

COMMUNITY MEETING REPORT
Petitioner: Liberty Healthcare Properties of North Carolina, LLC
Rezoning Petition No. 2023-017

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 June 16, 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 Wednesday, June 28, 2023 at 7:00 p.m. in the Multi-Purpose Room at Brightmore of South Charlotte located at 10225 Old Ardrey Kell Road in Charlotte, NC.

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 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. 2023-017.

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, August 21, 2023 at 5:00 p.m. at the Charlotte-Mecklenburg Government Center located at 600 East 4th 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, September 5, 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, September 18, 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 7.04 acres and is located on the north side of Providence Road West across Providence Road West from Brightmore of South Charlotte. Liberty Healthcare Properties of North Carolina, LLC has owned the site since 2015.

John Carmichael shared a zoning map that depicts the zoning of the site and adjacent and nearby parcels of land. He stated that the site is currently zoned N1-A. The Brightmore of South Charlotte site is zoned Institutional (CD).

John Carmichael stated that the Petitioner is requesting that the site be rezoned from the N1-A zoning district to the Institutional (CD) zoning district. The purpose of this rezoning request is to accommodate the development of a building on the site that would contain up to 125 age restricted independent living units and associated amenities. The building would contain a security entrance/registered access, a clubhouse with wellness and/or a fitness facility, a central meeting area, a dining area, computer resources, recreational/social director and independent living unit designs using AARP Universal Design guidelines or the equivalent. This building would be part of the Brightmore of South Charlotte senior living community.

John Carmichael stated that since this is a conditional rezoning request, if the Rezoning Petition is approved, the site could be developed only in accordance with the requirements of the conditional rezoning plan and the zoning ordinance.

John Carmichael stated that there would not be a vehicular connection from the site to Blake Chateau Drive or to Tremont Ridge Court.

In response to a question, John Carmichael stated that the dwelling units would be age restricted to individuals who are 55 years of age and older. This is a commitment on the rezoning plan. The average age of the residents at Brightmore of South Charlotte is around 80 years of age.

Thad Moore then addressed the meeting. Thad Moore welcomed everyone to Brightmore of South Charlotte, which is a Liberty development. It is one of Liberty's most popular age restricted communities that opened in 2015. Liberty develops and owns these types of properties throughout the southeast. Thad Moore stated that Liberty just renovated this facility.

Thad Moore stated that he is the Director of Development for Liberty. Liberty is headquartered in Wilmington but he lives in Cary and works out of Raleigh. Thad Moore stated that Liberty developed, owns and operates The Barclay at SouthPark in Charlotte. Thad Moore briefly discussed some of Liberty's other communities, including Royal Park in Matthews. Thad Moore provided information on Liberty as well. Liberty is a fourth generation family owned company. Thad Moore stated that Liberty buys, develops, operates and holds onto its properties.

Phillip Hobbs addressed the meeting and advised that he worked on the planning for Brightmore of South Charlotte. Phillip Hobbs reviewed and discussed the rezoning plan. He stated that access into the site would be from two access points on Providence Road West. On each side of the building, there would be a three story residential wing. Connecting the two three story wings would be a one story commons and community space area. The main entrance into the building would be located at the community space and there would be a covered drop off area at the main entrance. An outdoor courtyard and amenity area would be located to the rear of the building.

Phillip Hobbs stated that there would not be vehicular connections from the site to Blake Chateau Drive or to Tremont Ridge Court. These connections would not benefit the adjacent neighborhoods or this development.

Phillip Hobbs stated that tree save areas would be located on all sides of the site and a 38 foot wide Class C buffer on three sides of the site. The trees in the buffers would be saved, and we would try to save trees outside of the buffer areas as well. Phillip Hobbs stated that we would collect the storm water from this site in underground storm water facilities. The underground storm water facilities are a concrete vault with a sand filter so that we can meet storm water detention and water quality requirements. The storm water would then be released into a culvert to the northwest. Storm water from this site should have minimal effect on the adjacent neighborhoods.

An attendee expressed concerns regarding storm water runoff from the site into the adjacent neighborhood. This attendee stated that the storm water from this site will go into his neighborhood's BMP. Phillip Hobbs and this attendee discussed the storm water concerns of the attendee. Phillip Hobbs stated that he can look at these concerns.

An attendee mentioned the high hazard dam in the Cobblestone neighborhood.

Phillip Hobbs shared and discussed a drainage map for the area.

Phillip Hobbs stated that there would be minimal drainage from this site into the Cobblestone neighborhood. The City does not want us to move water from one watershed to another watershed.

John Carmichael stated that we can come to your neighborhood to look at these issues.

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.

- An attendee stated that there are a lot of very old and very tall trees pine trees in the buffer, and that she lives next to the site. She stated that if you remove some of the trees then the remaining tall pine trees may not be very stable. She is concerned about that. Phillip Hobbs stated that trees in a forest are more stable. He stated that the tree save areas should be at least 28 feet in width and this should help with the stability of the trees in the buffer areas.
- An attendee stated that she will be looking into this site from her property, and she asked if the Petitioner could add tall shrubs to the edges of the parking lot to provide screening. Phillip Hobbs stated that they could look at that. Phillip Hobbs stated that a Class C buffer requires trees and shrubs.
- In response to a question, Phillip Hobbs stated that there would be retaining walls near portions of the northern and western boundaries of the site. Phillip Hobbs stated that the retaining walls would be located on the edge of the parking lot. Phillip Hobbs stated that the rear portion of the site would be elevated by up to approximately 15 feet. Phillip Hobbs discussed the topography and potential grading of the site.
- An attendee stated that in view of the elevation of the site, the building would be almost 4 stories in height as viewed from her lot.
- In response to a question, Phillip Hobbs stated that the neighbors would see concrete or brick retaining walls.
- An attendee expressed a concern regarding storm water runoff.
- Attendees expressed concerns about screening and lighting, as well as headlights from the parking lot. Phillip Hobbs stated that they can look at the lighting and screening concerns. He stated that they can look at pedestrian scale freestanding lighting fixtures and full cut-off lighting fixtures.

