

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2018-027

Petitioner: Sharon Towers – The Presbyterian Home at Charlotte, Inc.

Rezoning Petition No.: 2018-027

Property: ± 8.025 acres located at 5100 Sharon Road (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Department pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held on Wednesday, April 11, 2018, 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** by depositing the Community Meeting Notice in the U.S. mail on 3/27/18. A copy of the written notice is attached as **Exhibit B**.

TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on Wednesday, April 11, 2018 at 6:30 PM, at Sharon Towers – Hunter Hall, 5100 Sharon Road, Charlotte, NC 28210. It is noted that several smaller group meetings with area residents/resident leaders were held over a number of months prior to the community meeting.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representative at the required Community Meeting was Anne Moffat with Sharon Towers, Faron Franks with Shook Kelley, Randy Goddard with DRG, and Jenna Young with Land Design. Also in attendance was Jeff Brown and Bridget Grant with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Jeff Brown opened the meeting and welcomed those in attendance with appreciation to District 6 City Councilmember Tariq Bokhari for his attendance and a recognition of numerous Sharon Towers Board members, who were in attendance. Mr. Brown also inquired as to the neighborhoods represented at the meeting. Anne Moffatt provided an overview of Sharon Towers, existing campus features, and the vision to respond to the future of Continuing Care Retirement Communities.

Mr. Brown then provided an overview of the rezoning and process and the agenda for the meeting. A copy of the agenda and the presentation slides are attached (it is noted that the attached will be subject to changes/updates during the rezoning process).

Mr. Brown also explained the limited reasons why a portion of the site is being rezoned to MUDD-O instead of Institutional. He explained that the uses sought are allowed under Institutional zoning, but under conditions that place undue constraints on the uses, such as serving alcohol in restaurants, public access to certain uses, display of merchandise as part of the limited retail uses, and signage limits.

Bridget Grant discussed the relationship and context of the site in relation to the surrounding community and opportunities to meet the goals of various plans and initiatives to promote walkability. Faron Franks of Shook Kelley described the architectural features of the buildings and the vision to create a village-like community. Randy Goddard, transportation consultant, described the improvements proposed for the intersection of the driveway and Sharon Road and overall transportation/traffic aspects.

Mr. Brown then opened the meeting for questions and comments, summarized generally below.

II. Summary of Questions/Comments and Responses:

One attendee asked if there would be any direct vehicular access to surrounding neighborhoods. It was noted that the existing secondary access is only open at certain times. Ms. Moffatt explained that the existing Pendleton gate is required to be kept closed per the City and is only available for pedestrian access. No additional access will be provided as part of the new plan.

Some attendees inquired about security. Mrs. Moffat described their current security efforts and that they plan to add security guards as needed.

Attendees asked for a further review as to how each development area will be developed and if there will be phasing. It was explained that Phase I will include the Independent Living buildings in Development Area A, healthcare center on the main campus, and intersection improvements. Phase II is still being discussed but may include the Center for Vital Living facility in Development Area B. It was explained that the proposed open space at Hazelton and Sharon Road will be provided prior to the opening of the building to be located within Development Area B. Similarly, one attendee asked when the houses on the site will be demolished; this is currently scheduled to take place prior to the opening of the building located within Development Area B.

Attendees asked if there would be increased drainage and if so, where will it be going? The petitioner responded that it will provide underground detention and will manage proper requirements for drainage.

Another attendee asked about setbacks for the site. It was referenced that there will be a sixty (60) foot setback from back of curb along Sharon Rd. to keep the INST feel along Sharon Road as well as a sixty (60) foot setback from the property line along Hazelton. A buffer will be provided between the residents on Hazelton and the proposed development.

One attendee asked about the height and scale of the building development, and these design elements were further reviewed by members of the development team. It was noted that the building heights will be within the allowed height set forth in the INST zoning district.

One attendee asked what times are “peak hours” during traffic study. It was noted that peak traffic hours are between 7-9am and 4-6pm and that the most intensive four 15 minute periods are chosen for the designated AM and PM Peak hours. One attendee asked if a right turn lane from Sharon Rd. south bound will be added. The traffic consultant stated that a right turn lane is not

recommended in an effort to make the intersection safer for pedestrians. Attendees also asked if the sidewalk will be moved. The sidewalk will be moved to accommodate a ten (10) foot planting strip and a ten (10) foot sidewalk along the boundaries of the site.

One resident expressed concerns with the MUDD zoning designation, and the possibility that it will set a precedent along Sharon Rd.

A few residents from the Fairmeadows Community expressed their support for the limited retail/restaurants as a means of supporting walkable options. They would also like to see the sidewalk extended all the way down Hazelton, which the Petitioner noted but stated was not within the project scope.

One attendee asked about parking. The Petitioner responded that there will be 330 spaces provided underground for residents and the public.

After the questions/comments from the primary audience took place, some residents participated in a few break-out sessions.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

There have been numerous changes related to the edge conditions resulting from general input from the comments. Discussions on the input aspects are on-going.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Anne Moffat, Sharon Towers – The Presbyterian Home at Charlotte, Inc.
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

2018-027	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-027	17901119	PATEL	SANJAY V	SEJAL S	PATEL	1105 LADOWICK LN		WAKE FOREST	NC	27587
2018-027	17901120	COSTNER	MARSHALL ANDREW	ANDREA RUTH	HART	6313 HAZELTON DR		CHARLOTTE	NC	28210
2018-027	17901121	JOYNER	ANGELA			6319 HAZELTON DR		CHARLOTTE	NC	28210
2018-027	17901122	GAUTAM	SANJAY	MAGALI F	VAN BELLE	6325 HAZELTON DR		CHARLOTTE	NC	28210
2018-027	17901141	MEACHUM	STEPHEN B			4101 ARBOR SPRING CT		BELMONT	NC	28012
2018-027	17901142	HERNANDEZ	BENJAMIN A	JESSICA N	HERNANDEZ	6409 HAZELTON DR		CHARLOTTE	NC	28210
2018-027	17901143	HARTMANN	NICOLE H			6415 HAZELTON DR		CHARLOTTE	NC	28210
2018-027	17901144	ROBICHAUX	CHRISTOPHER H	ALMA	IULIANO ROBICHAUX	4814 WALDEN CT		CHARLOTTE	NC	28210
2018-027	17901158	HAYLER	ROBERT V			600 QUEEN CHARLOTTE CT		CHARLOTTE	NC	28211
2018-027	17901159	ESTES	PETER W		MARTHA ANN ACKER	4815 WALDEN CT		CHARLOTTE	NC	28210
2018-027	17901160	TAYLOR	LAURA L			6501 HAZELTON DRIVE		CHARLOTTE	NC	28210
2018-027	17901161	LITTLE	THOMAS W	DONNAW	LITTLE	6509 HAZELTON DR		CHARLOTTE	NC	28210
2018-027	17901162	TRY-STAR LLC				3725 SELWYN FARMS LN		CHARLOTTE	NC	28209
2018-027	17901163	SOP HOLDINGS LLC				423 S SHARON AMITY RD STE A		CHARLOTTE	NC	28211
2018-027	17901164	SOP HOLDINGS LLC				423 S SHARON AMITY RD STE A		CHARLOTTE	NC	28211
2018-027	17901165	CHCT CHARLOTTE HOTEL PARTNERS LLC			C/O CHARTWELL HOSPITALITY LLC	2000 MERIDIAN BLVD SUITE 200		FRANKLIN	TN	37067
2018-027	17903114	BOOMS	THOMAS E	NICOLE M	BOOMS	3334 SUNNYBROOK DR		CHARLOTTE	NC	28210
2018-027	17903115	HARVEY	RICHARD S	NANCY E	HARVEY	PO BOX 24696		COLUMBUS	OH	43224
2018-027	17903116	RHYNE	WILLIAM M JR	NANCY H	RHYNE	3318 SUNNYBROOK DR		CHARLOTTE	NC	28210
2018-027	17903117	COFFEY	WILLIAM H JR	RUTH ANN	COFFEY	3310 SUNNYBROOK DR		CHARLOTTE	NC	28210
2018-027	17903118	ASBURY	DAVID B	AMY J	ASBURY	3300 SUNNYBROOK DR		CHARLOTTE	NC	28210
2018-027	17903119	TRAN	THINH DUC	DUNG KHANH	VU	3238 SUNNYBROOK DR		CHARLOTTE	NC	28210
2018-027	17903120	CAUDLE	GEORGE R			3230 SUNNYBROOK DR		CHARLOTTE	NC	28210
2018-027	17903121	HUTCHINS	JAMES SELLERS	SUSAN RENEE	HUTCHINS	3222 SUNNYBROOK DR		CHARLOTTE	NC	28210
2018-027	17903201	THE PRESBYTERIAN HOME AT CHARLOTTE INC				5100 SHARON RD		CHARLOTTE	NC	28210
2018-027	17903202	KERNS	MARSHALL GLENN	ARLENE P	KERNS	6507 TENSBRUY CT		CHARLOTTE	NC	28210
2018-027	17903203	LINKER	WALTER STONE		KATHY PARIS	6508 HAZELTON DR		CHARLOTTE	NC	28210
2018-027	17903204	TRY-STAR LLC				3725 SELWYN FARMS LN		CHARLOTTE	NC	28211
2018-027	17903205	PRESBYTERIAN HOME AT	CHARLOTTE INC THE			5100 SHARON RD		CHARLOTTE	NC	28210
2018-027	17903206	WALDEN JR	JOHN WILLIAM	BARBARA S	WALDEN	6414 HAZELTON DR		CHARLOTTE	NC	28210
2018-027	17903207	THE PRESBYTERIAN HOME AT CHARLOTTE INC				5100 SHARON RD		CHARLOTTE	NC	28210
2018-027	17903208	THRASHER	ANDREW D	MARSHA H	THRASHER	6400 HAZELTON DR		CHARLOTTE	NC	28210
2018-027	17903209	SCREEN	STEPHEN	KATHERINE	WATSON	222 QUEENS RD UNIT 59		CHARLOTTE	NC	28204
2018-027	17903210	BUTLER	PAUL KEVIN	ANGELA L	BUTLER	6324 HAZELTON DR		CHARLOTTE	NC	28210
2018-027	17903211	SHAW	PETER A	JACQUELINE T	SHAW	6318 HAZELTON DR		CHARLOTTE	NC	28210
2018-027	17903212	DARLING	ROBERT		KATHERINE GMEREK	6312 HAZELTON DR		CHARLOTTE	NC	28210
2018-027	17903213	MCKEE	PIPER A			4901 FAIRHEATH RD		CHARLOTTE	NC	28210
2018-027	17903214	SAMMT	FRANZ	JULIE S	SAMMT	4911 FAIRHEATH RD		CHARLOTTE	NC	28210
2018-027	17903216	HOLLAND	SUSAN			4914 FAIRHEATH RD		CHARLOTTE	NC	28210
2018-027	17903217	ELMES	ALEXANDER JOSEPH			4908 FAIRHEATH RD		CHARLOTTE	NC	28210
2018-027	17903218	PLASSMAN	TREVOR JAMES	JESSICA NICOLE	PLASSMAN	4900 FAIRHEATH RD		CHARLOTTE	NC	28210-3217
2018-027	17903219	OVERBAUGH	JEFFREY			4840 FAIRHEATH RD		CHARLOTTE	NC	28210
2018-027	17903237	MCCULLOUGH	DANIEL P	SARA J	MCCULLOUGH	3223 SUNNYBROOK DR		CHARLOTTE	NC	28210
2018-027	17903238	LEONARD	KATHRYN PATRICIA	MICHAEL HUGHES	LEONARD	3231 SUNNYBROOK DR		CHARLOTTE	NC	28210
2018-027	17903239	JOYCE	SHELDON I.	LAWSON	JOYCE	3239 SUNNYBROOK DR		CHARLOTTE	NC	28210
2018-027	17903240	BENDER	BARBARA BUCHANAN			3301 SUNNYBROOK DR		CHARLOTTE	NC	28210
2018-027	17903241	STANTON	RYAN J	JESSICA R	STANTON	3311 SUNNYBROOK DR		CHARLOTTE	NC	28210
2018-027	17903242	HANNAN	MIRIAM C			3319 SUNNYBROOK DR		CHARLOTTE	NC	28210
2018-027	17903243	PRESBYTERIAN HOME AT CHARLOTTE	INC			5100 SHARON RD		CHARLOTTE	NC	28210
2018-027	17903244	INGRAM	THOMAS N JR	SALLY PETTIT	INGRAM	3335 SUNNYBROOK DR		CHARLOTTE	NC	28210
2018-027	17903245	PRESBYTERIAN HOME AT CHARLOTTE	INC THE			5100 SHARON RD		CHARLOTTE	NC	28210
2018-027	17903247	PRESBYTERIAN HOME AT CHARLOTTE	INC THE			5100 SHARON RD		CHARLOTTE	NC	28210
2018-027	17903248	PRESBYTERIAN HOME AT CHARLOTTE	INC THE			5100 SHARON RD		CHARLOTTE	NC	28210
2018-027	17905101	GREGORY	DAVID	JENNIFER	GREGORY	3401 SUNNYBROOK DR		CHARLOTTE	NC	28210
2018-027	17905102	DIMAN	CHARLES N	BETTY B	DIMAN	3413 SUNNYBROOK DR		CHARLOTTE	NC	28210
2018-027	17905103	CAUDLE	GEORGE RANDALL			3421 SUNNYBROOK		CHARLOTTE	NC	28210
2018-027	17905104	THE PRESBYTERIAN HOME AT CHARLOTTE INC				5100 SHARON RD		CHARLOTTE	NC	28210
2018-027	17905105	PRESBYTERIAN HOME AT CHARLOTTE				5100 SHARON RD		CHARLOTTE	NC	28210
2018-027	17905106	PRESBYTERIAN HOME OF CHARLOTTE	INC			5100 SHARON RD		CHARLOTTE	NC	28210

