

SECOND COMMUNITY MEETING REPORT
Petitioner: Aldersgate at Shalom Park, Inc.
Rezoning Petition No. 2019-040

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance (“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 attached hereto by depositing such notice in the U.S. mail on May 3, 2019. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on May 9, 2019 at 6:30 PM at Gorelick Hall at Shalom Park, which is located at 5007 Providence Road, Building A, Charlotte, NC 28226.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Barry Bobrow, Foundation of Shalom Park – Owner; Suzanne Pugh and Boris Henderson, Aldersgate at Shalom Park, Inc. – Developer; Nick Tosco, Poyner Spruill LLP – Attorney; and Matt Langston, Landworks Design Group, P.A. – Landscape Architect, Craig Kimmel, RLPS Architects – Architect. The City of Charlotte Planning Department was represented by David Pettine and John Kinley, and the Charlotte Department of Transportation was represented by Felix Obregon.

SUMMARY OF PRESENTATION/DISCUSSION:

An agenda for the Community Meeting, which is attached hereto as Exhibit D, was handed out to the attendees. The Petitioner’s representatives utilized a PowerPoint presentation, a copy of which is attached hereto as Exhibit E. The Community Meeting was called to order by Barry Bobrow, on behalf of the owners, Foundation at Shalom Park, Inc. and Temple Israel (inc.), and the developer Aldersgate at Shalom Park, Inc. (collectively, the “Petitioners”), at approximately 6:40 p.m. Mr. Bobrow welcomed the attendees and then the representatives listed above introduced themselves. Mr. Bobrow asked how many of the attendees were members of the Jewish Community Center (JCC) and almost all of the attendees stated that they were members. Mr. Bobrow began by apologizing for any miscommunications that have occurred with neighbors and members of the JCC, and stating that the Petitioners intent is to be good neighbors and keep the lines of communication strong moving forward. Mr. Bobrow explained that the intention of this meeting is to update everyone on the changes to the rezoning request and the site plan since the last community meeting.

Suzanne Pugh then provided background information about the unmet need for senior living in Charlotte, especially for the Jewish community, and described how the project was designed to minimize impacts on the community and the neighbors. Ms. Pugh explained that there are more and more seniors looking for communities like the one proposed here because of the aging population and how there is no senior living community like the one proposed here between Richmond and Atlanta. Ms. Pugh also explained that project was specifically designed to integrate programming with the organizations on Shalom Park, so that most of the residents’ activity will be kept internal to the campus, with only occasional trips to doctor appointments or special events. The major activities for senior residents (e.g., dining, exercise, activities, etc.) are all located on-site, which alleviates the need for vehicular trips. While residents may have cars, Ms.

Pugh explained that the typical resident (75-85 years old) will use such vehicles only infrequently due to their age and due to the internal capabilities of the development, which will allow such residents to get to Shalom Park via walking, golf cart, etc.

Boris Henderson then discussed the progress made since the first Community Meeting on engaging the community and soliciting feedback. Mr. Henderson commended the neighbors for organizing so quickly and meeting with the Petitioners' representatives prior to this second community meeting to provide feedback and questions concerning the rezoning site plan. Mr. Henderson also announced the email address that the neighborhood group is using to solicit feedback from neighbors (LDZONINGRESPONSE@GMAIL.com) and explained how there is an online survey that interested neighbors can fill out to provide their input and thoughts. Mr. Henderson explained that the Petitioners have also been meeting and communicating with the City on the rezoning site plan and are planning to submit a revised rezoning application and site plan on May 13, 2019. Finally, Mr. Henderson reemphasized that the Petitioners' goal was to go above and beyond what the City requires as part of the rezoning process in terms of meeting with the residents and neighbors because the Petitioners intend to be a good neighbor and really listen to all of the comments and feedback of the residents who live near the project.

At this point, Matt Langston, the landscape architect for the project, discussed the changes that been made to the Site plan since the first Community Meeting. Using slides from the PowerPoint attached hereto as Exhibit E, Mr. Langston explained that the Petitioners have decided to reduce the maximum height for the two Independent Living (IL) buildings closest to Jefferson Drive residents (who live on the same side of Jefferson Drive as where the development will be) to three stories over parking (down from the five stories over parking shown on the original rezoning site plan submitted to the City) based on feedback received from residents and nearby neighbors. The remaining three IL buildings would have a maximum height of four stories over parking. This new configuration would reduce the density from 150 units to 126 units.

Mr. Langston also discussed several accommodations and changes to the site plan that the Petitioners have made regarding transportation and pedestrian safety. First, the Petitioners have decided to remove the street/driveway that exits/enters onto Jefferson Drive from the Site at the request of the neighbors since it's not required by the Ordinance. Second, the Petitioners have agreed to work on extending the sidewalk along Jefferson Drive beyond the Site all the way to Armstrong Drive. Lastly, the Petitioners have agreed to work with the City and the State on installing traffic calming devices (e.g., speed bumps) along Jefferson Drive in order to increase pedestrian safety and decrease traffic accidents.

Mr. Langston concluded his presentation by listing the other items that the Petitioners have agreed to do in order to minimize any impacts from development, including but not limited to additional screening substantially above what the City requires, additional hardwood tree plantings along Jefferson Drive for future canopy, adding curb and gutter to Jefferson Drive, and limiting construction traffic on Jefferson Drive only to when it's necessary to actually work on the area adjacent to Jefferson Drive.

Then one of the staff representatives from the Planning Department, Dave Pettine, presented information on the rezoning process that is conducted by the City for a project such as this one. Using the PowerPoint attached hereto as Exhibit E, Mr. Pettine explained why rezoning approval is required by the City, the important dates during the process, and how neighbors can make their opinion heard by the City and the Petitioners.

Mr. Henderson concluded the presentation portion of the meeting by again thanking everyone for coming, encouraging everyone to continue to communicate with the Petitioners about questions or concerns, and reminding the neighbors of the email address that the neighborhood group is using to solicit feedback from neighbors (LDZONINGRESPONSE@GMAIL.com), and as well as the online survey that interested neighbors can fill out to provide their input and thoughts.

The attendees then asked questions to the Petitioners' representatives. Set out below is a summary of the questions received and responses made at the Community Meeting:

- Leah Sanders of the Landsdowne community presented information on behalf of the neighborhood group that was brought together and organized after the first Community Meeting in order to solicit feedback from neighborhoods that surround the Site and provide input to the Petitioners. Ms. Sanders gave the background and history of how she became involved with the neighborhood group and then explained how the neighborhood group organized and started meeting with each other and the Petitioners to discuss the rezoning site plan. Ms. Sanders stated that the major issues the neighborhood group feels like must be addressed are building height, traffic, and pedestrian safety. The results of the online survey conducted by the neighborhood group, which are attached hereto as Exhibit G, were then discussed in detail by Ms. Sanders.
- One neighbor commented that other neighborhoods, including the Greyllyn and Creola neighborhoods, should be included in the organized neighborhood group providing feedback. Ms. Sanders agreed and welcomed the representatives of those neighborhoods to contact her using the previously mentioned email address.
- A question was raised regarding how much taller the buildings will be compared to what's already allowed by right in R-3. The Petitioners explained that it varies, but the maximum height by right in R-3 is 40 ft. and the buildings that front Jefferson Drive will only be roughly 8 ft. taller at the setback (i.e., 48 ft. at the 40 ft. setback).
- A neighbor then asked if the plan has gone through urban design review by the City, which the City staff answered that it partially has gone through such review. The neighbor expressed an opinion that the drawing on the PowerPoint being shown at the meeting was not sufficient for approval. The Petitioners responded by stating that the drawing on the PowerPoint was a rough sketch to give the attendees a sense of the changes being made, but the actual site plan and renderings are being worked on right now by the Petitioners' representatives and will be much more thorough and complete when resubmitted.
- A question was raised for City staff about when the rezoning process officially begins. City staff answered that the unofficial beginning is the pre-submittal meeting where the City discusses the proposed rezoning plan with the applicant/petitioner, and what to consider before submitting. The official beginning is when the rezoning application/petition is actually submitted to the City.
- In response to questions by the attendees concerning wetlands and stormwater on the Site, the Petitioners explained that they are required by the City to analyze both. The Petitioners have already confirmed that there are no wetlands on the Site and plan to analyze stormwater runoff (and other stormwater features) as part of the City's approval process. The Petitioners will be constructing stormwater facilities off-Site, but close by, including detention ponds. Also, the Petitioners confirmed that no development will occur within the stream buffers.
- A neighbor asked about the plans for Armstrong Drive now that the Petitioners do not plan to construct a entrance/exit onto Jefferson Drive. The Petitioners explained that they have no plans to change the way Armstrong Drive is used or accessed. However, it is believed that most residents (as well as EMS and service vehicles) will use the two access streets/driveways off Providence Road.
- Some neighbors expressed concern over removing trees along Jefferson Drive and the concern with the number of buildings and the height of such buildings. The Petitioners explained that the revised site plan seemed like a fair compromise on building height and density issues.

- In response to a question about whether this Site is part of a water works improvement program, the Petitioners stated that they were unaware whether there is such a project at the Site, but they plan to look into it. Also, City staff explained that the Petitioners are currently in the entitlement process, and that the Petitioners still need to go through the building permit process, which is where compliance with water projects and stormwater regulations occurs. Further, the Petitioners announced that they plan to conduct a downstream analysis for the project.
- A neighbor asked what other cities Aldersgate operates a retirement community in and Ms. Pugh stated the only other Aldersgate facility or community like the one proposed here is located off Shamrock Drive in Charlotte.
- A few neighbors asked about providing input during the rezoning process and whether the materials and PowerPoints presented at the meetings be available online. The Petitioners stated that there will continue to be opportunities for input along the way, including in front of City Council at the public hearing, and that the goal of all the meetings held by the Petitioners, some of which are required and some of which are not, is to listen to input and make changes that are accommodating to the neighbors. For example, the Petitioners have revised the site plan to show some of the buildings at 3 stories over parking for two of the Independent Living buildings instead of 5 stories over parking as shown on the original submittal. The Petitioners also mentioned that the City has a website with all the rezoning information, which is www.rezoning.org, and all of Aldersgate's materials and PowerPoints presented at a community meeting will be available there after May 13th (when Aldersgate intends to submit its amended rezoning application and site plan).
- In response to questions about topography and views from Jefferson Drive, Matt Langston explained that the Site falls off in grade from left to right when looking at the site plan for the project, and he detailed the physical features of the Site. Mr. Langston explained that while the maximum height is 48 ft. at the 40 ft. setback along the Site's Jefferson Drive frontage, the topography and other Site features (e.g., existing and new trees) will screen the views of the building a lot.
- A question was raised regarding the budget for the project and what kind of profit Aldersgate is going to make. Suzanne Pugh explained that Aldersgate is a non-profit and only aims for 5-7% profit. She estimated that the project budget is roughly 60 million dollars.
- A few neighbors asked about the setbacks for the project and trees/plantings within the setback, Matt Langston explained that there will be a 40 foot setback as measured from the existing public right-of-way along the Site's Jefferson Drive frontage, as well as from the proposed right-of-way along the Site's Providence Road frontage. Mr. Langston explained that the Petitioners intend to plant evergreen trees within the setback along the Site's Jefferson Drive frontage, and that such evergreen trees may be clustered to provide screening for proposed buildings. Mr. Langston also explained that the Petitioners are meandering the sidewalk along the Site's Jefferson Drive frontage to preserve existing trees.
- In response to questions about traffic and parking, it was explained that minimum parking is required by the Ordinance and that residents may have cars, but the typical resident (75-85 years old) will use such vehicles only infrequently due to their age and due to the internal capabilities of the development, which will allow such residents to get to Shalom Park via walking, golf cart, etc. As the trip generation numbers indicate, traffic and congestion will be minimal with the proposed project. A neighbor asked if the trip generation numbers include service and EMS vehicles, which they do. The Petitioners explained, however, that such trips will be negligible.
- Several neighbors expressed support for this project because of the need for this type of continuing care retirement community in this area and because the Petitioners have expressed a willingness and desire to work

with the neighbors and stakeholders to develop a community that all types of people can appreciate and enjoy.

