

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2019-064

Petitioner: Novant Health

Rezoning Petition No.: 2019-064

Property: ± 33.163 acres located on Smith Farm Road (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Department 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 Wednesday, May 22, 2019, 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 5/09/2019. 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 Wednesday, May 22, 2019 @ 6:30 PM, at Charlotte Mecklenburg Library – Mt Island, 4420 Hoyt Gavin Way, Charlotte, NC 28214

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representative at the required Community Meeting were Matt Stiene with Novant Health and Dan Blackman with Stimmel. Also in attendance were Keith MacVean and Dujuana Keys with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Keith MacVean opened the meeting and thanked everyone for attending. Mr. MacVean then gave a brief overview of the conditional rezoning schedule and process.

The previously approved site plan is proposed to be amended by Novant Health in order to accommodate the square footage needed to construct an additional medical office building as well as a full-service hospital with an estimated 50 beds. The number of apartment units previously approved will be reduced. The 2-3 story medical use buildings will be of masonry materials and shall include a helipad. The utilization of the helipad is expected to be fairly limited, as this hospital is planned as a community hospital and not a trauma center that would see more utilization of a helipad.

The meeting was then opened for questions.

II. Summary of Questions/Comments and Responses:

Attendees inquired about additional roadway improvements for the site. At this time, there are no additional roadway improvements to be constructed with this site plan amendment, beyond what was committed to by the original Riverbend petition. The current conditions and traffic improvements for the site should accommodate the proposed construction. The Petitioner is awaiting comments from CDOT but does not anticipate any additional roadway requests.

Attendees asked about the total number of medical office buildings for the site as well as parking. Matt Stiene explained that 2 medical office buildings are already allowed per the previous rezoning. This amended site plan will allow for an additional medical office building and a hospital. The four (4) medical use buildings will be serviced with surface parking lots.

One attendee asked if water, storm, and sewer could be accommodated on the proposed site. Dan Blackman explained that these utilities are provided on the site currently.

Attendees inquired if the Petitioner had future plans for growth or the inclusion of nursing home facilities. Mr. Stiene explained the current model includes a full-service medical facility for residents residing outside of the Center City. The facility will include 4 operating rooms, a 50 bed hospital, and medical office buildings for pediatrics, women's health, and specialty clinics. At this time, there are no plans to expand or incorporate an assisted living component. Such a change would require a new rezoning petition to be filed.

One attendee asked about the anticipated timeline for the project. Mr. Stiene explained that if successful with the rezoning, they will apply for a certificate of need by this Fall with construction to begin in early 2020.

Keith MacVean thanked everyone in attendance and the meeting was adjourned

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

There were no changes as a result of this meeting.

cc: Mayor and Members of Charlotte City Council
David Pettine, Charlotte Mecklenburg Planning Department
Matt Stiene, Novant Health
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

