

**COMMUNITY MEETING REPORT**  
**Petitioner: Liberty Healthcare Properties of Mecklenburg County, LLC**  
**Rezoning Petition No. 2011-041**

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-1 attached hereto by depositing such notice in the U.S. mail on June 2, 2011. A copy of the written notice is attached hereto as Exhibit A-2.

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

The Community Meeting was held on Tuesday, June 14, 2011 at 7:00 PM at the Lower Providence Community Club Log Cabin located at 9735 Community House Road, Charlotte, North Carolina.

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

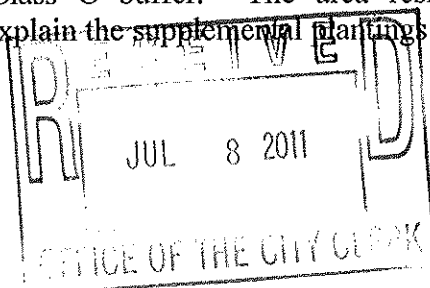
The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Petitioner's representatives at the Community Meeting were Doug Whitman of the Petitioner, Scott Rasner of SFCS, Inc., the Petitioner's architect, Phillip Hobbs of Site Solutions, the Petitioner's landscape architect, and John Carmichael of Robinson Bradshaw & Hinson, P.A.

**SUMMARY OF ISSUES DISCUSSED:**

The Community Meeting was very informal because only two area residents attended the Community Meeting. Therefore, a formal presentation was not made by the Petitioner's representatives. Rather, the Community Meeting was a conversation between the Petitioner's representatives and the two area residents, both of whom live adjacent to the site in the Allyson Park neighborhood.

The Petitioner's representatives shared the Conditional Rezoning Plan with the area residents and discussed the Petitioner's development plans in the event that this Rezoning Petition is approved.

On the Conditional Rezoning Plan, the Petitioner has committed to install supplemental plantings within portions of the 50 foot Class C buffer located along the site's southern boundary line adjacent to the Allyson Park neighborhood. The Petitioner has also committed to install a berm in portions of this 50 foot Class C buffer. The area residents asked the Petitioner's representatives to describe and explain the supplemental plantings and berm, and the Petitioner's representatives did so.



One of the area residents expressed that he was not happy about the height of the building that would contain the independent living units, and he thought that building was too tall, particularly the four story portion of the independent living unit building.

The Petitioner's representatives stated that the four story portion of the independent living unit building was approximately 200 to 250 feet from this area resident's home, and that this building was designed to step up in height from two stories, to three stories and to four stories as you move away from the property line towards the center of the site. The Petitioner felt that this design was more aesthetically pleasing and was more sensitive to adjacent property owners than a design in which the entire building was three stories in height. This area resident reiterated his concern regarding the height of the independent living unit building, and the Petitioner agreed to have a cross section plan produced that would illustrate the relationship of the independent living unit building to this area resident's home as well as the sight lines from this area resident's home to the independent living unit building and to share the cross section plan with this area resident.

At the request of an area resident, the Petitioner's representatives described the vehicular access into the site and the vehicular circulation within the site. The Petitioner's representatives pointed out the service entrance into the site and the service areas, including the dumpster and loading and unloading areas. These areas are located within the center of the site. The Petitioner's representatives advised that service vehicles will not travel on the drive located closest to the Allyson Park neighborhood. The Petitioner's representatives also pointed out the location of the staff parking areas.

An area resident also expressed concerns about the traffic that would be generated by this proposed development. The Petitioner's representatives advised that the residents who live in the independent living units do not typically generate a great deal of peak hour traffic.

**CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:**

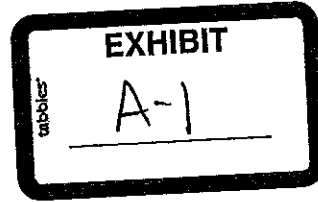
No changes have been made to the Conditional Rezoning Plan or to the Rezoning Petition as of the date of this Community Meeting Report as a result of the Community Meeting.

Respectfully submitted, this 8<sup>th</sup> day of July, 2011.