- There were several alternatives to the design of the project suggested by neighbors, including locating some of the buildings on vacant land to the south of the Site, reducing the number of units, and flipping the assisted living/memory care (AL/MC) building and one of the IL buildings, and removing a building instead of decreasing the number of stories. The Petitioners stated that they would consider such suggestions, but some the ideas were not feasible. It was explained that the terrain of the property to the South of the Site is not really buildable because of wetlands and bottom lands. Also, the AL/MC building has a larger footprint than the other buildings and does not really fit into the area suggested. Finally, it was explained that the number of units and buildings have been carefully considered and designed to make the project work, and the number of units has already been reduced at neighbors' requests.
- In response to questions about the construction entrance for the project, Matt Langston emphasized that he has been to the Site and doesn't foresee have construction vehicles entering or exiting off Jefferson unless such construction is occurring on Jefferson Drive specifically. Rather, the construction entrance/exit will be located off Providence Road. Mr. Langston also explained that there will measures taken to prevent dirt/silt/mud from being tracked onto Providence Road (e.g., gravel drives).
- A neighbor asked if there were any plans to operate skilled nursing on the Site. Suzanne Pugh explained there was not because it's almost impossible to get a Certificate of Need to do so and there is not room on the Site for such a facility.
- One neighbor stated that he opposed the project because the existing houses owned and rented by the Foundation for Shalom Park would have to be demolished.

The Petitioners informed the attendees that the Petitioners plan to submit the revised the rezoning application and site plan to the City based on the feedback from community meetings and City comments. Additionally, the Petitioners stated that they intend to continue to communicate with neighbors about the rezoning application and site plan and revise such documents as much as possible to accommodate neighbor concerns. Boris Henderson thanked everyone for attending the meeting and adjourned the Community Meeting at 8:59 p.m.

Respectfully submitted, this 13th day of May, 2019.

cc: Karla Cahill, City of Charlotte Planning Department (*via email only*)
John Kinley, City of Charlotte Planning Department (*via email only*)
Tariq Bokhari, Charlotte City Council Member for District 6 (*via email only*)