FID_	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
0	03304106	ALCOTT	LARRY W	KIMBERLY ANN	ALCOTT	PO BOX 188		PAW CREEK	NC	28130
0	03304121	SUBURBAN APARTMENT MANAGERS LLC				440 WEST MARKET ST		GREENSBORO	NC	27401
0	03304127	BC BUILDING #1 LLC				500 EAST MOREHEAD ST STE 200		CHARLOTTE	NC	28202
0	03304134	HARRIS TEETER PROPERTIES LLC				701 CRESTDALE RD		MATTHEWS	NC	28105
0	03304160	CHASTAIN HOMEOWNERS ASSOC INC				5800 EXECUTIVE CENTER DR		CHARLOTTE	NC	28212
0	03304161	DAVIS	BYRON	CRYSTAL	DAVIS	10703 CHASTAIN PARC DR		CHARLOTTE	NC	28216
0	03304162	MITCHELL	JATONA K			10709 CHASTAIN PARC DR		CHARLOTTE	NC	28216
0	03304163	GRANT	CLAYTON L	MIRACLE N	SMITH	10715 CHASTAIN PARC DR		CHARLOTTE	NC	28216
0	03304164	HODGE	DANA			10721 CHASTAIN PARC DR		CHARLOTTE	NC	28216
0	03304165	CORTHELL	SCOTT			10727 CHASTAIN PARC DR		CHARLOTTE	NC	28216
0	03304166	AHRENS	LANCE J			10733 CHASTAIN PARC DRIVE		CHARLOTTE	NC	28216
0	03304167	COLUCCI	JOSEPH ANTHONY			10739 CHASTAIN PARC DR		CHARLOTTE	NC	28216
0	03304607	MT ISLAND PROMENADE LLC				1401 SUNSET DR SUITE B		GREENSBORO	NC	27408
0	03304611	MT ISLAND PROMENADE LLC				1401 SUNSET DR SUITE B		GREENSBORO	NC	27408
0	03304614	MOUNTAIN ISLAND LODGINGS, LLC				10801 JOHNSTON RD STE 230		CHARLOTTE	NC	28226
0	03304615	RIVERBEND INVESTMENT PARTNERS LLC				1401 SUNSET DR STE B		GREENSBORO	NC	27408
0	03304616	MT ISLAND PROMENADE LLC				1401 SUNSET DR SUITE B		GREENSBORO	NC	27408
0	03304617	MT ISLAND PROMENADE LLC				1401 SUNSET DR SUITE B		GREENSBORO	NC	27408
0	03304618	MT ISLAND PROMENADE LLC				1401 SUNSET DR SUITE B		GREENSBORO	NC	27408
0	03304619	NORTH STATE RIVERBEND LLC				16930 W CATAWBA AV STE 205		CORNELIUS	NC	28031
0	03320113	DEPT OF TRANSPORTATION				716 W MAIN ST		ALBEMARLE	NC	28001
0	03320199	DEPT OF TRANSPORTATION				716 W MAIN ST		ALBEMARLE	NC	28001
0	03322115	DEPT OF TRANSPORTATION				716 W MAIN ST		ALBEMARLE	NC	28001
0	03322116	DEPT OF TRANSPORTATION				716 W MAIN ST		ALBEMARLE	NC	28001

2019-064	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	CITY	STATE	ZIP
2019-064	Chastain HOA	Mark	Shaw	11118 Chastain Parc Drive	Charlotte	NC	28216
2019-064	Chatham Homeowners Association	Neale	Turlington	9527 Chastain Walk Dr	Charlotte	NC	28216
2019-064	Devonwood Towns Homeowners Association	Victoria	Carnall	4742 Stoney Branch Dr	Charlotte	NC	28216
2019-064	Polo Club At Mountain Island Lake HOA	Cynthia	Dubay	4927 Polo Gate Blvd.	Charlotte	NC	28216
2019-064	Polo Club At Mountain Island Lake HOA	Sandra	Hussey	4724 Polo Gate Blvd.	Charlotte	NC	28216
2019-064	Polo Club At Mountain Island Lake HOA	Thomas	Clark	5112 Polo Gate Blvd.	Charlotte	NC	28216
2019-064	Woods at Coulwood	Kimberly	Brooksbank	9258 Austin Ridge Ln	Charlotte	NC	28214

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2019-064 – Novant Health

Subject: Rezoning Petition No. 2019-064

Petitioner/Developer: Novant Health

Current Land Use: vacant

Existing Zoning: NS

Rezoning Requested: NS SPA

Date and Time of Meeting: **Wednesday, May 22 at 6:30 p.m.**

Location of Meeting: Charlotte Mecklenburg Library – Mt Island
4420 Hoyt Galvin Way
Charlotte, NC 28214

Date of Notice: 05/09/19

We are assisting Novant Health (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site located on Smith Farm Road, a portion of the Riverbend Mixed-Use Center (the “Site”). We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

Background and Summary of Request:

This Petition involves a request to rezone the ± 33.163 acre Site from NS to NS SPA to allow the Site to be developed with a hospital and associated medical office uses.

The Site was rezoned in 2017 as part of rezoning petition no. 2016-128 and can be developed with 234 multi-family residential dwelling units or 125,000 square feet of general or medical office uses.

The site plan associated with this proposed rezoning petition proposes to increase the allowed office square footage by 85,000 square feet to allow the Site to be developed with a hospital and associated medical office uses with up to 210,000 square feet. The option to develop the Site with an additional 234 multi-family residential dwelling units would be eliminated.

The proposed hospital and medical office building will be located along Sugar Magnolia Drive with parking located behind the building. The previously approved setbacks and landscape buffers will be maintained.

Access to the Site will be from the existing streets constructed as part of the Riverbend Development.

