

## COMMUNITY MEETING REPORT

**Petitioner: Liberty Senior Living**  
Rezoning Petition No. 2022-214

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department 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 May 19, 2023. 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 Thursday, June 1, 2023 at 6:30 p.m. at Christ the King Lutheran Church (Auditorium No. 2) located at 13501 South Tryon Street in Charlotte.

### **PERSONS IN ATTENDANCE AT MEETING:**

The Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The Petitioner's representatives at the Community Meeting were Thad Moore of the Petitioner, Phillip Hobbs of Benesch and John Carmichael and Nina Speed of Robinson Bradshaw & Hinson, P.A.

### **SUMMARY OF ISSUES DISCUSSED:**

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2022-214.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the earliest that the Public Hearing could occur is Monday, July 17, 2023 at 5:00 p.m. at the Charlotte-Mecklenburg Government Center located at 600 East 4<sup>th</sup> Street. John Carmichael stated that the Public Hearing is before City Council and the Zoning Committee. John Carmichael stated that the Public Hearing could be deferred for some reason.

The earliest that the Zoning Committee Work Session could be held is Tuesday, August 1, 2023 at 5:30 p.m. at the Charlotte-Mecklenburg Government Center. Although the Zoning Committee Work Session is a public meeting, it is not a Public Hearing. This means that the public is welcome to attend the meeting, however, neither the public nor the Petitioner typically speak at this meeting. The Zoning Committee will make a recommendation to City Council as to whether or not this Rezoning Petition should be approved or denied.

The earliest date that City Council could render a decision on this rezoning request is Monday, August 21, 2023 at 5:00 p.m. at the Charlotte-Mecklenburg Government Center.

John Carmichael then showed a map and aerial photographs that depict the site. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 16.359 acres and is located on the southwest corner of the intersection of Sledge Road and Steele Creek Road.

John Carmichael shared a zoning map that depicts the zoning of the site and adjacent and nearby parcels of land. He stated that the map shows that the site is zoned R-3, however, the new UDO went into effect on June 1, 2023 and the site is now zoned N1-A, which is a zoning district that currently allows single family detached homes, duplexes and triplexes.

John Carmichael stated that the Petitioner is requesting that the site be rezoned to the UR-2 (CD) zoning district to accommodate the development of a senior living community/facility on the site that would be comprised of a skilled nursing facility that would contain a maximum of 100 beds, an assisted living facility that would contain a maximum of 70 beds and a maximum of 26 age restricted, independent living units located in quadraplexes and a duplex. John Carmichael stated that a maximum 150 unit, age restricted, independent living building that would be located on an adjacent parcel of land that is not a part of the rezoning site and not subject to this rezoning request would be part of this senior living community/facility. This adjacent parcel of land was rezoned in 2020 by Pulte.

Thad Moore then provided information about the Petitioner, and he shared a map of the Petitioner's facilities in the southeast.

Phillip Hobbs shared and discussed the site plan. He pointed out the adjacent parcel of land that would contain the 150 unit, age restricted, independent living building that would be part of this facility. Phillip Hobbs showed and discussed the portion of the site dedicated to the 26 independent living cottages comprised of six quadraplexes and one duplex. These units would be one story in height with a one-car garage. Two new public streets would be constructed on the site and these streets would connect to Sledge Road. The center portion of the site would contain a one-story skilled nursing facility that would have a maximum of 100 beds. Parking for the skilled nursing building would be located in the front and the rear of the building. The portion of the site next to Steele Creek Road would contain a three-story assisted living building that would have a maximum of 70 beds. Parking for the assisted living building would be located in the front and the rear of the building. Access into the site would be from Sledge Road.

Phillip Hobbs pointed out the tree save areas that would be located throughout the site. He stated that the stormwater would be processed through an underground detention facility and a sand filter for water quality. Phillip Hobbs stated that Pulte has committed to road improvements on Sledge Road. The Petitioner would dedicate right of way for future road improvements.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- In response to an attendee's comment, Phillip Hobbs stated that the easternmost entrance into the site would most likely be a right-in, right-out only access point. Currently, the City is reviewing the site plan. CDOT and NCDOT both have jurisdiction. John Carmichael stated that the Petitioner is meeting with Planning and CDOT next week to discuss the site plan, and that the Petitioner can provide more information at the next Steele Creek Residents Association meeting.
- In response to a question, John Carmichael stated that a traffic impact study was not required. He shared trip generation reports from CDOT and Kimley Horn. These reports are very similar.

