrupt the residents who work regular 8:00 to 5:00 jobs.

Q. What is the timeline?

A. Construction is planned to start in 2020 lasting 18 months. The facility should be open for business by late 2023.

Q. Where will the utilities come from?

A. That has not been determined yet.

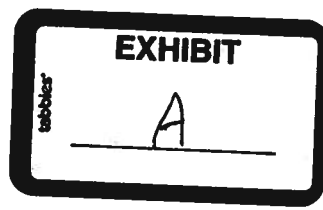
Q. Will Bryant Farms Road be extended to Providence Road West?

A. Per the DOT, this is not in their plans.

When attendees had no further questions, the meeting was adjourned at 7:06 P.M.

Respectfully submitted, this the 9<sup>th</sup> day of October, 2019.

cc: John Kinley and Sonda Kennedy, City of Charlotte Planning Department



Mr. Robert Pugh  
Ms. Diane Pugh  
11127 Pound Hill Ln.  
Charlotte, NC 28277

Ms. Stefanie Holtham  
11123 Pound Hill Ln.  
Charlotte, NC 28277

Mr. Hoyle F. Cecil  
Ms. Karen K. Cecil  
11119 Pound Hill Ln.  
Charlotte, NC 28277

Mr. Philip Gibbons, Jr.  
Ms. Wendy Gibbons  
11111 Pound Hill Ln.  
Charlotte, NC 28277

Mr. Lawrence K. Langley  
Ms. Catherine James Langley  
11103 Pound Hill Ln.  
Charlotte, NC 28277

Mr. Victor P. Gisonna  
Ms. Rose B. Gisonna  
11041 Pound Hill Ln.  
Charlotte, NC 28277

Mr. Michael Del Priore  
Ms. Geraldine A. Del Priore  
11033 Pound Hill Ln.  
Charlotte, NC 28277

Mr. Richard Lloyd Purcell  
Ms. Melanie B. Purcell  
11025 Pound Hill Ln.  
Charlotte, NC 28277

Mr. David Lee Allen  
Ms. Ursula Raboese  
11017 Pound Hill Ln.  
Charlotte, NC 28277

Ms. Mary A. Reilly  
11009 Pound Hill Ln.  
Charlotte, NC 28277

Mr. Martin B. Brecht  
Ms. Janet A. Brecht  
10939 Pound Hill Ln.  
Charlotte, NC 28277

Mr. Robert J. Smyrl  
Ms. Shelby Smyrl  
10931 Pound Hill Ln.  
Charlotte, NC 28277

Ballantyne Residential Property  
Owners Association, Inc.  
P.O. Box 218  
Pineville, NC 28134

Mr. David A. Kennedy  
Ms. Ashley B. Kennedy  
10923 Pound Hill Ln.  
Charlotte, NC 28277

Trustees of Big Pineville A.M.E. Zion  
Church  
11644 Providence Road West  
Charlotte, NC 28277

Mr. James L. Jackson  
Ms. Rachel W. Jackson  
10605 Providence Road West  
Charlotte, NC 28277

Sasikala Jandhyala  
Satyanarayana Jandhyala  
13005 Oakhaven Glen Ln.  
Charlotte, NC 29277

Oakhaven Residential Owners  
Association, Inc.  
6701 Carmel Road, Suite 425  
Charlotte, NC 28226

Richa Ballantyne LLC  
204 N. Tryon Street  
Charlotte, NC 28202

Mr. James Brightwell  
Ms. Nancy Brightwell  
10529 Sutherby Dr.  
Charlotte, NC 28277

Mr. Christopher D. Boles  
Ms. Samantha L. Boles  
10533 Sutherby Dr.  
Charlotte, NC 28277

Mr. Joseph A. Monteleone  
Ms. Candace Monteleone  
10525 Sutherby Dr.  
Charlotte, NC 28277

Mr. George Chaprastian  
Ms. Nora B. Chaprastian  
10521 Sutherby Dr.  
Charlotte, NC 28277

Mr. Carl A. Zindars  
Ms. Heather L. Zindars  
10517 Sutherby Dr.  
Charlotte, NC 28277

Guojian Men  
Han Wang  
10513 Sutherby Dr.  
Charlotte, NC 28277

Hing Lun Wong  
Hayi Wong  
10509 Sutherby Dr.  
Charlotte, NC 28277

Kenilworth/Amberleigh Owners'  
Association, Inc.  
P.O. Box 472029  
Charlotte, NC 28247

Mr. Andrew M. Galek  
15904 Fuller Pl.  
Charlotte, NC 28277

Mr. Serguei A. Zelepouga  
Ms. Anna Kamenova  
15908 Fuller Pl.  
Charlotte, NC 28277

Mr. Steven Durant  
Ms. Dawn A. Durant  
15520 Donnington Dr.  
Charlotte, NC 28277

Mr. Thomas Barzelatto  
Ms. Tara Barzelatto  
15524 Donnington Ln.  
Charlotte, NC 28277

