

ROBINSON BRADSHAW & HINSON

JONATHAN C. KRISKO
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February 8, 2006

Mr. Keith MacVean, Zoning Manager
c/o Charlotte-Mecklenburg Planning Commission
City-County Government Center
600 E. 4th Street – 8th Floor
Charlotte, NC 28202

Re: Southminster, Inc. Conditional Site Plan Amendment Petition 2006-028 re 8919 Park Road Development

Dear Mr. MacVean:

This is our report of the community meeting held last night concerning the above-referenced petition.

The meeting was held at Quail Hollow Presbyterian Church adjacent to Southminster at 7:00 p.m. and ended at about 8:00 p.m. Twelve neighbors attended, all of whom signed a roster as requested, a copy of which is attached for your reference (Exhibit A). They attended in response to my letter dated January 24, 2006, mailed to approximately 100 neighbors and neighborhood organizations identified by Penelope Cothran in her December 20, 2005 email. A copy of Ms. Cothran's email and a sample of our letter to these neighbors (and to the Mayor and City Council members) are also attached (as Exhibits B, C and D) for your reference.

At the meeting, Richard Vinroot, Bob Romano, David Lacy and I explained our petition and plan to those present and answered questions. As you know, this petition makes a handful of amendments to petition 2005-39, approved by the City Council last year. Thus, our presentation both recapped the nature of that petition and covered the changes proposed in this year's petition.

None of the attendees raised any questions or concerns about the now-pending petition. All of their questions had to do with the broader, already-approved plan reflected in petition 2005-039.

The questions were essentially:

1. Whether Southminster was willing to consider adding trees and bushes to the buffer area along the eastern boundary of the property (near Old Chapel Lane). During last year's rezoning process, Southminster had met with individual neighbors along its southern boundary and had addressed similar concerns. Southminster identified

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Attorneys at Law

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Mr. Kevin Garon, who lives on Old Chapel Lane, as one of the people present willing to talk with residents to develop a consensus about what they would like done, and made plans to meet with him and others to hear specifics concerning the neighbors' concerns in this regard.

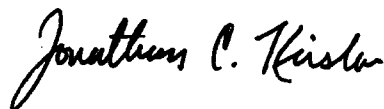
2. Whether Southminster would be taking measures to protect against additional storm water run-off. This issue had also been raised during last year's process and Southminster met with adjacent homeowners about the issue and believed that it had been resolved to their satisfaction. Richard Vinroot and Bob Romano recounted that Southminster's plans were required to ensure that no additional stormwater runoff would be added during "peak" times.
3. Whether the approved plan, and the instant petition, would take into consideration neighbors' general concerns that lighting does not excessively shine into the Cameron Wood neighborhood. Attendees appeared to be satisfied because Southminster's plan would meet the requirements of the municipal lighting ordinance and that Southminster would attempt to resolve any remaining concerns with reasonable landscaping measures that would be discussed with Mr. Garon and other adjoining landowners.

I believe this fairly covers what transpired last night. If you have any questions about this, or require anything else from us concerning the meeting, please don't hesitate to call me at your convenience.

Best regards.

Sincerely,

ROBINSON, BRADSHAW & HINSON, P.A.



Jonathan C. Krisko

JCK/

Enclosure

cc: Mr. David Lacy
Mr. Bob Romano, AIA
Mr. Richard Vinroot, Esq. (w/out encl.)

SOUTHMINSTER REZONING COMMUNITY MEETING ATTENDANCE

February 7, 2006

Please list your name, address and phone number in the space below:

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
* Tom & Rosanne Pagels	3009 Old Chapel Ln.	(704) 552-0434
GEORGE & MICHELE PIZZIA	2927 WINGHAVEN LN.	704-553-8299
BOB WILEY	10011 Standing Stone Ct.	704-806-3893
Cur & Carolyn Lord	3022 FIELD POINTE LN	704-552-2758
Garland Kerr	3201 Deep Meadow Ln.	704-544-0274
Helen & Craig Lowder	8905 Jenna Marie Ln	704-556-1927
* Kevin Gorton	3000 Old Chapel Ln	362-6635 704 643-0776
DOUGLAS CHRIFF	9823 ALLISERS	704.654.9085

Krisko, Jonathan

From: Vinroot, Richard
Sent: Tuesday, December 20, 2005 4:03 PM
To: Krisko, Jonathan
Subject: FW: mailing labels 06-28
Attachments: Labels - Adj Prop Owners 06-28 123005.doc

From: Cothran, Penelope [mailto:pcothran@ci.charlotte.nc.us]
Sent: Tuesday, December 20, 2005 4:01 PM
To: david@southminster.org; Vinroot, Richard
Subject: mailing labels 06-28

Attached, please find the label list for Petition 2006-28. The list includes adjacent property owners within 300 feet and neighborhood associations that we have knowledge of, within a one-mile radius. Since this is a conditional rezoning request, the petitioner is required to hold a community meeting, notifying the same people that are entitled to notice per City policy. For more information concerning the community meeting requirement, please visit our website at www.rezoning.org or contact our office at 336-2205.