- In response to a question, Thad Moore stated that they have not worked on the architectural standards for the site yet. He stated that the cottages would be for rent and could be 1,200 to 1,600 square feet in size. Amenities would include a clubhouse, pool, wellness center, kitchen, art studio and theater. These amenities would be shared with the 150 unit, independent living building. An attendee commented that she has been to the Petitioner's Brightmore South facility in Ballantyne and it is very nice.
- In response to a question, Thad Moore stated that the structures would be predominately wood with brick accents or other materials. He stated that they would design the property to blend in with the existing community.
- In response to a question, Thad Moore stated that there would be an 18-24 month construction period once rezoning and permitting are completed.
- An attendee commented that she is happy to see a senior healthcare facility coming to the area. Her family had to go to South Carolina to find a place for her father.
- An attendee commented on the underground stormwater problems that the residents have faced due to the soil type in the area. This attendee also commented that the neighborhoods in the area have been flooded because the small creek cannot handle the stormwater. Stormwater concerns were expressed by this attendee.
- In response to the stormwater comment, Phillip Hobbs explained the process of the concrete vault, underground stormwater system and he stated that they have a lot of experience with underground stormwater detention facilities. He stated that they have not received any information from Stormwater Services that they want the Petitioner to address any issues at this time.
- In response to a question, Thad Moore stated that the Petitioner has not selected a general contractor for this site.
- An attendee shared the negative experiences that the residents have had due to the construction activities in this area and the uncooperative contractors. She stated that the residents are very angry and she asked the Petitioner to keep the residents in mind during the construction process. Thad Moore thanked the attendee for her comments.
- In response to question, Phillip Hobbs stated that left turn and right turn lanes will be added to Sledge Road by Pulte, and the road construction is underway. An attendee commented on the high volume of traffic throughout the day on Sledge Road and stated that these small changes will not improve the problem.
- In response to a comment, John Carmichael stated that Pulte is required to meet the requirements of CDOT for their new development.
- An attendee encouraged the residents to attend the Steele Creek Town Hall to discuss traffic concerns with CDOT and City/State leaders on Saturday, June 3, 2023.
- An attendee shared her efforts to obtain information about traffic improvement in the area. She stated that pedestrian crosswalks need to be installed for safety reasons.
- Phillip Hobbs and John Carmichael invited the attendees to view NCDOT's plans for Steele Creek Road after the meeting.
- John Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

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

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

Respectfully submitted, this 12<sup>th</sup> day of June, 2023.

**Liberty Senior Living, Petitioner**

cc: Mr. Joe Mangum, Charlotte Planning, Design & Development Department (via e-mail)