- In response to a question, John Carmichael stated that Tremont Ridge Court and Blake Chateau Drive both stub to this site. So it appears that the intent was for both of these streets to connect to this site. If a single family community were developed on this site, the connection to these streets would be required. The conditional rezoning plan provides that the site will not connect to these streets. One of the first things that we wanted to confirm with the City was that the site would not be required to connect to these two streets.
- An attendee asked if the Petitioner could reduce the height of the building to 2 stories and increase the width of the buffer to 50 feet. John Carmichael stated that it would be difficult to reduce the building height to 2 stories and they will look at the buffer.
- Another attendee expressed a concern about storm water runoff.
- John Carmichael reiterated that the Petitioner will hold an additional meeting with the neighbors to discuss their concerns.
- An attendee stated that she would like to see more trees saved on the site.
- An attendee asked what the tree save requirements require the Petitioner to do, and Phillip Hobbs stated the Petitioner is required to save 15% of the trees on the site. Phillip Hobbs stated that tree save areas are required to be a minimum of 30 feet wide.
- An attendee stated that there is a tree located approximately 42 feet from the property line that she would like to see saved.
- In response to a question about dead and dying trees on the site, Phillip Hobbs stated that the arborist could require such trees to be removed.
- An attendee asked about placing a berm around the perimeter of the site, and Phillip Hobbs stated that it would be difficult to place a berm in a 38 foot wide buffer area and it would require the removal of trees.
- In response to a question regarding the number of parking spaces on the site, Phillip Hobbs stated that they need that many parking spaces to meet the Ordinance requirements and the residents would have cars.
- In response to a question, Phillip Hobbs stated that there could be some covered parking spaces on the site.
- In response to a question, Thad Moore stated that none of our buildings or developments look the same. Thad Moore stated that the units would have balconies.
- In response to a question about perimeter fencing, Phillip Hobbs stated that there would be fences on top of the retaining walls.
- In response to a question about having a smaller scale development, Thad Moore stated that it would be difficult to do but they can look at it.
- An attendee asked if there is a 3D model of the proposed development, and John Carmichael stated that there is not a 3D model of the proposed development.
- An attendee expressed a concern about headlights from the cars in the parking lot shining into neighboring properties. Phillip Hobbs stated that they can look at screening the headlights from the neighboring properties.

- In response to a question, Thad Moore stated that a certificate of need is required for healthcare beds such as skilled nursing beds, assisted living beds and memory care beds but not for independent living units.
- In response to a question, Phillip Hobbs stated that the location for the dumpster would be behind Tremont Ridge Court.
- In response to a question, Phillip Hobbs stated that fences would be located on top of the retaining walls.
- An attendee stated that the neighbors need a better understanding about the tree save areas.
- John Carmichael stated that he would reach out to schedule a meeting with neighbors and that they would hold another Community 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 16th day of October, 2023.

Liberty Healthcare Properties of North Carolina, LLC, Petitioner

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

EXHIBIT A-1

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT

2023-017	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2023-017	Ballantyne Residential Property Owners Association Inc.	David	McKinnon	10514 Old Wayside Rd		Charlotte	NC	28277
2023-017	Balmoral Park Homeowners Association, Inc.	Steve	Mathias	9039 Cambridge Green Dr		Charlotte	NC	28277
2023-017	Balmoral Park Homeowners Association, Inc.	Steve	Mathias	9039 Cambridge Green Dr.		Charlotte	NC	28277
2023-017	Cobblestone Homeowners Association, Inc	Robert	Rodite	9664 Chaumont Ln		Charlotte	NC	28277
2023-017	Farmington	Kim	Hombs	16303 Farmchase Ct		Charlotte	NC	28277
2023-017	Kenilworth/Amberleigh Homeowners Association	Anthony	Fabiano	10491 Gunnison Lane		Charlotte	NC	28277
2023-017	Kingsley	Pamela	Anderson-Rudd	11620 Kingsley View Drive		Charlotte	NC	28277
2023-017	Larkhaven Homeowners Association	Jamila	Griffey	8028 Lansford Rd		Charlotte	NC	28277
2023-017	Providence Community Association (Lower)	Elizabeth	Peace	8817 Bryant Farms Rd		Charlotte	NC	28277
2023-017	Providence West Homeowners Association	Bob	Gambon	8142 Sealey Ct		Charlotte	NC	28277
2023-017	Providence West Homeowners Association	Debra	Yeatts	9014 Bryant Farms Rd		Charlotte	NC	28277
2023-017	Providence West Homeowners Association	Eric	Marshall	8115 Sealey Ct		Charlotte	NC	28277
2023-017	Providence West Homeowners Association	Jeff	Zyats	8110 Lansford Rd		Charlotte	NC	28277
2023-017	Southampton	Jo	Malone	9430 Scotland Hall Court		Charlotte	NC	28277
2023-017	Southampton	Joanne	Malone	9430 Scotland Hall Court		Charlotte	North Carolina	28277
2023-017	The Vineyard	Eric	Howard	10201 Ventana Ct		Charlotte	NC	28277
2023-017	Vineyard Neighborhood Association	Bryan	English	10520 Russian River Place		Charlotte	NC	28277
2023-017	Wyndham	Diana	Farrington	15000 Wyndham Oaks Dr		Charlotte	NC	28277
2023-017	Wyndham	Paula	Ruckman	10512 Wyndham Chase Ln		Charlotte	NC	28277
2023-017	Wyndham Homeowners Association	Kristan	Gehrman	15211 Wyndham Oaks Dr		Charlotte	NC	28277

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS. THANK YOU!

