

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2014-074 – Terwilliger Pappas Multifamily Partners, LLC.**

Subject: Rezoning Petition No. 2014-074

Petitioner/Developer: Terwilliger Pappas Multifamily Partners, LLC

Property: 10.0 acres located on the northeast quadrant of the intersection of N. Community House Road and Bryant Farms Road.

Existing Zoning: B-1(CD)

Rezoning Requested: NS

Date and Time of Meeting: **Wednesday November 12, 2014 at 7:00 p.m.**

Location of Meeting: Morrison Family YMCA
9405 Bryant Farms Road
Charlotte, NC 28277

Date of Notice: Mailed on October 31, 2014

We are assisting Terwilliger Pappas Multifamily Partners, LLC (the "Petitioner") on a Rezoning Petition it recently filed regarding a zoning change for approximately 10.0 acres (the "Site") located at on the northeast quadrant of the intersection of N. Community House Road and Bryant Farms Road. 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 10.0 acre Site from B-1(CD) (Neighborhood Business, Conditional) to NS (Neighborhood Services) to allow the Site to be developed with a high quality residential community and up to 15,000 square feet of neighborhood service uses.

The proposed neighborhood service uses will be located on the corner of the property formed by N. Community House Road and Bryant Farms Road. A new private street, built to public street standards, will be constructed through the Site from N. Community House Road to Bryant Farms Road. This new private street will form the boundary between the proposed neighborhood service uses and the proposed residential dwelling units. Access to the neighborhood service uses will be from this new private street.

The building with the proposed residential units will front on this new private street with parking located behind the building. The proposed residential building will be limited to a height of three stories. Access to the residential portion of the Site will be from N. Community House Road and Bryant Farms Road. A significant buffer consisting of existing vegetation and new landscaping with a 6 foot fence will be provided along the Site's common boundary with the Bexley neighborhood.

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 Wednesday, November 12 at 7:00 p.m. at Morrison Family YMCA at 9405 Bryant Farms Road Road, Charlotte, North Carolina 28277.** 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 Keith MacVean (704-331-3531) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor Dan Clodfelter and Members of Charlotte City Council
Solomon Fortune, Charlotte Mecklenburg Planning Commission
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Mike Davis, Charlotte Department of Transportation (CDOT)
Dennis Rorie, Charlotte Department of Transportation (CDOT)
Peter A. Pappas, Terwilliger Pappas Multifamily Partners
Tom Barker, Terwilliger Pappas Multifamily Partners
Sue Freyler, ColeJenest & Stone, P.A.
Jason Dolan, ColeJenest & Stone, P.A.
Jefferson W. Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC