

**NOTICE TO INTERESTED PARTIES OF REZONING PETITION
PETITION #2014-001(c) – Southern Apartment Group, Ballantyne, LLC**

Subject: Rezoning Petition No. 2014-001(C)

Petitioner: Southern Apartment Group, Ballantyne, LLC

Property: ±3.78 acres located on the west side of Lancaster Hwy between Southcrest Lane and Winghurst Drive.

Existing Zoning: R-8MF(CD)

Rezoning Requested: NS

Date and Time of Community Meeting: August 28th, 2014 at 7:00 p.m.

Location of Community Meeting: Harrison United Methodist Church
15008 Lancaster Hwy.
Pineville, North Carolina 28134

Date of Notice: Mailed on August 15th, 2014

We are assisting Southern Apartment Group, Ballantyne, LLC (the "Petitioner") on a Rezoning Petition it recently filed regarding a zoning change for approximately 3.78 acres (the "Site") located on the west side of Lancaster Highway between Southcrest Lane and Winghurst Drive. We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

Background and Summary of Request:

This Petition involves a request to rezone a ±3.78 acre Site from R-8MF to NS. This Site is currently developed with a single-family house. This Site was last rezoned in 2008 to allow the Site to be developed with 22 townhomes for sale.

The site plan associated with this conditional rezoning application proposed to develop the parcel with two one-story office buildings each with 5,000 square feet of office uses and one three story multi-family building with up to 24 residential dwelling units. Access to the Site will be from Lancaster Hwy. A six foot high fence and landscaping will be provided around the perimeter of the Site.

Community Meeting Date and Location

The Charlotte-Mecklenburg Planning Commission'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 August 28th, 2014 at 7:00 p.m. at the Harrison United Methodist located at 15008 Lancaster Highway, Pineville NC 28134. Representatives of the Petitioner look forward to discussing this rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call Keith MacVean (704-331-3531) or Jeff Brown (704-331-1144).

Moore & Van Allen

cc: Chairman Trevor M. Fuller, and Members of the Board of County Commissioners
Sonja Sanders, Charlotte Mecklenburg Planning Commission
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Dennis Rorie, Charlotte Department of Transportation (CDOT)
Shane Seagle, Southern Apartment Group, LLC
Lindsey McAlpine, Southern Apartment Group, LLC
Jefferson W. Brown, Moore & Van Allen, PLLC