

## Rezoning Proposal

**8025 Wilson Woods Drive Mint Hill NC 28227**

The property was built-in 1964, has 1575 finished square feet, and sits on 2.375 acres. The current structure is in disrepair and the property appears to have been used as a dumping ground as well as a residence.

We propose demolishing the existing structure and building a new eight-bedroom, six thousand square feet, single-family home in its place. **We seek to serve our senior community by offering upscale residential assisted living for up to ten residents.** Our residents do not drive so there will be no resident vehicles on the property. Meals are prepared on-site and laundry is done on-site. No delivery traffic is expected.

**Characteristics Favorable for Intended Use: The property is 422 ft. from Wilson Woods Drive and is not visible from the street.**

This proposal requires approval of a rezoning request from the current residential zoning to residential condition use.

## Commonly Asked Questions

**Question: What will this do to my property value?**

This is a luxury single-family residential home. It is an improved value compared to the existing structure.

**Question: Will there be a lot of traffic and deliveries?**

No. This is a single-family home with ten residents. The seniors don't drive, meals are prepared on-site, and laundry is done on-site. There are no food deliveries and no laundry service deliveries.

**Question: Will there be several employees?**

No. The plan is to have two employees onsite.

**Question: What about visitors?**

Visitor traffic for a ten-resident home would be no more than what one would expect for a large family. I've learned through conversations with neighbors, that as many as nine residents have lived in the existing property at the same time. There were no noise complaints. Because the property isn't visible from the road, once a visitor enters the grounds, there's no infringement on our neighbors.

**Question: What about heavy traffic on the shared portion of the driveway?**

There will be two employee cars on the property daily that would come through the driveway. Access to the property is a deeded easement.

**Question: What about emergency service vehicles?**

The property is accessible for emergency service vehicles. This is an independent living residence for seniors and not a critical care facility. There is no expectation for emergency service vehicle traffic outside of what one would expect from any senior residence.

**Question: Why ten residents instead of six, eight, or even fifteen?**

There is an increased need for quality senior care. We are equipped to offer a high standard of care to ten residents. Any number over ten compromises that goal. Serving less than ten fails to maximize our service capability.