

SECOND COMMUNITY MEETING REPORT
PETITIONER: NOVANT HEALTH, INC.
REZONING PETITION NO. 2019-035
DATE OF MEETING: OCTOBER 3, 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 in Exhibit A attached hereto by depositing such notice in the U.S. mail on September 16, 2019 and September 17, 2019. A copy of the written notice is attached hereto as Exhibit B1 and B2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, October 3, 2019 at 6:30 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(s) attached hereto as Exhibit C. Each attendee was provided a copy of the Agenda, attached hereto as Exhibit D. District 7 Charlotte City Council Member Ed Driggs was also in attendance.

Petitioner Novant Health, Inc. was represented at the Community Meeting by R. Susanne Todd, rezoning 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, Michael Wickline and Randy Goddard, Traffic Engineers with Design Resource Group, Saad Ehtisham, President, Presbyterian Medical Center; Jamie Feinour, Vice President Professional and Support Service Presbyterian Medical Center; Janet Godfrey, Community Engagement Specialist; and Cullen Jones, Novant Health Foundation.

SUMMARY OF PRESENTATION/DISCUSSION:

Ms. Todd opened the meeting by welcoming the attendees, explaining the purpose of the meeting and introducing the Development Team and other representatives of the Petitioner. Mr. Stiene made a PowerPoint Presentation that gave a general overview of the Project, including site layout, elevations and proposed traffic mitigation intersections. Mr. Wickline explained the Traffic Impact Study process, and gave an overview of the intersections where the improvements will be made. Ms. Todd provided a summary of the rezoning process and explained the dates, times and location of the Public Hearing, Zoning Committee Meeting and Council Decision as also set forth in the Agenda provided to each attendee. The dates are described as "Earliest Possible" because these dates sometimes change. Attendees can go to the City of Charlotte Rezoning Petitions

website page and click on Rezoning Petition #2019-35 to confirm the Public Hearing date. Council Member Driggs explained that the Petitioner will have 3 minutes to present at the Public Hearing if there is no opposition to the rezoning, and 10 minutes if there is opposition. Persons in opposition to the rezoning will collectively have 10 minutes to address City Council during the Public Hearing. Mr. Driggs further explained that the public can attend the Zoning Committee Meeting but is not allowed to speak during the meeting. Mr. Driggs said that attendees are free to speak with Charlotte City Council Members and the Zoning Committee. After a general question and answer session during the presentation, attendees were invited to visit the three stations around the room for more information related to specific questions/concerns that they may have about different aspects of the proposed project.

Attendees raised the following general questions:

Q. Are certain parcels of land specifically zoned for hospital use?

A. No zoning districts are specific to hospitals. Most large tracts are zoned residential.

Q. Was a study done to determine how many hospital beds are needed?

A. Yes. It was determined that there is a need for health care in closer proximity to specific neighborhoods. Novant applied for and received a Certificate of Need from the State.

Q. Will there be many South Carolina residents expected to use the facility?

A. The study conducted as part of the Certificate of Need process determines age groups by zip codes. Fort Mill and South Charlotte showed a need for easy access to medical treatment.

Q. Will the hospital expand to meet population growth?

A. Yes, another study will be done if needed. Another rezoning process will also take place before expanding the hospital.

Q. But isn't the State more concerned with cost than need?

A. The State is more concerned with need. If the growth of the area is there, the number of beds a facility is allowed to apply for increases. North Carolina conducts the study of area growth and controls the number of beds that are needed, but residents travelling in from South Carolina are included in the population analysis.

Q. Was the population study done in a 5 mile radius?

A. Yes.

Q. What about the property across the street that Novant also owns?

A. The other property could be developed later if needed, but there are no plans to develop it at this point. It would have to go through the entire rezoning process before it could be developed.

Q. How many stories are ultimately contemplated for expansion of the hospital?

A. A maximum of 5 stories at this time.

- Q. Does Novant currently have facilities in South Carolina?
 A. Novant has clinics, but no hospital. There is a 100 bed hospital coming to Fort Mill, but it is not a Novant facility.
- Q. Will there be a parking structure?
 A. Not now, but maybe in the future. Decks are very expensive to build and studies have shown that they are difficult for patients to manage. Patients want to pull up to the door, drop off their loved ones and park in a surface lot.
- Q. Why can't you do something that wouldn't impact homeowners? Why not build closer to South Carolina?
 A. There were no tracts of land big enough.
- Q. Will the hospital site have a negative impact on surrounding property values?
 A. No. In fact, at the Mint Hill site, it has had a positive impact. More people want to live closer to the hospital. The hospital in Mint Hill is drawing older adult communities. The hospital has added golf cart parking for the residents from these communities.
- Q. How big could the hospital grow?
 A. With a parking deck, it is pretty unlimited.
- Q. Will the medical office building have outpatient services?
 A. Yes.