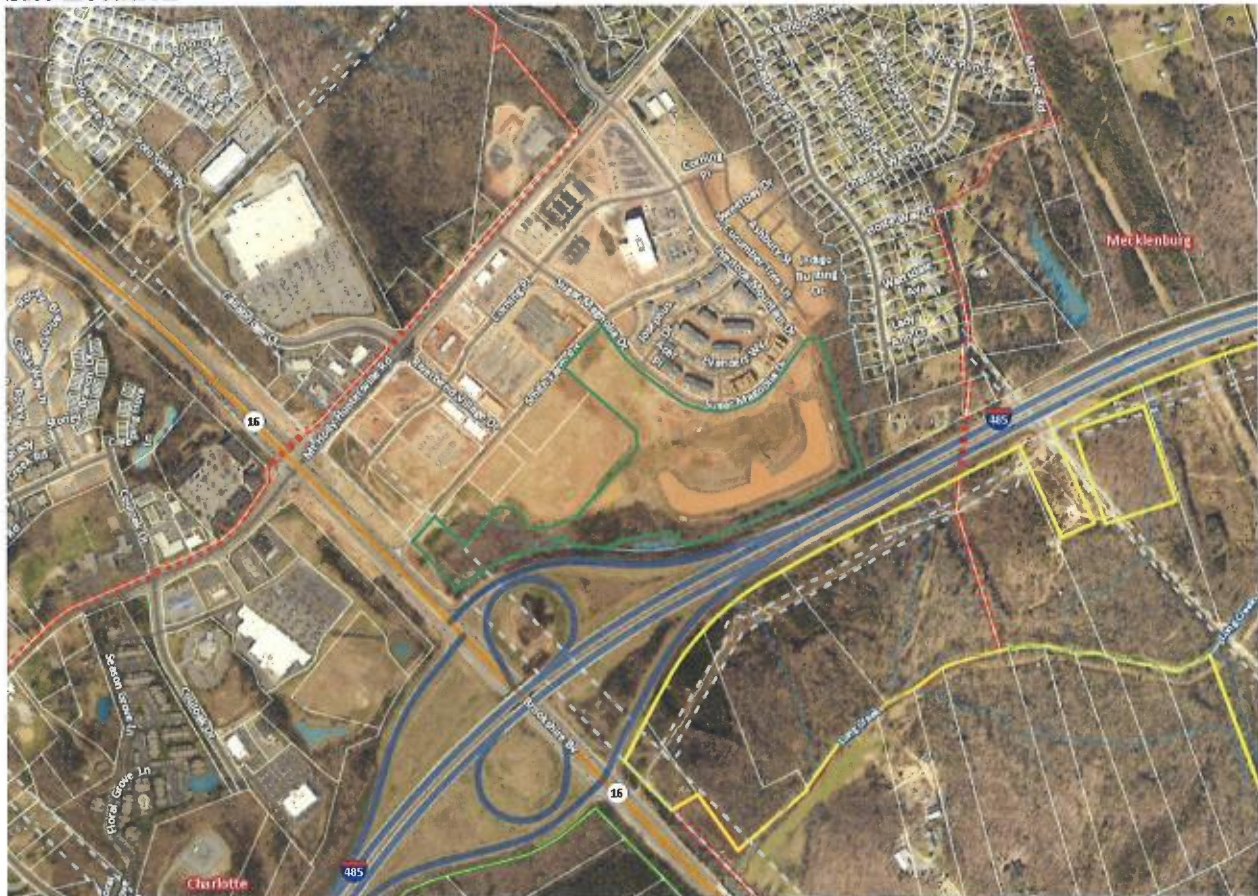
Community Meeting Date and Location:

The Charlotte-Mecklenburg Planning Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Wednesday, May 22, 2019, at 6:30 p.m. at Charlotte Mecklenburg Library – Mt Island, 4420 Hoyt Galvin Way, Charlotte, NC 28214.** Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call Keith MacVean (704-331-3531) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor and Members of Charlotte City Council
David Pettine, Charlotte Mecklenburg Planning Department
Matthew Stiene, Novant Health
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



Novant Health - Riverbend Rezoning Petition No. 2019-064
Community Meeting - May 22, 2019 @ 6:30pm

<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
1	THOMAS CLARK 5112 Polo Gate Blvd. Charlotte 28216		TLC3733@yahoo.com
2	Jim & Jan Homan 11410 Fenwick; 28214		jhoman@carolina.rr.com
3	JOE THOMPSON 4001 HATHORNS - HUNTERSVILLE RD		—
4	Kathleen Besson 2407 Island Lake Dr		kathleen.besson@gmail.com
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