## **EXHIBIT A-1**

2022-214	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2022-214	19906109	WADDELL	ROBERT STEVE	SHARON	WADDELL	13224 STEELE CREEK RD		CHARLOTTE	NC	28213
2022-214	19906110A	HAMMOND	MARY THOMPSON	MARY THOMPSON HAMMOND REVOCABLE TRUST		13025 SLEDGE RD		CHARLOTTE	NC	28217
2022-214	19906110B	HAMMOND	MARY THOMPSON	MARY THOMPSON HAMMOND REVOCABLE TRUST		13025 SLEDGE RD		CHARLOTTE	NC	28217
2022-214	19906111		HILDA M THOMPSON LIVING TRUST	HILDA M	THOMPSON	15201 SHOPTON RD W		CHARLOTTE	NC	28278
2022-214	19906112	WILSON	TEDDY R	DAVID SCOTT	SUTHER	13309 SLEDGE RD		CHARLOTTE	NC	28278
2022-214	19906119	ELLIS	JEFFREY WAYNE			13229 SLEDGE RD		CHARLOTTE	NC	28278
2022-214	19906123		PULTE HOME COMPANY LLC			11121 CARMEL COMMONS BLVD STE 450		CHARLOTTE	NC	28226
2022-214	19906126	WARNKE	MATTHEW PHILIP	EMILY H	WARNKE	13123 SLEDGE RD		CHARLOTTE	NC	28278
2022-214	19906168		LIBERTY SENIOR LIVING PROPERTIES OF STEELE CREEK LLC	C/O LIBERTY HEALTHCARE MANAGEMENT INC		2334 S 41ST ST		WILMINGTON	NC	28403
2022-214	19906171		PULTE HOME COMPANY LLC			11121 CARMEL COMMONS BV STE 450		CHARLOTTE	NC	28226
2022-214	19906172		PULTE HOME COMPANY LLC			11121 CARMEL COMMONS BLVD STE 450		CHARLOTTE	NC	28226
2022-214	19906301	MAXWELL	ETHEL O	ABANNI B	MAXWELL	13110 PETREL PL		CHARLOTTE	NC	28278
2022-214	19906302	LEABEATER	JONATHAN M	JASMIN	LEABEATER	13106 PETREL PL		CHARLOTTE	NC	28278
2022-214	19906303	MCELROY	MARY ALICE	TERRY SHAWN	MCELROY	13102 PETREL PL		CHARLOTTE	NC	28278
2022-214	19906304		PULTE HOME COMPANY LLC			11121 CARMEL COMMONS BLVD STE 450		CHARLOTTE	NC	28226
2022-214	19906305	STOFF	KATELYN	BRANDON	STOFF	13014 PETREL PL		CHARLOTTE	NC	28278
2022-214	19906306		PULTE HOME COMPANY LLC			11121 CARMEL COMMONS BLVD STE 450		CHARLOTTE	NC	28226
2022-214	19906307	SHINDE	SANDEEP	VANDANA	YADAV	13006 PETREL PLACE		CHARLOTTE	NC	28278
2022-214	19906370		PARKSIDE CROSSING HOMEOWNERS ASSOCIATION	C/O CUSICK COMMUNITY MANAGEMENT		8008 CORPORATE CENTER DR STE 100		CHARLOTTE	NC	28226
2022-214	19906375		PARKSIDE CROSSING HOMEOWNERS ASSOCIATION	C/O CUSICK COMMUNITY MANAGEMENT		8008 CORPORATE CENTER DR STE 100		CHARLOTTE	NC	28226
2022-214	19913104A	THOMPSON	MARY JEAN S			13010 SLEDGE RD		CHARLOTTE	NC	28278
2022-214	19913104B	THOMPSON	MARY JEAN S			13010 SLEDGE RD		CHARLOTTE	NC	28273
2022-214	19913118A	THOMPSON	JEAN S			13010 SLEDGE RD		CHARLOTTE	NC	28278
2022-214	19913118B	THOMPSON	JEAN S			13010 SLEDGE RD		CHARLOTTE	NC	28278
2022-214	19913119	HAMMOND	MARY THOMPSON			13025 SLEDGE RD		CHARLOTTE	NC	28278
2022-214	19913120	THOMPSON	JEAN			13010 SLEDGE RD		CHARLOTTE	NC	28278
2022-214	19913131	PARLATO	KENNETH ALLEN	RENEE YVONNE	PARLATO	13406 SLEDGE RD		CHARLOTTE	NC	28278
2022-214	19913132	LOWER	MARGURETTA R			205-39 100TH AVE		HOLLIS	NY	14423
2022-214	19913133		INVESTORS WITH INTERGRITY LLC			12927 PLUMLEAF DR		CHARLOTTE	NC	28213
2022-214	19913134	LOWE	LAWRENCE	ELIZABETH	LOWE	13312 SLEDGE RD		CHARLOTTE	NC	28278
2022-214	20143111		MECKLENBURG COUNTY			600 E 4TH ST		CHARLOTTE	NC	28202
2022-214	20143112	ANAMPA	JESUS	GENOVEVA VITOR	TELLO	7020 DELTA LAKE DR		CHARLOTTE	NC	28215