2023-017	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-017	22319125	LIBERTY HEALTHCARE PROPERTIES OF NC LLC				2334 S 41ST ST		WILMINGTON	NC	28403
2023-017	22319156	MOCK	JONATHAN E			10191 WILLOW ROCK DR		CHARLOTTE	NC	28277
2023-017	22319157	GIRI	SANDEEP	URVI K	VYAS	10195 WILLOW ROCK DR		CHARLOTTE	NC	28277
2023-017	22319158	NAFTZGER	ADRIANNE MARIE	JEFFERY HOWELL	NAFTZGER	9917 CORRYSTONE DR		CHARLOTTE	NC	28277
2023-017	22319159	WARD	VICTOR	LAUREN DANIELLA	BELK	9923 CORRYSTONE DR		CHARLOTTE	NC	28277
2023-017	22319160	OWENS	DARRYL A	DEIDRA	OWENS	9927 CORRYSTONE DR		CHARLOTTE	NC	28277
2023-017	22319161	HALL	BENJAMIN	JACQUELINE	HALL	9931 CORRYSTONE DR		CHARLOTTE	NC	28277
2023-017	22319162	GUPTA	PRAVEEN	TANUSHREE MAITI	GUPTA	9935 CORRYSTONE DR		CHARLOTTE	NC	28277
2023-017	22319163	PASSERALLO	MARK D	PAIGE H	PASSERALLO	9939 CORRYSTONE DR		CHARLOTTE	NC	28277
2023-017	22319164	MARREN	WILLIAM J	JEAN R	MARREN	9940 CORRYSTONE DR		CHARLOTTE	NC	28277
2023-017	22319165	SURI	TANVIR S	BANI	SURI	9936 CORRYSTONE DR		CHARLOTTE	NC	28277
2023-017	22319166	KOVACH	LEE ANN HAMMETT			9932 CORRYSTONE DR		CHARLOTTE	NC	28277
2023-017	22319167	HAINES	GARY	JENNIFER	HAINES	9926 CORRYSTONE DR		CHARLOTTE	NC	28277
2023-017	22319168	LUNDY	MATTHEW	ERIN	LUNDY	9922 CORRYSTONE DR		CHARLOTTE	NC	28277
2023-017	22319169	STARKEY	PAUL E	KAREN P	STARKEY	9918 CORRYSTONE DR		CHARLOTTE	NC	28277
2023-017	22319170	BOLEN	CHRISTINE M	RICHARD J	BOLEN	10205 WILLOW ROCK DR		CHARLOTTE	NC	28277
2023-017	22319171	HOEKSTRA	JAY MICHAEL	ALLISON HERDMAN	HOEKSTRA	10209 WILLOW ROCK DR		CHARLOTTE	NC	28277
2023-017	22319172	KAPLAN	JONATHAN	JENNIFER	KAPLAN	10213 WILLOW ROCK DR		CHARLOTTE	NC	28277
2023-017	22319173	HOWSE	DIANE DUANE	AARON EUGENE	HOWSE	10217 WILLOW ROCK DR		CHARLOTTE	NC	28277
2023-017	22319174	NELSON	SAMUEL	TIFFANY	NELSON	10221 WILLOW ROCK DR		CHARLOTTE	NC	28277
2023-017	22319175	ELMORE	HAROLD DEAN	JOAN W	ELMORE	10225 WILLOW ROCK DR		CHARLOTTE	NC	28277
2023-017	22319176	SHOLTER	KENNETH R JR	KANDACE LEAP	SHOLTER	10229 WILLOW ROCK DR		CHARLOTTE	NC	28277
2023-017	22319177	DAWSON	THOMAS M	TRUST	THOMAS M DAWSON FAMILY LEGACY	10233 WILLOW ROCK DR		CHARLOTTE	NC	28277
2023-017	22319178	KUCK	SCOTT ALAN	ADRIAN PEGG	KUCK	10237 WILLOW ROCK DR		CHARLOTTE	NC	28277
2023-017	22319301	GARRETT	GATLIN M	BRIANA CHRISTINE	GARRETT	10238 WILLOW ROCK DR		CHARLOTTE	NC	28277
2023-017	22319302	COTTON	MICHAEL J	ELLEN M	COTTON	10234 WILLOW ROCK DR		CHARLOTTE	NC	28277
2023-017	22319303	BODKIN	JEFFERY E	PATRICIA A	BODKIN	10230 WILLOW ROCK DR		CHARLOTTE	NC	28277
2023-017	22319304	MUSANO	CHRISTOPHER F	MONIQUE D	MUSANO	10226 WILLOW ROCK DR		CHARLOTTE	NC	28277
2023-017	22319305	MORGAN	TIMOTHY S	TRUST	TIMOTHY S MORGAN REVOCABLE TRUST	10222 WILLOW ROCK DR		CHARLOTTE	NC	28277
2023-017	22319306	CARRICK	MICHAEL ALLEN	KIMBERLIE L	CARRICK	10218 WILLOW ROCK DR		CHARLOTTE	NC	28277
2023-017	22319307	HOLM	ANDREW L	ERIN S	HOLM	10214 WILLOW ROCK DR		CHARLOTTE	NC	28277
2023-017	22319308	SHERWOOD	ERIC	MEREDITH	SHERWOOD	9874 CORRYSTONE DR		CHARLOTTE	NC	28277
2023-017	22319309	LACHANCE	JOAN	CARL	LACHANCE	9870 CORRYSTONE DR		CHARLOTTE	NC	28277
2023-017	22319335	HENDERSON	ZENITA			10194 WILLOW ROCK DR		CHARLOTTE	NC	28277
2023-017	22319511	FENTON	HENSEY JR	YUKEISHA	FENTON	8927 TREMONT RIDGE CT		CHARLOTTE	NC	28227
2023-017	22319512	AGARWAL	GOPAL KRISHNAN	ABHILASHA	AGARWAL	8803 NEWBURY GROVE ST		CHARLOTTE	NC	28277
2023-017	22319513	JAMBUSARIA	HARSHAL L	JANKI N	JAMBUSARIA	8807 NEWBURY GROVE ST		CHARLOTTE	NC	28277
2023-017	22319514	PATEL	JAGADISHBHAI H	NINISHA J	PATEL	8811 NEWBURY GROVE ST		CHARLOTTE	NC	28277
2023-017	22319515	PATEL	DIPESH N	MANISHA D	PATEL	8815 NEWBURY GROVE ST		CHARLOTTE	NC	28277
2023-017	22319516	MANTENA	RAMESH K			8821 NEWBURY GROVE ST		CHARLOTTE	NC	28277
2023-017	22319517	THAKER	DEVIN	APARNA PRAVIN	SHUKLA	8832 NEWBURY GROVE ST		CHARLOTTE	NC	28277
2023-017	22319518	NAGABHAIRAVA	SATHEESH	SNEHALATHA	NAGABHAIRAVA	8828 NEWBURY GROVE ST		CHARLOTTE	NC	28277
2023-017	22319519	AFEWORKI	HANNA	GHIRMAI	MERESI	8824 NEWBURY GROVE ST		CHARLOTTE	NC	28277
2023-017	22319520	GUPTA	RAJIV	PREETI	UPADHYAY	8820 NEWBURY GROVE ST		CHARLOTTE	NC	28277
2023-017	22319521	KUMAR	TARUN			8814 NEWBURY GROVE ST		CHARLOTTE	NC	28277
2023-017	22319522	AGGARWAL	SACHIN K	NIDHI	GUPTA	8810 NEWBURY GROVE ST		CHARLOTTE	NC	28277
2023-017	22319523	AKINEPALLY	VINOD	SARADA	PRATHIVADI	9003 TREMONT RIDGE CT		CHARLOTTE	NC	28277
2023-017	22319524	IYAMU	EFEMWONKIEKIE			9009 TREMONT RIDGE CT		CHARLOTTE	NC	28277
2023-017	22319525	SALLARAM	MADHUSUDHAN REDDY	SWAPNA	NERELLAPALLI	9008 TREMONT RIDGE CT		CHARLOTTE	NC	28277
2023-017	22319526	SUBRAMANIAN	LAKSHMINARAYANAN	DEEPA	NATARAJAN	9002 TREMONT RIDGE CT		CHARLOTTE	NC	28277
2023-017	22319527	ABRAHAM	JOHNSON	PRIVA	PHILIP	8942 TREMONT RIDGE CT		CHARLOTTE	NC	28277
2023-017	22319528	GOLI	VINOD CHOWDARY	SOWJANYA	RIMMALAPUDI	8938 TREMONT RIDGE CT		CHARLOTTE	NC	28277
2023-017	22319529	SUTHAR	SAMIR	NISHA	SUTHAR	8932 TREMONT RIDGE CT		CHARLOTTE	NC	28277
2023-017	22319537	THE ESTATES AT OAKHAVEN HOMEOWNERS ASSOCIATION INC				4701 HEDGEMORE DR STE 116		CHARLOTTE	NC	28209
2023-017	22319538	THE ESTATES AT OAKHAVEN HOMEOWNERS ASSOCIATION INC				6701 CARMEL RD STE 425		CHARLOTTE	NC	28226
2023-017	22901102	CORNERSTONE PRESBYTERIAN	CHURCH ARP			9925 PROVIDENCE RD WEST		CHARLOTTE	NC	28277
2023-017	22901103	LIBERTY HEALTHCARE PROPERTIES OF BALLANTYNE LLC				2334 SOUTH 41ST ST		WILMINGTON	NC	28403
2023-017	22901105	CHARLOTTE SC SENIOR HOUSING PROPCO LLC				ONE TOWN CENTER RD STE 300		BOCA RATON	FL	33486
2023-017	22901193	CAROLINA VOLUNTEER FIRE DEPT	INC			9937 PROVIDENCE RD W		CHARLOTTE	NC	28277