PARCEL_ID	OWNER_NAME	MAILING_ADDRESS	CITY	STATE	ZIP_CODE	PROPERTY_ADDRESS	LEGAL DESCRIPTION	DEED BOOK	DEED PAGE	LAND AREA
18707112	RICE, J FREDERICK	1014 JEFFERSON DR	CHARLOTTE	NC	28270	1000 JEFFERSON DR	M53-83	26186	856	0.995 AC
18707111	RICE, DONNA N	1014 JEFFERSON DR	CHARLOTTE	NC	28270	1014 JEFFERSON DR	L7 B1 M1166-131	21300	114	1.060 GIS Calc. Acres
18707202	TEMPLE ISRAEL INC,	4901 PROVIDENCE RD	CHARLOTTE	NC	28226	1015 JEFFERSON DR	L7 B2 M1166-131	32119	660	0.971 GIS Calc. Acres
18707114	CASTELLANO, DEBRA C	1026 JEFFERSON DR	CHARLOTTE	NC	28270	1026 JEFFERSON DR	L6 B1 M1166-131	9736	476	0.967 GIS Calc. Acres
18707214	TEMPLE ISRAEL INC,	4901 PROVIDENCE RD	CHARLOTTE	NC	28226	1027 JEFFERSON DR	L6 B2 M1166-131	10410	299	0.959 GIS Calc. Acres
18707203	TEMPLE ISRAEL INC,	4901 PROVIDENCE RD	CHARLOTTE	NC	28226	1039 JEFFERSON DR	L5 B2 M1166-131	10740	722	0.938 GIS Calc. Acres
18707110	SMITH, GAYLE L	1100 JEFFERSON DR	CHARLOTTE	NC	28226	1100 JEFFERSON DR	L4&5B1M1166-131 JEFFERSON DR	5388	785	1.869 GIS Calc. Acres
18707204	TEMPLE ISRAEL INC,	4901 PROVIDENCE RD	CHARLOTTE	NC	28226	1101 JEFFERSON DR	L4 B2 M1166-131	10348	903	0.926 GIS Calc. Acres
18707109	ESHET, NACHUM	1114 JEFFERSON DR	CHARLOTTE	NC	28270	1114 JEFFERSON DR	L3 B1 M1166-131	19922	537	0.906 GIS Calc. Acres
18707205	TEMPLE ISRAEL INC,	4901 PROVIDENCE RD	CHARLOTTE	NC	28226	1115 JEFFERSON DR	L3 B2 M1166-131	8653	726	0.694 GIS Calc. Acres
18706218	WALKER, ANNE ENGLISH	1200 GREYLYN DR	CHARLOTTE	NC	28226	1200 GREYLYN DR	L1 & 2 BA M6-935	6245	375	1.671 GIS Calc. Acres
18706202	LEVENTIS, DIANNE A	1201 GREYLYN DR	CHARLOTTE	NC	28226	1201 GREYLYN DR	L1 BB M6-935	4281	861	1.168 GIS Calc. Acres
18706203	GAGLIOSTRO, SCOTT D	1217 GREYLYN DR	CHARLOTTE	NC	28226	1217 GREYLYN DR	L2 BB M6-935	25567	969	0.630 GIS Calc. Acres
18707108	THE BENHAM GROUP INC,	3440 TORINGDON WAY STE 308 C/O	CHARLOTTE	NC	28277	4725 PROVIDENCE RD	L1 B1 M1166-131	32898	155	0.649 GIS Calc. Acres
18707119	MARKS, BRYANT P	4725 PROVIDENCE RD	CHARLOTTE	NC	28226	4725 PROVIDENCE RD	P2 B1 M1166-131 & ADJ STRIP	13261	335	1.161 AC
18707206	TEMPLE ISRAEL INC,	4901 PROVIDENCE RD	CHARLOTTE	NC	28226	4801 PROVIDENCE RD	L1 B2 M1166-131	13453	663	0.618 GIS Calc. Acres
18707207	TEMPLE ISRAEL INC,	4815 PROVIDENCE RD	CHARLOTTE	NC	28270	4809 PROVIDENCE RD	L2 B2 M1166-131	8119	821	0.607 GIS Calc. Acres
18707208	TEMPLE ISRAEL INC,	4901 PROVIDENCE RD	CHARLOTTE	NC	28226	4815 PROVIDENCE RD	NA	8876	783	2.03 AC
18707217	TEMPLE ISRAEL INC,	4901 PROVIDENCE RD	CHARLOTTE	NC	28226	4901 PROVIDENCE RD	NA	4869	546	8.283 AC
18706201	PROVIDENCE ROAD CHURCH OF, CHRIST	4900 PROVIDENCE RD	CHARLOTTE	NC	28226	4906 PROVIDENCE RD	NA	9801	333	7.7 AC
18712323	PROVIDENCE RD CHURCH OF, CHRIST	4900 PROVIDENCE RD	CHARLOTTE	NC	28226	4924 PROVIDENCE RD	M332-83	5046	297	1.22 AC
18712322	GHAZI, MARIAM A	2310 LA MAISON DR	CHARLOTTE	NC	28226	4934 PROVIDENCE RD	P3A M332-83	16951	83	1.816 AC
18712321	ERLICH, RON	5000 PROVIDENCE RD	CHARLOTTE	NC	28226	5000 PROVIDENCE RD	L1 B1 M14-311	17804	786	0.624 GIS Calc. Acres
18707211	FOUNDATION OF SHALOM PARK INC, THE	5007 PROVIDENCR RD SUITE 102	CHARLOTTE	NC	28226	5007 PROVIDENCE RD	NA	4773	392	15.335 AC
18707215	FOUNDATION OF SHALOM PARK INC, THE	5007 PROVIDENCR RD SUITE 102	CHARLOTTE	NC	28226	5007 PROVIDENCE RD	NA	4496	858	8.604 AC
18712320	SELLERS, SYLVIA DIANN	5014 PROVIDENCE RD	CHARLOTTE	NC	28226	5014 PROVIDENCE RD	L2 B1 M14-311	29041	985	0.579 GIS Calc. Acres
18712319	2017-2 IH BORROWER LP,	1717 MAIN ST STE 2000 C/O	DALLAS	TX	75201	5024 PROVIDENCE RD	L3 B1 M14-311	32269	146	0.593 GIS Calc. Acres
18712318	HOLMES, JANET S	5034 PROVIDENCE RD	CHARLOTTE	NC	28226	5034 PROVIDENCE RD	L4 B1 M14-311	3746	95	0.590 GIS Calc. Acres
18707216	TEMPLE BETH EL INC,	1727 PROVIDENCE RD	CHARLOTTE	NC	28207	5101 PROVIDENCE RD	NA	4869	542	8.008 AC
18708235	HODGE, CHARLES R	5900 LANSING DR	CHARLOTTE	NC	28270	5920 PRESTON LN	L3 B3 M5-375	7135	409	0.806 GIS Calc. Acres
18709113	ALLEN, MARTHA S	5921 PRESTON LN	CHARLOTTE	NC	28270	5921 PRESTON LN	L3P4B4M5-375 5921 PRESTON LN	4534	869	1.351 GIS Calc. Acres
18708234	KUO, JOHN DAVID	5924 LANSING DR	CHARLOTTE	NC	28270	5924 LANSING DR	L4 & PA B3 M5-375 & M6-649	26969	843	1.34 AC
18708102	PENDRED, RONALD GEORGE	5925 LANSING DR	CHARLOTTE	NC	28270	5925 LANSING DR	LA B5M6-649 5925 LANSING DR	6614	461	0.972 GIS Calc. Acres
18708233	GORDON, JOAN ROBINS	6000 LANSING DR	CHARLOTTE	NC	28270	6000 LANSING DR	LB PA B3M6-649	5985	112	1.088 GIS Calc. Acres
18708101	HOBBS, GRAHAM K III	6000 PRESTON LN	CHARLOTTE	NC	28270	6000 PRESTON LN	L1 B5 M6-649	8392	682	0.663 GIS Calc. Acres
18708103	NANCY CRAWFORD,	6001 LANSING DR	CHARLOTTE	NC	28270	6001 LANSING DR	L B B5 M6 649 6001 LANSING DR	4216	559	0.947 GIS Calc. Acres
18709241	WARD, STACEY S	6001 PRESTON LN	CHARLOTTE	NC	28270	6001 PRESTON LN	L5&P4 M5-375	25455	94	1.048 AC
18708232	COMPTON, LENNIE I III	6012 LANSING DR	CHARLOTTE	NC	28270	6012 LANSING DR	LC B3 M6-649	10608	103	0.826 GIS Calc. Acres
18708121	GANESH JI HOMES LLC,	PO BOX 471637	CHARLOTTE	NC	28247	6014 PRESTON LN	L2 B5 M5-375	33096	775	0.781 GIS Calc. Acres
18708104	SCHRADER, JENNIFER	6015 LANSING DR	CHARLOTTE	NC	28270	6015 LANSING DR	LC B5 M6-649	33325	960	0.857 GIS Calc. Acres
18709201	NAJAKA, MARK V	6015 PRESTON LN	CHARLOTTE	NC	28270	6015 PRESTON LN	L6 B4 M5-375	11614	26	0.868 AC
18708231	CONDER, BETTY LOU C	6022 LANSING DR	CHARLOTTE	NC	28270	6022 LANSING DR	PTL D B13 M6-649	2853	226	0.880 GIS Calc. Acres
18708105	PATTON, DAVID J	6025 LANSING DR	CHARLOTTE	NC	28270	6025 LANSING DR	L D B5 M6 649	32304	30	0.950 GIS Calc. Acres
18708120	SCHIFFERN, SHADLEY C	1156 ANDOVER RD	CHARLOTTE	NC	28211	6026 PRESTON LN	L3 B5 M5-375	29172	358	0.865 GIS Calc. Acres
18709202	PATTON, JAMES DOUGLAS	6027 PRESTON LANE	CHARLOTTE	NC	28270	6027 PRESTON LN	L7 B4 M5 375 6027 PRESTON LN	3101	563	0.863 GIS Calc. Acres
18708230	EDWARDS, STEPHEN E	6032 LANSING DR	CHARLOTTE	NC	28270	6032 LANSING DR	LE B3 M6-649	6076	821	0.872 GIS Calc. Acres
18708106	RAUCH, DONALD P	6035 LANSING DR	CHARLOTTE	NC	28270	6035 LANSING DR	LE B5 M6-649	9302	29	0.882 GIS Calc. Acres
18708122	PRESTON LANE LLC,	417 WILLOW BROOK DR	MATTHEWS	NC	28105	6038 PRESTON LN	L4 B5 M5-375	27191	608	1 AC
18709203	BURGESS, CAROLINE S	1034 WESTBURY DR	MATTHEWS	NC	28104	6041 PRESTON LN	L8 B4 M5-375	30393	921	0.858 GIS Calc. Acres
18708229	LINDA WOOTEN,	6042 LANSING DR	CHARLOTTE	NC	28270	6042 LANSING DR	LF B3 M6-649	9978	731	0.951 GIS Calc. Acres
18708107	BELCHEE, JENNIFER M	6045 LANSING DR	CHARLOTTE	NC	28270	6045 LANSING DR	LF B5 M6-649	32772	273	0.974 GIS Calc. Acres
18708227	OCONNOR, CHRISTOPHER J	6100 LANSING DR	CHARLOTTE	NC	28270	6100 LANSING DR	L H B3 M6-649	4777	621	1.035 GIS Calc. Acres
18708119	PRESTON LANE LLC,	417 WILLOW BROOK DR	MATTHEWS	NC	28105	6100 PRESTON LN	L5 B5 M5-375	27191	608	1.453 AC
18708108	KUO, KIMBERLEY A	6101 LANSING DR	CHARLOTTE	NC	28270	6101 LANSING DR	LG B5 M6-649	32628	998	1.061 GIS Calc. Acres
18709204	BRADLEY, DOUGLAS K	6101 PRESTON LN	CHARLOTTE	NC	28270	6101 PRESTON LN	L9 B4 M5 375 6101 PRESTON LN	6154	642	0.879 GIS Calc. Acres
18708226	LEVINE, ELISSA R	6112 LANSING DR	CHARLOTTE	NC	28270	6112 LANSING DR	L1 B3 M6-649	24603	124	0.970 GIS Calc. Acres
18708109	ROBINSON, NANCY H	6113 LANSING DR	CHARLOTTE	NC	28270	6113 LANSING DR	LH B5 M6-649	30011	432	1.213 GIS Calc. Acres
18709205	LINDSEY, JERRY C	6115 PRESTON LN	CHARLOTTE	NC	28270	6115 PRESTON LN	L10B4M6-649 6115 PRESTON LANE	4734	24	0.891 GIS Calc. Acres
18708118	WALSH, MICHELLE P	14425 BALLANTYNE COUNTRY CLUB DR	CHARLOTTE	NC	28277	6116 PRESTON LN	L6 B5 M5-375	31673	460	1.485 GIS Calc. Acres
18708225	CHANEY, DONOVAN M	6122 LANSING DR	CHARLOTTE	NC	28270	6122 LANSING DR	LK B3 M6-649	27692	327	1.006 GIS Calc. Acres
18708110	NEWTON, DONALD KRISPIN	6133 LANSING DR	CHARLOTTE	NC	28211	6133 LANSING DR	LJ B5 M6-649	9108	966	1.086 GIS Calc. Acres
18709206	MCCARTER, SUE B	622 JEFFERSON DR	CHARLOTTE	NC	28270	622 JEFFERSON DR	L1 B B M1487 395 622 JEFF DR	3573	171	0.823 GIS Calc. Acres
18710237	TEATES, JANICE MILLWARD	625 JEFFERSON DR	CHARLOTTE	NC	28270	625 JEFFERSON DR	P2 M1681-416	27569	959	1.49 AC
18708117	BY ENTIRETY,	1332 BARNETT WOODS CROSSING	FORT MILL	SC	29708	700 JEFFERSON DR	700 JEFFERSON DR	1577	62	0.933 GIS Calc. Acres
18710236	CASTLE, SUSAN M	701 JEFFERSON DR	CHARLOTTE	NC	28270	701 JEFFERSON DR	L3 M1681-416	32244	651	0.615 GIS Calc. Acres
18708116	SHERRIE-JOHNSON, DEBORAH C	710 JEFFERSON DR	CHARLOTTE	NC	28270	710 JEFFERSON DR	NA	28535	426	1.277 AC
18713211	GOLDFIELD, DAVID R	719 JEFFERSON DR	CHARLOTTE	NC	28270	719 JEFFERSON DR	L18 U/M	4834	213	0.889 GIS Calc. Acres
18708115	REYNOLDS, PETER L	722 JEFFERSON DR	CHARLOTTE	NC	28270	722 JEFFERSON DR	722 JEFFERSON DR	2697	360	0.933 GIS Calc. Acres
18708114	ROWLEY, PATRICIA	800 JEFFERSON DR	CHARLOTTE	NC	28270	800 JEFFERSON DR	NA	28734	981	0.876 GIS Calc. Acres
18713213	801 JEFFERSON LLC,	5007 PROVIDENCE RD SUITE 102	CHARLOTTE	NC	28226	801 JEFFERSON DR	L16 U/M	24090	551	1.41 AC
18708113	KUNTZE, HORST O	812 JEFFERSON DR	CHARLOTTE	NC	28226	812 JEFFERSON DR	L12 JEFFERSON DR	3873	37	1.011 GIS Calc. Acres
18713214	CARRUTH, PAUL	9132 E ORCHARD LN	CHARLOTTE	NC	28210	813 JEFFERSON DR	L15 U/M	32895	750	1.25 AC
18708112	FJTI LLC,	44 N LAKEWALK DR	PALM COAST	FL	32137	822 JEFFERSON DR	NA	31665	769	0.727 GIS Calc. Acres
18713215	W E LOVE ENTERPRISES LLC,	6026 GLENRIDGE RD	CHARLOTTE	NC	28211	827 JEFFERSON DR	L14 U/M	25377	327	1.143 GIS Calc. Acres
18708111	LINDHURST, MICHAEL CHARLES	830 JEFFERSON DR	CHARLOTTE	NC	28226	830 JEFFERSON DR	NA	31322	785	1.018 AC
18708224	CULPEPPER & CULPEPPER FAMILY, LIMITED PARTNERSHIP	900 JEFFERSON DR	CHARLOTTE	NC	28270	900 JEFFERSON DR	NA	7788	821	0.781 GIS Calc. Acres
18713216	WYTTENBACH, ANN G	901 JEFFERSON DR	CHARLOTTE	NC	28270	901 JEFFERSON DR	NA	28814	45	1.08 AC
18708223	GUIDROZ, BRYAN F JR	912 JEFFERSON DR	CHARLOTTE	NC	28270	912 JEFFERSON DR	N/A	8800	322	0.765 AC
18713217	FOUNDATION OF THE CHARLOTTE, JEWISH COMMUNITY INC THE	5007 PROVIDENCE RD	CHARLOTTE	NC	28226	919 JEFFERSON DR	L12 M5-375 & ADJ	4982	132	0.929 GIS Calc. Acres
18713218	FOUNDATION OF SHALOM PARK INC, THE	5007 PROVIDENCR RD SUITE 102	CHARLOTTE	NC	28226	921 JEFFERSON DR	NA	4534	299	14.11 AC
18708238	CHITTY, MARY ELIZABETH	922 JEFFERSON DR	CHARLOTTE	NC	28270	922 JEFFERSON DR	NA	30549	386	0.609 GIS Calc. Acres
18707123	BATTLE, BRIAN	924 JEFFERSON DR	CHARLOTTE	NC	28270	924 JEFFERSON DR	L2 M49-487	23405	841	1.052 AC



18707124	VOGEL, ELTON	928 JEFFERSON DR CHARLOTTE NC 28270	CHARLOTTE NC	28270	928 JEFFERSON DR CHARLOTTE	L1 M46-149 & P1 M49-487	27738	794 0.339 AC
18707220	TINNAHINCH LAND COMPANY INC, TINNAHINCH LAND COMPANY INC,	PO BOX 687 PINEVILLE NC 28134	PINEVILLE NC	28134	953 JEFFERSON DR CHARLOTTE	L3 M60-772	31474	990 0.377 AC
18707218	ESSEX, JESSE BESS, CHELSEY BESS, CHELSEY ESSEX, JESSE	937 JEFFERSON DR CHARLOTTE NC 28270	CHARLOTTE NC	28270		L5 M60-772	33183	376 1.56 AC
18707219	TINNAHINCH LAND COMPANY INC, TINNAHINCH LAND COMPANY INC,	PO BOX 687 PINEVILLE NC 28134	PINEVILLE NC	28134		L4 M60-772	31474	990 0.794 AC
18707221	SHENOY, SUDHIR SHENOY, SUDHIR	1003 JEFFERSON DR CHARLOTTE NC 28270	CHARLOTTE NC	28270		L2 M60-772	32497	174 0.243 AC
18707222	COOPER, JEFFREY SCOTT COOPER, JEFFREY SCOTT COMBS, AMY S COMBS, AMY S	1009 JEFFERSON DR CHARLOTTE NC 28270	CHARLOTTE NC	28270		L1 M60-772	32136	583 0.243 AC
18708228	DEALY, WILLIAM FRANCIS III SLEP, JOAN M GRADY	6052 LANSING DR CHARLOTTE NC 28270	CHARLOTTE NC	28270		LG B3 M6-649	30318	818 0.983 GIS Calc. Acres
18713212	LUONG, MYA P NGUYEN, THANH M	8414 GETALONG RD CHARLOTTE NC 28213	CHARLOTTE NC	28213		L17 U/M	29632	621 1.04 AC

NOTICE TO INTERESTED PARTIES OF ADDITIONAL COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition filed by Aldersgate at Shalom Park, Inc. to rezone approximately 11.02 acres located on the corner of Jefferson Drive and Providence Road to accommodate the development of a life plan community containing independent and dependent living facilities that are designed to serve the aged, elderly, and disabled.