LIBERTY HEALTHCARE PROPERTIES OF MECKLENBURG COUNTY, LLC,  
Petitioner

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Commission (via email)  
Mr. Solomon Fortune, Charlotte-Mecklenburg Planning Commission (via email)  
Mr. Doug Whitman, Liberty Healthcare Properties of Mecklenburg County, LLC  
(via email)

Pct. No.	TaxPID	OwnerLastN	OwnerFirst	OwnerFirs	OwnerLast	MailAddr1	MailAddr2	City	State	ZipCode
2011-41	Agent	K&L Gates, LP		Attn: J. Carmichael		214 N. Tryon St., 47th Floor		Charlotte	NC	28202
2011-41	Int. Party	Joan M. Paulter	INC			10807 Kenderly Court		Charlotte	NC	28277
2011-41	22901401	ALLYSON PARK COMMUNITY ASSOC	INC			6719-C FAIRVIEW RD		CHARLOTTE	NC	28210
2011-41	22901423	AYINALA	SAIRAM		NAGADURGAVANI	7226 SOUTH CREEK RD		CHARLOTTE	NC	28277
2011-41	22314113	BLAKE	WILLIAM HENRY JR		CHARLOTTE P	10024 PROVIDENCE RD W		CHARLOTTE	NC	28277-1560
2011-41	22319161	BOWERS	JONATHAN		JULIE ALMOND	9931 CORRYSTONE DR		CHARLOTTE	NC	28277
2011-41	22901414	CANNADY	MARK E		MICAH B	14921 CAPRICORN LN		CHARLOTTE	NC	28277
2011-41	22901193	CAROLINA VOLUNTEER FIRE DEPT	INC			9937 PROVIDENCE RD W		CHARLOTTE	NC	28277
2011-41	22901412	CARPENTER	RICHARD		HEATHER	14909 CAPRICORN LN		CHARLOTTE	NC	28277
2011-41	22901402	CHAN	SIMON S		KATHY L	10122 ALLYSON PARK DR		CHARLOTTE	NC	28273
2011-41	22901437	CHEN	CHAI		RONG	14819 CAPRICORN LN		CHARLOTTE	NC	28277
2011-41	22901420	CHEN	SHI QIAO		FENG HUAN	15024 CAPRICORN LN		CHARLOTTE	NC	28277
2011-41	22901102	CORNERSTONE PRESBYTERIAN	CHURCH ARP		RUTH	9925 PROVIDENCE RD WEST		CHARLOTTE	NC	28277
2011-41	22901637	COX	RICHARD		PEGGY J	9505 LINDEN TREE LN		CHARLOTTE	NC	28226
2011-41	22314111	DORMAN	JERRY W		S RENEE	10226 AUDREY-KELL RD		CHARLOTTE	NC	28277
2011-41	22901419	DUPREE	WILSON JR		COVINGTON-DUPREE	15023 CAPRICORN LN		CHARLOTTE	NC	28277
2011-41	22319110	EARNHEART	CLARENCE JR & W		MARY B	153 WOODLYNN DR		CHARLOTTE	NC	28214-1325
2011-41	22319130	EARNHEART	GARY HASKELL		FAYE W	10200 PROVIDENCE RD W		CHARLOTTE	NC	28277-1525
2011-41	22314109	EARNHEART	HASKELL G			10304 ARDREY KELL RD		CHARLOTTE	NC	28277-1958
2011-41	22314146	FELTS	THOMAS MITCHELL		MICHAEL J FRANTZ (H/V)	15704 ARDREY STEAD CT		CHARLOTTE	NC	28277
2011-41	22314149	FRANTZ	CONNIE C			10424 ARDREY KELL RD		INDIANLAND	SC	29707
2011-41	22319112	FROMOND	MARCEL C		GILMAN	6520 CAROLINA COMMONS DR		CHARLOTTE	NC	28277
2011-41	22901435	GILMAN	GREG		GORDON	14805 CAPRICORN LN		CHARLOTTE	NC	28277
2011-41	22901430	GORDON	JOHN A		ANGELA	14824 CAPRICORN LANE		CHARLOTTE	NC	28277
2011-41	22902439	HALL	JON C		SHARON	10420 AUBURN TOP LANE		CHARLOTTE	NC	28277
2011-41	22319163	HAWKINS	DUANE LEE JR			9939 CORRYSTONE DR		CHARLOTTE	NC	28277
2011-41	22319111	JOHNSON	BRENDIA E			3557 WATER FRONT DR		GAINESVILLE	GA	30506
2011-41	22901438	JONES	EVALDNE		SARA	14825 CAPRICORN LN		CHARLOTTE	NC	28277