2022-214	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2022-214	Bennington Place I	Carolyn	Tatanish	13652 Meade Glen Ct		Charlotte	NC	28273
2022-214	Bennington Place II Homeowners Association, Inc.	Andrew	Page	14221 Tranters Creek Ln		Charlotte	NC	28273
2022-214	Enclave/Rivergate	Lauren	Neal	13816 Firenza Circle		Charlotte	NC	28278
2022-214	Foxboro Neighborhood Association	Virginia	Keogh	12301 Port Rush Lane		Charlotte	NC	28273
2022-214	Greycrest Homeowners Association	Nick	Clift	13013 Greycrest Drive, P.O. Box 38201		Charlotte	NC	28278
2022-214	Hunter's Ridge II In The Crossing Community Watch	David	Willard	12309 Shadow Ridge Ln		Charlotte	NC	28273
2022-214	Huntington Forest	Rachel	Slade	14339 Perugia Way #205		Charlotte	NC	28273
2022-214	Huntington Forest Community	Crystal	Ramseur	12736 Swann Branch Dr		Charlotte	NC	28273
2022-214	Huntington Forest Community	Jenifer	Abubakari	12717 Swann Branch Dr		Charlotte	NC	28273
2022-214	Huntington Meadow Community	David	Gutierrez	10924 Huntington Meadow Ln		Charlotte	NC	28273
2022-214	Planters Walk	Lisa	Bayse	13508 Planter Row Dr		Charlotte	NC	28278
2022-214	Planters Walk	Orlanzo	Ross	11835 Planters Estates Drive		Charlotte	NC	28278
2022-214	Ramblewood Neighborhood Association	Bertha	Fee	12301 Port Rush Ln		Charlotte	NC	28273
2022-214	Ramblewood Neighborhood Association	Patricia	Jefferson	12301 Portrush Ln		Charlotte	NC	28273
2022-214	Southwest Area Neighborhood Coalition	Virginia	Keogh	12301 Port Rush Lane		Charlotte	NC	28273
2022-214	Steele Creek Residents Association	Al	Winget	12238 Winget Rd		Charlotte	NC	28278
2022-214	Steele Creek Residents Association	Curtisia Renee	Jarrett	12962 Sickles Dr		Charlotte	NC	28273
2022-214	Steele Croft Place HOA	Paula	Yorick	14329 Arlandes Drive		Charlotte	NC	28278
2022-214	Steelecroft Place Homeowners Association	Claudia	Prado	14317 Arlandes Dr		Charlotte	NC	28278
2022-214	Steelecroft Place Homeowners Association	Dianne	Thomas	15417 DeHavilland Drive		Charlotte	NC	28278
2022-214	The Crossings Community Association	Arnold	Jones	14208 Arbor Ridge Dr		Charlotte	NC	28273
2022-214	The Crossings Community Association	Christopher	Cathcart	12503 Ivey Creek Dr		Charlotte	NC	28273
2022-214	The Crossings Community Association	James	Gilley	12315 Shadow Ridge Lane		Charlotte	NC	28273
2022-214	The Crossings Community Association	Tammy	Gilley	12315 Shadow Ridge Lane		Charlotte	NC	28273
2022-214	The Waters of Steele Creek	Michael	Felts	12018 Portobello Way		Charlotte	NC	28273
2022-214	Waterlyn	Rona	Keeton	15730 Lakepoint Forest Drive		Charlotte	NC	28278
2022-214	Winget Pond Homeowners Association	Dave	Bush	11239 Winget Pond Rd		Charlotte	NC	28278
2022-214	Winget Pond Homeowners Association	David	White	13118 Jansen Ridge Way		Charlotte	NC	28278

## **EXHIBIT A-2**

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting - **Rezoning Petition No. 2022-214** filed by Liberty Senior Living to request the rezoning of an approximately 16.359 acre site located on the southwest corner of the intersection of Sledge Road and Steele Creek Road (see enclosed map)

**Date and Time of Meeting:** Thursday, June 1, 2023 at 6:30 p.m.

**Place of Meeting:** Christ the King Lutheran Church (**Auditorium No. 2**)  
13501 South Tryon Street  
Charlotte, NC 28278

We are assisting Liberty Senior Living (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 16.359 acre site located on the southwest corner of the intersection of Sledge Road and Steele Creek Road (see enclosed map) from the R-3 zoning district to the UR-2 (CD) zoning district. The purpose of this rezoning request is to accommodate the development of a senior living community/facility on the site that would be comprised of a skilled nursing facility that would contain a maximum of 100 beds, an assisted living facility that would contain a maximum of 70 beds and a maximum of 26 age restricted, independent living units located in quadraplexes and a duplex. A maximum 150 unit, age restricted, independent living building that would be located on an adjacent parcel of land that is not a part of the rezoning site and not subject to this rezoning request would be a part of this senior living community/facility.

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 Planning, Design & Development Department'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, June 1, 2023 at 6:30 p.m. at Christ the King Lutheran Church (Auditorium No. 2) located at 13501 South Tryon Street in Charlotte.** Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at [jcarmichael@robinsonbradshaw.com](mailto:jcarmichael@robinsonbradshaw.com).

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Victoria Watlington, Charlotte City Council District 3 (via email)  
Mr. Joe Mangum, Charlotte Planning, Design & Development Department (via email)

Date Mailed: May 19, 2023

## **EXHIBIT B**

# Community Meeting Sign-In Sheet

Petitioner: Liberty Senior Living

Rezoning Petition No. 2022-214

Thursday, June 1, 2023 at 6:30 P.M.