Date and Time of Meeting: May 9, 2019 at 6:30 p.m.

Place of Meeting: Gorelick Hall at Shalom Park
5007 Providence Road, Building A
Charlotte, North Carolina 28226

Petitioner: Aldersgate at Shalom Park, Inc.

Petition No.: 2019-040

We are assisting Aldersgate at Shalom Park, Inc. (the “Petitioner”) in connection with a Rezoning Petition it has filed with the City of Charlotte Planning Department seeking to rezone approximately 11.02 acres located on the corner of Jefferson Drive and Providence Road (the “Site”) from the R-3 and R-I zoning districts to the INST(CD) and INST. zoning districts. The purpose of the rezoning is to accommodate the development of a life plan community containing independent and dependent living facilities that are designed to serve the aged, elderly, and disabled.

While the Petitioner has already held a Community Meeting on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations, as required by the City of Charlotte Zoning Ordinance, the Petitioner wishes to hold an additional Community Meeting that is not required by the City of Charlotte Zoning Ordinance in order to hear more from the community and discuss revisions to the Rezoning Petition. There will be City of Charlotte staff in attendance to answer questions as well.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold an Additional Community Meeting regarding this Rezoning Petition on May 9, 2019, at 6:30 p.m. at Gorelick Hall at Shalom Park, 5007 Providence Road, Building A, Charlotte, NC 28226. The Petitioner's representatives look forward to sharing the revisions and pending items for discussion regarding this Rezoning Petition with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Nick Tosco at (704) 342-5275.

cc: Tariq Bokhari, City Councilmember District 6
Taiwo Jaiyeoba, Planning Director

Date Mailed: May 3, 2019



ADDITIONAL COMMUNITY MEETING SIGN-IN SHEET
 PETITIONER: ALDRSGATE AT SHALOM PARK, INC.
 REZONING PETITION NO.: 2019-40
 May 9, 2019

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Please **PRINT CLEARLY.**

<u>Name</u>	<u>Address</u> (If you've already signed-up, please put a check mark here)	<u>Phone No.</u> (If you've already signed-up, please put a check mark here)	<u>Email</u> (If you've already signed-up, please put a check mark here)
L. SANDERS	✓	✓	✓
Bill Gannon	2220 E Barclay Pl	704 664 5125	
Steve Patton	6027 ✓	✓	✓
DANNY BROWN	5631 PRESTON LN	704-502-1417	✓
LAURA BROWN		704-779-4375	LAURAGOF3BEE@BELLSOUTH.NET
Thomas Walker	435 Mammoth Oaks	704-516-8444	tewalker367@yahoo.com
JANET & ED ERNST	5200 LANSING DR	704-365-4941	ERNST622@BELLSOUTH.NET
Karen Knobb	4901 Gorham Dr.	704 364 4665	✓

Aldersgate at Shalom Park, Inc.

Proposed Senior Living Community Development @ Shalom Park

Rezoning Petition 2019-40 Additional Community Meeting

**Gorelick Hall at Shalom Park
5007 Providence Road, Building A
Charlotte, North Carolina 28226**

6:30 p.m. — May 9, 2019

Meeting Agenda

- I. Introductions** (Suzanne Pugh and Barry Bobrow)
- II. Project Need and Design** (Suzanne Pugh)
- III. Progress Since First Rezoning Submittal** (Boris Henderson and Matt Langston)
- IV. Rezoning Process** (City Staff)
- V. Community Communication** (Boris Henderson)





ALDERSGATE AT SHALOM PARK

COMMUNITY MEETING MAY 9, 2019

Rezoning Petition 2019-040



Aldersgate at Shalom Park



Introductions/Overview

- Introductions
- Agenda for tonight

Project Need and Design

- Substantial unmet need for senior living in Charlotte
- Specific unmet need for senior living for the Jewish community
 - No facility between Richmond & Atlanta
- Designed for internal use and activity
- Minimal traffic and congestion due to internal capture and minimal staffing

Progress Since First Rezoning Submittal



Aldersgate at Shalom Park



Neighborhood Meetings Since First Rezoning Submittal

- Jewish Community Meeting- 3/25/19
- Jefferson Drive Residents Meeting- 3/26/19
- Neighborhood Meeting- 4/30/19
- Meeting with Neighborhood Representatives- 5/8/19
- This meeting- 5/9/19
- Multiple meetings and phone calls with individual neighbors/organizations

Thank you to neighbors

- Quick organization
- Met with neighborhood leadership last night
 - Jefferson Park, Mammoth Oaks & Lansdowne represented
 - Includes immediate adjoiners near Jefferson Pond
- Communication protocol for questions, comments, concerns
 - LDZONINGRESPONSE@GMAIL.com
 - Online survey



Landworks
Design Group, PA



architects

Aldersgate at Shalom Park



**Foundation Of
Shalom Park**
CONNECTING FAMILIES • SUSTAINING TRADITION

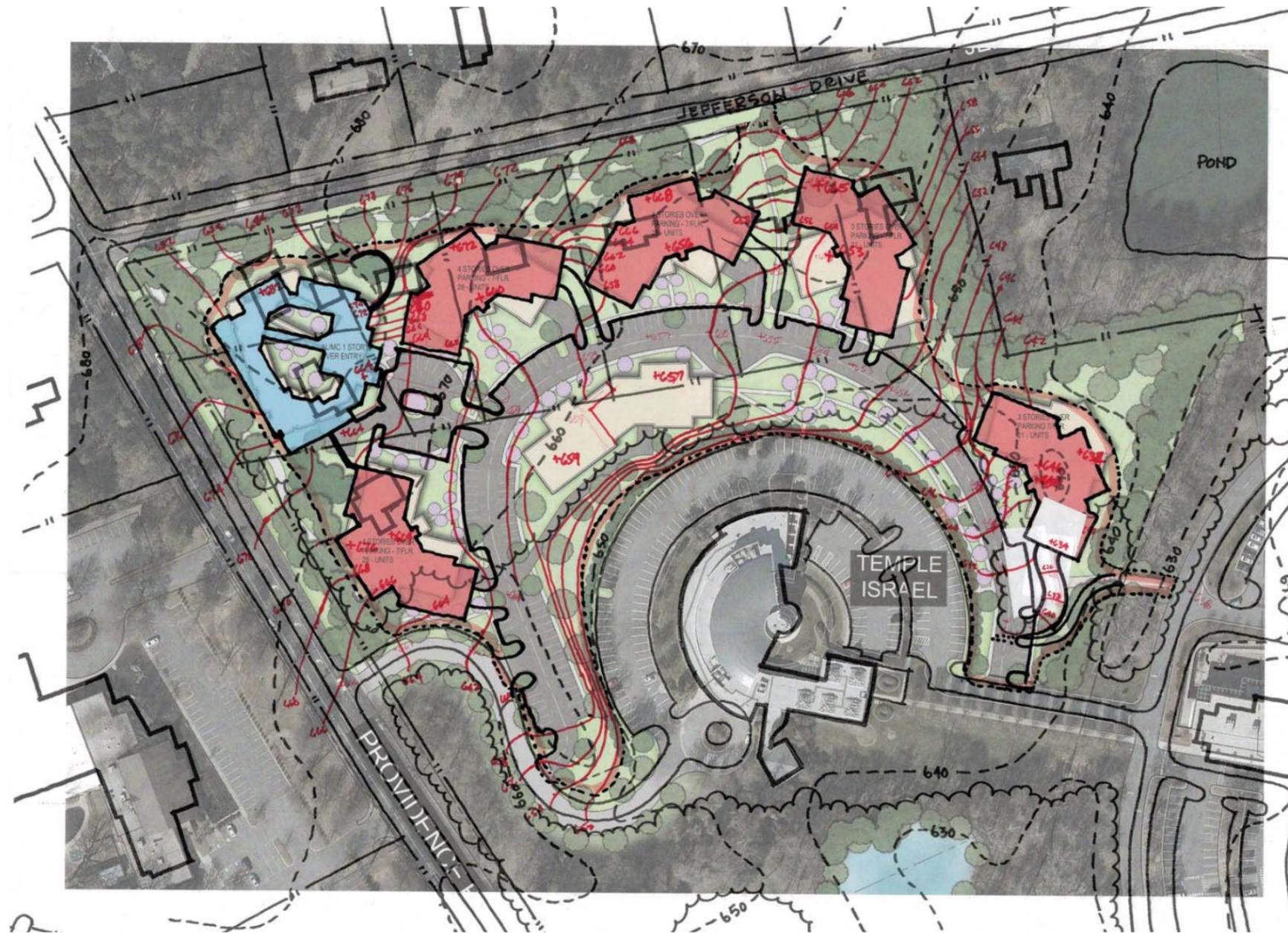
Aldersgate

A United Methodist
Retirement Community

Meetings with the City

- Discussed traffic/pedestrian issues extensively
- Discussed building height
- Actively working to revise the plans
- Second submittal scheduled for Monday, 5/13

Building Height & Site Plan Changes



- Proposed changes to building height (3@4 over parking, 2@3 over parking)
 - Max height adjacent to Jefferson of 48' (8' over R-3)
- Density reduction from 150 units to 126
- Jefferson Drive connection removed

Transportation/Pedestrian

- Pedestrian safety along/across Providence
- Pedestrian safety along Jefferson Drive
 - Working on extending sidewalk to Armstrong Dr
- Traffic calming/Speed Bumps
- Traffic signals
 - NCDOT vs CDOT control