EXHIBIT A-2

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting - **Rezoning Petition No. 2023-017** filed by Liberty Healthcare Properties of North Carolina, LLC to request the rezoning of an approximately 7.04 acre site located on the north side of Providence Road West between Old Ardrey Kell Road and Community House Road (see enclosed map)

Date and Time of Meeting: Wednesday, June 28, 2023 at 7:00 p.m.

Place of Meeting: Brightmore of South Charlotte (Multi-Purpose Room)
10225 Old Ardrey Kell Road
Charlotte, NC 28277

We are assisting Liberty Healthcare Properties of North Carolina, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 7.04 acre site located on the north side of Providence Road West between Old Ardrey Kell Road and Community House Road (see enclosed map) from the N1-A zoning district to the Institutional (CD) zoning district. The purpose of this rezoning request is to accommodate the development of a building on the site that would contain up to 125 age restricted independent living units and associated amenities. This building would be part of the Brightmore of South Charlotte senior living community located across Providence Road West from the site.

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 Wednesday, June 28, 2023 at 7:00 p.m. in the Multi-Purpose Room at Brightmore of South Charlotte located at 10225 Old Ardrey Kell Road 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.

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Ed Driggs, Charlotte City Council District 7 (via email)
Mr. John Kinley, Charlotte Planning, Design & Development Department (via email)

Date Mailed: June 16, 2023

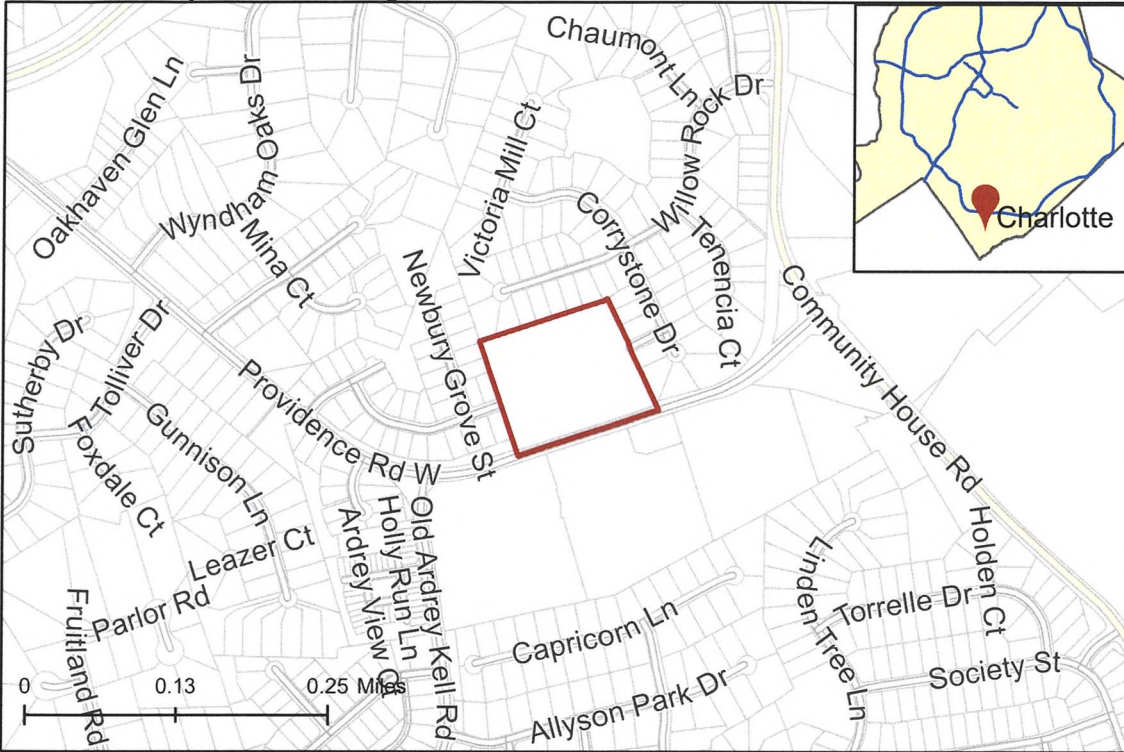
2023-017: Liberty Healthcare Properties of North Carolina, LLC

Rezoning Map

Current Zoning N1-A (Neighborhood 1-A)
Requested Zoning INST(CD) (Institutional, Conditional)