Petitioner's representatives explained that the closest hospital is in Pineville (approximately 15 minutes away) and that patients experiencing heart attacks or strokes need closer medical care.

Novant Health hopes to create an environment the community will enjoy with walking paths, a farmer's market, a Zen Garden. The hospital will have an ER, but not a trauma unit so there will not be blaring sirens often. It takes 35 minutes to mobilize the helicopter so in most cases it is much faster to transport someone via ambulance. The FAA will have to approve the flight path for the helicopter and the location of the helipad.

Cancer grows with the population. Right now, Matthews or Presbyterian Main are the closest facilities for radiation. It would be more convenient for patients and loved ones to have these services closer to home.

- Q. What is the projected impact as far as the number of cars per day?
 A. Our study shows about 4000 cars per day, but only about 200 coming in and out during peak times. Most employers at the hospital work 12 hour shifts from 7 to 7 so their travel times will be outside "normal" hours.
- Q. What about the doctor's offices? Those aren't the same hours are they?
 A. The medical offices will operate on 8 – 5 or 9 – 6 hours, but the patients will be spread throughout the day.

- Q. Was the traffic study done in the summer when there is much less traffic?
 A. No. The counts were done in April and May, when school was in session. This is a State requirement.
- Q. When will you decide which of the specific site plans to use?
 A. Following approval of the rezoning. We do not have to submit a specific site plan for approval of the rezoning. Things like sun position and heat on the building will be considered before the placement of the building is finalized.
- Q. What is happening with the other property across the street?
 A. Nothing happening there now. It will have to go through the same rezoning process before it can be developed.
- Q. What happens next?
 A. Upcoming meetings are on your agenda, but you can also look them up on the City's website. If any of the dates change, they will be posted on the website.
- Q. What about the road shown on the site plan? Who owns that?
 A. Novant will build, own and maintain the road on the property.

Attendees were then invited to visit the three stations that had been set up around the room to receive additional information and ask specific questions. These stations were Site Plan Layout, Services, and Traffic.

Site Plan Layout:

One attendee said she currently hears the tractor, music and laughter from the farm. She is concerned about hearing hospital noise.

Attendees with concerns about noise were encouraged to visit the Mint Hill campus which is typically very quiet.

A multiuse path will be constructed along US 521 that will wind along the edge of the site.

A 6 foot sidewalk will be constructed along Johnston Road, along with a planting strip for street trees.

Concerns over cut-through traffic on the private road at rear of Novant site.

- Q. How close will the private road be to the residential lots behind the property and closest to US 521?
 A. There will be 65 ft of existing trees and another 10 ft of planted material for a total buffer of 75 ft. City requires preservation of over 6 acres of trees on this site.

Services:

Attendees at this station had more comments than questions.

Concern for emergency personnel coming in to the facility and getting stuck in gridlock.

Request that Novant communicate with the community as the development progresses.

Suggestion that a structure for yoga classes or other community events be constructed that can be used by residents.

Q. Will the facility have a cath lab or cardiac MRI facilities?

A. Undetermined at this point, but there is talk of a cath lab in the future and there are mobile MRI unit available with a parking pad planned for them. There is a possibility that a fixed MRI facility will be included.

Q. We are concerned that this will become a 15 story building and we'll be staring at a hospital instead of the farm that is currently there. The community loves the farm.

A. Presbyterian Main is only 6 stories. This won't be larger than that.

The concern is mainly for the overall development in the area.

Novant wants the community to embrace and benefit from this facility.

Request that Novant incorporate community amenities like walking paths and play areas.

Another resident was very happy to have the facility. Understands there will be traffic issues, but overall glad to have a hospital.

Q. What resources will the hospital have?

A. A mother baby unit, but likely not a NICU. ER patients will be transferred to Main if serious. Same day surgery. No trauma. Not all ERs have a helipad. The helicopter would be for transporting patients out to larger facilities. It would not be for bringing patients in to the hospital.

