

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2014-076

Northlake Health Investors, LLC

Petitioner: Northlake Health Investors, LLC.

Rezoning Petition No. 2014-076

Property: Approximately 6.94 acres located on the east side of Reames Road between Bayview Parkway Boulevard and Finn Hall Avenue in Charlotte NC.

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission 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 August 14th, 2014, 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 August 1st 2014. 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 August 14th 2014 at 7:00 PM, at The Park Church, 6029 Beatties Ford Road Charlotte, North Carolina 28216.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as Exhibit C.

The Petitioner's representatives at the required Community Meeting were Chuck White with High Ground Consultants and Hunter Trefzger with Meridian Senior Living, LLC. Also in attendance representing the Petitioner was; Chuck Truby with CPT Engineering & Surveying, Inc. and Keith MacVean with Moore & Van Allen.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction. Mr. Keith MacVean opened the meeting and introduced the Petitioner's representatives to the attendees. Mr. MacVean explained the conditional rezoning process and provided the dates for the upcoming public hearing, zoning committee meeting and City Council decision. Mr. MacVean also explained the purpose of the rezoning petition; the rezoning petition will allow the Site to be redeveloped with an assisting living center with up to 50 beds. He explained that the Site is currently zoned R-3 and the Petitioner was asking City Council to rezone the Site to the Institutional Conditional District (INST.(CD)) to allow the site to be redeveloped with a new assisted living facility. He also explained that the existing nursing home located on the Site was a legally non-conforming use.

The presentation was then turned over to Mr. Chuck White who provided the attendees information about the Petitioner and Meridian Senior Living. Mr. White explained that Meridian Senior Living would operate the proposed facility. He explained that Meridian Senior Living currently owns and/or manages over 60 facilities. Mr. White explained that Northlake Investors had purchased the property in February of this year. The existing non-conforming facility had been closed shortly thereafter and the residents of the facility had been relocated to other facilities in Mecklenburg County.

The presentation was then turned over to Mr. Chuck Truby who described the proposed site plan. He indicated that the new building would be generally located in the same place as the existing building; access to the Site would be from one new driveway opposite Finn Hall Avenue, he also explained that the two existing driveways to the Site would be closed and new curb gutter and sidewalk would be added. Mr. Truby also indicated the location of a new pedestrian refuge island CDOT had asked the Petitioner to construct on Reames Road. He also pointed out that the location of the pedestrian refuge island would be coordinated with CATS and the location of the bus stops along Reames Road. He also indicated that the Site's dumpster and service area would be located behind the proposed building.

II. Summary of Questions and Responses

The attendees were invited to ask questions. A number of questions were asked about how the facility would operate. Attendees wanted to know if residents would be able to leave and if there would be staff to take them to the mall. Questions about the number of staff that would work on each shift were asked, as were questions about building security and visiting policies. Questions about the amount of parking that would be provided were also asked. Attendees also wanted to know about the application process for residents. Questions about the building architecture and type of building materials that would be used were also asked. One attendee wanted to know how storm water detention from the Site would be handled.

The facility is design to serve seniors that are ambulatory and need moderate assistance with Activities of Daily Living (ADL). Residents that apply to stay at the facility would be evaluated by a nurse to see if the level of care they need is compatible with the services the facility would provide. Staff at the facility would total 40 to 50, with about 15 to 20 people on the first shift. Parking at the facility would meet and exceed the requirements of zoning ordinance and would be sufficient to accommodate the needs of the staff; most of the residents of the facility would not drive or own a car. The staff at the facility will provide assistance with transportation and other daily needs. All doors to the facility would be locked and a key fab would be required to enter the building. Residents of the facility have the right to check themselves out from the facility if they wish and are able to. Visitors are welcome but are not expected to stay overnight unless they choose to stay overnight to help care for a sick patient. The rooms for the residents do not have extra beds for visitors. Storm water run-off from the building and parking areas would be accommodated at the rear of the Site.

The building proposed for the site has been design with variations in the roof lines, a covered porch area, and patio/garden with a trellis structure above. Building materials used on the building will be stone and fiber cement (hardi-plank) vinyl may only be used on windows and trim. The elevations for the proposed building proposed have submitted as part of the rezoning application.

The attendees were thanked for their time and interest, the meeting was then adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

To address questions regarding the building design the building elevations originally submitted with the rezoning application were amended to incorporate additional elements to break up the roof line and the appearance of the building from Reames Road.

NORTHLAKE HEALTH INVESTORS, LLC

cc: Mayor Dan Clodfelter, Mayor Pro-Tem Barnes, and Members of Charlotte City Council
Tammie Keplinger, Planning Department
John Kinley, Planning Department
Dennis Rorie, CDOT

Chuck White, High Ground Consultants
Hunter Trefzger, Meridian Senior Living, LLC
Jeff Brown & Keith MacVean, Moore & Van Allen

Northlake Health Investors, LLC

Rezoning Petition 2014-076
Community Meeting
Thursday, August 14, 2014
7:00 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Sherrill Hampton		704-331-3136	Sherrill Hampton@hampton.com
2	Brittany McKeithan	1332 Dinwiddie Rd Chesapeake, VA 22216	704-533-4136	brittany@chellseethernet
3	John Galt	54110 Kenelele Ct	704-392-1266	
4	Gene Wootley	9106 Feldbault Dr.	704-392-1649	
5	Ruth Hancock	9000 Feldbault	980 219868	
6	Stephen M. Adams	9113 Feldbault Dr	704-994-2635	
7	Julio Anaya	7116 Finn Hall Ave	704-504-5100	highlandparkmanagement.com
8	Jerome Walker	1423 Dean St	704-372-7141	epdmmanagement.com
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