Landworks
Design Group, PA



rlps architects

Aldersgate at Shalom Park

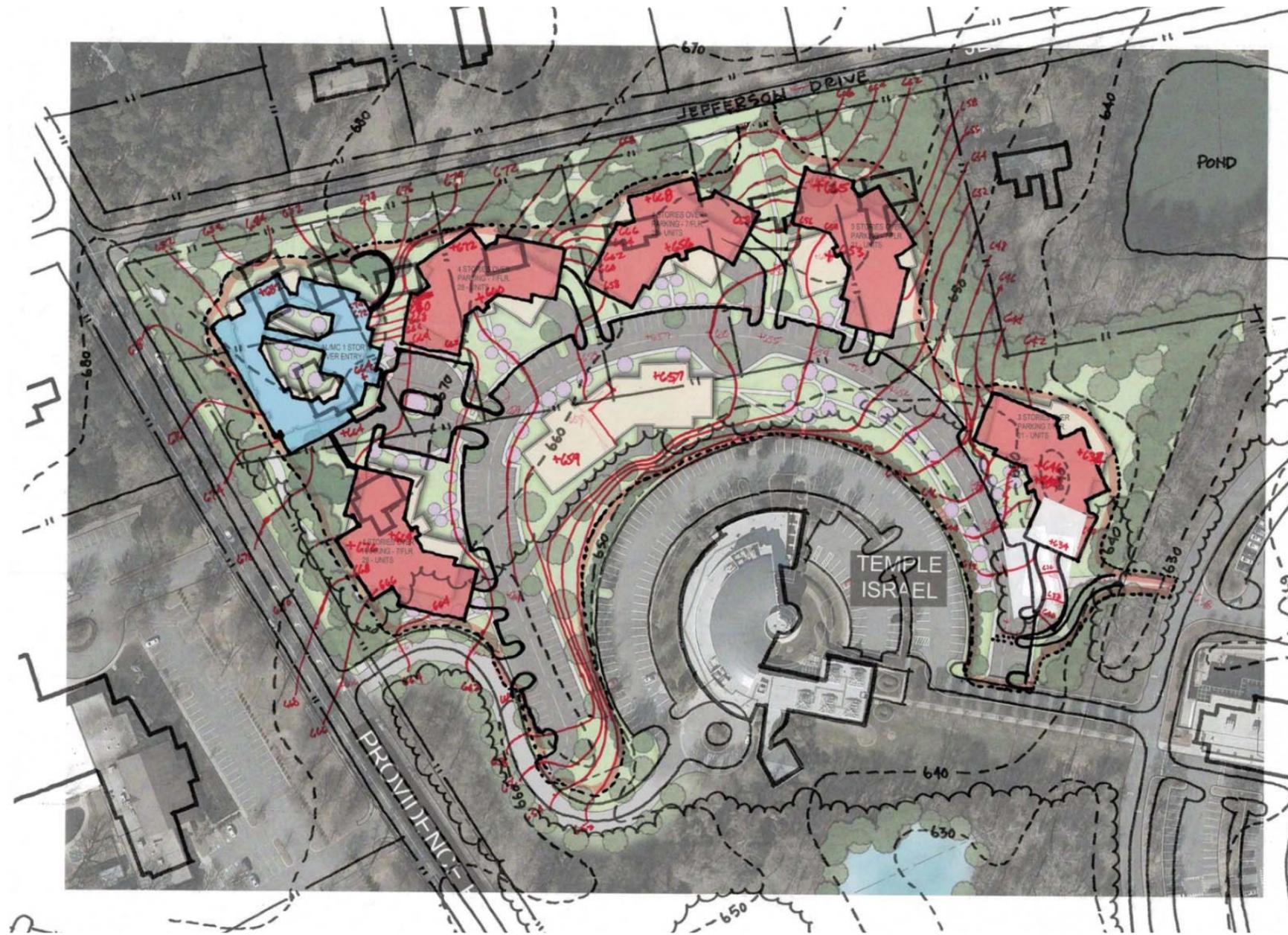


**Foundation Of
Shalom Park**
CONNECTING FAMILIES • SUSTAINING TRADITION

Aldersgate

A United Methodist
Retirement Community

Other Items



- Add'l screening substantially above requirement
- Add'l hardwoods along Jefferson for future canopy
- Construction traffic on Jefferson Limited
- Water quality & lighting attenuation

Rezoning Process

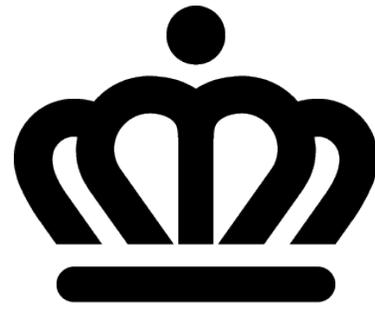
- May 13, 2019- Resubmittal of Rezoning Site Plan (to address neighbor/City comments)
 - Ongoing discussion with neighborhood representatives
- June 17, 2019- Public hearing
- July 2, 2019- Zoning committee meeting
- July 15, 2019- Council decision

Community Communication

- Continued communication between Aldersgate/Shalom Park and neighbors
- Communication protocol for questions, comments, concerns
 - LDZONINGRESPONSE@GMAIL.com
 - Online survey
 - Communication committee?

Thank You!

Questions?



CHARLOTTESM

PLANNING, DESIGN & DEVELOPMENT

Creating Great Places

for Our Community

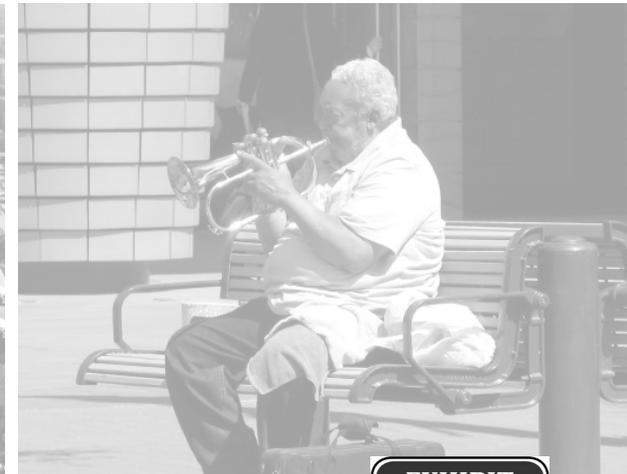


EXHIBIT
F

Rezoning



Definitions

- Zoning determines how parcels of land can be used and the standards related to their use.
 - **Rezoning:** a means for amending the zoning classification of one or more parcels of land.
 - Typically submitted by an owner that wants to use their land in a way that does not conform to the current zoning.
-

Conventional Rezoning

- Property owner signature not required

- No site plan submittal

- No community meeting required

- Not tied to specific uses/proposal

Conditional Rezoning

- Property owner signature required by State Law

- Site plan submittal required

- Community meeting and report required

- Commitment to specific uses and proposal

Rezoning Process

Creating Great Places for Our Community

Collaborating with community partners • Guiding growth with innovative and creative solutions
Sustaining our natural environment and community character • Designing vibrant and inclusive places



1 Interest is shown in rezoning the property

- Property is being proposed to be developed or used in a way that does not conform with the current zoning of the property
- Pre-application conference with staff
- Submittal of application, site plans and filing fee
- Rezoning signs are put up, adjoining property owners, neighborhood leaders and agencies are notified

Understanding the steps in the Rezoning Process



2 Community provides feedback to applicant

- Petitioner holds Community Meeting (for Conditional Rezoning)

3 Analysis → Recommendation → Decision

- "Pre Hearing" Staff Analysis and Recommendation
- Public Hearing
- Zoning Committee Recommendation
- City Council Decision

Staff recommendation takes into account the following:

- Consistency with adopted plans and policies
- Context
- Community benefit
 - ✓ Revitalization
 - ✓ Growth catalyst
 - ✓ Set the standard/raising the bar
- Urban design
- Site plan notes
- Infrastructure
- Environment
- Compliance with ordinances

Staff Analysis

How to Stay Involved

rezoning.org

- Attend community meetings when applicable (typically conditional rezoning only)
 - If you see a posted sign, or receive a notice letter visit our website rezoning.org to learn more
 - Contact staff with any questions or to get more information
 - Attend public hearings with the City Council (typically the 3rd Monday of each month for Rezoning items)
-



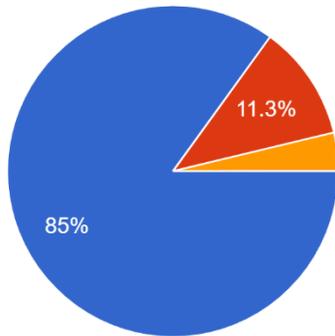
LANSDOWNE CIVIC LEAGUE

NEIGHBORHOOD SURVEY RESULTS

213 RESPONDENTS

The proposed height of the project's "independent living" buildings is four stories above covered parking. Four of ...ights in the residential neighborhood?

213 responses

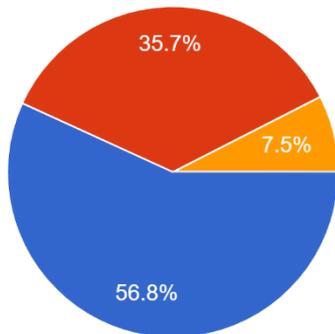


- The buildings are too high as proposed and should be similar in height to other residential properties in the neighborhood
- The building heights as proposed are acceptable
- No opinion

**Full question: The proposed height of the project's "independent living" buildings is four stories above covered parking. Four of the proposed structures would be located in the residential neighborhood along and behind Jefferson Drive. How do you feel about the proposed building heights in the residential neighborhood?*

Would you support taller buildings being constructed along Providence Road provided they are similar in height... neighborhood) to be lower in height?

213 responses



- Yes, I would support taller buildings on Providence only
- No, I would not support
- No opinion

**Full question: Would you support taller buildings being constructed along Providence Road provided they are similar in height to other comparable buildings on Providence and allowed the new buildings proposed for Jefferson Drive (located in the residential neighborhood) to be lower in height?*

-continued-

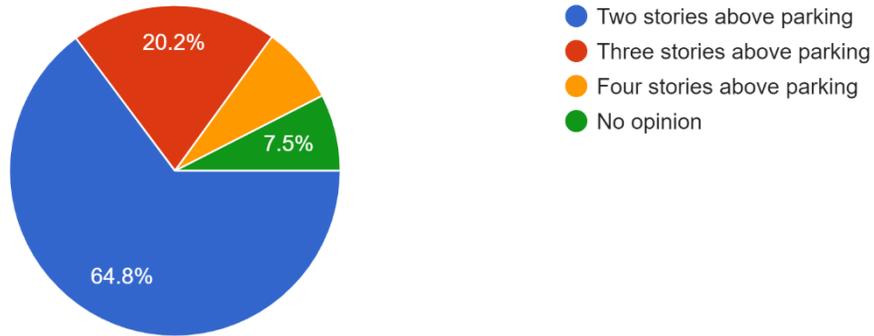




LANSDOWNE CIVIC LEAGUE

For the proposed new buildings along and behind Jefferson Drive (located in the residential neighborhood), what should be the maximum allowable height?