Christ the King Lutheran Church (Auditorium No. 2)  
13501 South Tryon Street  
Charlotte, NC 28278

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Ted Wilson	13309 Sledge Rd	704-995-6807	TFWILSON60@GMAIL.COM
2.	Dorothy Ellis	13229 Sledge Rd	986-636-9332	demerson419@yahoo.com
3.	Jeff Ellis	13229 Sledge Rd	704-453-3671	jwellis525@yahoo.com
4.	Scott Lathin	13309 Sledge Rd	704-589-3500	Mybobo06@GMAIL.COM
5.	Orbison	13422 Sledge Rd.		
6.	Gwendrick Clift	12925 Indian Hills Ln	704-968-6180	GClift@prodigy.net 968-6180 GClift@prodigy.net
7.	Sam & Betsy Stewart	13916 Sledge Rd	704-576-0218	bstewart29@cfl.rr.com
8.	JOHNNY PRESTON	13500 SLEDGE RD.	704-588-5710	BOATHOHN@BELLSOUTH.NET

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
9.	David Wiggins	13938 Dingess Rd	764-584- 5403	info@stepecreekresidents.org
10.	Virginia Keogh	12301 Portrush Ln	704 906-6545	VWKEOGH@CAROLINA.rr.com
11.				
12.				
13.				
14.				
15.				
16.				
17.				
18.				
19.				
20.				
21.				

## **EXHIBIT C**

# Rezoning Petition No. 2022-214

Liberty Senior Living, Petitioner

Community Meeting

June 1, 2023

ROBINSON  
BRADSHAW

Charlotte : Research Triangle : Rock Hill  
[robinsonbradshaw.com](http://robinsonbradshaw.com)