2018-027	17905107	PRESBYTERIAN HOME OF CHARLOTTE	INC			5100 SHARON ROAD	CHARLOTTE	NC	28210
2018-027	17905109	PRESBYTERIAN HOME OF	CHARLOTTE, INC			5100 SHARON ROAD	CHARLOTTE	NC	28210
2018-027	17905214	EMORY	ALLEN LANCE	SUSAN L	EMORY	3419 EASTBURN RD	CHARLOTTE	NC	28210
2018-027	17905215	DENNEY	THOMAS E	DIXIE L	DENNEY	3418 SUNNYBROOK DR	CHARLOTTE	NC	28210
2018-027	17905216	PEARMAN	THOMAS H	JAIME M	PEARMAN	3410 SUNNYBROOK DR	CHARLOTTE	NC	28210
2018-027	17905217	GLALMO	NICHOLAS J	CARRIE D	GIAIMO	3400 SUNNYBROOK DR	CHARLOTTE	NC	28210
2018-027	17905320	NEWSOME	ANDREW S	DAWN R	EGGLESTON	4247 OLDFIELD RD	CHARLOTTE	NC	28226
2018-027	17905321	SMITH	TIMOTHY GUY			3418 EASTBURN RD	CHARLOTTE	NC	28210
2018-027	18313308	HALL	CYNTHIA B			7207 PENCE RD	CHARLOTTE	NC	28215
2018-027	18313309	HALL	CYNTHIA B			7207 PENCE RD	CHARLOTTE	NC	28215
2018-027	18313333	CROWN & SHIELD INC				PO BOX 1000	ATTN TAX DEPT CHARLOTTE	NC	28201
2018-027	18313334	EMORY	FRANK E JR	LISA LEWIS	EMORY	2809 SHARON VIEW RD	CHARLOTTE	NC	28210
2018-027	18313335	HASSELL	WILLIAM DAVID	CAROL ALLEN	HASSELL	2811 SHARON VIEW RD	CHARLOTTE	NC	28210
2018-027	18313336	SIGMON	MARGARET			2813 SHARON VIEW RD	CHARLOTTE	NC	28210
2018-027	18313337	LEONE JR	GREGORY JAMES			2815 SHARON VIEW RD	CHARLOTTE	NC	28210
2018-027	18313338	MOORE	PAUL H			2817 SHARON VIEW RD	CHARLOTTE	NC	28210
2018-027	18313339	DANIEL	JAMES	PATRICIA	DANIEL	2819 SHARON VIEW RD	CHARLOTTE	NC	28210
2018-027	18313340	CROWN & SHIELD INC				PO BOX 1000	ATTN TAX DEPT CHARLOTTE	NC	28201
2018-027	18313341	CARLSON	HOPE S			2823 SHARON VIEW RD	CHARLOTTE	NC	28210
2018-027	18313342	SEARSON	T MICHAEL	MARY JO	SEARSON	8 RALEIGH ST	WRIGHTSVILLE BEACH	NC	28480
2018-027	18313343	CRAVER	WILLIAM JOSEPH			2827 SHARON VIEW RD	CHARLOTTE	NC	28210
2018-027	18313344	LACEY	DAVID L	CAROLE A	LACEY	2829 SHARON VIEW RD	CHARLOTTE	NC	28210
2018-027	18313345	WELLS	HELEN M			2831 SHARONVIEW RD	CHARLOTTE	NC	28210
2018-027	18313346	HELBEIN	ISAAC R			2833 SHARON VIEW RD	CHARLOTTE	NC	28210
2018-027	18313347	KIRBY	ROBERT LANHAM			2835 SHARON VIEW RD	CHARLOTTE	NC	28210
2018-027	18313348	SHEA	GILBERT JAMES	CLAIRE W	SHEA	2837 SHARON VIEW RD	CHARLOTTE	NC	28210
2018-027	18313349	MARSHALL	BRET A			2839 SHARON VIEW RD	CHARLOTTE	NC	28210
2018-027	18313360	CHARTERS TOWNHOUSE ASSOC	INC			1014 EAST BLVD # 103	CHARLOTTE	NC	28203
2018-027	18313398	CHARTERS TOWNHOUSE ASSOC				1014 EAST BLVD	CHARLOTTE	NC	28203
2018-027	18313648	LOUISBURG SQUARE MASTER	ASSOCIATION INC			2010 SOUTH TRYON ST STE 1-D	CHARLOTTE	NC	28203
2018-027	20907301	SHARON PRESBY CH CHAR N C	PRESBY CH USA			5201 SHARON RD	CHARLOTTE	NC	28210
2018-027	20907302	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST	CHARLOTTE	NC	28202
2018-027	20907303	SHARON ACADEMY PROPERTIES LLC				5301 SHARON RD	CHARLOTTE	NC	28210
2018-027	20944101	ROW	JENNIFER			5013 SHARON RD APT A	CHARLOTTE	NC	28210
2018-027	20944102	FORSTNER	MICHAEL X			5013 SHARON RD UNIT B	CHARLOTTE	NC	28210
2018-027	20944103	PEACEMAKER	DAVID			5013 SHARON RD APT C	CHARLOTTE	NC	28210
2018-027	20944104	THEVAOS	GEORGE PHILIP			1504 FUNNYCIDE DR	WAXHAW	NC	28173
2018-027	20944105	CICHY	WALTER T	JEAN M	CICHY	5013-E SHARON RD	CHARLOTTE	NC	28210
2018-027	20944106	ELLISON	REBECCA G			5013 SHARON RD APT F	CHARLOTTE	NC	28210
2018-027	20944107	NORWOOD	ROSELYN W			5013 SHARON RD APT G	CHARLOTTE	NC	28210
2018-027	20944108	HALL	JACQUELYN J.			5013-H SHARON RD	CHARLOTTE	NC	28210
2018-027	20944109	MARKS	DANIEL C JR			5013 SHARON RD APT I	CHARLOTTE	NC	28210
2018-027	20944110	KIEFER	NANCY RUDY			5013 SHARON RD APT J	CHARLOTTE	NC	28210
2018-027	20944111	LOW COUNTRY HOSPITALITY LLC				3600 SULSTONE LN	CHARLOTTE	NC	28210
2018-027	20944112	PARTHAMOS	STEVEN G			5013 SHARON RD APT L	CHARLOTTE	NC	28210
2018-027	20944113	CELLINI	HEATHER	CHRISTIAN	CELLINI	4321 DEEPWOOD DR	CHARLOTTE	NC	28226
2018-027	20944114	GRIM	DAVID A		RAYLEEN D GRIM	5011 SHARON RD APT B	CHARLOTTE	NC	28210
2018-027	20944115	TELFORD	WALTER KURT	BETTY S	TELFORD	7961 ABELIA WY	CLEMMONS	NC	27012
2018-027	20944116	HUBBARD	MARY ANN			5011 SHARON RD APT D	CHARLOTTE	NC	28210
2018-027	20944117	WILMER	JAMES R	LINDA L	WILMER	130 MAYHEW CIRCLE	INCLINE VILLAGE	NV	89451
2018-027	20944118	BECKER	SUZAN AKYOL	MARK	BECKER	7818 QUAIL HILL ROAD	CHARLOTTE	NC	28210
2018-027	20944119	HUDSON	BRIAN L			PO BOX 471145	CHARLOTTE	NC	28247
2018-027	20944120	KELLAM PROPERTIES INC				3419 KINGSMEAD CT	CHARLOTTE	NC	28226
2018-027	20944121	DOLAN	ANNE M			5011 SHARON RD APT I	CHARLOTTE	NC	28210
2018-027	20944122	MCCRANIE	PETER ADAMS JR	JOANNE CHRISTINE	MCCRANIE	1819 BOBOLINK LN	CHARLOTTE	NC	28210
2018-027	20944123	WHITE	LAUREN KATHRYN			5011 SHARON RD UNIT K	CHARLOTTE	NC	28210
2018-027	20944124	LICANDRO	SARAH			5011 SHARON RD UNIT L	CHARLOTTE	NC	28210
2018-027	20944125	PETERS	DEAN M			5011 SHARON RD APT M	CHARLOTTE	NC	28210
2018-027	20944126	SMITH	DYLAN P			5011 SHARON RD UNIT N	CHARLOTTE	NC	28210
2018-027	20944127	STEWART	JOSEPH RYAN			5011 SHARON RD #0	CHARLOTTE	NC	28210