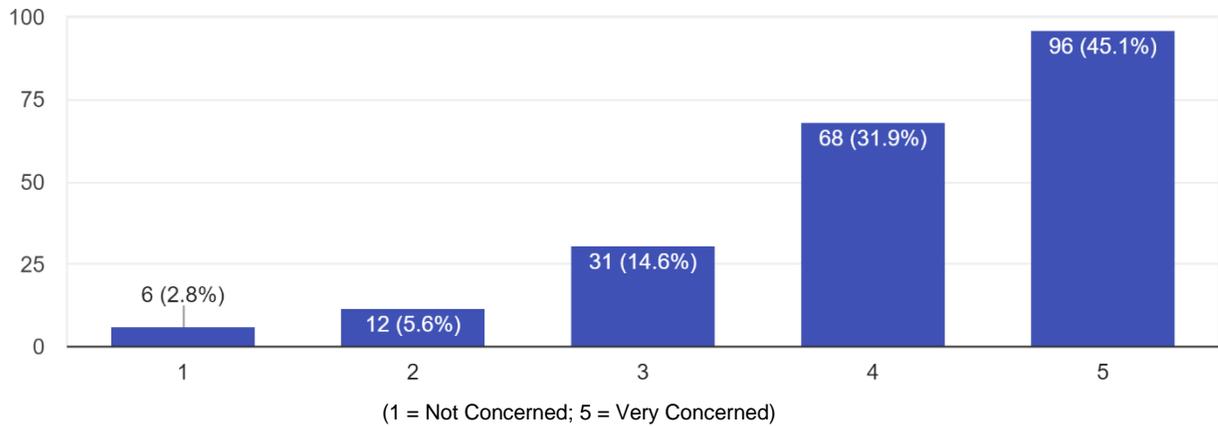
213 responses



**Full question: For the proposed new buildings along and behind Jefferson Drive (located in the residential neighborhood), what do you feel should be the maximum allowable height?*

How do you feel about the current level of automobile traffic within our residential neighborhood (not including main thoroughfares such as Providence Road and Sardis Road)?

213 responses



**Full question: How do you feel about the current level of automobile traffic within our residential neighborhood (not including main thoroughfares such as Providence Road and Sardis Road)?*

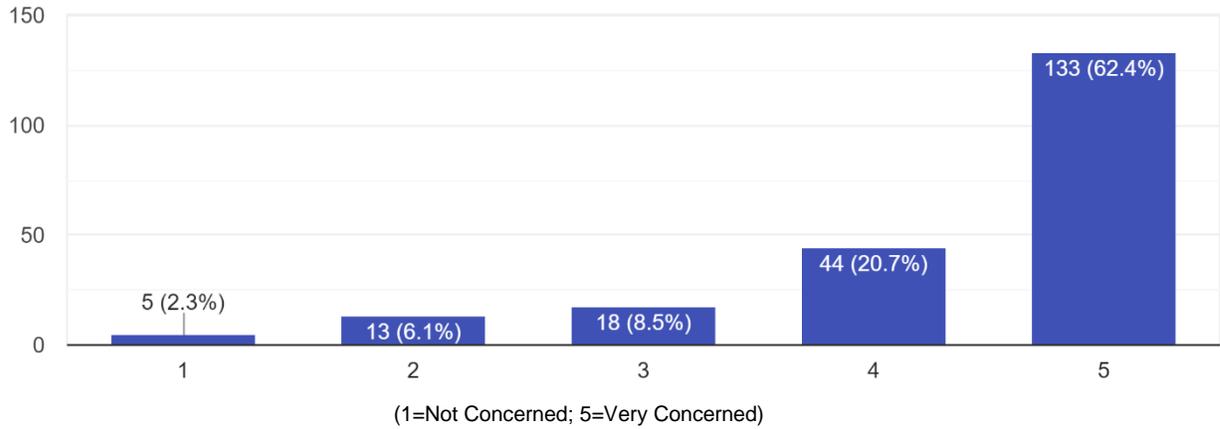
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LANSDOWNE CIVIC LEAGUE

How concerned are you about the proposed Aldersgate at Shalom Park project increasing automobile traffic ... surrounding residential neighborhood?

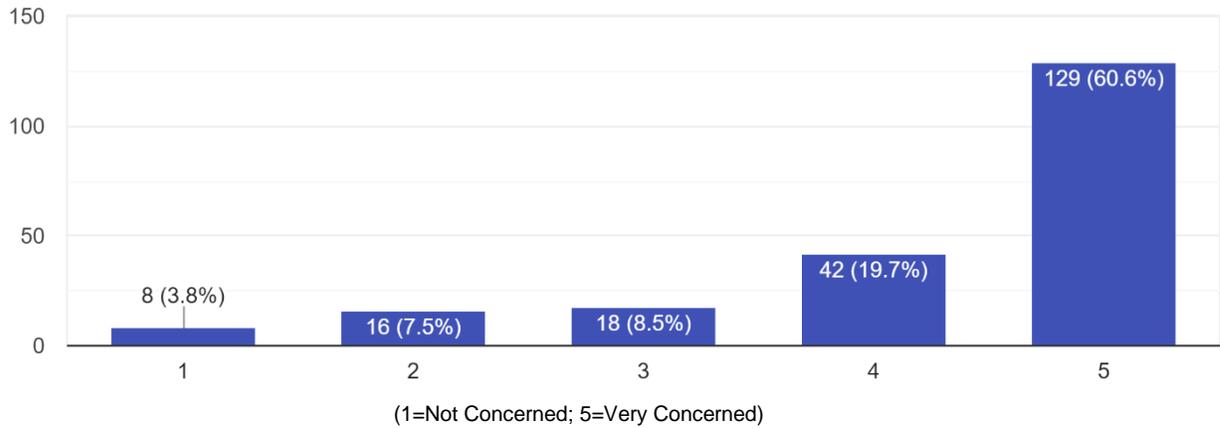
213 responses



**Full question: How concerned are you about the proposed Aldersgate at Shalom Park project increasing automobile traffic within the surrounding residential neighborhood?*

How concerned are you about current walkability and pedestrian safety within the residential neighborhood?

213 responses



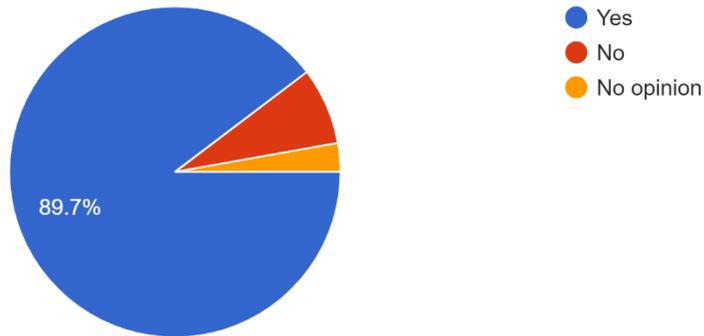
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LANSDOWNE CIVIC LEAGUE

Do you believe increased automobile traffic within the surrounding residential neighborhood would pose an increased safety concern for pedestrians?

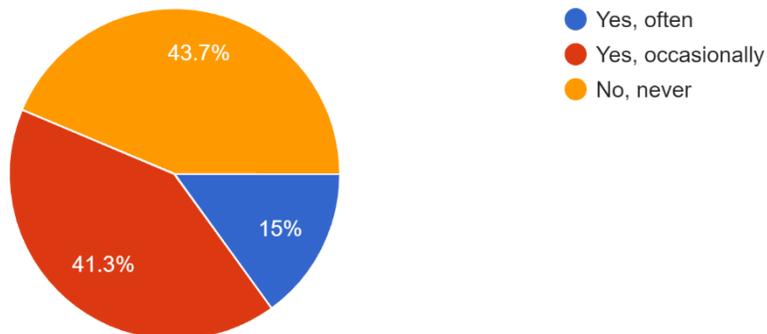
213 responses



**Full question: Do you believe increased automobile traffic within the surrounding residential neighborhood would pose an increased safety concern for pedestrians?*

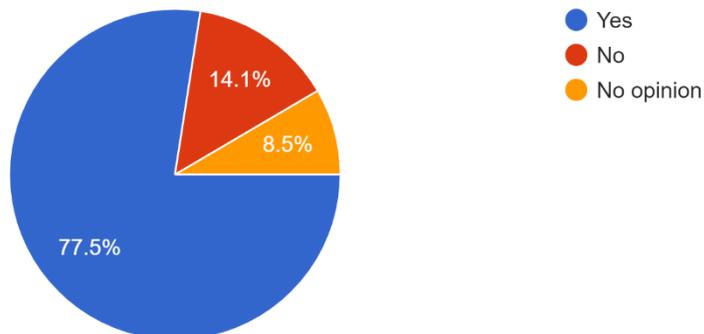
Do you walk from the neighborhood to Shalom Park?

213 responses



Would having sidewalks throughout the neighborhood make you feel safer and more likely to walk?

213 responses



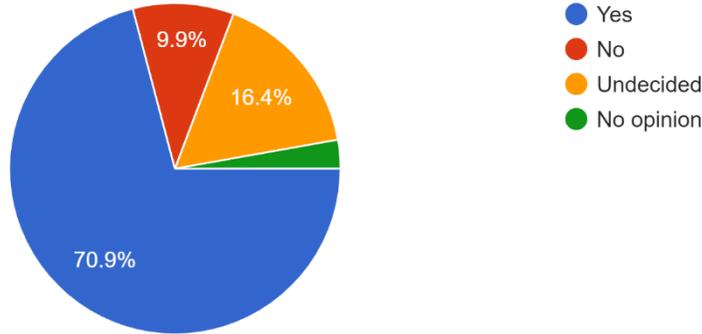
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LANSDOWNE CIVIC LEAGUE

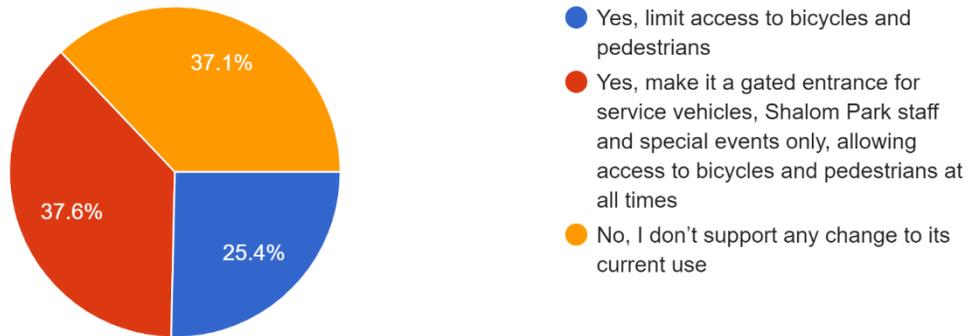
Would you support the City of Charlotte or a public-private partnership installing sidewalks throughout the neighborhood?