A resident said she didn't want the noise or the danger of the helicopter in a residential area.

Q. Is there an estimate of sirens/ambulance traffic?

A. Not yet. There are likely studies for the Mint Hill and Huntersville hospitals that would have estimates.

Traffic:

The engineers responded to questions about proposed mitigation improvements at specific intersections and how the proposed improvements would impact the existing traffic patterns.

Primary concerns and questions related to gridlock existing traffic and how to improve it.

Engineers explained that Petitioner is only required to mitigate its own additional traffic and is not required to fix existing traffic, but then showed how the proposed improvements to various intersections and how they will also benefit by improving the existing traffic conditions.

The DOT currently owns the existing right of way to widen US Highway 521 which would help.

Novant Health is dedicating 54 feet of right of way from the centerline of Johnston Road as part of the rezoning.

An attendee expressed concern about traffic cutting through their residential neighborhoods to avoid gridlock traffic, particularly with other development also coming to the area, like a new police station, etc.

An attendee said they had put up stop signs in their neighborhood to try to limit cut through traffic. Construction crews are damaging their property and not abiding by the regulations for their activity.

Attendees from one neighborhood along Providence Road West expressed concern over the lack of a left turn lane into their neighborhood and almost being rear-ended when they stop on Providence Road West to make the turn. Other neighborhoods along PRW have a designated left turn lane.

Concern with trucks going 80 MPH down Johnston Road and what can be done to stop them.

- Q. What is the expected volume of the private road through the Novant Health site that connects Providence Road West and Johnston Road and its proposed speed limit?
- A. Petitioner is not sure about the volume but if traffic becomes an issue, will install traffic calming devices such as speed bumps, or otherwise limit traffic. Speed limit will likely be 25 MPH.
- Q. How many cars is the development going to add to our busy roads?
- A. Approximately an additional 200 in and out during the morning and afternoon peak hour.
- Q. What improvements are you going to make that will help me?
- A. We see the addition of a traffic signal at Providence Road W & old Ardrey Kell will help with traffic in the area and create gaps in traffic along Providence Road W to make it a bit easier to enter and exit your neighborhood.
- Q. Are there other improvements planned for the area?
- A. Yes, NCDOT is currently constructing the I-485 managed lane project with direct connect ramps/bridges to tie to US 521 at the I-485 interchange. In addition, NCDOT is starting a study to evaluate the US 521 corridor from I-485 to the NC/SC state line that will provide a minimum 6-lane facility and evaluate alternatives for the major signalized intersections along the roadway.

Q. What will be the speed limit of the internal road between Johnston Road and Providence Road W?

A. This is a private street and will be controlled by Novant and most likely posted at 20-25 mph and could include elements to keep the speed down and minimize cut-thru traffic

Q. Will the left-in off US 521 be signalized with the project?

A. We have no plans to signalize this intersection and are doubtful NCDOT would allow it to be signalized as part of our project.

Q. Will any access locations be signalized?

A. No, currently there are no plans for signalization at the access points.

When attendees had no further questions, the meeting was adjourned at 7:45 P.M.

Respectfully submitted, this the 9th day of October, 2019.

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

EXHIBIT A

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.
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Mr. Lawrence K. Langley
Ms. Catherine James Langley
11103 Pound Hill Ln.
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Mr. Victor P. Gissona
Ms. Rose B. Gissona
11041 Pound Hill Ln.
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Mr. Michael Del Priore
Ms. Geraldine A. Del Priore
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Mr. Richard Lloyd Purcell
Ms. Melanie B. Purcell
11025 Pound Hill Ln.
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Mr. David Lee Allen
Ms. Ursula Raboese
11017 Pound Hill Ln.
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Ms. Mary A. Reilly
11009 Pound Hill Ln.
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Mr. Martin B. Brecht
Ms. Janet A. Brecht
10939 Pound Hill Ln.
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Mr. Robert J. Smyrl
Ms. Shelby Smyrl
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Trustees of Big Pineville A.M.E. Zion
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Ms. Rachel W. Jackson
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Ms. Nancy Brightwell
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Providence West Homeowners
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Attn: Eric Marshall
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Providence West Homeowners
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The Vineyard
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The Vineyard Neighborhood
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Wyndham Homeowners Association
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Wyndham Homeowners Association
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Ballantyne
Attn: Kacey Grantham
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Charlotte, NC 28277

EXHIBIT B-1

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 Institutional (CD)

Date and Time of Meeting: Thursday, October 3, 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 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 Institutional Zoning District (CD). Novant Health, Inc. intends to use the property for construction of 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, October 3, 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: Council Member Ed Driggs, District 7
John Kinley, City Planning

Date Mailed: September 16, 2019.