2018-027	20944128	GOODRUM	DAVID K			5011 SHARON RD APT P	CHARLOTTE	NC	28210
2018-027	20944129	BALDAUF	CHARLES DOUGLAS	CHRISTINA PAZ	BALDAUF	5011 SHARON RD APT Q	CHARLOTTE	NC	28210
2018-027	20944130	BURTNER	MICHAEL DAVID			5011 SHARON RD UNIT R	CHARLOTTE	NC	28210
2018-027	20944131	HUNTER	CHARLES THOMAS			5011 S SHARON RD	CHARLOTTE	NC	28210
2018-027	20944132	PUGH	SUE W			5011 SHARON RD APT T	CHARLOTTE	NC	28210
2018-027	20944133	FLEMING	NANCY J			5009-A SHARON RD	CHARLOTTE	NC	28210
2018-027	20944134	KEITH	MARY B			5009 SHARON RD APT B	CHARLOTTE	NC	28210
2018-027	20944135	WILLIAMS	WATSON RANDALL			5009 SHARON RD #C	CHARLOTTE	NC	28210
2018-027	20944136	COLEMAN	EVA M		ANGIE COLEMAN WULFOW	5009 SHARON RD APT D	CHARLOTTE	NC	28210
2018-027	20944137	GREGORY	KATHRYN B			5009 SHARON LN UNIT E	CHARLOTTE	NC	28210
2018-027	20944138	CEDAR	CAROL			5009 SHARON RD UNIT F	CHARLOTTE	NC	28210
2018-027	20944139	ROBERTS	CAROL ANN	MARY D	PATELOS	5009 SHARON RD APT G	CHARLOTTE	NC	28210
2018-027	20944140	LESHNER	ANDREW	PAULA	LESHNER	5009 SHARON RD #H	CHARLOTTE	NC	28210
2018-027	20944141	APPLETON	LINDSAY MARIE			5009 SHARON RD	CHARLOTTE	NC	28210
2018-027	20944142	WENDORFF	LILIANA ELIZABETH			5009 SHARON RD APT J	CHARLOTTE	NC	28210
2018-027	20944143	HAY	DAVID			5009 SHARON RD APT K	CHARLOTTE	NC	28210
2018-027	20944144	VALERIO JR	MICHAEL A			5009 SHARON RD #L	CHARLOTTE	NC	28210
2018-027	20944145	LUCKADOO	CAROLYN UNDERWOOD			5007 SHARON RD #A	CHARLOTTE	NC	28210
2018-027	20944146	WILSON JR	WILLIAM VANN			719 WESTMINSTER DR	GREENSBORO	NC	27410
2018-027	20944147	TAYLOR	MEGHAN CHRISTINA			5007 SHARON RD UNIT C	CHARLOTTE	NC	28210
2018-027	20944148	KENNEDY	JUDY L			5007 SHARON RD UNIT D	CHARLOTTE	NC	28210
2018-027	20944149	DAILY	PATRICIA			5007 SHARON RD APT E	CHARLOTTE	NC	28210
2018-027	20944150	GORDON	THERESA DIANE			5007 SHARON RD APT F	CHARLOTTE	NC	28210
2018-027	20944151	ROSEMAN PROPERTIES LLC				5007 -G SHARON RD	CHARLOTTE	NC	28210
2018-027	20944152	SEVIER	EVALINE JANE			5007 SHARON RD # H	CHARLOTTE	NC	28210
2018-027	20944153	WHEDON	VIRGINIA S			5007 SHARON RD APT I	CHARLOTTE	NC	28210
2018-027	20944154	DEMONBREUN	RACHEL			5007 SHARON RD	CHARLOTTE	NC	28210
2018-027	20944155	EVANS	ANNE K			5007 SHARON RD #K	CHARLOTTE	NC	28210
2018-027	20944156	BRIDGES	DOUGLAS WADE			5007 SHARON RD #L	CHARLOTTE	NC	28210
2018-027	20944157	LEVINSON	STUART J	JENNIFER K	LEVINSON	5007 SHARON RD #M	CHARLOTTE	NC	28210
2018-027	20944158	BEARD	WADE FRANKLIN III			5007 SHARON RD APT N	CHARLOTTE	NC	28210
2018-027	20944159	REBHAN	ROSS			5007 SHARON RD UNIT O	CHARLOTTE	NC	28210
2018-027	20944160	LENTZ	JOHN T	BETTY C	LENTZ	5007 SHARON RD APT P	CHARLOTTE	NC	28210
2018-027	20944161	KIEFER	SALLY L			201 WHITMYRE COURT	FORT MILL	SC	29715
2018-027	20944162	PANTAZIS	ANNEMARIE			5007 SHARON RD #R	CHARLOTTE	NC	28210
2018-027	20944163	MCCLURE	MARSHALL D JR			5007 SHARON RD APT S	CHARLOTTE	NC	28210
2018-027	20944164	MCCLURE	MARSHALL D JR			5007-S SHARON RD	CHARLOTTE	NC	28210
2018-027	20944165	PRASSAS	MARIA S			5003 SHARON RD UNIT A	CHARLOTTE	NC	28210
2018-027	20944166	NELSON	SUSAN ALLEN			5003-B SHARON RD	CHARLOTTE	NC	28210
2018-027	20944167	BRUTON	ENID D			5003 SHARON RD APT C	CHARLOTTE	NC	28210
2018-027	20944168	PHIPPS	SVETLANA			4625 PIEDMONT ROW DR UNIT 316	CHARLOTTE	NC	28210
2018-027	20944169	BASDERE	BANU			5003 SHARON RD UNIT E	CHARLOTTE	NC	28210
2018-027	20944170	DEESE	WILLIAM MAX	GWENDOLYN JOYCE	DEESE	5003 SHARON RD UNIT F	CHARLOTTE	NC	28210
2018-027	20944171	HARTMAN	MICHAEL			5003 SHARON RD #G	CHARLOTTE	NC	28210
2018-027	20944172	NATHANSON	BRADLEY D			5003 SHARON RD APT H	CHARLOTTE	NC	28210
2018-027	20944173	BENMILH	HATIM			5003 SHARON RD UNIT I	CHARLOTTE	NC	28210
2018-027	20944174	DOZIER	DEBRA A			5003 J SHARON RD	CHARLOTTE	NC	28210
2018-027	20944175	PINTO	ANTONIA			5003-K SHARON RD	CHARLOTTE	NC	28210
2018-027	20944176	HAVELKA	PAULINA			5003 SHARON RD	CHARLOTTE	NC	28211
2018-027	20944177	BROWN	CAROL S			5003 SHARON RD APT M	CHARLOTTE	NC	28210
2018-027	20944178	ARMEEN	RONALD A	SHARON J	ARMEEN	9406 PARK DR	MYRTLE BEACH	SC	29572
2018-027	20944179	BAKER	MICHELLE ELIZABETH			5003 SHARON RD #O	CHARLOTTE	NC	28210
2018-027	20944180	CUCUZZA	SALVATORE	DILEK	CUCUZZA	12302 TANTALLON CT	PINEVILLE	NC	28134
2018-027	20944181	BERGER	ALLISON C			5003 SHARON RD #Q	CHARLOTTE	NC	28210
2018-027	20944182	BOLEWITZ	MICHAEL S			10025 HANOVER HOLLOW DR	CHARLOTTE	NC	28210
2018-027	20944183	RAY	MARY BETH			5003 SHARON RD APT S	CHARLOTTE	NC	28210
2018-027	20944184	DAVIS	LOVIE E			5003 SHARON RD APT T	CHARLOTTE	NC	28210
2018-027	20944185	STEWART	GAIL B AS TRUSTEE	JUNE 30, 2014	THE STEWART TRUST DATED	5001-A SHARON RD	CHARLOTTE	NC	28210
2018-027	20944186	MCCLURE	MARSHALL D JR			5007 SHARON RD # S	CHARLOTTE	NC	28210
2018-027	20944187	SOUTH CANAL LLC				3722 BEECH MINT DR	MINT HILL	NC	28227