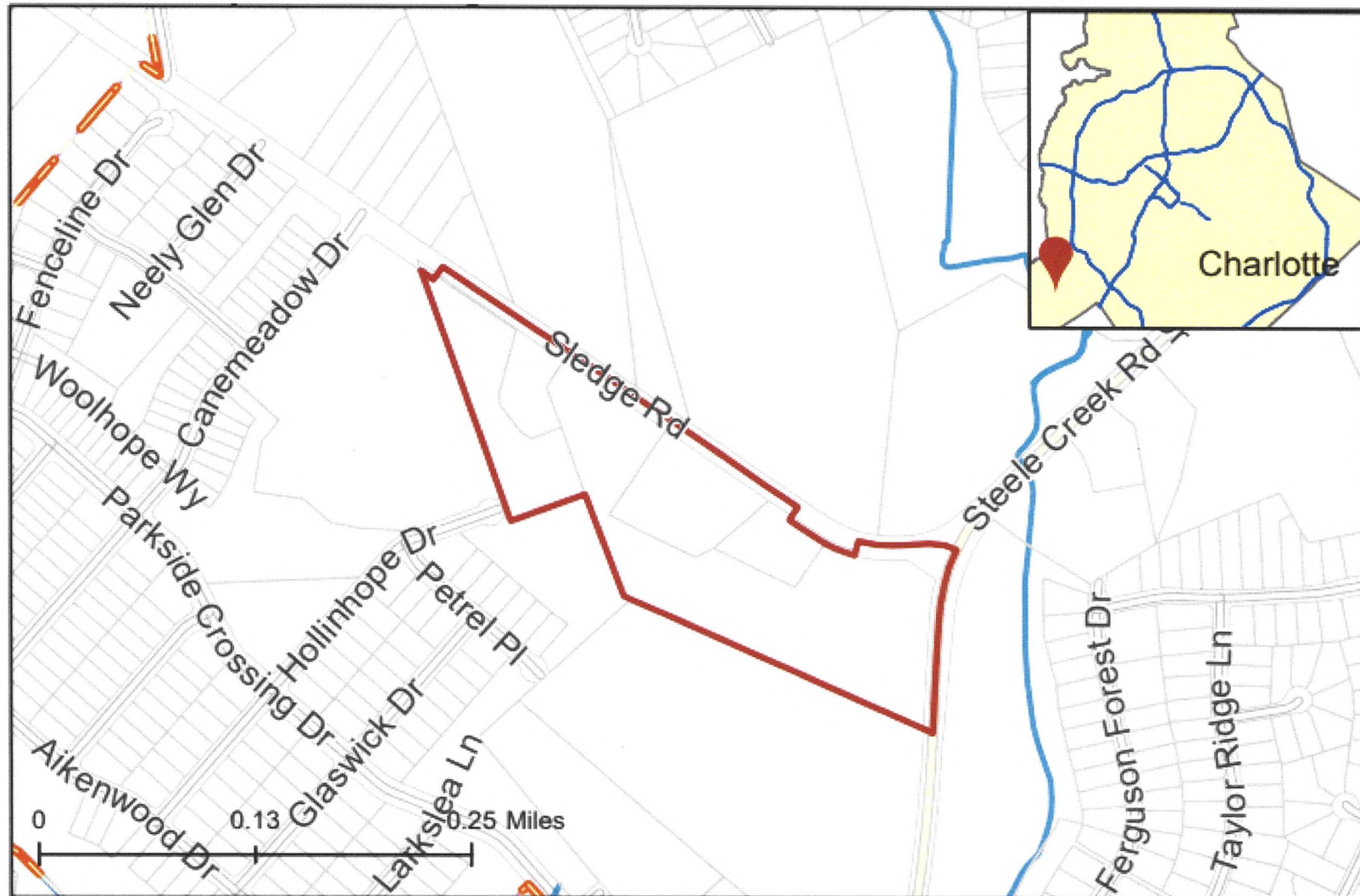
# Team

- Thad Moore, Liberty Senior Living
- Phillip Hobbs, Benesch
- John Carmichael, Robinson, Bradshaw & Hinson

## Current Rezoning Schedule

- Public Hearing: Monday, July 17, 2023 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, August 1, 2023 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, August 21, 2023 at 5:00 PM at the Charlotte-Mecklenburg Government Center