213 responses



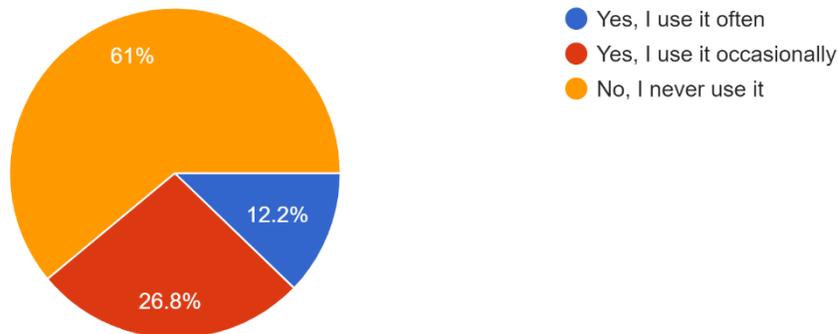
Would you support restricting the Armstrong Drive entrance to Shalom Park at Jefferson Drive in an effort to increase safety for pedestrians?

213 responses



Do you use Armstrong Drive (public Shalom Park entrance at Jefferson Drive) to cut through Shalom Park to utilize the stoplight at Providence Road?

213 responses



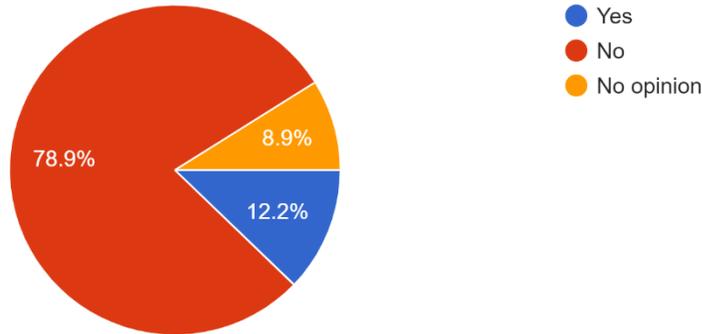
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LANSDOWNE CIVIC LEAGUE

The proposed project calls for a new “gated emergency and service vehicle” private street entrance along Jefferson Drive? neighborhood along Jefferson Drive?

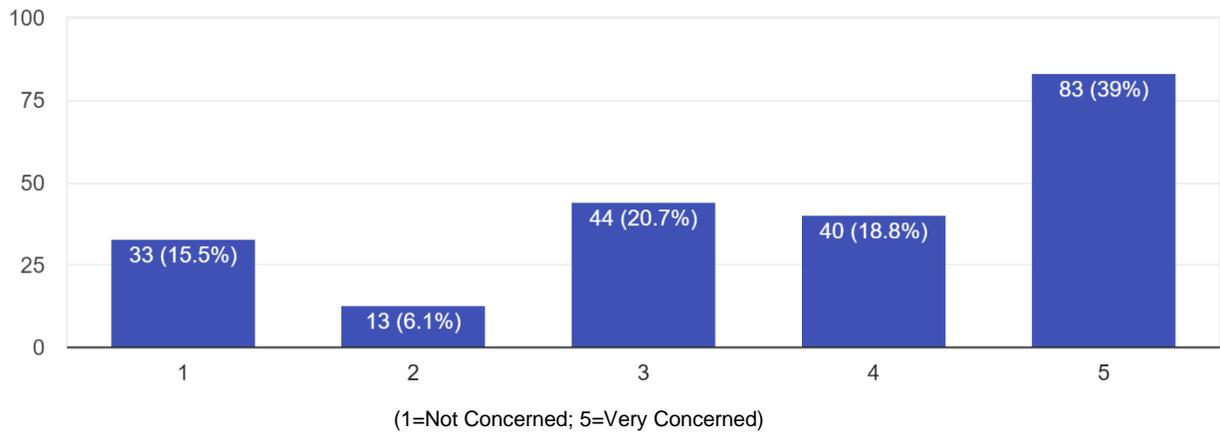
213 responses



**Full question: The proposed project calls for a new “gated emergency and service vehicle” private street entrance along Jefferson Drive. This would be in addition to the existing Armstrong Drive public entrance to Shalom Park at Jefferson. The new entrance is projected to increase traffic along Jefferson and throughout other parts of the residential neighborhood. Do you support a new second entrance to Shalom Park in the residential neighborhood along Jefferson Drive?*

How concerned are you that the proposed Aldersgate at Shalom Park project will negatively affect your residential property value?

213 responses



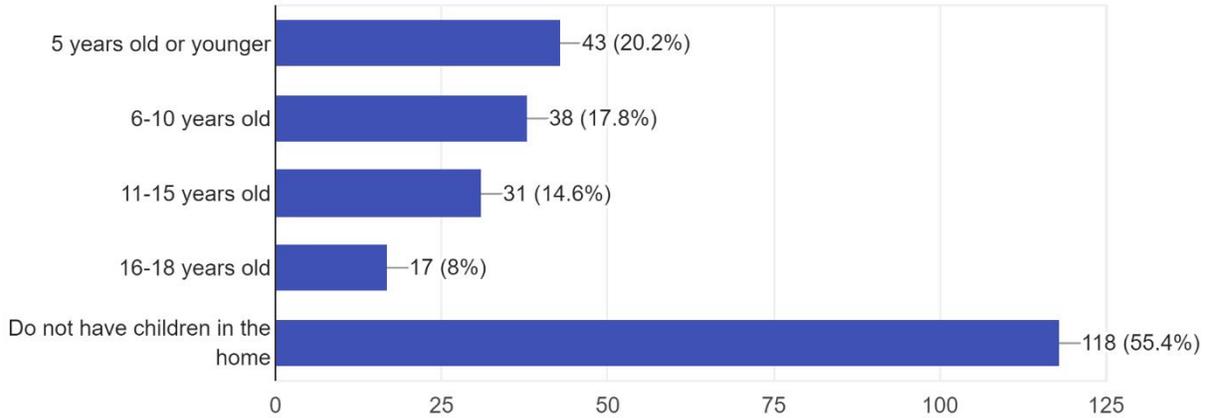
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LANSDOWNE CIVIC LEAGUE

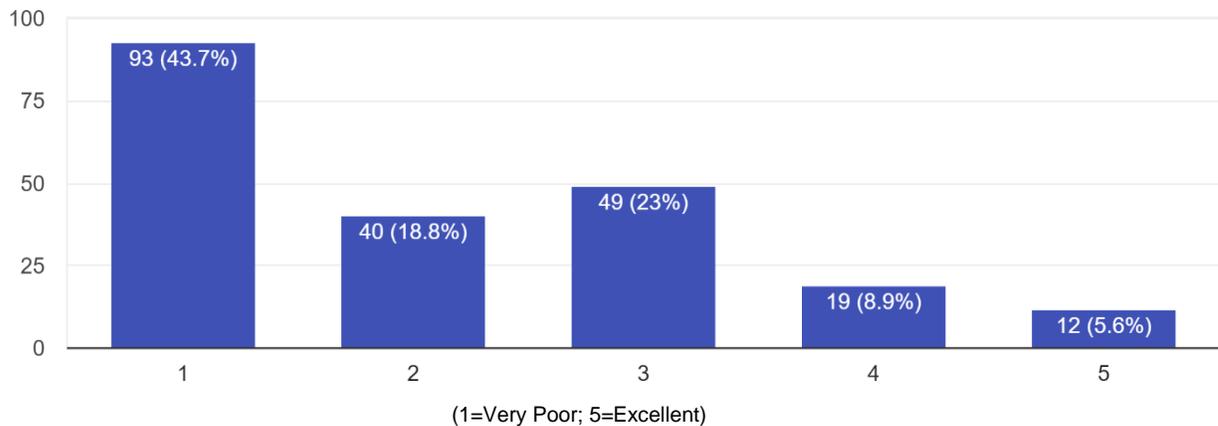
Do you have children in your household? Check all that apply.

213 responses



Please rate the communication to the community/neighbors from Shalom Park and Aldersgate regarding this project.

213 responses



Respondent Comments:

Pedestrian safety is my dominant concern. Jefferson Drive is narrow and already heavily traveled. It's only a matter of time until we lose a child or a mom with a stroller. I would be OK with leaving Armstrong open if we had sidewalks Providence to PDS.

No sidewalks throughout the neighborhood is a major problem, particularly on Preston Ln with JCC members cutting through to Sardis. I really think the developer should install sidewalks (at least on that street) if they don't close Armstrong Drive.

The project as proposed is not in the least in keeping with the existing neighborhood and will endanger lives and decrease neighborhood property values.

They don't stop at stop signs now. Another traffic light would be a disaster.

-continued-



LANSDOWNE CIVIC LEAGUE

Emergency vehicles access and needs to enlarge current CFD station on Sardis Lane

We are a suburban neighborhood!! Or we were ! Don't want tall ugly city buildings near home ! They belong downtown!

Aldersgate and the Jcc provide excellent services to seniors and I support the project. It would be ideal for it to fit seamlessly into our communities and facilitate more non-vehicle transportation not reduce it.

I'm totally against this project, though I've know the J owns residential properties on Jefferson, I never in a million years thought they'd try to rezone it Institutional, I think though Aldersgate is a wonderful place, they should not do it by encroaching into a single family neighborhood, if this fronted Providence, it would fit in just fine, but not going down into a neighborhood, I find it unacceptable, if this project is done, no single family neighborhood will be safe from rezoning

It is inevitable that the land will be developed. The question is by whom. The JCC has been a good neighbor; their property is pretty and the JCC is an asset to the neighborhood. Aldersgate will work with us by lowering the height of the buildings, dropping the Jeff Dr entrance and maintaining the mature trees lining Jefferson. If the land is sold to other private developers we risk that they would NOT preserve trees, and could be 27 houses with a road onto Prov and Jeff. Pick your battles.

This is a quiet residential neighborhood. No new access points on Jefferson. Is the parking at ground level or below ground? Building height is a major concern.

The roads on Jefferson, Lansing and Preston are very narrow. We have alot of issues just with the Providence Day traffic in the mornings thru back gate. It is very dangerous for walking. I used to walk every morning at 7 am but it became hazardous about 4 years ago. Please don't do it. We do not have the roads in this tiny community to take on the traffic.

I appreciate the need that Aldersgate/JCC are attempting to address. I also believe that they are sincerely attempting to mitigate neighborhood concerns. I am especially impressed with their "Chevron" design rather than buildings with continuous walls along Jefferson Rd.

I think part of this as well, from a value standpoint is that the area is staring to look like the retirement section of town (assisted living across from Lansdowne, assisted living in Lansdowne, new developments in Cotswold etc. It is too much of this type of development in one area. This in addition to the proposed height and traffic impact. We are also getting a bigger school in Lansdowne soon wich will increase traffic as well.

I understand we can stop business from growing or trying to make money, but there is a right way to go about this and focusing the buildings towards Providence and away from the residential interior of our Neighborhood via Jefferson is the right way to handle.

I expect this will be a well done project that will not negatively impact property values.

If there were traffic lights at our entrances, it would be beneficial!!!!