2011-41	22901418	KATHROTHA	RAUSH		YOUNG	15017 CAPRICORN LANE		CHARLOTTE	NC	28277
2011-41	22901425	KIM	SEOG		MARY BETH	14922 CAPRICORN LN		CHARLOTTE	NC	28277
2011-41	22901432	KIRBY	CHRISTOPHER		LEE ANN	14912 CAPRICORN LN		CHARLOTTE	NC	28277
2011-41	22319166	KOVACH	PETER L		NORA ELENA	9932 CORRYSTONE DR		CHARLOTTE	NC	28277
2011-41	22901640	LAZARINI	JORGE			9517 LINDEN TREE LN		CHARLOTTE	NC	28277
2011-41	22901103	LIBERTY HEALTHCARE PROPERTIES	MECKLENBURG COUNTY LLC			2334 SOUTH 41ST ST		WILMINGTON	NC	28403
2011-41	22901433	MADDURI	RATNAKAR		RANI L	14806 CAPRICORN LN		CHARLOTTE	NC	28277
2011-41	22319164	MARREN	WILLIAM J		JEAN R	9940 CORRYSTONE DR		CHARLOTTE	NC	28277-1526
2011-41	22319109	MCCULLEN	JAMES KENNETH		TRENA ROBBIN	10308B PROVIDENCE RD W		CHARLOTTE	NC	28277-1958
2011-41	22314148	MCGINN	GARY I		KIM E	10326 ARDREY KELL RD		CHARLOTTE	NC	28277
2011-41	22901413	MERKHAEL	SAHER WAHBA		SUZETTE SOBI	14915 CAPRICORN LN		CHARLOTTE	NC	28277
2011-41	22901428	MORELL	LARRY W		LESUE L	14902 CAPRICORN LN		CHARLOTTE	NC	28277
2011-41	22901424	NANTZ	RICHARD		RHONDA	14926 CAPRICORN LN		CHARLOTTE	NC	28277
2011-41	22901641	NUKALA	RAMBABU B		BHASKARAKASHMI	9521 LINDEN TREE LN		CHARLOTTE	NC	28277
2011-41	22901429	RASNER	M SCOTT		JANINE D	14830 CAPRICORN LN		CHARLOTTE	NC	28277
2011-41	22901638	REGO	JEEVAN D		DOROTHY D D'SOUZA	9509 LINDEN TREE LN		CHARLOTTE	NC	28204
2011-41	22901801	RESERVED				1329 E MOREHEAD ST		CHARLOTTE	NC	28277
2011-41	22901415	ROYSTER	DEREK W		LEANNE H	14927 CAPRICORN LANE		CHARLOTTE	NC	28277
2011-41	22901422	SAMPAT	ASHUTOSH		SHEFALI	375 WITTENRIDGE CT		ALPHARETTA	GA	30022
2011-41	22901434	SCHUSTER	HARALD L		DANIELA	14802 CAPRICORN LN		CHARLOTTE	NC	28277
2011-41	22319167	SEO	DEOK SOO		SUSAN	9926 CORRYSTONE DR		CHARLOTTE	NC	28277
2011-41	22901417	SINGH	VIJAY		MAMTA	15011 CAPRICORN LN		CHARLOTTE	NC	28277
2011-41	22314110	STANLEY	JOSEPH CRAIG		ELIZABETH A	7007 FOREST RIDGE RD		WEDDINGTON	NC	28104
2011-41	22901436	SUPPA	JAMES M		MANUJLA	14813 CAPRICORN LN		CHARLOTTE	NC	28277
2011-41	22901411	SURE	BALAKRISHNARAO V		BANI	14905 CAPRICORN LN		CHARLOTTE	NC	28277
2011-41	22319165	SURI	TANVIR S		SURE	9935 CORRYSTONE DR		CHARLOTTE	NC	28277
2011-41	22901416	UPCHURCH	TODD D.		LISA A.	14933 CAPRICORN LN		CHARLOTTE	NC	28277
2011-41	22319162	WAKEFIELD	DAVID A		GINA BIN	9935 CORRYSTONE DR		CHARLOTTE	NC	28277
2011-41	22901426	WANG	CHINJIANG		WANG	410 SHAGBARK LN		ROSELLE	IL	60172
2011-41	22319125	WHITE	QING		JOHN	2714 BRIDLE BROOK WY		CHARLOTTE	NC	28270
2011-41	22901431	WILDER	CHARLOTTE P (N/C)		WILDER	10024 PROVIDENCE RD WEST		CHARLOTTE	NC	28277-1560
2011-41	22314106	WILSON	PHYLLIS O		PINGPING	14813 CAPRICORN LN		CHARLOTTE	NC	28277
2011-41	22901421	WU	GUOWEI		MARY K	10322 OLD ARDREY KELL RD		CHARLOTTE	NC	28277
2011-41	22901427	ZAGORA	EDWIN M JR			15016 CAPRICORN LN		CHARLOTTE	NC	28277
2011-41						14910 CAPRICORN LN		CHARLOTTE	NC	28277