2018-027	20944188	RAPER	WILLIAM C			2978 LUVAN BLVD	GEORGETOWN	SC	29440
2018-027	20944189	WYATT	WAYNE	LAURA	WYATT	312 SOUTH CLARKSON ST	CHARLOTTE	NC	28202
2018-027	20944190	EDDINS	WILLIAM HAROLD			2915 HEATHMOOR LN	CHARLOTTE	NC	28211
2018-027	20944191	JCH PROPERTIES LLC				33 SKYVIEW CR	MEREDITH	NH	03253
2018-027	20944192	MCCLERIN	KIMBERLY L			5001 SHARON RD APT H	CHARLOTTE	NC	28210
2018-027	20944193	DOUGLAS	SHEILA L	STEPHEN A	DOUGLAS	5114 CHAPLIN LN	CHARLOTTE	NC	28211
2018-027	20944194	BRODERICK	TERRY	KATHLEEN E	BRODERICK	1301 SCOTLAND AV	CHARLOTTE	NC	28207
2018-027	20944195	CONTOVASILIS	LEAH S			5001 SHARON RD UNIT K	CHARLOTTE	NC	28210
2018-027	20944196	WITTEN	ERIK H			5001 SHARON RD APT L	CHARLOTTE	NC	28210

2018-027	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-027		Sean	Bird	5731 Bellechasse Street		Charlotte	NC	28210
2018-027	Ballantyne Residential Property Owners	Rachel	Gold	5970 Fairview Rd.	Suite 710	Charlotte	NC	28210
2018-027	Ballantyne Residential Property Owners Association Inc.	Anne	Greak	5970 Fairview Rd., Ste 710		Charlotte	NC	28210
2018-027	Beverly Woods	Holly	Evans	3812 Lovett Circle		Charlotte	NC	28210
2018-027	Beverly Woods East Civic Association	Carmen	Adams	2941 Champaign St		Charlotte	NC	28210
2018-027	Beverly Woods East Civic Association	Teri	Roberts Marshall	3900 Kitley Pl		Charlotte	NC	28210
2018-027	Beverly Woods East Civic Association	Todd	Dunnagan	4017 Meadston Ln		Charlotte	NC	28210
2018-027	Closeburn & Glenkirk Neighborhood Association	Leslie	Mueller	5523 Closeburn Rd		Charlotte	NC	28210
2018-027	Cornelius	Robert L.	Race	5616 Glenkirk Rd		Charlotte	NC	28210
2018-027	Fairmeadows Neighborhood Association	David	Herran	2918 Eastburn Road		Charlotte	NC	28210
2018-027	Forest Heights Homeowners Association	Hettie	Wright	3230 Sunnybrook Dr		Charlotte	NC	28210
2018-027	Heatherstone Neighborhood Association	Christine	Woods	3635 Stokes Av		Charlotte	NC	28210
2018-027	Highgrove HOA	Rachel	Gold	5970 Fairview Rd. Suite 710		Charlotte	NC	28210
2018-027	Highview Road Civic Association	Alan	Jones	3712 Highview Rd		Charlotte	NC	28210
2018-027	Laurelwood	Drew	Thrasher	6400 Hazelton Drive		Charlotte	NC	28210
2018-027	Lavie South Park	Josh	Francis	5725 Carnegie Boulevard		Charlotte	NC	28209
2018-027	Park Phillips Townhomes Owners Association	Barbara	Pomeroy	4929 Park Phillips Court		Charlotte	NC	28210
2018-027	Park Phillips Townhomes Owners Association	Ike	Grainger	6716 Churchill Park Ct		Charlotte	NC	28210
2018-027	Park Quail Neighborhood COAlition Neighborhood Association	Mary	Settlemyre	5811 Fairview Rd		Charlotte	NC	28209
2018-027	Picardy Homeowners Association	Phyllis	Strickland	5809 Wintercrest Ln		Charlotte	NC	28209
2018-027	Picardy Homeowners Association	Wilna	Eury	3040 Eastham Ln		Charlotte	NC	28209
2018-027	Piedmont Row Homeowners Association	John	McCann	4620 Piedmont Row Dr		Charlotte	NC	28210
2018-027	Piper Glen Homeowners Association	Rachel	Gold	5970 Fairview Rd. Suite 710		Charlotte	NC	28210
2018-027	Sharon Woods Homeowners Association	Jeremy	Douglas	3216 Chaucer Dr		Charlotte	NC	28210
2018-027	South Park Neighborhood Association	Joey	Bukowski	4020 Sharon Pkwy		Charlotte	NC	28211
2018-027	South Park Neighborhood Association	Steven George	Bock	2719 Phillips Gate Dr		Charlotte	NC	28215
2018-027	Southpark	Tammi	Gilbert	5731 Closeburn Rd		Charlotte	NC	28210
2018-027	SouthPark Association of Neighborhoods (SPAN)	Robert	Aulebach	3013 Mountainbrook Road		Charlotte	NC	28210
2018-027	Southpark Commons	Kim	Byrd	3256 Margellina Drive		Charlotte	NC	28210
2018-027	Spring Field Community Association	Lois M.	Nwosu	4400 Sharon Rd		Charlotte	NC	28211
2018-027	The Cypress of Charlotte	Harry	Kaiser	3442 Cypress Club Drive		Charlotte	NC	28210
2018-027	Withers Grove	Rachel	Gold	5970 Fairview Road	Suite 710	Charlotte	NC	28210
2018-027	Wrencrest Homeowners Association	Maddy	Baer	5617 Fairview Rd		Charlotte	NC	28209



*The image above is a conceptual rendering from Sharon View Rd. looking into the campus. It is intended to reflect the architectural style and quality of the buildings that will be constructed on the site. The actual buildings constructed on the site may vary from this illustration provided that the design intent is preserved.

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION

Subject: Rezoning Petition No. 2018-027

Petitioner/Developer: Sharon Towers – The Presbyterian Home at Charlotte, Inc.

Current Land Use: Vacant/residential

Existing Zoning: INST(CD) and R-3

Rezoning Requested: INST(CD), R-3(CD) and MUDD-O

Date and Time of Meeting: **Wednesday, April 11, 2018 at 6:30 p.m.**

Location of Meeting: **Sharon Towers – Hunter Hall**
5100 Sharon Road
Charlotte, NC 28210

Hunter Hall is located in the main building. Please enter the central doors and follow the signs. Parking is available in the parking deck to the left of the main building entrance, but we encourage those who live nearby to walk if possible to help ensure that sufficient parking is available.

Date of Notice: 3/27/2018

As many of you may know, Sharon Towers recently filed a rezoning to expand the amenities and campus offerings for their residents and others in neighboring areas. Sharon Towers representatives have met with a few small groups of neighborhood residents to share its vision, but we want to take this opportunity to share a few of the highlights and invite you to attend a broader community meeting on the project.

- The new plan builds on Sharon Towers' strengths as a welcoming home, while also adding a health center geared to older adults and a small amount of retail and office spaces incorporated into a mixed use building in a walkable village atmosphere.
- The rezoning plan includes an additional 130 independent living apartments; the health center known as the Center for Vibrant Living to meet the health needs of residents and community members ages 50 and older; a versatile, small theater; open green space; and the small amount of mixed use retail/office uses incorporated into the principal buildings.

- For the limited amount of retail and office uses, Sharon Towers will seek tenants, including non-profits, that align with our mission. By expanding what the Sharon Towers community offers, the goal is to continue to be attractive to senior residents and actively engage the nearby community.
- Sharon Towers wants to keep its residents and the broader community well informed throughout the process. In addition to social media posts, you can always visit www.rezoning.org Petition 2018-027 for periodic updates on the City’s website.

Community Meeting Date and Location:

The Charlotte-Mecklenburg Planning Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Wednesday April 11, 2018, at 6:30 p.m. at Sharon Towers – Hunter Hall, 5100 Sharon Road, Charlotte, NC 28210.** Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call Bridget Grant (704-331-2379) or Jeff Brown (704-331-1144). Thank you.

