

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.

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 April 18, 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 April 30, 2019 at 6:30 PM at the Sam Lerner Center 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.

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 and enlarged illustrations on easels at the Community Meeting, copies of which are 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 6:38 p.m. Mr. Bobrow and Suzanne Pugh welcomed the attendees and introduced the team of individuals assisting the Petitioners with the proposed rezoning.

Mr. Bobrow and Ms. Pugh then provided background information about Shalom Park and Aldersgate's history of operating a continuing care retirement community in Charlotte off Shamrock Drive, as well as the history of why Foundation Shalom Park decided to move forward with selling part of its property to Aldersgate to develop a senior living community. Mr. Bobrow and Ms. Pugh explained that the proposed project would involve independent living buildings and an assisted living and memory care facility for residents that need assistance or specialized care. Additionally, Mr. Bobrow and Ms. Pugh stated that one of the goals of the project was to build a Jewish-oriented senior living community open to persons of all faiths since there is a strong demand for such a community in this area.

Nick Tosco then gave an overview of the rezoning process and stated that the Petitioners are proposing to rezone an approximately 11.02 acre site, located at on the corner of Jefferson Drive and Providence Road (the "Site"), from the existing residential (R-3) and religious-institutional (R-I) zoning districts to a conditional institutional (INST (CD)) zoning district. Mr. Tosco explained the rezoning process and timeline in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and to respond to questions and concerns from nearby residents and property owners.

Boris Henderson then discussed the community engagement that the Petition has conducted prior to the Community Meeting, including the Petitioners' meetings with the Jewish community, the residents living on Jefferson Drive, and individual meetings with residents. Mr. Henderson explained 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 Site, the proposed project, and the site plan. Displays attached hereto as Exhibit D were presented and explained to the attendees, which included the proposed site plan and property information for the Site. Mr. Langston explained the physical features of the property, the development plans (including the structure(s) to be built on the Site), the orientation and layout of the buildings, and the requirements under the Charlotte Zoning Ordinance for rezoning and developing the Site. Specifically, Mr. Langston explained that there would be 5 independent living buildings that would be internally focused and designed, an assisted living and memory care facility for residents that need assistance or specialized care, which would be located on the corner of Providence Road and Jefferson Drive, and a commons building for all residents to dine, congregate and use for various functions, which would be located in the center of the Site. Mr. Langston explained that the parking would be located under the buildings and that the Petitioners have decided to reduce the maximum height for Independent Living buildings to four stories over parking (down from the five stories over parking shown on the original rezoning site plan submitted to the City) based on feedback already received from residents and nearby neighbors.

Craig Kimmel, the project engineer discussed the design of all of the buildings and he shared building elevations that depict the architectural style and character of these buildings. See Exhibit E. Mr. Kimmel also presented various cross-sections that show what the project will look like from various angles and what the height of the buildings will actually look like compared to the homes located on Jefferson Drive.

Councilmember Tariq Bokhari was in attendance and explained the City's process for approving rezonings and ideas that he has for improving the process. Councilmember Bokhari encouraged the neighbors to try and find common ground with the Petitioners. He suggested that the neighbors get organized by forming a group and designating a leader who could communicate concerns with the project and suggestions for how to improve the site plan and design for the project. Councilmember Bokhari also suggested having staff attend the second community meeting on May 9, 2019, to answer specific questions.

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:

- A neighbor asked what can be done to improve pedestrian conditions where Jefferson and Greylyn Drive meet Providence Road. The Petitioners said that they would look into what could be done at those intersections, but acknowledged that Providence Road is a state maintained road and there would be difficulty making pedestrian improvements due to the alignment of the streets and the fact that pedestrian improvements were recently made just south at the Shalom Park signalized entrance.
- In response to several questions about Armstrong Drive, the Petitioners explained that there are no planned improvements or changes to access to Armstrong Drive since that street or driveway is not part of the Site.
- Concern was expressed over increased traffic due to the service street/driveway that exits/enters off Jefferson Drive. The Petitioners explained that it will be gated and is intended to be used for service and EMS vehicles only. A neighbor asked if that is the entrance/exit for road for service vehicles and it was explained there are other entrances/exits that could be used. Neighbors asked if that road/street was required by the City. The

Petitioners initially said it was required, but corrected themselves and said that while they thought the street/driveway was required, they have since learned that it's not required. The neighbors asked that the street/driveway be removed from site plan.