EXHIBIT B-1

NOTICE TO INTERESTED PARTIES **OF COMMUNITY MEETING**

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cc: Council Member Ed Driggs, District 7
John Kinley, City Planning

Date Mailed: September 16, 2019.

EXHIBIT B-2

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

PLEASE NOTE THAT THE MEETING TIME HAS CHANGED FROM 6 PM to 6:30 PM

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 Institutional (CD)

Date and Time of Meeting: Thursday, October 3, 2019 at 6:30 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 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 Institutional Zoning District (CD). Novant Health, Inc. intends to use the property for construction of 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, October 3, 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: Council Member Ed Driggs, District 7
John Kinley, City Planning

Date Mailed: September 17, 2019.



COMMUNITY MEETING SIGN-IN SHEET
PETITIONER: NOVANT HEALTH, INC.
REZONING PETITION NO.: 2019-035
OCTOBER 3, 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
N Dixit	15496 OCCOM PL	704 965 7771	Ndixit06 @gmail
K. Cecil	11119 Pound Hill Lane	704.806.4707	Karen of Cecil @ gmail.com
Juanita Sanders	10540 Sutherly Dr Charlotte NC	704-618-6550	Juanita @ bellsouth.net
John Sanders	10540 Sutherly Dr Charlotte NC	704 578-3128	Sanders lawn service @yahoo.com
James Ruckman	10512 WYNTHAM CROSS LANE, CHARLOTTE, NC	704-544-8924	JRUCKMAN@ CAROLINASPER.COM
Robert Ruckman	h	h	h

COMMUNITY MEETING SIGN-IN SHEET
PETITIONER: NOVANT HEALTH, INC.
REZONING PETITION NO.: 2019-035
OCTOBER 3, 2019

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NAME	ADDRESS	PHONE NO.	EMAIL
PHIL & JODY PINO	15882 WAYLAND DR 28277	980-318-9691 585-698-8936	PPINOTR@GMAIL.COM JODYPINO@YAHOO.COM
Hing & Haysi Wong	10509 Sutherland Dr. 15000 WYNHAM Oaks Dr.	704-540-8666 (704) 941-5042	hwongpe@gmail.com dianac.lind@gmail.com
Tim & Diana Farrington	15490 Tolliver Dr	204 577 8149	tonymontione@gmail.com
Anthony Montione			
Pam Rose	15495 Ocean 9	704-341-4933	prose0828@aol.com
Annette Schwartz	12044 Duke Lancaster	704-540-0539	NONNIE45@carolina.rr.com
Amy Seimetz	10411 Wyndham Forest Dr	704.577.4737	amy@uvisione.com

EXHIBIT D

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

**HELD ON THURSDAY, OCTOBER 3, 2019 AT 6:30 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, Novant Health, Inc.
Kevin Gorman, Senior Project Manager, Alfred Benesch & Company
Michael Wickline & Randy Goddard, Traffic Engineer, Design Resource Group
Susanne Todd, Attorney, Johnston, Allison & Hord, P.A.**

**Saad Ehtisham – President, Presbyterian Medical Center
Jamie Feinour – Vice President Professional and Support Service Presbyterian
Medical Center
Janet Godfrey – Community Engagement Specialist
Cullen Jones – Novant Health Foundation**

2. PROJECT OVERVIEW: Matt Stiene

3. REZONING SCHEDULE: Susanne Todd

**NEXT SITE PLAN SUBMITTAL: October 14, 2019
EARLIEST PUBLIC HEARING: November 18, 2019
EARLIEST ZONING COMMITTEE: December 31, 2019
EARLIEST CITY COUNCIL DECISION: January 21, 2020**

Public Hearing and Council Decision held in City Council Chambers on 1st 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. BREAKOUT STATIONS:

**TRAFFIC: Michael Wickline & Randy Goddard
SITE PLAN LAYOUT: Kevin Gorman & Matthew Stiene
SERVICES: Saad Ehtisham
 Jamie Feinour
 Janet Godfrey
 Cullen Jones**

5 ADDITIONAL QUESTIONS & ANSWERS

6. ADJOURNMENT