Mr. Richard M. Livingston  
Ms. Dana J. Livingston  
15877 Wayland Dr.  
Charlotte, NC 28277

Mr. Derrick J. Lee  
Ms. Na Rae Kim  
15877 Wayland Dr.  
Charlotte, NC 28277

Mr. James K. Henderson  
Ms. Marta P. Henderson  
15870 Wayland Dr.  
Charlotte, NC 28277

Mr. Kenneth C. Keefner, Jr.  
15874 Wayland Dr.  
Charlotte, NC 28277

Mr. Andrew D. Paff  
Ms. Deborah Paff  
15878 Wayland Dr.  
Charlotte, NC 28277

Mr. Philip Pino, Jr.  
Ms. Jody L. Pino  
15882 Wayland Dr.  
Charlotte, NC 28277

Mr. Clarence Pl Galapon  
Ms. Emilia M. Linsangan  
15886 Wayland Dr.  
Charlotte, NC 28277

Mr. Robert T. Whiting  
15484 Occum Pl.  
Charlotte, NC 28277

Mr. Marion S. Duncan, Jr.  
Ms. Carol G. Duncan  
15488 Occum Pl.  
Charlotte, NC 28277

Mr. Steven L. McHargue  
Ms. Maria L. McHargue  
15492 Occum Pl.  
Charlotte, NC 28277

Raksna N. Dixit  
Narendra J. Dixit  
15496 Occum Pl.  
Charlotte, NC 28277

OHM Hotels 521 LLC  
1348 Matthews Township Pkwy.  
Suite 200  
Matthews, NC 28105

521 Partners, LLC  
10921 A. 521 Corporate Center Dr.  
Fort Mill, SC 29707

Bank of North Carolina  
5980 Fairview Rd.  
Charlotte, NC 28210

Mayor Vi Alexander Lyles  
600 East 4<sup>th</sup> Street  
Charlotte, NC 28202

Julie Eiselt  
Mayor pro tem  
600 East 4<sup>th</sup> Street  
Charlotte, NC 28202

James Mitchell Jr.  
City Council Member at Large  
600 East 4<sup>th</sup> Street  
Charlotte, NC 28202

Braxton Winston, III  
City Council Member at Large  
600 East 4<sup>th</sup> Street  
Charlotte, NC 28202

Dimple Ajmera  
City Council Member at Large  
600 East 4<sup>th</sup> Street  
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Larken Egleston  
City Council Member  
600 East 4<sup>th</sup> Street  
Charlotte, NC 28202

Justin Harlow  
City Council Member  
600 East 4<sup>th</sup> Street  
Charlotte, NC 28202

LaWana Mayfield  
City Council Member  
600 East 4<sup>th</sup> Street  
Charlotte, NC 28202

Gregory A. Phipps  
City Council Member  
600 East 4<sup>th</sup> Street  
Charlotte, NC 28202

Matt Newton  
City Council Member  
600 East 4<sup>th</sup> Street  
Charlotte, NC 28202

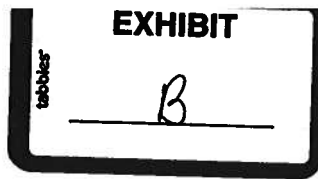
Tariq Bokhari  
City Council Member  
600 East 4<sup>th</sup> Street  
Charlotte, NC 28202

Edmund H. Driggs  
City Council Member  
600 East 4<sup>th</sup> Street  
Charlotte, NC 28202

**Richard Hobbs**  
**Planning, Design & Development**  
**600 East 4<sup>th</sup> Street, 8<sup>th</sup> Floor**  
**Charlotte, NC 28202**

**Novant Health, Inc.**  
**2085 Frontis Plaza Blvd.**  
**Winston-Salem, NC 27103**

**DDG Enterprises III, LLC**  
**6324 Fairview Rd., Suite 550**  
**Charlotte, NC 28210**



**NOTICE TO INTERESTED PARTIES**  
**OF COMMUNITY MEETING**

**Subject:** Community Meeting – Rezoning Petition filed by Novant Health, Inc. to rezone approximately 38 acres located at the southeast corner of Johnston Road and Providence Road West, Charlotte, Mecklenburg County, NC from R-3 to O2(CD)

**Date and Time of Meeting:** Thursday, April 11, 2019 at 6:00 p.m.

**Place of Meeting:** Lower Providence Community House  
9735 Community House Road  
Charlotte, NC 28277

**Petitioner:** Novant Health, Inc.

**Petition No.:** 2019-035

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 38 acres located at the southeast corner of Johnston Road and Providence Road West, Charlotte, Mecklenburg County, NC from R-3 Residential Zoning District to O2(CD) Office Zoning District. Novant Health, Inc. intends to use the property for construction of a medical office building and hospital.