- Concern was raised over the numerous projects and development in this area (in general). A neighbor explained his history with development in this area and how he does not like to see multi-unit developments like this near where he lives because he wants the peace and quiet and country feel that he currently enjoys living on Jefferson Drive. It was explained that the Petitioners intend to be quiet and good neighbors and keep as much of the existing trees along Jefferson Drive as possible to keep screening, nice aesthetics and the neighborhood feel.
- Neighbors spoke about their concerns that many neighbors did not receive the notice for this Community Meeting from the Petitioners, but rather only through steps taken by other neighbors to notify the everyone. It was explained by the Petitioners that the City provides a list of neighbors and neighborhood organizations that the Petitioners are responsible for notifying and the Petitioners used that list to send out notice of this Community Meeting.
- In response to a question about building heights (in feet), it was explained that Independent Living buildings would vary based on topography/grade and location, but the maximum height would range from 45'-60'.
- A question was raised about whether traffic has been studied and it was explained that the Petitioners hired a traffic engineer to study the trip generations caused by the project, and the City also provided trip generation metrics as a part of their comments, and both the City and Petitioners' traffic engineers concluded that the project would only cause a minimal increase in the trip generations per day because this is continuing care retirement community, so the residents do not take many trips in the course of a day, and when they do, it's not during peak travel times. Additionally, the residents of the community will have most of their needs met on-site or within the Shalom Park campus.
- In response to questions by the attendees, the Petitioners explained that there will be roughly 150 to 160 units when asked how many people would live at the site, and that Charlotte Fire Department has not raised any concerns with fire protection for this new project and the surrounding area in response to a question about whether there was a fire station that could protect the new residents.
- The neighbors were also concerned that adding an additional road/street entrance off Jefferson Drive would exacerbate the pre-existing traffic issues on Jefferson Drive. There was also a concern that the Jewish Community Center on the Shalom Park campus doesn't have enough handicapped parking. The Petitioners explained that while the project doesn't cause a major increase in traffic impacts, they will look into additional traffic calming devices and adding handicapped parking to the spaces on the Shalom Park campus.
- Another resident voiced agreement for the project and how this could be a lot better for the neighborhood than other, louder and worse designed projects. The resident stated that it's incumbent on the residents to educate themselves on the project and development in the area.
- In response to a question 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.

- A question was raised regarding when construction would start and end. The Petitioners explained that if everything goes according to schedule, then Aldersgate' contractor would start construction in 2021 and end construction in approximately 2023.
- A few neighbors asked about the City's rezoning process, how citizens can get further information, and whether the Petitioners will listen to input during the process. While explaining the timeline for rezoning approval, the Petitioners stated that there will continue to be opportunities for input along the way, and stated 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 4 stories over parking for the Independent Living buildings instead of 5 stories over parking. The Petitioners also stated that the City has a website with all the rezoning information, which is www.rezoning.org, and that the Petitioners would inquire about getting City staff to attend the next community meeting as requested by the neighbors and Council Member Bokhari.
- In response to questions about the type of people of that would reside in this development, the Petitioners stated that it's expected that approximately 50% of the residents will be of the Jewish faith, but the community will be open to people of all faiths and backgrounds.
- One resident offered to purchase the property from Shalom Park and asked for a 90-day delay in the rezoning process, but the Petitioners stated that the property was not currently for sale because the property is in the process of being sold to Aldersgate and that a delay did not seem necessary because there is still plenty of time prior to the July council approval date for neighbors to weigh in and ask questions.
- In response to questions about how emergency vehicles and staff will access the development, it was explained that they would enter/exit in the service entrance off Jefferson Drive and have special key cards for access. It was also explained that there are not that many staff required for a development like this since there are no skilled nursing facilities located on site and so many of the services are already offered at Shalom Park.
- 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. It was also stated by more than one neighbor that Shalom Park and the Jewish Community Center have been great neighbors.

The Petitioners informed the attendees that the Petitioners plan to revise the site plan based on the feedback from this Community Meeting and meet with the City to discuss the City's comments on the rezoning application. Additionally, the Petitioners stated that they intend to conduct a Second Community Meeting on May 9, 2019, at the same time and in the same location. Boris Henderson thanked everyone for attending the meeting and adjourned the Community Meeting at 9:05 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*)

2019-040	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-040	18706201	PROVIDENCE ROAD CHURCH OF	CHRIST CHARLOTTE N C INC			4900 PROVIDENCE RD		CHARLOTTE	NC	28226
2019-040	18706202	LEVENTIS	GEORGE P	DIANNE A	LEVENTIS	1201 GREYLYN DR		CHARLOTTE	NC	28226
2019-040	18706203	GAGLIOSTRO	SCOTT D			1217 GREYLYN DR		CHARLOTTE	NC	28226
2019-040	18706218	WALKER	ANNE ENGLISH			1200 GREYLYN DR		CHARLOTTE	NC	28226
2019-040	18707108	THE BENHAM GROUP INC				3440 TORINGDON WAY STE 308	C/O LUTZEL BROADWAY AND ASSOCIATES	CHARLOTTE	NC	28277
2019-040	18707109	ESHET	NACHUM	MARY G	ESHET	1114 JEFFERSON DR		CHARLOTTE	NC	28270
2019-040	18707110	SMITH	GAYLE L			1100 JEFFERSON DR		CHARLOTTE	NC	28226
2019-040	18707111	RICE	J FREDERICK	DONNA N	RICE	1014 JEFFERSON DR		CHARLOTTE	NC	28270
2019-040	18707112	RICE	J FREDERICK	DONNA N	RICE	1014 JEFFERSON DR		CHARLOTTE	NC	28270
2019-040	18707114	CASTELLANO	ERNEST	DEBRA C	CASTELLANO	1026 JEFFERSON DR		CHARLOTTE	NC	28270
2019-040	18707119	MARKS	BRYANT P			4725 PROVIDENCE RD		CHARLOTTE	NC	28226
2019-040	18707123	BATTLE	BRIAN	LESLIE	BATTLE	924 JEFFERSON DR		CHARLOTTE	NC	28270
2019-040	18707124	VOGEL	ELTON			928 JEFFERSON DR		CHARLOTTE	NC	28270
2019-040	18707202	TEMPLE ISRAEL INC				4901 PROVIDENCE RD		CHARLOTTE	NC	28226
2019-040	18707203	TEMPLE ISRAEL INC				4901 PROVIDENCE RD		CHARLOTTE	NC	28226
2019-040	18707204	TEMPLE ISRAEL INC				4901 PROVIDENCE RD		CHARLOTTE	NC	28226
2019-040	18707205	TEMPLE ISRAEL INC				4901 PROVIDENCE RD		CHARLOTTE	NC	28226
2019-040	18707206	TEMPLE ISRAEL INC				4901 PROVIDENCE RD		CHARLOTTE	NC	28226
2019-040	18707207	TEMPLE ISRAEL INC				4815 PROVIDENCE RD		CHARLOTTE	NC	28270
2019-040	18707208	TEMPLE ISRAEL INC				4901 PROVIDENCE RD		CHARLOTTE	NC	28226
2019-040	18707211	FOUNDATION OF SHALOM PARK INC	THE			5007 PROVIDENCR RD SUITE 102		CHARLOTTE	NC	28226
2019-040	18707214	TEMPLE ISRAEL INC				4901 PROVIDENCE RD		CHARLOTTE	NC	28226
2019-040	18707215	FOUNDATION OF SHALOM PARK INC	THE			5007 PROVIDENCR RD SUITE 102		CHARLOTTE	NC	28226
2019-040	18707216	TEMPLE BETH EL INC				1727 PROVIDENCE RD		CHARLOTTE	NC	28207
2019-040	18707217	TEMPLE ISRAEL INC				4901 PROVIDENCE RD		CHARLOTTE	NC	28226
2019-040	18707218	ESSEX	JESSE	CHELSEY	BESS	937 JEFFERSON DR		CHARLOTTE	NC	28270
2019-040	18707219	TINNAHINCH LAND COMPANY INC				PO BOX 687		PINEVILLE	NC	28134
2019-040	18707220	TINNAHINCH LAND COMPANY INC				PO BOX 687		PINEVILLE	NC	28134
2019-040	18707221	SHENOY	SUDHIR			1003 JEFFERSON DR		CHARLOTTE	NC	28270
2019-040	18707222	COOPER	JEFFREY SCOTT	AMY S	COMBS	1009 JEFFERSON DR		CHARLOTTE	NC	28270
2019-040	18712103	MORRIS	GEORGE H			5100 PROVIDENCE RD		CHARLOTTE	NC	28226
2019-040	18712308	PRATT	CHRISTOPHER	AMY	CAMPBELL	1206 HOLLOW TREE CT		CHARLOTTE	NC	28226
2019-040	18712309	WILLIAMS	JAMES	ROBIN	WILLIAMS	1200 HOLLOW TREE CT		CHARLOTTE	NC	28226
2019-040	18712310	GOSSETT	JACKSON JR	JENNIFER	GOSSETT	1201 HOLLOW TREE CT		CHARLOTTE	NC	28226
2019-040	18712317	GARRETT	WILLIAM C	ROBERTA C	GARRETT	1220 E BARDEN RD		CHARLOTTE	NC	28226
2019-040	18712318	HOLMES	PAUL R	JANET S	HOLMES	5034 PROVIDENCE RD		CHARLOTTE	NC	28226
2019-040	18712319	2017-2 IH BORROWER LP				1717 MAIN ST STE 2000	C/O INVITATION HOMES	DALLAS	TX	75201
2019-040	18712320	SELLERS	WILLIAM T IV	SYLVIA DIANN	SELLERS	5014 PROVIDENCE RD		CHARLOTTE	NC	28226
2019-040	18712321	ERLICH	RON			5000 PROVIDENCE RD		CHARLOTTE	NC	28226
2019-040	18712322	GHAZI	MARIAM A			2310 LA MAISON DR		CHARLOTTE	NC	28226
2019-040	18712323	PROVIDENCE RD CHURCH OF	CHRIST			4900 PROVIDENCE RD		CHARLOTTE	NC	28226
2019-040	18713217	FOUNDATION OF THE CHARLOTTE	JEWISH COMMUNITY INC THE			5007 PROVIDENCE RD		CHARLOTTE	NC	28226
2019-040	18713218	FOUNDATION OF SHALOM PARK INC	THE			5007 PROVIDENCR RD SUITE 102		CHARLOTTE	NC	28226

EXHIBIT

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2019-040	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-040		Daryl	Greenberg	1501 Carmel Road		Charlotte	NC	28226
2019-040	Blueberry Lane Homes	Amanda	Raymond	1400 Blueberry Lane		Charlotte	NC	28226
2019-040	Carmel Park Neighborhood Association	Todd	Stewart	4533 Oglukian Rd		Charlotte	NC	28226
2019-040	Chambery HOA	Kevin	Chapman	933 Dacavin Drive		Charlotte	NC	28226
2019-040	Columbine Homeowners Assn.	Carolyn	Carlburg	4409 Columbine Court		Charlotte	NC	28226
2019-040	Dunedin Homeowners Association	Marilyn	Dotson	5515 Dunedin Lane		Charlotte	NC	28270
2019-040	Eastside Community Economic Development Corporation	Johnnie	Wallace	5411 Dunedin Ln		Charlotte	NC	28270
2019-040	Foxcroft East Homes Association	Hildy	Strasser	4351 Arbor Way		Charlotte	NC	28211
2019-040	Greylyn Drive Neighborhood Association	Carole & Fisk	Outwater	1319 Greylyn Dr		Charlotte	NC	28226
2019-040	Greylyn Drive Neighborhood Association	Jason	Broady	1335 Greylyn Dr		Charlotte	NC	28226
2019-040	Greylyn Drive Neighborhood Association	Jeffrey	Pease	1335 Greylyn Drive		Charlotte	NC	28226
2019-040	Greylyn Drive Neighborhood Association	Stuart	Owen	1327 Greylyn Drive		Charlotte	NC	28226
2019-040	Jefferson Park Neighborhood Association	J F	Rice	1014 Jefferson Dr		Charlotte	NC	28270
2019-040	Kelsey Glen Neighborhood Association	Paul & Gloria	Lacey	928 Jefferson Dr		Charlotte	NC	28211
2019-040	Lansdown Homeowners Association	Bill	Schroeder	6741 Folger Dr		Charlotte	NC	28270
2019-040	Lansdowne Civic League	Tammy	Baker	6827 Folger Dr		Charlotte	NC	28270
2019-040	Lansford Homeowners Association, Inc	Bryan	Rothmeyer	5300 Lansing Dr		Charlotte	NC	28270
2019-040	Oak Forest	Kathy	Byrne	5408 Guildbrook Rd		Charlotte	NC	28226
2019-040	Old Salem/Meredith Neighborhood Association	Marlyn	Morton	1338 E Barden Rd		Charlotte	NC	28226
2019-040	Providence Pines Neighborhood Association	Olivia	Crowley	1420 Pine Tree Dr		Charlotte	NC	28270
2019-040	Rockwell Park Association, Inc	Thereasea	Elder	346 Whitestone Rd		Charlotte	NC	28270
2019-040	Shalom Park Environment	Bette	Andrews	5007 Providence Road		Charlotte	NC	28226
2019-040	Southpark Mall-Simon Properties	Randy	Thomas	1335 Greylyn Dr		Charlotte	NC	28226
2019-040	Talitha Cumi House Of Prayer	Steven Glennon	Yeboah	3926 Providence Road Apt L		Charlotte	NC	28211

NOTICE TO INTERESTED PARTIES OF 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: April 30, 2019 at 6:30 p.m.

Place of Meeting: Sam Lerner Center 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) 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.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, 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 City of Charlotte Planning 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 April 30, 2019, at 6:30 p.m. at the Sam Lerner Center at Shalom Park, 5007 Providence Road, Building A, Charlotte, NC 28226. The Petitioner's representatives look forward to sharing this rezoning proposal 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

Date Mailed: April 18, 2019

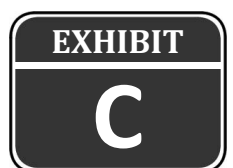


COMMUNITY MEETING SIGN-IN SHEET
 PETITIONER: ALDERSGATE AT SHALOM
 PARK, INC. REZONING PETITION NO.: 2019-40
 April 30, 2019

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

Please **PRINT CLEARLY.**

Name	Address	Phone No.	Email
Don & Edith Rowe	5701 Lansing Dr.	704-366-8583	ediespeedy812@gmail.com
Jeff Weatherhead	9024 Lawston Pl 28227	704-534-4964	jeffw@aldersgateccrc.com
Bill Kinney	404 Jefferson Dr.	305-484-6767	wjkinney@gmail.com
Don & Mary Rauh	6035 LANSING		muffler2@carolina.rr.com
Rhonda GIBBONS	6720 NEWHALL RD	704-651-6551	RhondaGIBBONS@ME.com
PHYLLIS O'CONNOR	6100 LANSING DR (208)	366-3314	PHYLLISOCONNOR@BEE SOUTH NOT
Chris O'Connor	6100 Lansing Dr	704-365-5975	OConnor.CJ@Balsouth.net
Diana Palecek	5547 Lansing	704-384-2609	dpalecek2@cox.rothschild.com
Cyndi Chaney	6122 Lansing		Cyndi.m.chaney@gmail
Joyce Furest	6001 Cresta Rd.	704-366-6175	debbiedfb@aol.com
Benny Warwick	409 Jefferson Dr	704-641-2919	benny.warwick@gmail.com
Ashty Ely	5401 Lansing Dr		
Gregory Richards	5609 Timber Lane		GREGLANDREBEKAH217@GMAIL
ERNEST CASTELLANO	1026 JEFFERSON DR	704-516-9127	plasticspa@q.who.com
Leong Ahl	1027 Jefferson Dr		ahl.dherry@gmail.com