EXHIBIT B

2/8/2006

ROBINSON BRADSHAW & HINSON

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CHARLOTTE OFFICE

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January 24, 2006

Re: Southminster Retirement Community ("Southminster")

Dear _____:

I am a lawyer representing Southminster, located at 8919 Park Road, adjacent to or near your property in that area. You may remember a little less than a year ago, Southminster filed a zoning petition so that it could expand the facilities on its existing campus to add new living units and dining, recreational and medical facilities to those now existing. In January and February of last year my colleague Richard Vinroot contacted property owners in the area and, along with David Lacy, Southminster's director, met with homeowners and community leaders to discuss Southminster's plan. Happily, our proposal received support from Southminster's neighbors and was approved by the Charlotte City Council in April 2005.

Since that time, Southminster has progressed to give effect to its plan, but planning details—principally, the rising costs of construction—have caused Southminster to make some alterations to the specifics of its 2005 plan which require renewed approval. Accordingly, Southminster has recently submitted a new zoning petition that proposes amendments to the plan approved last year.

The proposed changes do not alter the uses of the property approved in 2005—the amendments do not change the number of living units, the number of parking spaces, or the amount of open space from the 2005 plan. These amendments leave the general layout of the 2005 plan the same and present no alterations to the "buffers" between Southminster and its neighbors that were previously approved. The most apparent changes are to alter the height of the proposed "west" building (compared to the 2005 plan) and to rotate the proposed "south" building so that its width, rather than its length, faces the property adjoining Southminster's campus.

There will be a public hearing before the City Council and Planning Commission concerning Southminster's proposed amendments on February 20, 2006 at 6:00 p.m. Prior to that public hearing (at which you and anyone interested in our petition may appear, hear about our plan and be heard concerning it), we would like to invite you to a "community meeting" for

EXHIBIT C

Attorneys at Law

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the same purpose. At that meeting, which will take place on February 7, 2006 at 7:00 p.m. at the Quail Hollow Presbyterian Church (located at 8801 Park Road, adjacent to Southminster), we will present Southminster's amended plan and answer any questions you may have about it.

If you have any questions you would like to ask about the amendments now, please do not hesitate to call me at your convenience (my office number is 704/377-8314). You may also call my colleague Richard Vinroot with whom you may have discussed Southminster's 2005 plan previously (his office number is 704/377-8328). Alternatively, you may call David Lacy, Southminster's director (whose office number is 704/551-7101), or you may come to David's office and he or another staff person there will be happy to show you the plan.

We greatly appreciate the support of Southminster's neighbors in connection with its 2005 plan and hope that you will be likewise comfortable with, and supportive of, the changes Southminster has proposed. We look forward to meeting and talking with you about it on February 7.

Sincerely,

ROBINSON, BRADSHAW & HINSON, P.A.

Jonathan C. Krisko

JCK/jbb

ROBINSON BRADSHAW & HINSON

RICHARD A. VINROOT
CHARLOTTE OFFICE

DIRECT DIAL: 704.377.8328
DIRECT FAX: 704.373.3928
RVINROOT@RBH.COM

January 27, 2006

Hon. Pat McCrory and All Members
of the Charlotte City Council

Re: Southminster Retirement Community ("Southminster"), 8919 Park Road
(Re-zoning Petition)

Ladies and Gentlemen:

We represent Southminster, which has filed a re-zoning petition to make amendments to conditions of its conditional site plan approved in April 2005. The petition is scheduled to be heard at your February 20, 2006 zoning meeting. Prior to your meeting, we are hosting a "community meeting" for the benefit of Southminster's neighbors to present our petition and plan to them and to answer any questions they may have. That meeting will take place on Tuesday, February 7, 2006 at 7:00 p.m. at the Quail Hollow Presbyterian Church (located at 8801 Park Road, adjacent to Southminster). We would like to invite you to attend as well, if you would like to do so.

If you have questions about this, please call me at your convenience.

Best regards.

Sincerely,

ROBINSON, BRADSHAW & HINSON, P.A.



Richard A. Vinroot

RAV/

cc: Mr. Keith MacVean, Zoning Manager, Charlotte-Mecklenburg Planning Commission

EXHIBIT D

Attorneys at Law

Charlotte Office: 101 North Tryon St., Suite 1900, Charlotte, NC 28246 Ph: 704.377.2536 Fx: 704.378.4000

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January 27, 2006

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Attached letter sent to the following – mayor, mayor pro tem, city council members:

Hon. Patrick L. McCrory
Mayor, City of Charlotte
Government Center – 600 E. 4th St.
Charlotte, NC 28202-2244

Hon. James E. Mitchell, Jr.
3425 Valerie Drive
Charlotte, NC 28216

Hon. Susan Burgess
1333 Carlton Avenue
Charlotte, NC 28203

Hon. Warren Turner
P.O. Box 35465
Charlotte, NC 28231

Hon. John Lassiter
2632 Winding Oak Drive
Charlotte, NC 28270

Hon. Nancy G. Carter
1401 Cavendish Court
Charlotte, NC 28211

Hon. Patrick Mumford
2208 Dilworth Road West
Charlotte, NC 28203

Hon. Don Lochman
6915 Linkside Court
Charlotte, NC 28277

Hon. Patsy B. Kinsey
2334 Greenway Avenue
Charlotte, NC 28204

Hon. Andy Dulin
3200 Wickersham Road
Charlotte, NC 28211

Hon. Michael Barnes
1909 J.N. Pease Place, Suite 202
Charlotte, NC 28202

Hon. Anthony Foxx
705 E. 10th Street
Charlotte, NC 28202

With copy to: Mr. Keith MacVean, Zoning Manager
c/o Charlotte-Mecklenburg Planning Commission
City-County Government Center
600 E. 4th Street – 8th Floor
Charlotte, NC 28202