- cc: Mayor and Members of Charlotte City Council
 Tammie Keplinger, Charlotte Mecklenburg Planning Department
 Anne Moffat, Sharon Towers – The Presbyterian Home at Charlotte, Inc.
 Jeff Brown, Moore & Van Allen, PLLC
 Bridget Grant, Moore & Van Allen, PLLC
 Keith MacVean, Moore & Van Allen, PLLC

Site Location



Sharon Towers Rezoning Petition No. 2018-027
 Community Meeting – April 11, 2018 @ 6:30pm

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
85	KATE RICHARDS	3111 BROOKMONT 28210	704-552-0583	Krichards3111@gmail.com
86	DON CAMERON (FAN)	721 GOVERNOR MORRISON ST. #605, CHARLOTTE 28211	614-599-7220	doncamerons@yahoo.com
87	Dick Kuhn	4816 Aspen Ct	704-552-2447	DICKKUN@ATT.NET
88	Kevin Butler	6324 Hazelton Dr.	704-609-2278	thebutlers97@gmail.com
89	Bob DARLING	6312 HAZELTON D	704-301-1557	BobDarling39@yahoo
90	Pat Nystrom	3725 Selwyn Farms	704-576-2861	PNystrom@HNFTLaw.com
91	Heather Corbin	4833 Fairheath Rd	850-637-5678	heather99fl@gmail.com
92	Bob MacCaugh	3801 Country Ridge Rd ²⁸²²⁶		rmaccaugh@aol.com
93	Chris Berardi	3140 Pendleton Ave		cberardi@maxwell-group.com
94				
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97				
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Sharon Towers Rezoning Petition No. 2018-027
Community Meeting – April 11, 2018 @ 6:30pm

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
183	Jackie Shaw	6318 Hazelton Drive	704 458 2734	Jtshaw01@gmail.com
184	Bob Haylor	4809 Walden Cr	704 840 9179	BobHaylor@gmail.com
185	Rebecca Fant	2500 SATELITE RD. CT	704-527-4221	rfant@archmatters.com
186	Ginger Kelly	Isrd Member		
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Sharon Towers Rezoning Petition No. 2018-027
Community Meeting – April 11, 2018 @ 6:30pm

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
15	WOODY EFIRD	(BOARD)		
16	Bob Teague	SHARON TOWERS (BOARD)		
17	Elizabeth McGregor	3122 Landerwood Dr		EBMcGregor2outlook.com
18	HOISMAN, ADAM, JAMES	4727 Aspen Ct.		
19	Kevin McCorkle	3300 Mill Pond Rd		kmccorkle.rla@outlook.com
20	Bill & Ruth Coffey	3310 Sunnybrook Dr.		rcoffey2011@gmail.com
21	PIPER MCKEE WARDEN	4901 PARKWAY RD		warny4901@icloud.com.
22	MARSHA ACKER	4815 WARDEN CT		deli9012@icloud.com
23	PETER ESTES	4815 WARDEN CT.		same
24	Chris Buchanan	3255 Easthorn Rd		buch2@gmail.com
25	Oren Thrash	6400 Hazelton		orenthrash@psbc.com
26				
27				
28				

Sharon Towers Rezoning Petition No. 2018-027
Community Meeting – April 11, 2018 @ 6:30pm

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
155	Rhonda McClain	9119 Arbor Creek Dr.	(704) 756-5691	counselors.writing@gmail.com
156	Hayden McMahon, Jr	6531 Brynwood Dr	704-564-8034	macl6ind53@bellsouth.net
157	Emily Kalmbach	3601 Johnny Cake Ln 28226	704-554-1658	emilybkalmbach@gmail.com
158	Rob Aulbach	3013 Mountainbrook Rd 28210	704-365-1640	RMAULBA@aol.com
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Sharon Towers Rezoning Petition No. 2018-027
Community Meeting – April 11, 2018 @ 6:30pm

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
1	JAMIE BOAST	3200 EASTBURN ROAD	.	JAMIE.BOAST@JLL.COM
2	Doug Bradley	6101 Preston Ln		dlbradby381@gmail.com
3	Ruby Pupp	2432 HARTWICK CT		
4	BILL + CAROL HASSELL	2811 SHARON VIEW RD.		
5	Bert Harper	908 Bath Court		
6	Bill Keith	818 Jawn Tree Ln		
7	JAMES DANIEL	2819 SHARON VIEW RD	704.307.6640	jedaniel1227@gmail.com
8	David Herran	2914 Eastburn Rd		pdh1026@gmail.com
9	JUD McANAMUS	2612 Lanning Club Ln	704-905-6555	
10	Hilary Lassen	3015 Clarendon Rd	704-366-1541	Chair@spancharlotte.org
11	Yelva Weiler	1318 Queen Rd West		
12	Joeline Ohlert	2909 Shaker Dr	704-554-6006	joelineo@gmail.com
13	Jessica Mack	3609 Haverstick Pl.		jessmackcnmegmail.com
14	CHRIS THOMAS	5724 MAYLIN LN	704-343-4315	chris.thomas@chulpressklein.com

Sharon Towers 2018-027
Community Meeting Agenda
April 11, 2018

- I. Introduction/Overview
- II. Sharon Towers Overview
- III. Future of CCRC & Sharon Towers' Vision
- IV. Rezoning/Redevelopment Overview
- V. Community Context
- VI. Proposed Plan
- VII. Architectural Features
- VIII. Traffic Considerations
- IX. General Questions Session
- X. Break-out Sessions

Sharon Towers

Community Meeting

April 11, 2018

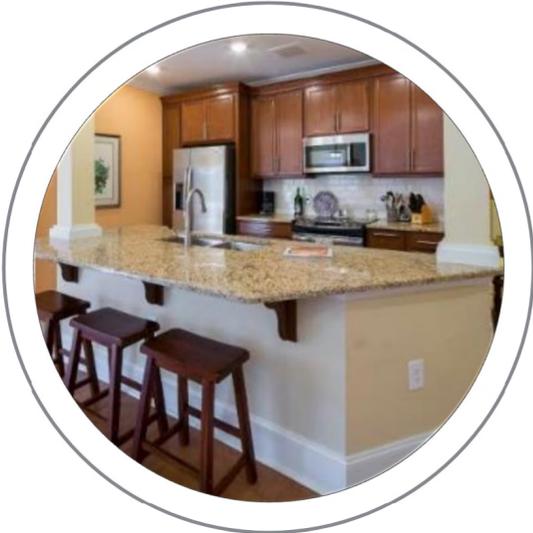
Introduction/Overview

- **Sharon Towers Overview**
- **Future of CCRC & Sharon Towers' Vision**
- **Rezoning/Redevelopment Overview**
- **Community Context**
- **Proposed Plan**
- **Architectural Features**
- **Traffic Considerations**
- **General Questions Session**
- **Break-out Sessions**

About Sharon Towers



Independent Living



Assisted Living



Nursing



Health & Wellness



Fellowship



Fitness



Future of CCRCs (Retirement Centers)

Engaging Broader Community

Center for Vibrant Living

Limited Retail/Restaurant for Engagement

Supporting Community Goals

Rezoning Overview

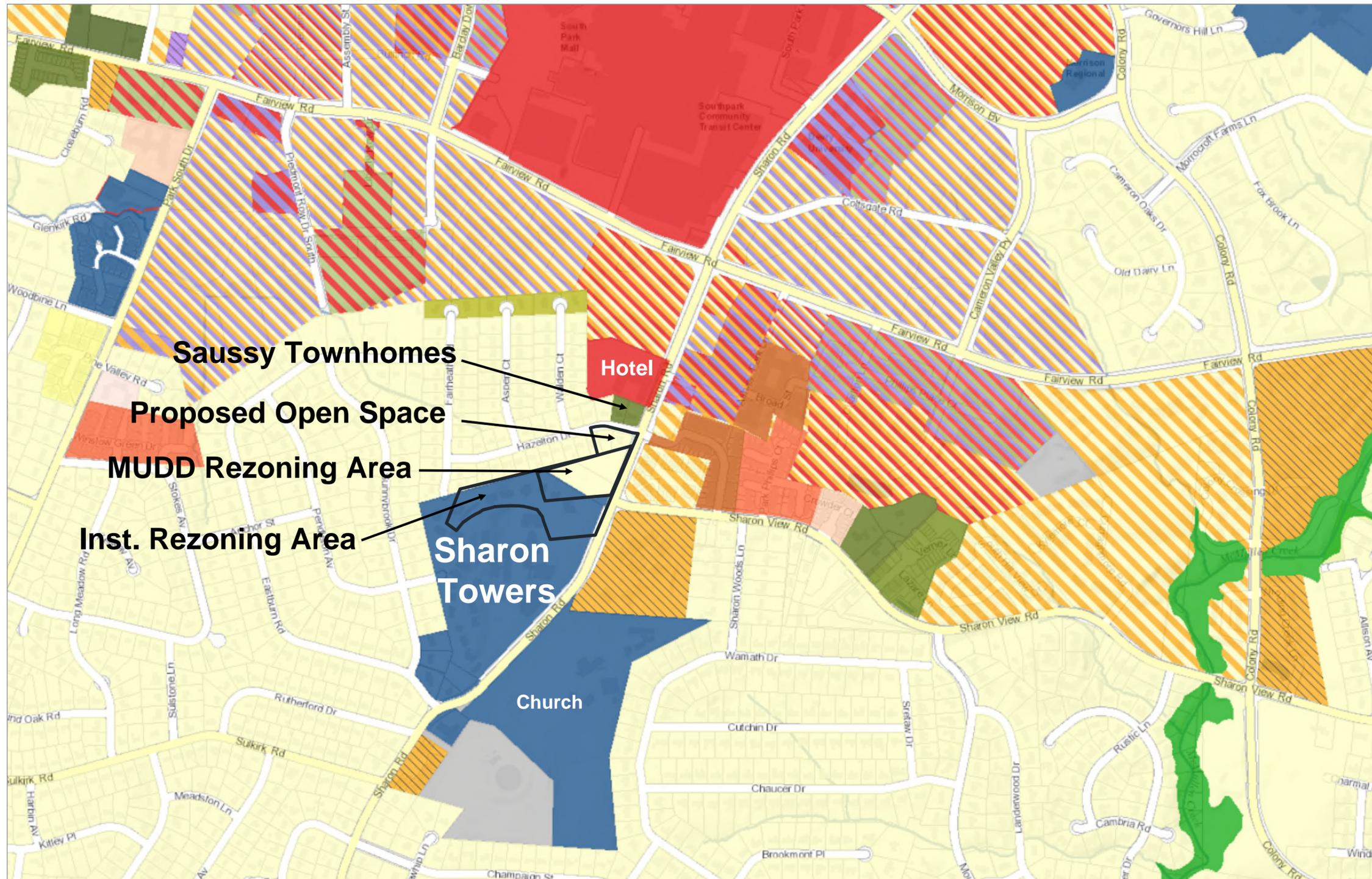
- Conditional Zoning Overview
- Rezoning Request: Inst (CD) and R-3 to Inst-SPA, MUDD-O & R-3(CD)
- Community Plan Aspects
- Land Use Consistency
- Key Dates (Currently)
 - Public Hearing June 18, 2018
 - Zoning Committee July 2, 2018
 - City Council Decision July 16, 2018