COMMUNITY MEETING SIGN-IN SHEET
 PETITIONER: ALDERSGATE AT SHALOM
 PARK, INC. REZONING PETITION NO.: 2019-40
 April 30, 2019

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Name	Address	Phone No.	Email
Yvette Portuondo	3800 Shamrock Dr	704-661-0662	yvettep@aldersgateccnc.com
Veronica Calderon	3800 Shamrock Dr	704-343-1473	Veronica@aldersgateccnc.com
Bruce Green	417 Jefferson Dr	704-634-3587	pngreen@farmingsolutions.com
Larry Johnson	6815 Newhall Rd	704-962-2141	cwjcrj@earthlink.net
Alfredo Azpura	1039 Jefferson Dr	765-532-2110	alfredo.azpura@gmail.com
Joan McCullod	415 Jeffers. Dr.	704-362-4762	jtmccullod@mac.com
Jane Warwick	409 Jefferson Dr.	704-517-1416	janelwarwick@hotmail.com
John zumBrunnen	119 Wingrave Dr.	704-245-8810	johnzumbrunnen@outlook.com
Carole Outwater	1319 Greyllyn Dr	704-618-3669	caroutwater@me.com
Barbara Devinney	5404 Dunedin Lane	864-602-9424	chrysalis43@gmail.com
JOHN RESSER	6419 GREENLOVE LN	704-365-0192	
STEP FOLEY	537 LAUSDOWNE Rd	704-365-1433	43brde-puseo1@aol.net
Wendy M. Gann	1310 Greyllyn Dr		
RICHARD W. GARDNER	1310 GREYLYN DRIVE	704-906-2476	RGARDNER@GARDNERMACHINERY.COM
Michael McHugh	613 Jefferson Drive	914-344-7342	michuelp.mchugh@gmail.com
Karla Knott	PO 6687	704-542-5486	KarlaHKE knottdevelopment.net

COMMUNITY MEETING SIGN-IN SHEET
 PETITIONER: ALDERSGATE AT SHALOM
 PARK, INC. REZONING PETITION NO.: 2019-40
 April 30, 2019

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Name	Address	Phone No.	Email
M/M Browder	5915 Mamolake Rd	704-366-9704	k.browder@carolina.rr.com
Doug & Donna Stranes	6125 Creola	214-733-9933	doug-stranes@msn.com
Stephanie Fielder	319 Lansdowne	704-287-1959	stephaniefielder42@gmail.com
Madeleine Pot	138 Lansdowne	704 3653843	madeleinepot158@gmail.com
William C. Lypper	900 Jefferson	704-650-6475	wc.lypper@att.net
DANNY BROWN	5631 PRESTON LN	704-367-4240	dbrown@minds.com
LEAH SANDERS	6544 FOLGER	646-209-0034	leah+sanders@gmail.com
Dwayne Sanders	" "	" "	dwayne.sanders@gmail.com
Leonard Fox	219 Bentley Oaks Ln	704-365-1979	IMAFOX219@gmail.com
Karen Fox	" "	" "	" "
Theresa Lane	6216 Creola Rd		
Betsy Compton	6012 Lansing	704-907-0335	epc54KKS@gmail.com
Patricia Neely	1912 Winthrop Ave	704-650-9897	p8xneely@bellsouth.net
L. Lyle	5924 Mamolake	704-361-3891	
Rochel Schul	410 Lansdowne	704-305-0901	RochelSchul@hotmail.com
T. BURGER	6233 CREOLA RD	704 905 7970	GARCIA.BURGER@earthlink.net
Mark Najaka	6015 Preston Ln	704 361 9665	1bnajaka@gmail.com
Lynn Najaka			

COMMUNITY MEETING SIGN-IN SHEET
 PETITIONER: ALDERSGATE AT SHALOM
 PARK, INC. REZONING PETITION NO.: 2019-40
 April 30, 2019

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Name	Address	Phone No.	Email
Brooks Shelley			
Kristin Trapp	7011 Folger Dr ²⁸²⁷⁰		klamond@gmail.com
Brooke Hodge		704-532-5423	brookeh@aldersgateccrc.com
Kathlene Henderson	27311 Matthews Ln ²⁸²¹⁰	704-201-7779	Kathlene.h@aldersgateccrc.com
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Thomas Lewis	"	"	"
Randy + Nina Theiss	5722 Preston Ln	612-419-6508	r1theiss@hotmail.com
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COMMUNITY MEETING SIGN-IN SHEET
 PETITIONER: ALDERSGATE AT SHALOM
 PARK, INC. REZONING PETITION NO.: 2019-40
 April 30, 2019

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Wendy Wine	700 Lansdowne	704-502-3016	wenwine@aol.com
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Kyle Short	5701 Preston		
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Sally Lucia	718 LANSdowne		mygal326@gmail.com
Cyndi Chaney	6122 Lansing Dr.		Cyndi.m.chaney@gmail.com

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Aldersgate at Shalom Park, Inc.