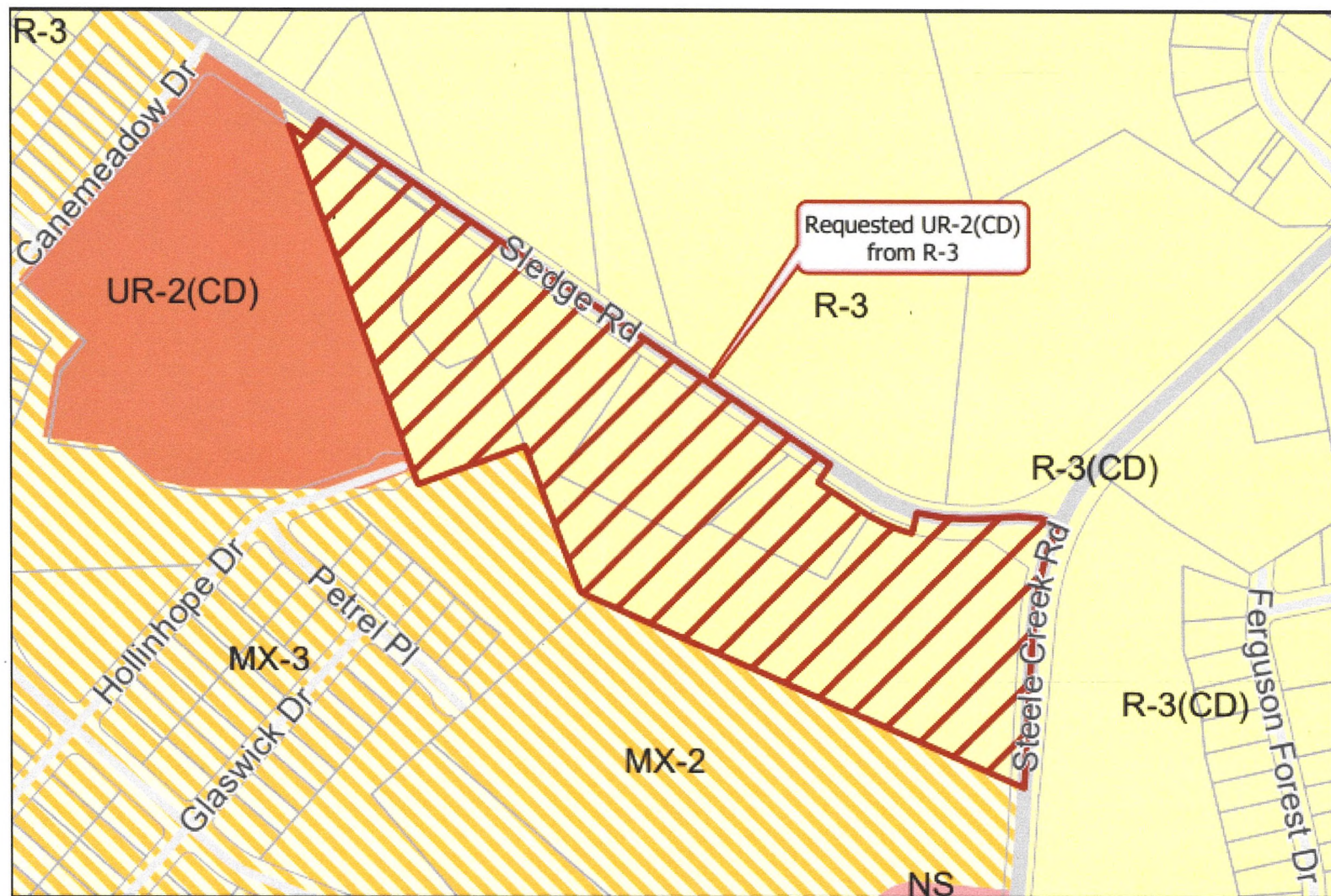
## Site – 16.359 Acres



100



## Zoning of the Site and Nearby Parcels of Land





## Rezoning Request

Petitioner is requesting the rezoning of the site from the R-3 zoning district to the UR-2 (CD) zoning district to accommodate the development of a senior living community/facility on the site that would be comprised of a skilled nursing facility that would contain a maximum of 100 beds, an assisted living facility that would contain a maximum of 70 beds and a maximum of 26 age restricted, independent living units located in quadraplexes and a duplex

A maximum 150 unit, age restricted, independent living building that would be located on an adjacent parcel of land that is not a part of the rezoning site and not subject to this rezoning request would be a part of this senior living community/facility. The adjacent parcel of land was rezoned in 2020 by Pulte



LIBERTY  

---

Senior Living

[www.libertyseniorliving.com](http://www.libertyseniorliving.com)

# LIBERTY HEALTHCARE HISTORY



Liberty Healthcare is an experienced family-owned company that has been helping people manage their healthcare and residential needs for more than 145 years. Our principal owners Sandy and Ronnie McNeill are proud to call North Carolina home, and are the fourth generation of McNeill's immersed in the healthcare industry. The company founders, who opened their first pharmacy in 1875, established Liberty's core values of quality, honesty, and integrity that guide us to this day.

# LIBERTY OVERVIEW

**Liberty Senior Living**, a subsidiary of Liberty Healthcare Group ("Liberty Healthcare"), oversees the development and operation of Liberty's Active Adult ("AA"), Independent Living ("IL"), Assisted Living ("AL"), Memory Care ("MC"), and Continuum of Care Retirement Communities ("CCRC").

Recognized as a leader in the space, Liberty Senior Living has won numerous awards for its properties, including the National Association of Home Builders *Best 55+ Life Plan Community Gold Achievement Award* in 2018 for the Carolina Bay at Autumn Hall property in Wilmington, NC.

Liberty Healthcare is a multi-faceted healthcare organization; providing Medicare-certified home health and hospice services, skilled nursing facilities, and senior living communities. Liberty currently owns and/or operates 35 Skilled Nursing Facilities, 19 senior living facilities (with additional communities under construction and in development), and over 30 homecare and hospice offices in three states. In addition, Liberty Healthcare owns and operates a variety of ancillary support businesses including retail Pharmacy, institutional Pharmacy, durable medical equipment, as well as I-SNP and C-SNP insurance plans. Liberty's continued growth can be attributed to the expansion of existing businesses and acquisitions.

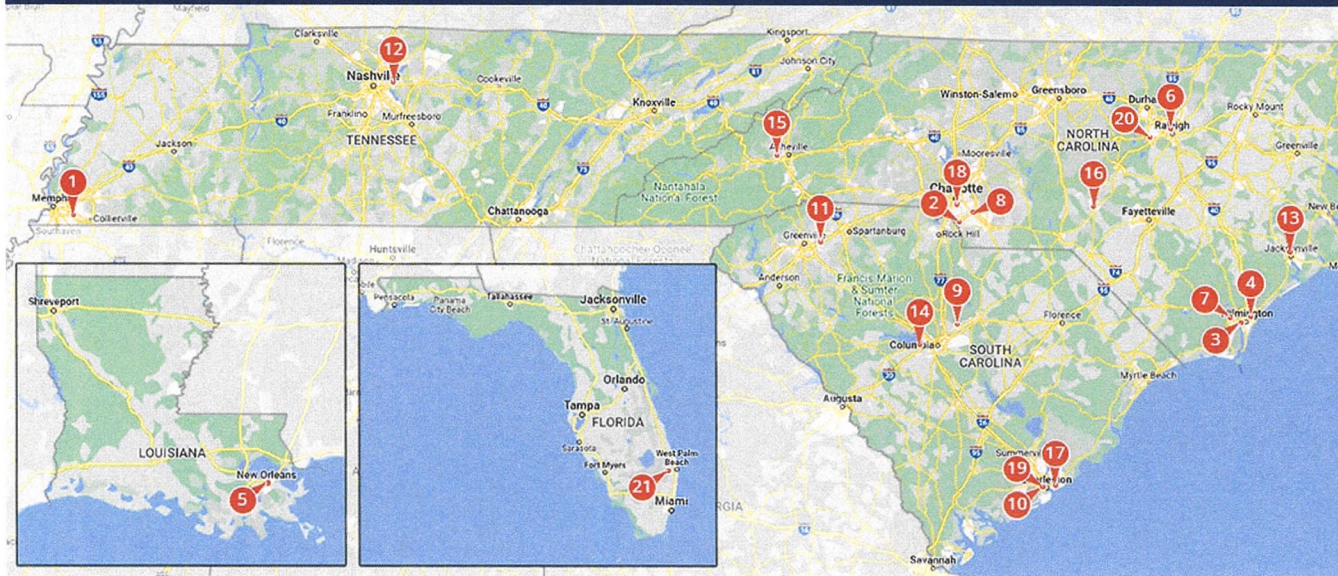
Liberty Healthcare is comprised of three main divisions: Long Term Care, Home Care & Hospice, and Senior Living. Each division is independently managed by a related management agent. Day-to-day functions are carried out at the property-level, with the management entities providing executive level management and support.