Proposed Plan



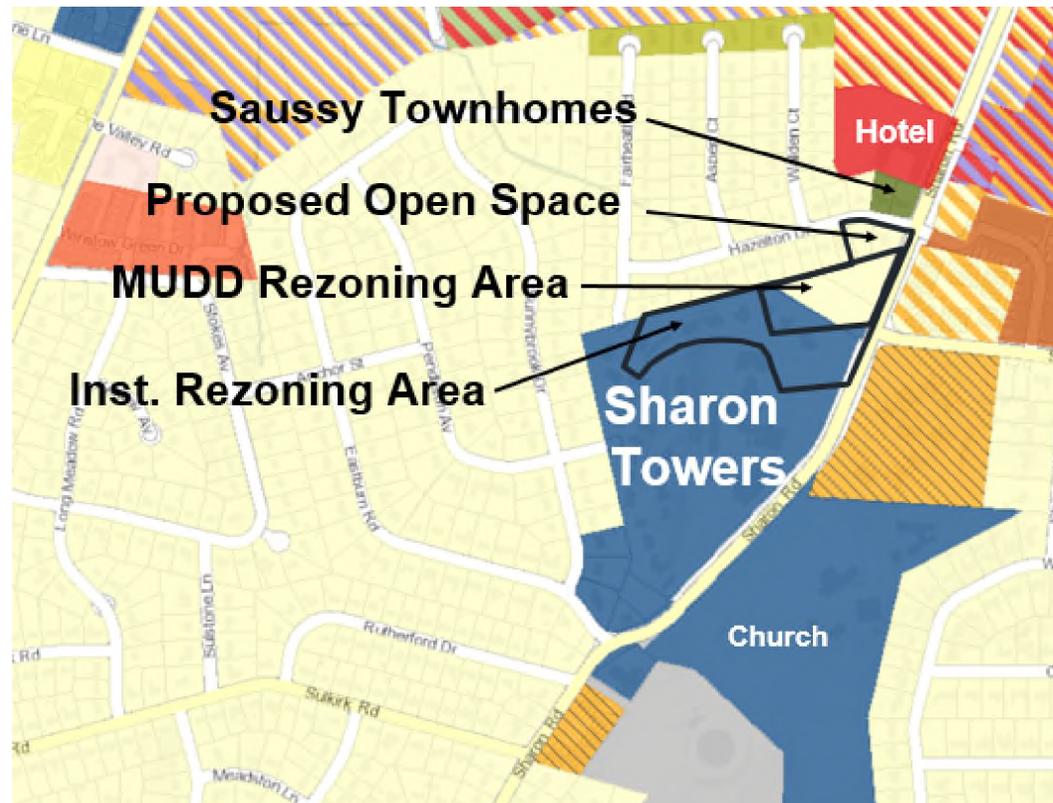
- 8.025 acre site; Overall Campus 31 acres
- Inst. (CD), R-3 to Inst-SPA, MUDD-O, & R-3 (CD)
Proposed Program for Redevelopment:
 - 130 Indep. Living Units
 - Center for Vibrant Living
 - Small Theater
 - Limited Retail/Restaurant & Office to support residents and broader community

Future Land Use



-  Residential <= 8 DUA
-  Residential <= 12 DUA
-  MF/Office/Retail
-  MF>12 DUA/Office/Retail
-  SF/MF/Retail
-  SF/Office/Retail
-  Retail

Land Use Consistency



Permitted Uses are Consistent with Inst Zoning:

- Ind. Living Units and CVL uses are permitted.
- Retail/Restaurant/Office are permitted. But need flexibility for operations:
 - Restaurants to serve beer/wine/alcohol
 - Direct public access to retail/office
 - Displaying retail merchandise
 - Some increased signage for tenant ID
- Buffer width flexibility needed due to fire lane (enhanced plantings provided)

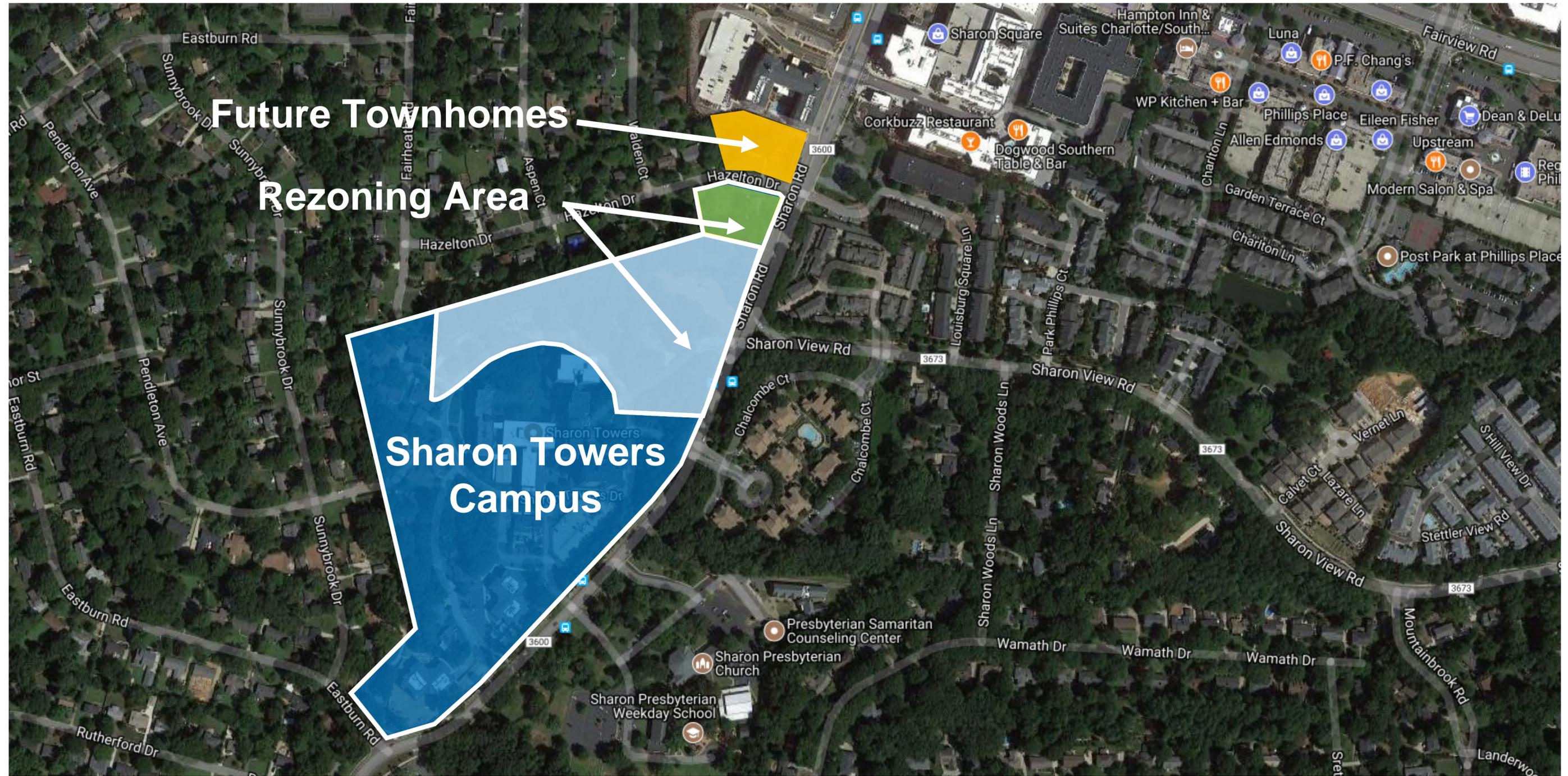
Why is R-3 Needed?