Pet. No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2011-41	Mary Kay	Eisel	Allyson Park HOA	15031 Lisha Lane	Charlotte	NC	28277
2011-41	David	McKinnon	Ballantyne Residential HOA	10514 Old Wayside	Charlotte	NC	28277
2011-41	Robert	Rodite	Cobblestone HOA, Inc	9664 Chaumont Lane	Charlotte	NC	28277
2011-41	James	Collins	Ellington Park HOA	8817 Bryson Bend	Charlotte	NC	28277
2011-41	Kim	Hombs	Farmington	16303 Farmchase Court	Charlotte	NC	28277
2011-41	Bryan	Rothmeyer	Lansford HOA, Inc.	8028 Lansford Road	Charlotte	NC	28277
2011-41	Michael	Kan	Princeton at Southampton Owners Association	16907 Commons Creek Drive	Charlotte	NC	28277
2011-41	Elizabeth	Peace	Providence Community Assoc. (Lower)	8817 Bryant Farms Road	Charlotte	NC	28277
2011-41	Elizabeth	Peace	Providence Community Assoc. (Lower)	8817 Bryant Farms Road	Charlotte	NC	28277
2011-41	Elizabeth	Peace	Providence Community Club House	8817 Bryant Farms Road	Charlotte	NC	28277
2011-41	Bob	Gambon	Providence West HOA	Post Office Box 49312	Charlotte	NC	28277
2011-41	Debra	Yeatts	Providence West HOA	9014 Bryant Farms Road	Charlotte	NC	28277
2011-41	Jeff	Zyats	Providence West HOA	8110 Lansford Road	Charlotte	NC	28277
2011-41	Eric	Robinson	South Hampton HOA	9924 Highlands Crossing Drive	Charlotte	NC	28277
2011-41	Kristan	Gehrman	Wyndham Association of Homeowners	15211 Wyndham Oaks Drive	Charlotte	NC	28277

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting -- Rezoning Petition filed by Liberty Healthcare Properties of Mecklenburg County, LLC to rezone an approximately 17.48 acre parcel of land located on the south side of Providence Road West between Community House Road and Old Ardrey Kell Road from the MX-2 zoning district to the Institutional (CD) zoning district to accommodate the development of a senior living community comprised of a maximum of 168 independent living units, a maximum 120 bed skilled nursing facility and related common areas, rehabilitation and recreational facilities and other support facilities.

**Date and Time  
of Meeting:** Tuesday, June 14, 2011 at 7:00 P.M.

**Place of Meeting:** Lower Providence Community Club Log Cabin  
9735 Community House Road  
Charlotte, NC

**Petitioner:** Liberty Healthcare Properties of Mecklenburg County, LLC

**Petition No.:** 2011-041

We are assisting Liberty Healthcare Properties of Mecklenburg County, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 17.48 acre parcel of land located on the south side of Providence Road West between Community House Road and Old Ardrey Kell Road from the MX-2 zoning district to the Institutional (CD) zoning district to accommodate the development of a senior living community comprised of a maximum of 168 independent living units, a maximum 120 bed skilled nursing facility and related common areas, rehabilitation and recreational facilities and other support facilities.

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.

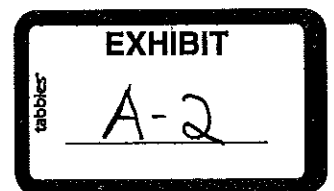
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Tuesday, June 14, 2011 at 7:00 P.M. at the Lower Providence Community Club Log Cabin located at 9735 Community House Road, Charlotte, NC. 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 John Carmichael at (704) 953-8430.

K & L Gates, LLP

**cc:** Mr. Warren Cooksey, Charlotte City Council District 7 (via email)  
Ms. Sonja Sanders, Charlotte-Mecklenburg Planning Commission (via email)  
Mr. Shad Spencer, Charlotte-Mecklenburg Planning Commission (via email)  
Mr. Doug Whitman (via email)

**Date Mailed:** June 2, 2011



Rezoning Petition No. 2011-041

Community Meeting Sign-In Sheet

Name

Phone #

Email Address

Quolde: Wu  
Richard Nantz

704-542-2799

gwu9597@yahoo.com

EXHIBIT

B

tabbles