# LIBERTY FOOTPRINT



- |                                  |                                  |                                     |
|----------------------------------|----------------------------------|-------------------------------------|
| 1. Brightmore of East Memphis    | 8. Inspire Royal Park            | 15. Pisgah Valley Retirement Center |
| 2. Brightmore of South Charlotte | 9. Inspire Sandhill              | 16. Quail Haven Village             |
| 3. Brightmore of Wilmington      | 10. Kempton of Charleston        | 17. South Bay at Mount Pleasant     |
| 4. Carolina Bay at Autumn Hall   | 11. Kempton of Greenville        | 18. The Barclay at SouthPark        |
| 5. The Carrollton                | 12. Kempton of Hermitage         | 19. The Peninsula of Charleston     |
| 6. Hayes Barton Place            | 13. Kempton of Jacksonville      | 20. The Templeton of Cary           |
| 7. Inspire Brunswick Forest      | 14. Oakleaf Village of Lexington | 21. Wellington Bay                  |





# Rezoning Plan



# STEELE CREEK CCRC SITE DATA

PROPERTIES IN THIS ZONING ACTION	
TPN	AREA
199 06 112	2 900 AC
199 06 119	0 961 AC
100 06 110	9 190 AC
100 06 126	2 265 AC
199 06 111	1 043 AC
TOTAL AREA	16 359 AC

EXISTING ZONING R-3  
PROPOSED ZONING UR-2 (CD)

PROPOSED USE CONTINUING CARE RETIREMENT COMMUNITY	
INDEPENDENT LIVING	28 UNITS, QUADRAPLEX, DUPLEX
SKILLED NURSING	100 BEDS
ASSISTED	70 BEDS
TOTAL	198 UNITS/BEDS
PROPOSED DENSITY	11.98 UNITS/AC

PARKING REQUIRED	
INDEPENDENT LIVING	28 UNITS @ 1.5/UNIT = 39 SPACES
SKILLED NURSING	100 BEDS @ 1 PER 3 BEDS = 34 SPACES
ASSISTED LIVING	70 BEDS @ 1 PER 3 BEDS = 24 SPACES
TOTAL REQUIRED	97 SPACES
PARKING PROVIDED	IL - 52, SNF - 82, AL - 72 = 206 TOTAL SPACES

TREE SAVE AREA REQUIRED: 16 359 @ 15% = 2 45 AC  
TREE SAVE AREA PROVIDED: 2 49 AC

PROPOSED  
CONSTRUCTION  
FACILITY

PROPOSED  
CONSTRUCTION  
FACILITY

# CDOT's Trip Generation Numbers

## Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family Detached	4 Dwelling Units	40	<i>Tax Record</i>
Entitlement with Current Zoning	Single Family (R-3, 16.359 acres)	49 Dwelling Units	525	<i>General Guidance from Planning</i>
Proposed Zoning	Continuing Care Retirement Community (UR-2, 16.359 acres)	196 Dwelling Units	640	<i>Site Plan: 11-21-22</i>

Trip Generation based on CDOT numbers											
ITE LUC	Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour			Peak Hour Type/Data Source	
				Total	In	Out	Total	In	Out		
Proposed Zoning											
255	Continuing Care Retirement Community	196 DU	639	47	31	16	81	32	49	Adj Street/ITE Eqn	
Existing Zoning											
210	Single-Family Detached Homes	49 DU	523	39	10	29	51	32	19	Adj Street/ITE Eqn	
Net Change			116	8	21	-13	30	0	30		