Limiting the project to 3 floors and not building the access from Jefferson Drive are our biggest issues and am willing to fight for those changes. Hiring a lawyer should be a priority and willing to contribute. D. Rauch 6035 Lansing. I would like to see a maximum of two stories on the buildings and very restricted use of any Jefferson Drive entrance or exit.

Something like Aldersgate would be a better alternative than regular multi-family housing which would likely be the other alternative for a parcel that size.

Aldersgate is a very high quality CCRC. We have looked into the Shamrock facility for ourselves, but will stay where we are for now. I believe mixed use housing WILL come in the near future and I'd rather have Aldersgate than just about any other use right now. While we do not live next door, I think there are good examples of well done neighborhood mixes, such as Sharon Towers. I understand the concerns, and hope good faith negotiations will yield good results.

I know this is "progress" but, I also think this project will ruin Jefferson Park neighborhood property values, safety and increase traffic on an already bust street.

The Jefferson Drive entrance to Shalom Park is used by our family to access by car the JCC.

-continued-



LANSDOWNE CIVIC LEAGUE

I feel that the units SHOULD NOT be any higher than the surrounding houses. If one says '2 stories above parking', the building could actually come out 3 stories high.

I encourage neighbors to visit the Aldersgate campus on Shamrock. It is a quiet place. Senior living facilities have less traffic than regular apartment or condo complexes. I also expect that the folks at Shalom Park will build something that is aesthetically pleasing. I'd rather have a Shalom Park/Aldersgate facility than an apartment with 300 20–30 year olds living there.

I appreciate the efforts to have a coordinated response

I appreciate the "community" effort and reasonable approach to addressing the issues the LCL is putting forth. Well done!!

On a side note, I'm surprised to hear many of the same people who want a traffic light put in at Folger or Lansdowne be the voices concerned about additional traffic in the neighborhood. A traffic light would drastically increase traffic through Lansdowne. Just a side note, again thank you for working to keep our neighborhood great!!

We need consensus, practicality and reasonable compromise to avoid an unmitigated disaster.

It is time for the Jewish community to have a dedicated home for their aged. Thank you!

For every tree they cut, they need to plant a new one. Most cities have this regulation but actually require planting double the number of trees they cut. The aesthetics of the area is the greenery. This can not be lost.

The land will be developed and this is a better use than many. I do think we should work to minimize the impact to the neighbors on Jefferson. I really support closing the gates and additional sidewalks.

I use the JCC several times a week so I would very strongly object to car traffic being restricted on Armstrong. Doing so would take away community access to a wonderful resource.

I am most concerned about building height. Is the parking level surface level or underground? It should be underground to reduce overall height otherwise 2 stories on top of surface parking equates to 3 stories...NOT Acceptable!

How many stories is parking and what is the proposed overall height of the building? Is the parking subterranean or above ground? Buildings should be no higher than the buildings around it and not be higher than the tree canopy.

There are presently so many accidents happening from traffic exiting out of Lansdowne onto Providence Road as it is now. I can't imagine have 320 additional cars in and out of the neighborhood. I'm concerned about more accidents and pedestrian safety. I'm for taking care of the elderly, but also limiting the number of buildings and stories. Thank you

What will be the construction hours for the project (8am - 5pm?). Will there be construction work on Saturdays and/or Sundays? What is the expected time frame for construction start to finish?

The only time I cut through the JCC to access their traffic light is when our exit onto Providence is backed up with cars leaving the JCC to access Providence Road via Jefferson Dr. That should not be happening!

I believe that Jefferson Drive is a residential road. The many vehicles driving to the wonderful facilities of the JCC should use the Providence Road access. If that one access is not enough, then other accesses to Providence Road should be built.

I'm disappointed in the lack of communication to those that would be directly impacted by this project

I'm concerned that installing more sidewalks within the neighborhood would lessen property value for the homes who's yards would be impacted. This would only be a way to appease beliefs about safety secondary to increased traffic from Aldersgate. If we minimize through traffic within the neighborhood we wouldn't need additional sidewalks. Should have gated Lansdowne 20 years ago.

Our family is supportive of the project, but we are concerned about the impact to the neighborhood and pedestrian safety. We wish that the plans for the new development will incorporate changes to reduce traffic on Jefferson Drive.

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LANSDOWNE CIVIC LEAGUE

Neighborhood covenants/restrictions are vital to a neighborhood. Lansdowne and other neighborhoods surrounding Shalom Park should value and preserve their covenants/restrictions to protect against similar attempts at rezoning in the future. Neglecting and minimizing the importance of enforcing our covenants today could be problematic in the future.

I am not against the project per se but am against it as presently configured. The land use could be better utilized eliminating the need for a second Jefferson Drive entrance as well as placing smaller buildings across the property addressing building height concerns.

Privacy of our home being disturbed is a serious concern

Please address increased need for fire and medical resources. These new residents will be calling 911 and the area already has 2 nursing/elder care facilities within site of this new proposed development!!!! We need more medic resources to address the medical needs of elderly.

I support the proposed project. It is a less disruptive use than apartments, town homes, condos, school, etc. I believe it will have a positive impact on home values because it will be a quality product and will provide a needed service. I am concerned about traffic in Charlotte and in the neighborhood, but I think traffic problems arise more from apartments, town homes, condos, school, or other commercial uses than from retirement communities. I have no personal ties to the developer.

It is a massive expansion on the Shalom Park campus that will have significant impact on the surrounding neighborhood in many areas including aesthetics, traffic increases and pedestrian risks, and general increased noise level.

The proposed Aldersgate development should use the existing JCC/Providence Road entrance/signalized intersection as the primary means of ingress and egress to the project.

There should be more notice from the city and Shalom Park.

I hope our voices will be heard, but, I fear the project has already been approved by members of the city council.

I would require that in return for support of the project that one traffic light be installed at Providence / Folger or Providence/ lansdowne at the beginning of development (my concern is Shalom will push for a light at Providence/Jefferson!!!

Re-zoning to R-1 Institutional opens the doorway for more R-1 developments in this area , sets a new precedent

Our only request, and this may be better directed at the city rather than this project, would be to soften the right turn on to Jefferson when coming in from Providence Road travelling north. It's more than 90 degrees and you almost have to come to a full stop on Providence road to make that turn, risking getting rear ended or swinging into oncoming traffic on Jefferson.

I would support the use of Armstrong Dr for emergency vehicles and pedestrians/bicycles only, but NOT for service vehicles. I would also support a second entrance off Jefferson Dr if restricted in the same way - NO service vehicles.

Thanks to neighbors for organizing this response

The neighborhood was misled (lied to) by the JCC re: the use of the Armstrong Dr. entrance when their development was first announced. I feel we will be misled (lied to) again by this current proposal. They act like they own all of Jefferson Dr. and can do what they want. Shame!

Need a light at Folger or Lansdowne

Maintenance over time. Landscaping to reduce visibility

The project is too dense for the area, and environmental issues such as storm water run off and wet land concerns are huge. Reducing building heights will not address these issues...a reduction in the number of buildings is necessary. Additionally, left turns in and out of Jefferson need to be prohibited...Greylyn Dr. residents already may not exit our street...trapped, no other exit but to Providence Rd.

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LANSDOWNE CIVIC LEAGUE

I am concerned this was not advertised, it must have been planned for a long time, yet we have lived here for two years and just heard about it. I am a JCC member and use the Jefferson Drive entrance to come and go from my home. I have enjoyed being a member there, however when I saw the rendering and realized by my count at least 6 homes will be removed it seems excessive. Thank you.

I am not hugely concerned about the project impacting our neighborhood, and small streets, but more concerned about the delays and congestion it could cause on Providence Rd. during construction.

Jefferson Drive should be widened

Our support for sidewalks hinges on tree removal, we do NOT want more tree removal. The gutting of habitats & greenery for construction is bad enough without destroying more trees for sidewalks. We support this project if sensitive to height, impact on existing residents, & no increasing traffic patterns on Jefferson & other back roads. There is a dedicated traffic light to the JCC on Providence, so there is no need to use Jefferson. The cut-through traffic at Armstrong is already too much.

I believe there is a right of way on Lansdowne to the JCC. If that is true will it be used? Does it exist?

Concerned re water run off, environmental impact and noise and light pollution.

There is already too much traffic on Jefferson! Kids and dogs are unsafe. Need a traffic light at Jefferson and close off auto traffic to Jefferson entrance to JCC.

The traffic throughout the residential neighborhood is already a concern because it is used as a cut through for the JCC and Providence Rd. The new proposed project would increase an already concerning issue. We have two small children in our home and concerned for their safety and privacy in our home.

Regarding concerns of traffic, these neighbors should also be involved in talks with Providence Day School about the rear entrance off Lansing traffic as it impacts Lansdowne, Lansing, Jefferson, Preston. That entrance backs up traffic in the AM and cars traveling much too fast for the neighborhood.

To help decrease traffic flow, would be interested in the city installing a turnaround area for NB Providence traffic and restrict left turns from Lansdowne / Folger during rush hour. This would force traffic to turn right, then have plenty of turnaround space to go South once there is a break in traffic. I am not interested in another stop light on Providence. That will just encourage more traffic.

All accesses should be added from Providence Road. There are multiple commercial residential buildings with main and servicing entrances all exiting to Providence Rd. All other solutions impact residential neighborhood.

No, just glad I don't own a million dollar home on Jefferson

Close Armstrong drive to all vehicle traffic

Yes, traffic is bad enough in neighborhood with Providence Day and new homes being built and construction traffic.

I would like the Armstrong Dr entrance/exit to be locked gated or at least with an arm, and used only for service and emergencies. As soon as any first responders are called the gates could be opened immediately, not waiting for arrival of vehicles. Gates open for special events and open to pedestrian and bicycle traffic at all times. Plantation Estates monitors one of its gates this way. All other traffic could use the 3 entrance/exits on Providence Rd.

Our neighborhood streets are barely wide enough for 2 cars to pass. Just the construction vehicles from new home construction and the frequent detours for problems on Providence and Sardis make driving and walking treacherous. Construction vehicles (including workers' private vehicles) for this large project should be banned from neighborhood parking. The main feeder streets into the neighborhood (like Jefferson and Preston) need to be widened to safely accommodate increased traffic demands.

I think some day I may live there. Let's make this work for everyone!

Jefferson already congested and dangerous for pedestrians negative impact on property values, environmental problems, noise, stresses infrastructure ex. city water flow. Additional Road onto Jefferson greatly impact traffic flow

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LANSDOWNE CIVIC LEAGUE

The volume of traffic on Providence Rd is excessive already making it difficult to get out of the neighborhood as it is. Another high rise structure will introduce more traffic that the roads cannot support today.

Totally inappropriate commercial project in residential neighborhood.

1. There is a stream/creek between Temple Israel and the houses to be demolished on Jefferson Dr. Not sure what the impact would be to close it and whether there is enough focus on that.
2. I think initial 5 story proposal was just a part of their strategy where they can knock down 1 story off the plan and claim that they are being reasonable.
3. The current traffic to Armstrong drive via Jefferson is already high and speed limit is frequently flouted. It should be restricted.

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