- “(CD)” restricts Hazelton parcels to open space

Community Context



Community Context



Proposed Plan



- 8.025 acre site; Overall Campus 31 acres
- Inst. (CD), R-3 to Inst-SPA, MUDD-O, and R-3 (CD)
- Proposed Program for Redevelopment:
 - 130 Indep. Living Units
 - Center for Vibrant Living
 - Small Theater
 - Limited Retail/Restaurant & Office to support residents and broader community

Site Plan

Development Area A:

- Indep. Living Units

Development Area B:

- Community Theatre
- 22,000 sq/ft Ground Floor Retail/Restaurant & Office
- Indep. Living Units, above

Development Area C:

- Center for Vibrant Living
- Indep. Living Units, above

Development Area D:

- Indep. Living Units

Development Area E:

- Open Space



Sharon Towers Community Vision



Conceptual Rendering of Intersection of Sharon Road and the Sharon Towers Entrance

Sharon Towers Community Vision



- *These rendering perspectives are conceptual in nature to generally depict the architectural treatment; alterations may take place that do not materially change the design intent*
- *Open space improvements reflect long term goal; not current commitments*

Sharon Towers Community Vision



Vision for proposed open space

Open Space Commitments

- Preserving .53 acres at the corner of Sharon Rd. & Hazelton Dr. for open space
- Direct pedestrian connections from neighborhood to Sharon Towers
- Houses to be removed & area graded/grassed when adjacent building built

Open Space Long Term Goal:

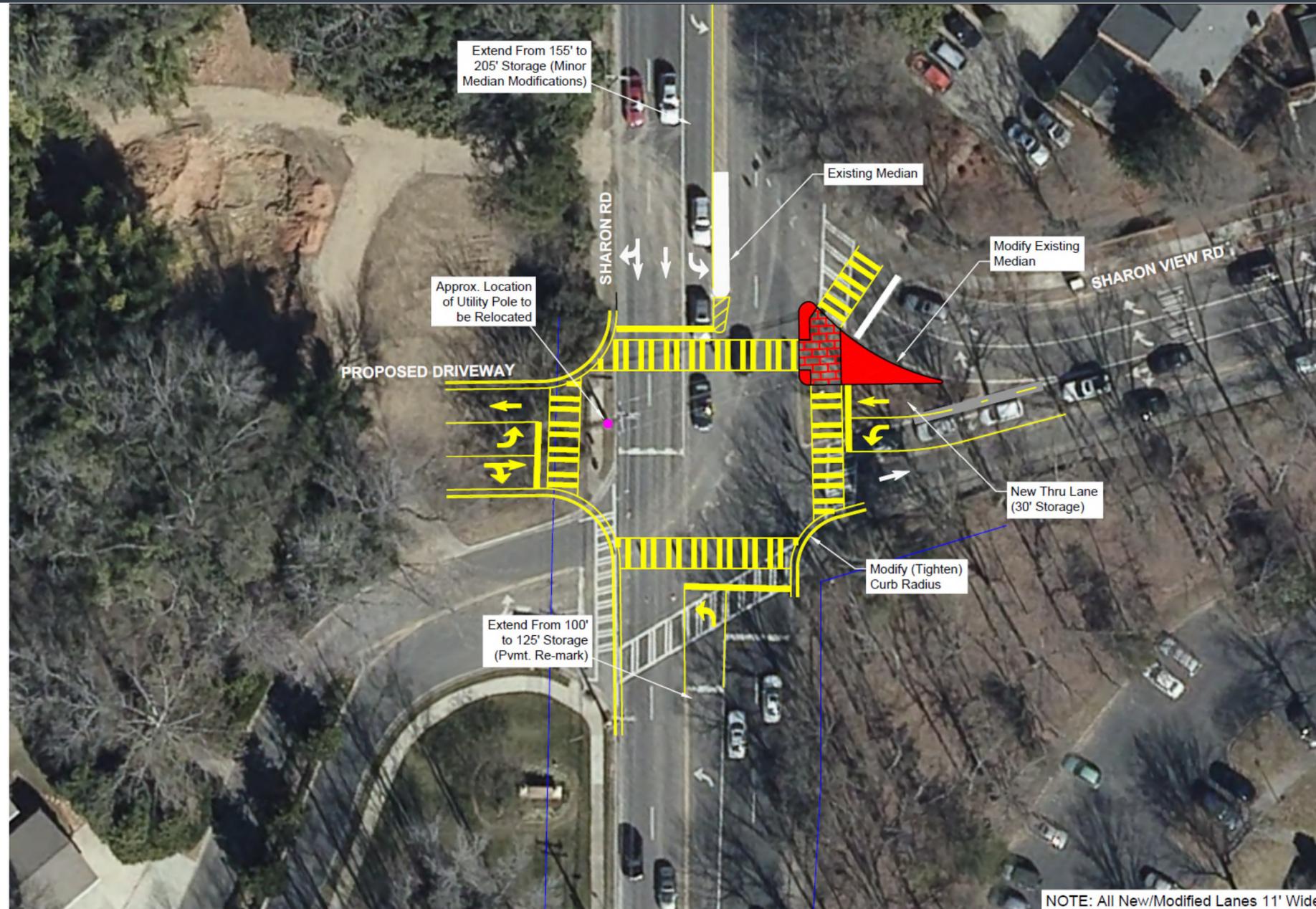
- Goal to add landscaping/hardscape improvements
- Budget constraints lend to CNIP request

Existing Intersection



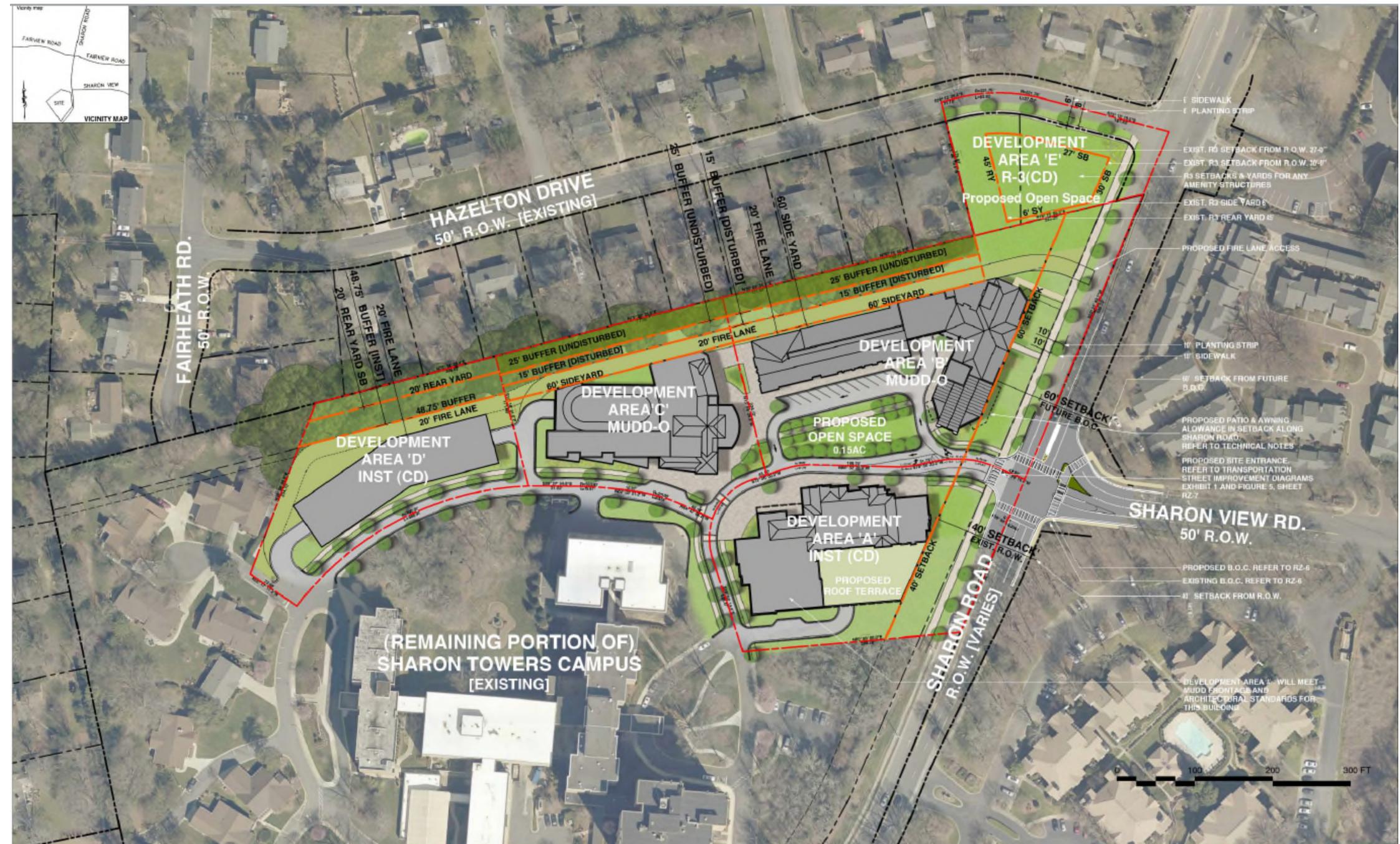
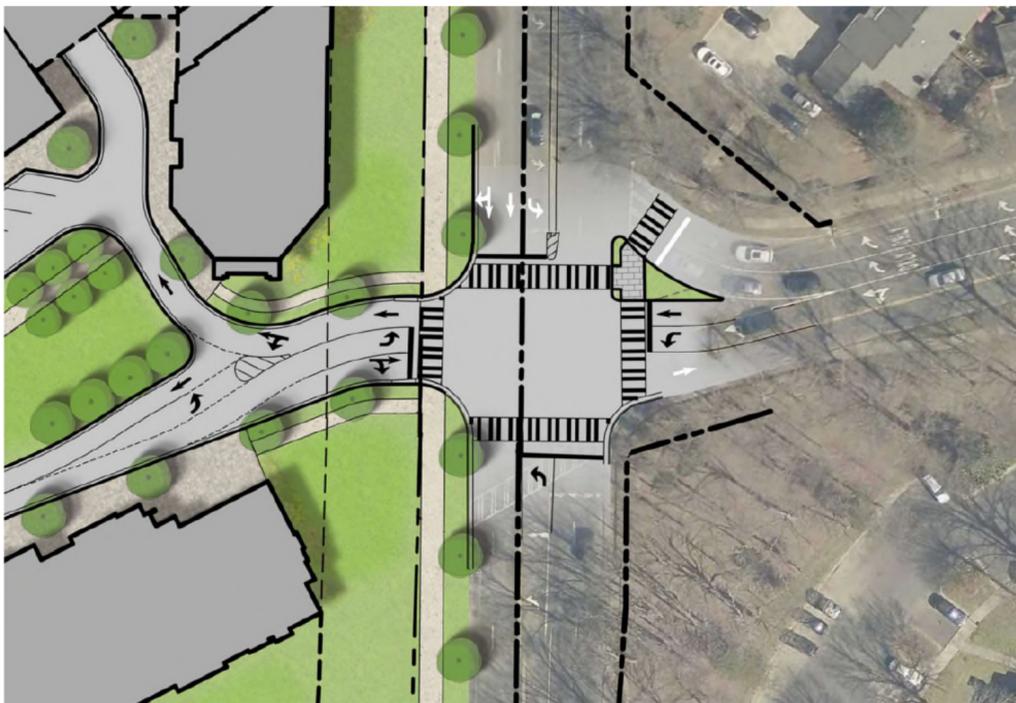
- Awkward existing driveway & intersection
- Creates safety concern
- Creates undesirable pedestrian condition