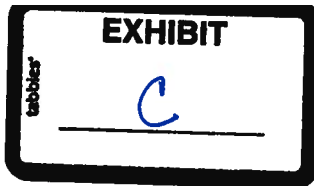
In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission’s records indicate that 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 Thursday, April 11, 2019 at 6:00 p.m. at the Lower Providence Community House, 9735 Community House Road, Charlotte, NC 28277. The Petitioner’s representatives 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 call Susanne Todd, 704-998-2306.

cc: City of Charlotte Council Members  
Richard Hobbs, City Planning

Date Mailed: March 27, 2019.



**COMMUNITY MEETING SIGN-IN SHEET**  
**PETITIONER: NOVANT HEALTH, INC.**  
**REZONING PETITION NO.: 2019-035**  
**APRIL 11, 2019**

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Please **PRINT CLEARLY**

NAME	ADDRESS	PHONE NO.	EMAIL
James L. Jackson	10605 Prov. Rd W.	704/542-2139	jthomas013@gmail.com
Joni Thomas (daughter)		<del>803</del> 803/548-3269	
Foy Belk	15562 Providence Rd West	704 527-4141	
Heidi McGinn	14901 Wyndham Oaks	704 541 8033	labsfourme@gmail.com
Anthony Montione	15490 Tolliver Dr	704.577.8149	tonymontione@gmail.com
Michael O'Malley	10435 Sutherby Dr	617 676 5908	mosu1167@gmail.com
Amy Steinmetz	10411 Wyndham Forest Dr	704.577.4737	amy@simplenutrition.com
Diana Farrington	15000 Wyndham Oaks	704-941-5042	dianac/lind@gmail
Alyson Gasek	15904 Fuller Place	704-574-0321.	Attenby@windstreet.net
DANA Johnson	15139 WYNDHAM OAKS	704-819 7441	dana.johnson80@gmail.
Sanjay George	10537 Sutherby Dr	704-900-5742	
Thomas Whitmarsh	15233 Wyndham oaks dr	980 254 5325	Tomyd1924@gmail.com
Scott W.	15611 Dunnington Dr	804-240-9615	scottcwu@gmail.com
Jeff Nafziger	9917 Corrystone Dr	202-957-4545	jeff.nafziger@gmail.com
Ed Driggs			



**COMMUNITY MEETING SIGN-IN SHEET**

**PETITIONER: NOVANT HEALTH, INC.**

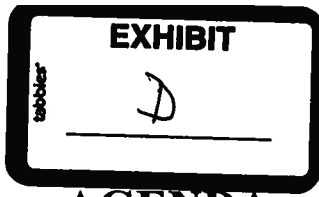
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NAME	ADDRESS	PHONE NO.	EMAIL
Hing Wong	10509 Sutherby Dr. Charlotte	704 540 0866	hwongpe@gmail.com
RAY ESCHERT	11013 Spice Hollow Ct	704 651-1237	RESCHERT@aol.com
Jody Pino + Phil Pino	15882 Wayland DR	585-698-9309	jodypino@yahoo.com
Phil & Wendy Gibbons	1111 Pound Hill Lane	704-303-0041	wgibbons34@gmail.com
Nancy Brightwell	10529 Sutherby Drive	704-280-7824	nancy.brightwell@gmail.com



**AGENDA**  
**NOVANT HEALTH, INC.**  
**REQUEST FOR REZONING**  
**FROM R-3 to O2(CD)**  
**PETITION NO. 2019-035**  
**COMMUNITY MEETING**

**HELD ON THURSDAY, APRIL 11, 2019 AT 6 P.M.**

**MEETING HELD AT LOWER PROVIDENCE COMMUNITY HOUSE, 9735**  
**COMMUNITY HOUSE ROAD, CHARLOTTE, NC 28277**

**PETITIONER: NOVANT HEALTH, INC.**

**1. WELCOME AND INTRODUCTIONS: Susanne Todd**

**Matt Stiene, Vice President of Engineering for Novant Health, Inc.**  
**Kevin Gorman, Senior Project Manager, Alfred Benesch & Company**  
**Randy Goddard, Traffic Engineer, Design Resource Group**  
**Susanne Todd, Attorney, Johnston, Allison & Hord, P.A.**

**2. PROJECT OVERVIEW: Matt Stiene**

**3. REVIEW OF THE REZONING PLAN: Kevin Gorman**

**4. REZONING SCHEDULE: Susanne Todd**

**EARLIEST PUBLIC HEARING: JUNE 17, 2019**

**EARLIEST ZONING COMMITTEE: JULY 2, 2019**

**EARLIEST CITY COUNCIL DECISION: JULY 15, 2019**

Public Hearing and Council Decision held in City Council Chambers on 1<sup>st</sup> floor of the Charlotte Mecklenburg Government Center, 600 East Fourth Street, Charlotte, NC 28202. Meetings typically start at 5:30 PM. Check City of Charlotte Website to confirm.

**4. QUESTIONS AND ANSWERS**

**5. ADJOURNMENT**