

# Community Meeting Report (06-12-2020)

## Clover Group, Senior Independent Living: Petitioner

RZP-2020-038

12841 Steele Creek Rd, Charlotte, NC

This community meeting report is being filed with the office of the City Clerk & the Charlotte Mech County Planning Commission pursuant to the provisions of the City of Charlotte Zoning ordinance.

A list of contacted persons/organizations filed in Accela was provided by the City of Charlotte Land Planning & notice (see attached notice copy & site plan included in mailing) was mailed to the list (79 addresses) along with copies to the City Land Planning coordinator, Lisa Arnold, City Councilwomen Victoria Wadlington and Clover Staff on May 28<sup>th</sup>, 2020 via USPS. ( only one notice was returned ).

Clover Staff: Chris Clifton, Charlotte, Ann Taylor, Rick Diamond & Eric Daniel, Williamsville, NY.

Due to Covid-19 Statewide protection provisions, it was advised by Charlotte Land Development that Clover conduct a Zoom call in lieu of in person gathering. Said USPS noticed a Zoom call meeting planned for June 11<sup>th</sup> (Thursday), 2020 at 6:30pm, EST. RSVP's were requested and the following residents/organizations were provided copies of the Zoom Call and Dial In Phone call instructions:

[jamara.pittman@gmail.com](mailto:jamara.pittman@gmail.com); [almajerry3@gmail.com](mailto:almajerry3@gmail.com); [angela.wyattt@afcommunications.com](mailto:angela.wyattt@afcommunications.com); [llasure@yahoo.com](mailto:llasure@yahoo.com); [craig\\_s\\_pilkenton@yahoo.com](mailto:craig_s_pilkenton@yahoo.com); [nickclift@prodigy.net](mailto:nickclift@prodigy.net); [albusanova@gmail.com](mailto:albusanova@gmail.com); [wdh\\_davidhunter@yahoo.com](mailto:wdh_davidhunter@yahoo.com); [geraldterrellijr@gmail.com](mailto:geraldterrellijr@gmail.com); [Jennifer.Jousman@aecon.com](mailto:Jennifer.Jousman@aecon.com); [rambofm@msu.com](mailto:rambofm@msu.com); [ndm55@yahoo.com](mailto:ndm55@yahoo.com); [Victoria.Watlington@ci.charlotte.nc.us](mailto:Victoria.Watlington@ci.charlotte.nc.us)

Petitioner represented by: Chris Clifton ([cclifton@clovergroupinc.com](mailto:cclifton@clovergroupinc.com)) & Eric Daniel ([edaniel@C&S.com](mailto:edaniel@C&S.com))

Zoom meeting was begun at 6:37pm indicating 10 Zoom attendees and two joining during the presentation.

## Summary Presentation:

Chris Clifton, Clover Group opened the meeting by welcoming the neighbors, introducing the Clover Team of Chris Clifton, Charlotte Senior Living Dev Director and Eric Daniel, C&S civil engineering group. A site plan of the 12841 Steele Creek Rd footprint was shown during the presentation and referred to often during the meeting. Mr. Clifton described the request by Clover group to develop a senior, independent community living facility of 119 units, 1,2,3 BR&2BR, in a single, 3 story (30' clear height), including a community common area room, entry foyer, four(4) banks of approximately 10 enclosed garage units, on site storm water detention, landscaping buffer, tree protected(15%) 10.02 acre site. (see attached site plan uploaded to Accera).

Mr. Clifton introduced Councilwomen Victoria Watlington and she opened with questions about the entrance alignment of Clover proposed project with Greycrest Drive. Eric Daniels then highlighted the proposed alignment of Clover entrance to Steele Creek Rd (NC-160) with a proposed right out, right in to help preserve the traffic flows into and out of the Clover site to sync with the alignment of Greycrest Drive.

Questions from participating individuals: What is the time-table for the project? Mr. Clifton/Clover offered a timeline of approved entitlement, plans and permits in hand by end of 2020 at the earliest, with construction to commence no earlier than end of 1<sup>st</sup> quarter, 2021; construction commencing for approximately 14-18 months depending upon weather.

Questions on traffic along Steele Creek from the development: Eric Daniels showed the CDOT recommended extended entrance on the Clover site to allow for maximum cue of trips out of the Clover property. Clover stated that peak travel times for seniors, age restricted properties were mid-morning and mid-afternoon, with highest historical Clover properties peak travel on Saturdays at 10:30am weekly average.

Comments offered by one caller "We think the market for seniors is needed as we are looking to place our mother in a senior community and one does not exist in our price range". Mr. Clifton offered statistics on the senior market demographics within 1,3 & 10 miles of the site (4,000;12,000;57,000pop65+) along with the fact that Clover proposed product was independent living, providing for the maximum amount of living space including full kitchens, with no other services on site except for power, NG, phone and internet; stating that seniors in independent living environments desired a safe, comfortable and cost efficient property with access off-site to normal goods and services. Typically, 65% of residents had cars on property and enjoyed the ability to continue to go to the doctor, dentist, grocery & visit friends, family, church/higher education/library services as they normally did when living in the Steele Creek area prior to making a downsize decision on senior living facilities to alleviate extensive

maintenance costs of upkeep of larger residents no longer practical to a one or two person, senior family unit. Clover unit rentals were estimated at approximately \$1,300-\$1,500/unit/month, which included all services mentioned in the presentation.

Additional discussions revolved around the importance and need for widening of Steele Creek Rd. Clover represented that they would dedicate the right of way across all the 12841 Steele Creek Rd frontage as suggested by C-DOT and depicted on the presented site plan.

Additional discussions revolved around the Erwin Rd & Steele Creek Rd intersection; one participant suggesting a round about vs a signal upgrade at Erwin Rd. Clover indicated that; our site has no connection onto Erwin from our property or to the east onto Cedar Crossing & that all Clover Senior trips would occur at the Crestview alignment, as far back/south from Erwin as possible to give the greatest opportunity for Charlotte and the State to design for the most efficient control at Erwin/Steele Creek intersection. A right out of Clover Senior living and right into Clover Senior Living would provide the safest, most effective traffic cue as possible.

Clover indicated that they would keep this group apprised of the C-DOT & NCDOT recommendations for Clovers access point alignment with Greycrest Drive as this entitlement process continued.

With no further questions, Clover asked for any follow up questions or comments to be forwarded to [cclifton@clovergroupinc.com](mailto:cclifton@clovergroupinc.com) anytime during this process and Clover would provide on-going updates to this group, City Councilwomen Watlington, Steele Creek Association, Greycrest Association and Cedar Crossing residents.

Meeting was completed at 7:09pm, EST on June 11, 2020.

Scribed by: Chris Clifton, Clover Group, Senior Development, Charlotte