Proposed Intersection Improvements

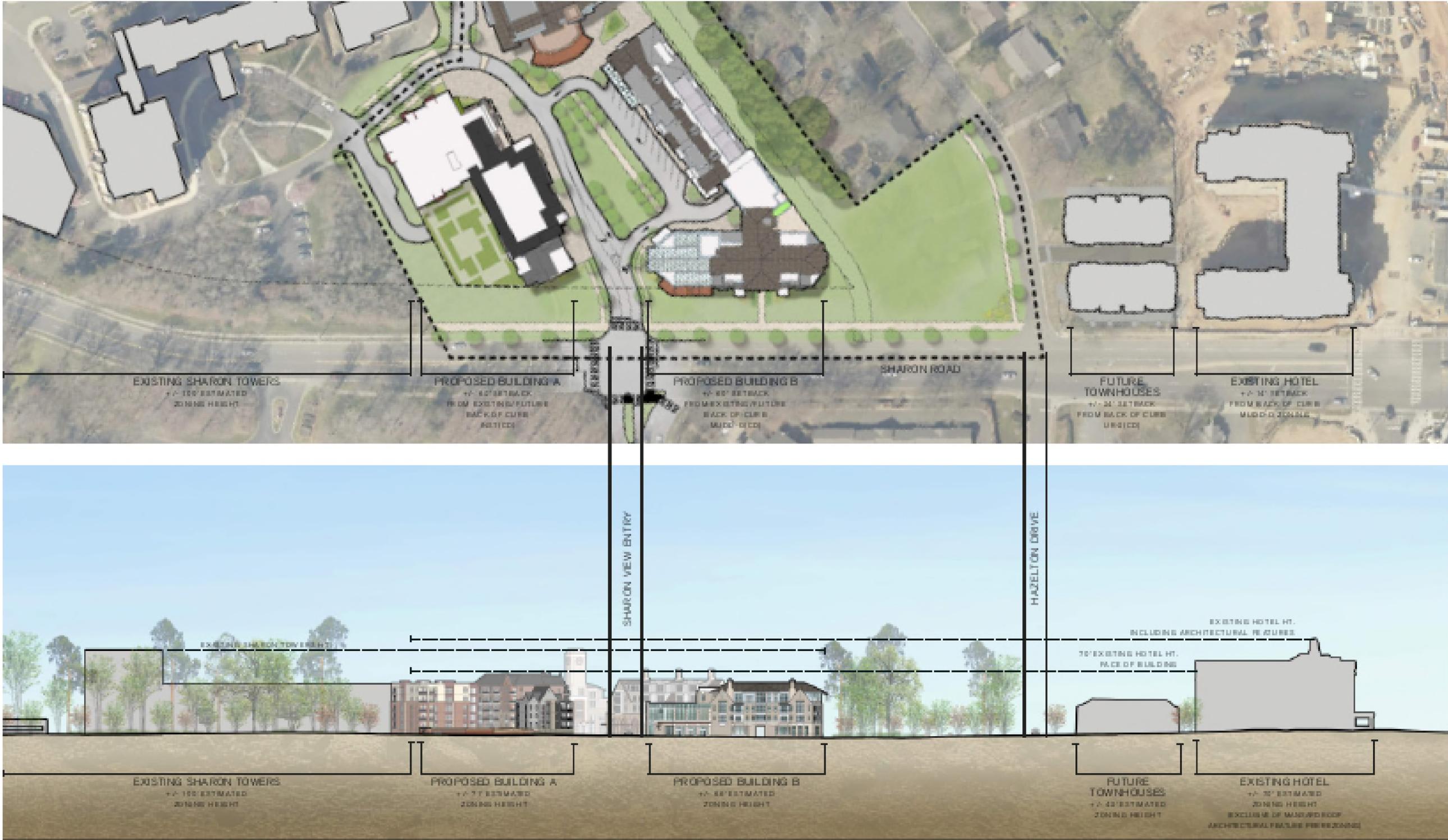


- “Squares up” intersection alignment
- Improves pedestrian mobility & safety

Proposed Intersection Improvements



Sharon Rd./Hotel Context



Note: Shows relationship of buildings, not actual view

Architectural Features



- Conceptual view from Sharon Rd. & Hazelton Dr. corner
- Reflects open corner promoting community engagement
- Open space improvements shown are part of long term goal

Hazelton/Residential Relationships



- Reflects horizontal relationship with Hazelton homes
- Buffer & landscaping treatments
- Fence treatment

Building Articulation





Next

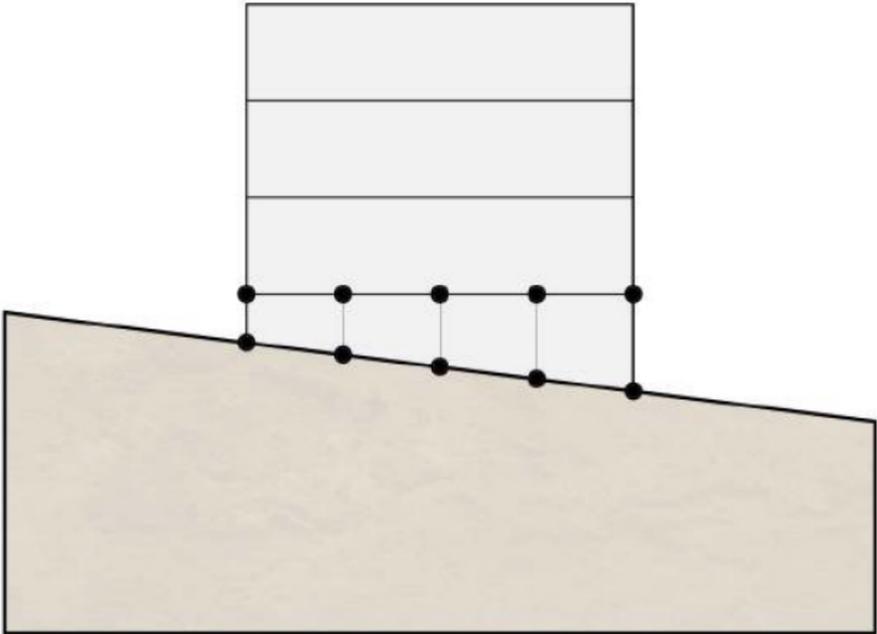
- General Session Questions on Over all Project
- Break Sessions
 - Group A: Proposed Uses & Project Design
 - Group B: Pedestrian Mobility & Open Space
 - Group C: Traffic/Transportation

Thank You

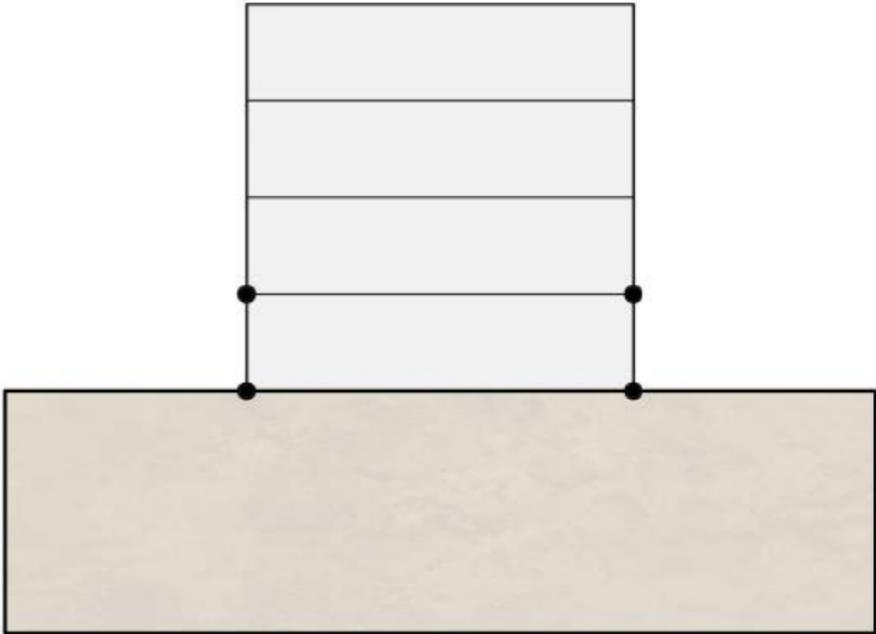
Calculation of Building Height

Height Definition from City of Charlotte Ordinance:

The vertical distance between the average grade at the base of a structure and the highest part of the structure, but not including firewalls, chimneys, sky lights, and roof structures for elevators, stairways, tanks, heating, ventilation and air-conditioning equipment, or similar equipment for the operation and maintenance of a building and any device (no more than five feet in height) used to screen only the immediate area around a roof top structure or equipment.



AVERAGE HEIGHT



AVERAGE HEIGHT