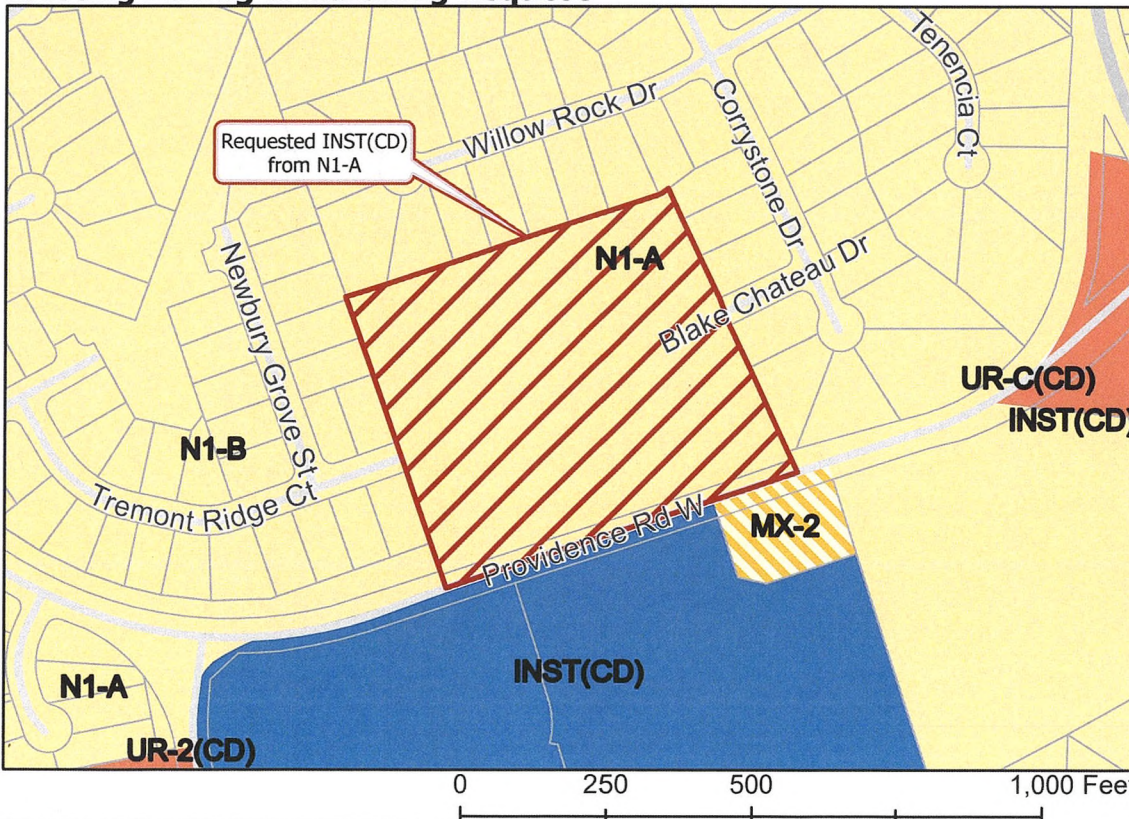
Approximately 7.04 acres
Location of Requested Rezoning



- 2023-017
 - Inside City Limits
 - Parcel
- City Council District**
- 1-Dante Anderson



Existing Zoning & Rezoning Request



- Requested INST(CD) from N1-A
- Zoning Classification**
- Neighborhood 1
 - Urban Residential
 - Mixed Residential
 - Institutional

N

 Map Created 6/7/2023

EXHIBIT B

Community Meeting Sign-In Sheet

Petitioner: Liberty Healthcare Properties of North Carolina, LLC

Rezoning Petition No. 2023-017

Wednesday, June 28, 2023 at 7:00 P.M.

**Brightmore of South Charlotte (Multi-Purpose Room)
10225 Old Ardrey Kell Road
Charlotte, NC 28277**

This sign-in sheet is to acknowledge your attendance at the Community Meeting and to let City Council know who attended the Community Meeting. Signing this sign-in sheet does not indicate support or opposition to the proposed rezoning petition.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Tom M. Power	10233 Willow Rock Dr	704 930 9251	TomTPower@ADL.com
2.	Eileen Munroe	10118 Victoria Mill Ct	757 681 2315	emunroe827@gmail.com and jenkaptan704@gmail.com
3.	Jen + Jon Kaplan	10213 Willow Rock Dr	704 488 3573	jonkaplan10213@gmail.com
4.	Aparna Shukla & Deven Thakker	8832 Newbury Grove St	769-257-9879	dthakker@netdoor.com
5.	Jeff & Patti Beckin	10230 Willow Rock Dr	704 965 8189	vjof2res@th@yahoo.com
6.	Kimberlie Carrick	10218 Willow Rock Dr	704-517-8531	kimberliecarrick@hotmail.com
7.	Sam & Tiffany Nelson	10221 Willow Rock Dr.	757-955-0957	tsnelson45@gmail.com stapnelson@gmail.com
8.	AARON + Diane Howse	10217 Willow Rock Dr	704 906 9086 704 750 -8852	aa.howse@gmail.com diane.howse@bellsouth.net

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
8.	JEFF M WEMLER	16143 VICTORIA MILL CT	408-781-4055	JEFF.M.WEMLER@ALCENTATE.COM
9.	Gary + Jennifer Haines	9926 Corrystone Dr.	704-278-2356	ghaines@carolina.rr.com
10.	Samir Suthar	8932 Tremont Ridge Ct	704-421-4721	ssuthar@yahoo.com
11.	Gupta Agarwal	8803 NEWBURY GROVE	732-501-7022	AGARWALGKI@YAHOO.COM
12.	Harshal Jambusaria	8807 Newbury Grove	704-281-7054	HLJAMBUS1177@Yahoo.com
13.	HENRY FENTON	8927 TREMONT RIDGE CT.	704 541-8204	HENRY.FENTONJR.@GMAIL.COM
14.	Ruthann Forland	9859 Corrystone Dr.	516-818-5695	Rforland4@gmail.com
15.	MATHEW T. VENTURELLA	9701 TENENCIA COURT	330-329-9928	MAT.VENTURELLA@GMAIL.COM
16.	Scott Kuck	10237 Willow Rock	704-430-6650	scosterk33@live.com
17.	Erin + Matthew Lundy	9922 Corrystone Drive	864-313-0780	erin.b.lundy@gmail.com
18.				
19.				
20.				