Proposed Senior Living Community Development @ Shalom Park

Rezoning Petition 2019-40 Community Meeting

**Sam Lerner Center at Shalom Park
5007 Providence Road, Building A
Charlotte, North Carolina 28226**

6:30 p.m. — April 30, 2019

Meeting Agenda

- I. Introductions** (Suzanne Pugh and Barry Bobrow)
- II. Project Overview/History** (Suzanne Pugh and Barry Bobrow)
- III. Rezoning Process/Timeline** (Nick Tosco and Boris Henderson)
- IV. Project Description and Site Plan Overview** (Matt Langston and Craig Kimmel)
- V. Discussion/Questions** (All)



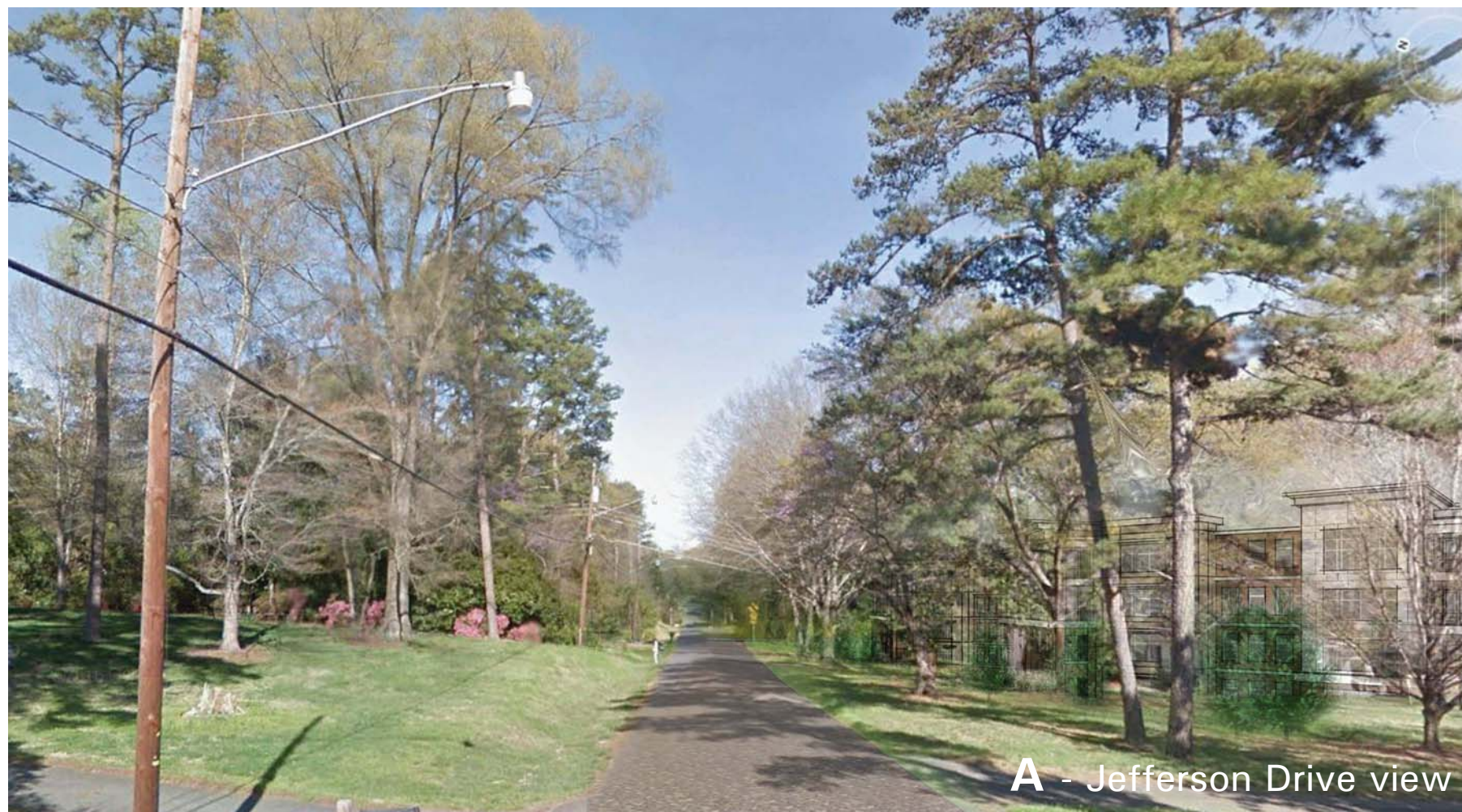


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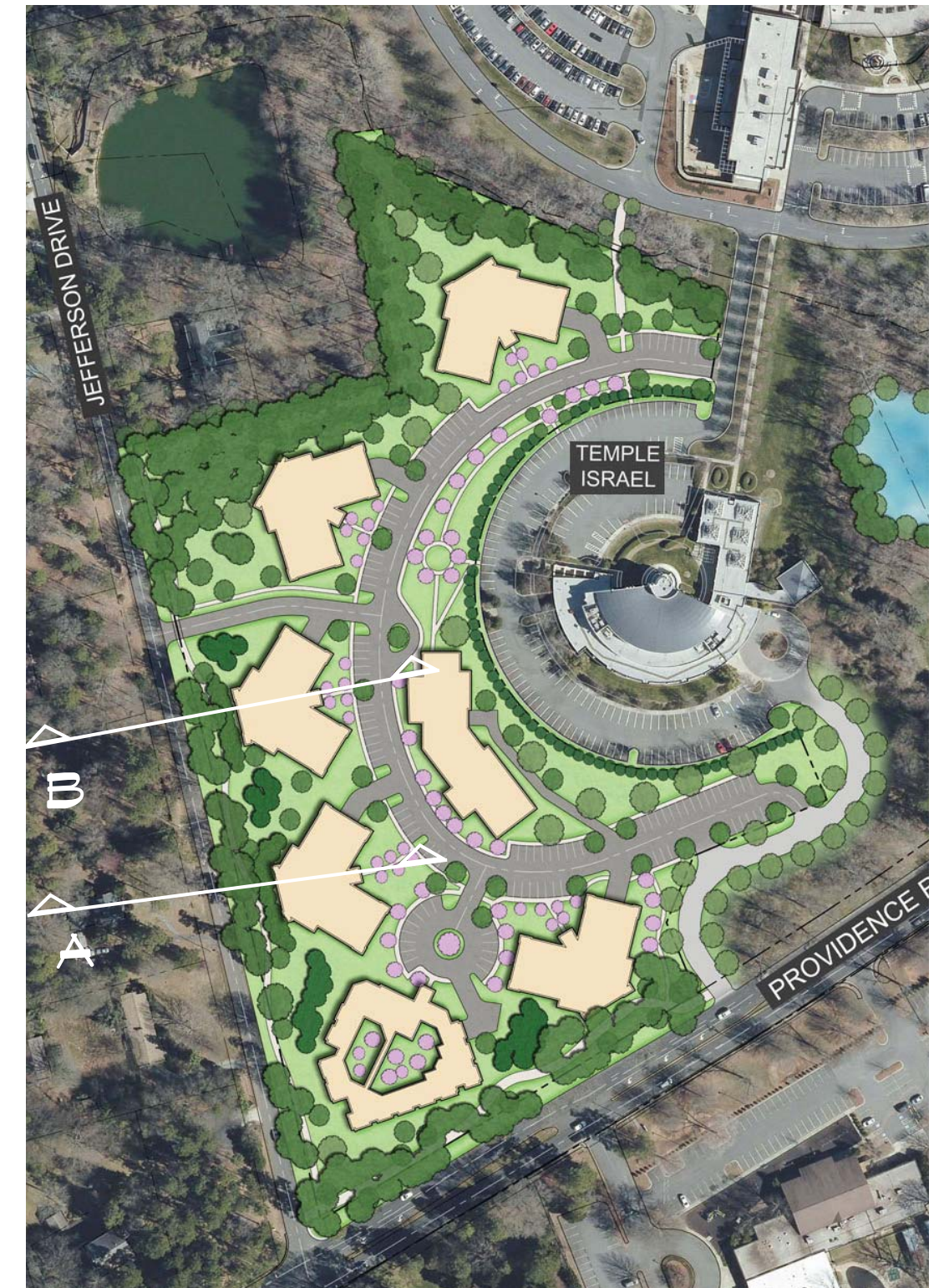
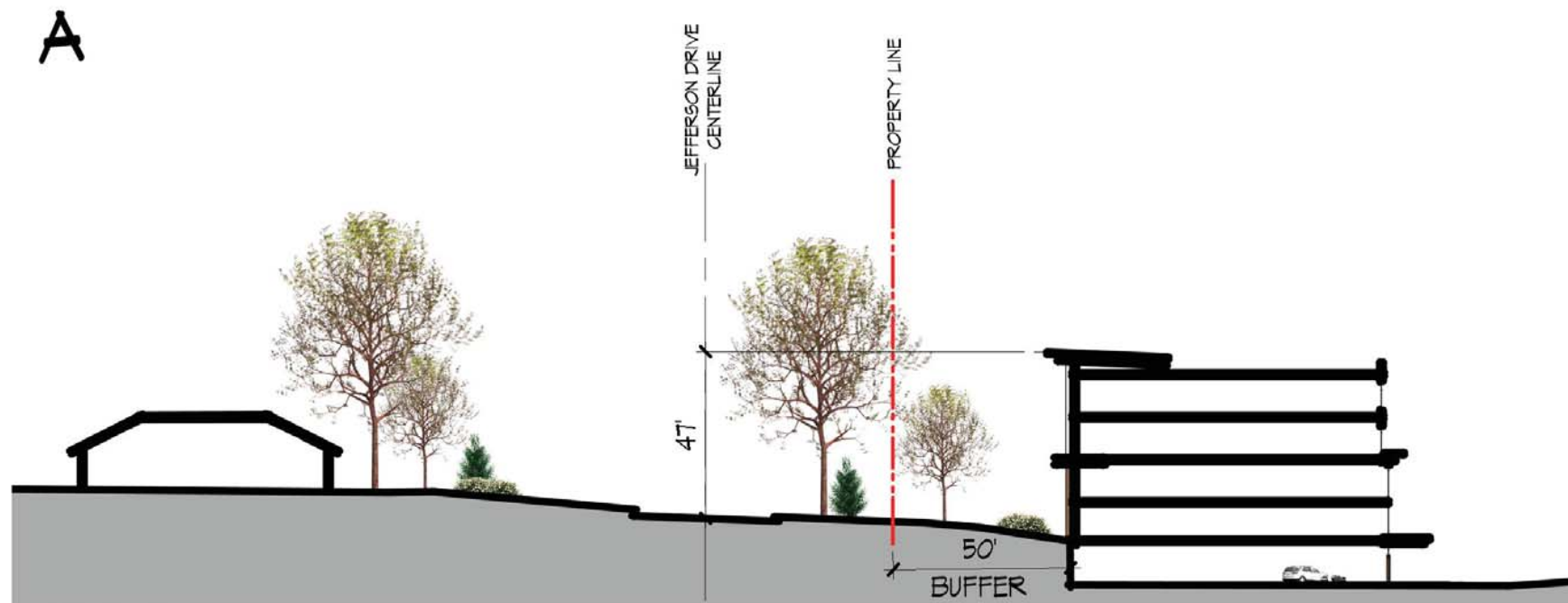
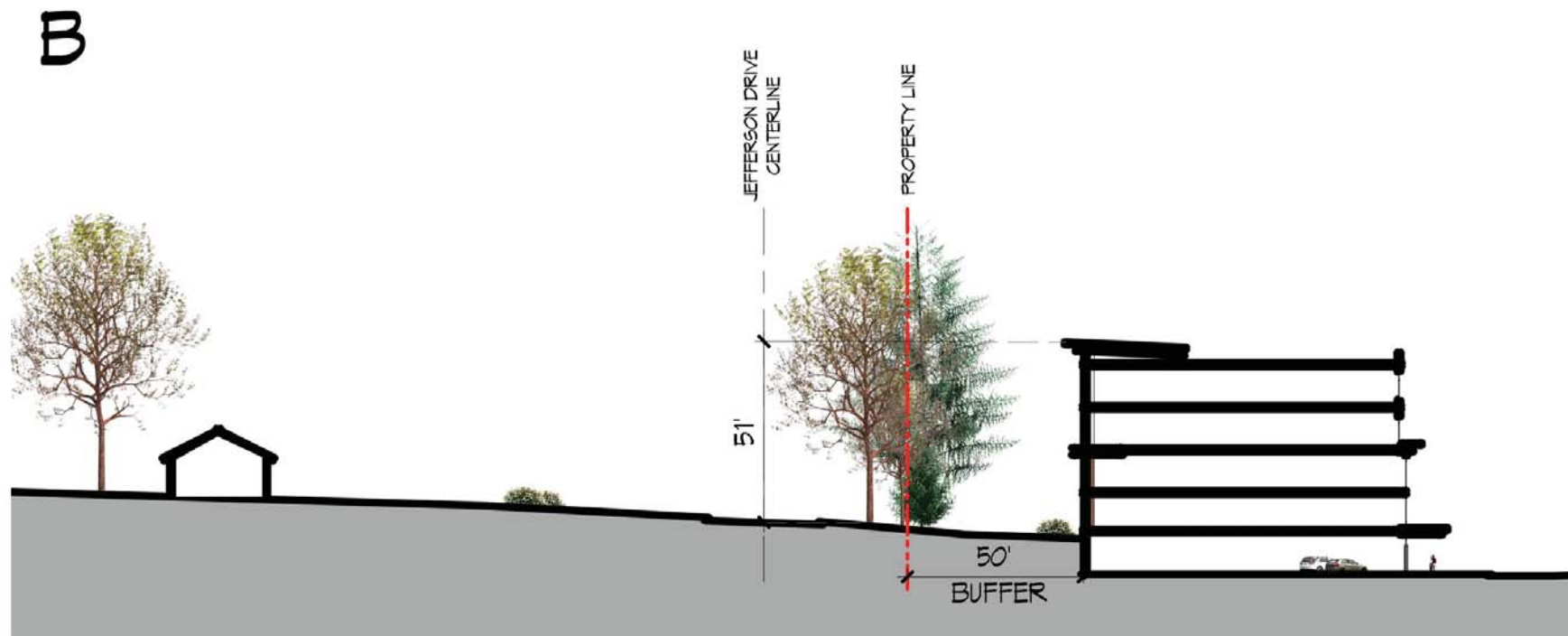


B - Neighborhood view



A - Jefferson Drive view





Trip Generation (Prepared by CDOT)

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family	7 dwellings	70	Tax Record
Entitlement with Current Zoning	Single Family (5.73 acres of R-3) 5.29 acres of R-I	17 dwellings	200	General Guidance from Planning and RZ 1991-035
Proposed Zoning	Independent Living Assisted Living	150 dwellings 32 beds	390	Site Plan: 03-01-19