

**NOTICE TO INTERESTED PARTIES OF REZONING PETITION**  
**PETITION #2014-081 – Provident Land Services**

Subject: Rezoning Petition No. 2014-081

Petitioner: Provident Land Services

Property: Approximately 391 acres generally located on the east and west sides of Amos Smith Road, south of Old Dowd Road and south of the Southern Railroad in this area all within The Vineyards Planned Community and contiguous commercially zoned NS property.

Existing Zoning: MX-2(INNOV)(LWCA), MX-2(INNOV)(LLWCA), &NS(LLWCA)

Rezoning Requested: MX-2(INNOV) S.P.A.(LWCA), MX-2(INNOV) S.P.A.(LLWCA), & NS (S.P.A.)(LLWCA)

**Date and Time of Community Meeting:** September 30<sup>th</sup>, 2014 at 6:30 p.m.

**Location of Community Meeting:** Hope Community Church  
3205 Sam Wilson Road  
Charlotte, North Carolina 28214

Date of Notice: Mailed on September 12<sup>th</sup>, 2014

We have filed a rezone petition for The Vineyards community to adjust lot sizes and alter other Conditional Notes from the original Vineyards zoning back in 2005. 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 the remaining 391 acres of property within The Vineyards community and the surrounding area to bring the community design to be more responsive to the current market needs and to eliminate the future office/school zoning that was part of the original petition. This Site is currently developed with approximately 432 home sites of the originally planned 1030 zoned home sites all of which have been developed by DR Horton Homes. The rezone petition is asking for no more density in the previously zoned residentially properties and asking that the office/school property be developed as single family lots.

The site plan associated with this conditional rezoning application proposes to develop the parcels with various sizes of single family homes with many of the original townhomes located at the entrance to the community, being changed to single family detached lots.

**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 September 30<sup>th</sup>, 2014 at 6:30 p.m. at the Hope Community Church at 3205 Sam Wilson Road in Charlotte.** 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 Tom Waters with Provident Land Services at 704-201-5150.

cc: Mayor, Clodfelter, Mayor Pro-Tem Barnes and Members of Charlotte City Council  
Solomon Fortune, Charlotte Mecklenburg Planning Commission  
Tammie Keplinger, Charlotte Mecklenburg Planning Commission  
Dennis Rorie, Charlotte Department of Transportation (CDOT)  
David Edwards, The Turnstone Group  
Keith MacVean, Moore & Van Allen, PLLC