EXHIBIT C

Rezoning Petition No. 2023-017

Liberty Senior Living, Petitioner

Community Meeting

June 28, 2023

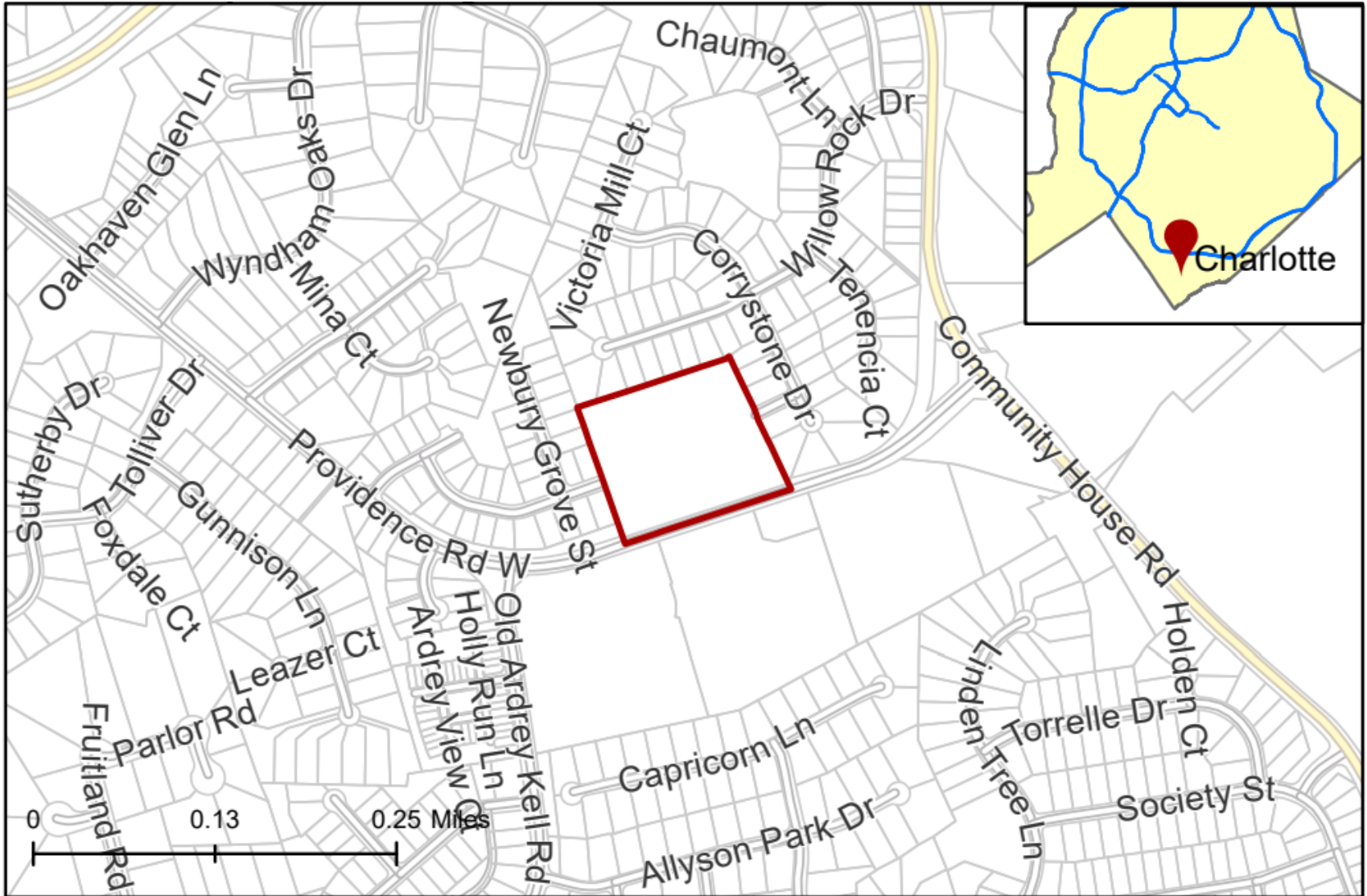
Team

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

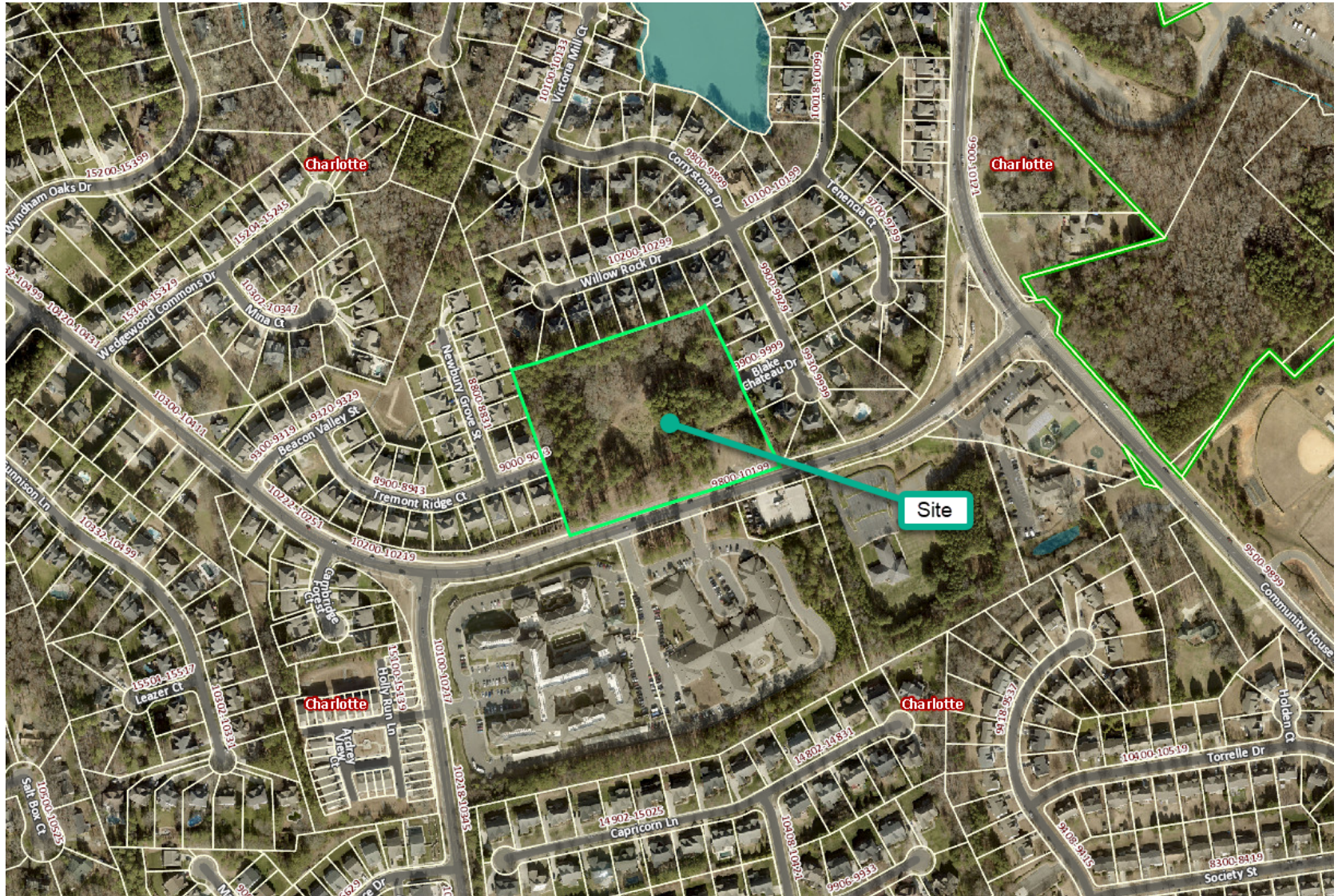
Current Rezoning Schedule

- Public Hearing: Monday, August 21, 2023 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, September 5, 2023 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, September 18, 2023 at 5:00 PM at the Charlotte-Mecklenburg Government Center

Site – 7.04 Acres



Site



Site



Zoning of the Site and Nearby Parcels of Land



Rezoning Request

Requesting that the site be rezoned from the N1-A zoning district to the Institutional (CD) zoning district

The purpose of this rezoning request is to accommodate the development of a building on the site that would contain up to 125 age restricted independent living units and associated amenities

The building would contain a security entrance/registered access, a clubhouse with wellness and/or a fitness facility, a central meeting area, a dining area, computer resources, recreation/social director and independent living unit designs using AARP Universal Design guidelines or the equivalent

This building would be part of the Brightmore of South Charlotte senior living community located across Providence Road West from the site



LIBERTY

Senior Living

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.

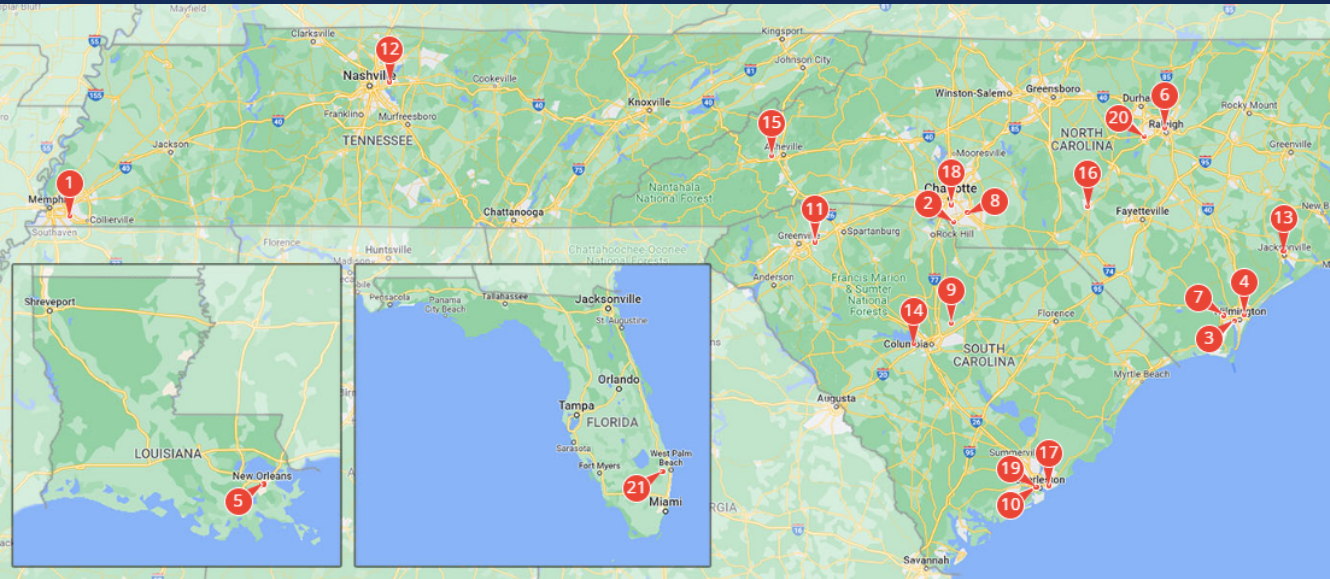
Liberty Healthcare is comprised of three main divisions: Long Term Care, Home Care & Hospice, and Senior Living. Each division is independently managed by a related management agent. Day-to-day functions are carried out at the property-level, with the management entities providing executive level management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



*Carolina Bay at Autumn Hall
Wilmington, NC*



*The Barclay at SouthPark
Charlotte, NC*

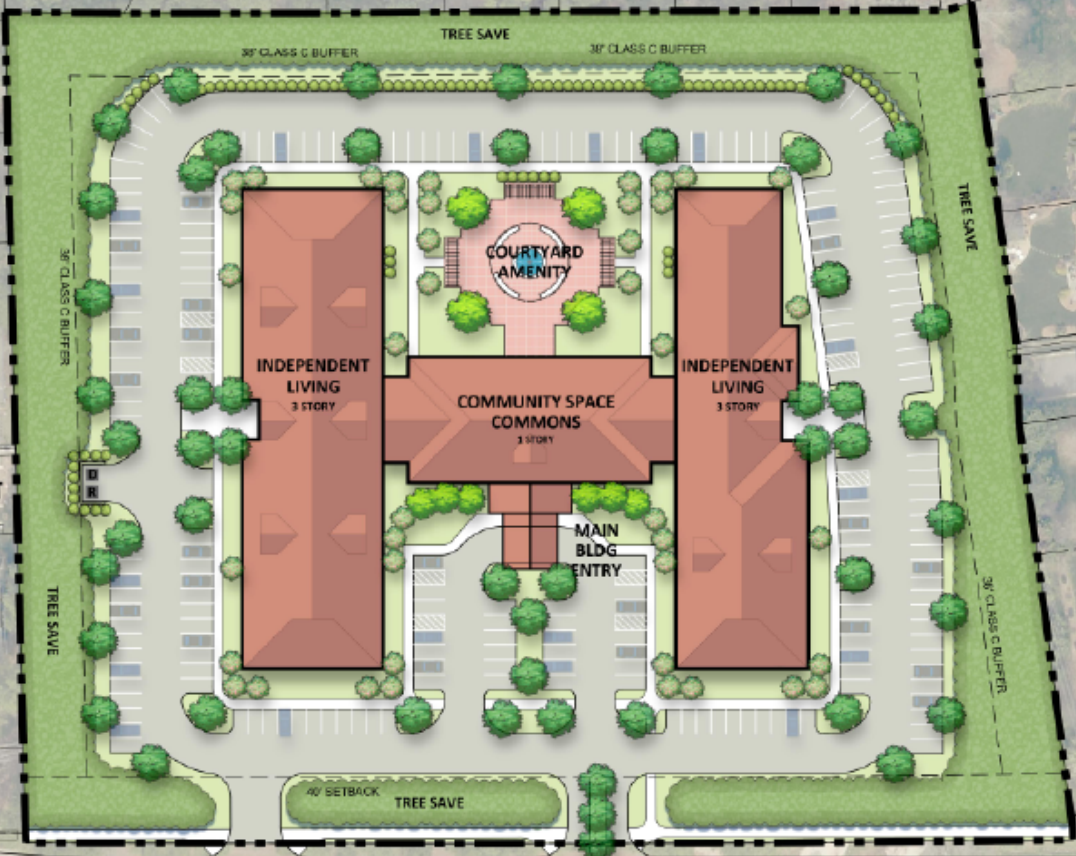


Rezoning Plan

WILLOW ROCK DR

CORRSTONE DR

TREMONT RIDGE CT

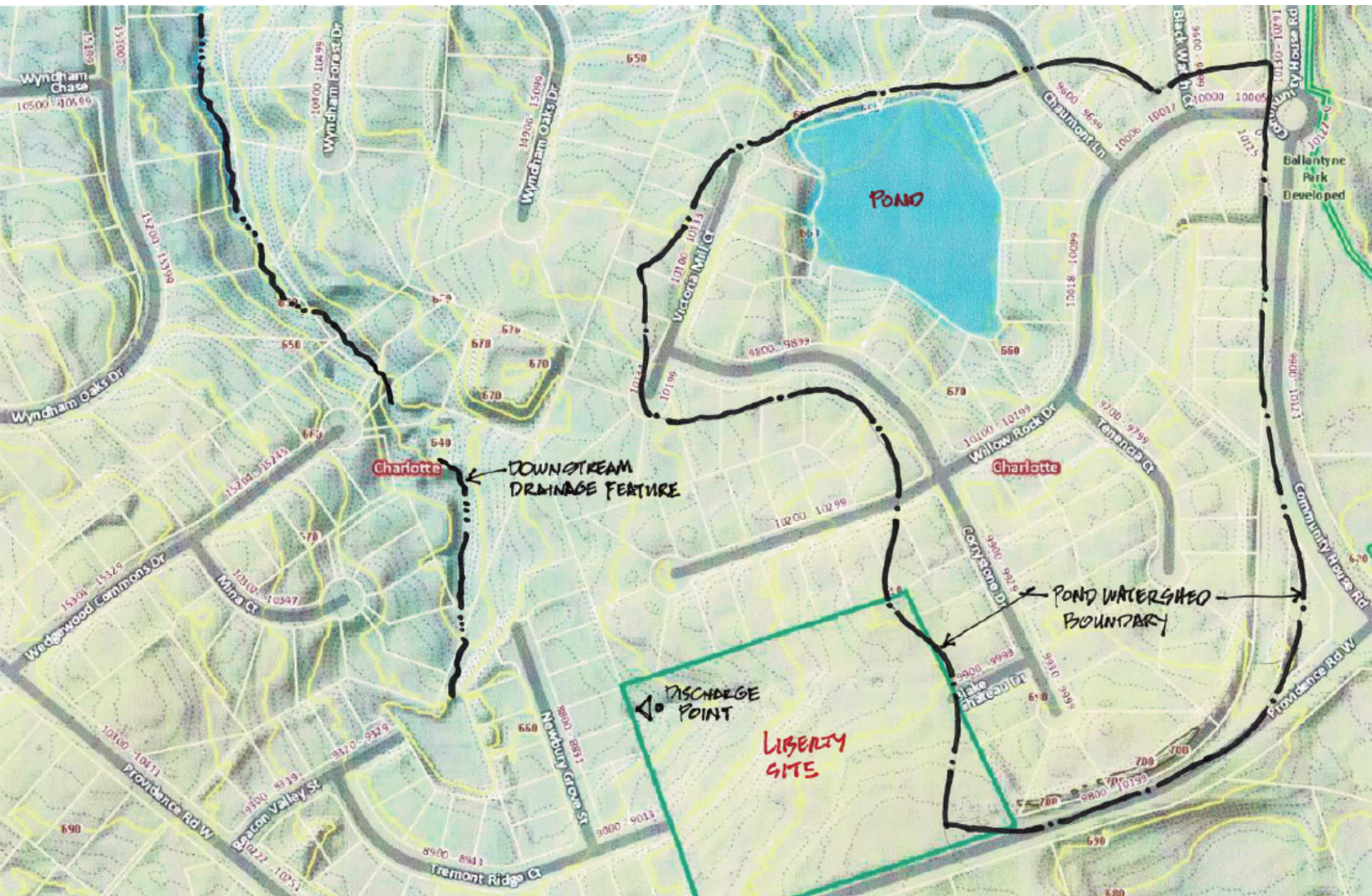


PROJECT ENTRY

PROVIDENCE RD W

'THE PAVILION'
Health Center Living

FIRE STATION



Charlotte

DOWNSTREAM DRAINAGE FEATURE

Charlotte

POND

DISCHARGE POINT

LIBERTY SITE

POND WATERSHED BOUNDARY

Vehicular Trip Generation

Table 1 - Trip Generation

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	125 DU	477	38	25	13	72	28	44	Adj Street/ITE Eqn
Existing Zoning										
210	Single-Family Detached Homes	21 DU	240	18	5	13	23	14	9	Adj Street/ITE Eqn
Net Change			237	20	20	0	49	14	35	