

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2014-096 – Lenox Development Group, LLC

Subject: Rezoning Petition No. 2014-096

Petitioner/Developer: Lenox Development Group, LLC

Property: ±6.09 acres located on the north side of Ardrey Kell Road between Blakeney Heath Road and Community House Road across from Carson Whitley Avenue.

Existing Zoning: R-3

Rezoning Requested: NS

Date and Time of Meeting: **September 22nd, 2014 at 7:00 p.m.**

Location of Meeting: Elevation Church Blakeney
8835 Blakeney Professional Drive
Charlotte, North Carolina 28277

Date of Notice: Mailed on September 5th, 2014

We are assisting Lenox Development Group, LLC (the "Petitioner") on a Rezoning Petition it recently filed regarding a zoning change for approximately 6.09 acres (the "Site") located on the north side of Ardrey Kell Road between Blakeney Heath Road and Community House Road across from Carson Whitley Avenue. 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 6.09 acre Site from R-3 to NS. The rezoning petition filed seeks to allow the Site to be developed with up to 30,000 square feet of office and retail uses.

The buildings proposed for the Site will be located along Ardrey Kell Road and parking would be located behind the buildings. A 44 foot Class B Buffer will a solid six foot fence will be established along the property boundaries abutting the existing single-family homes in the Blakeney Heath and Highgrove neighborhoods. Buildings constructed on the Site will be limited to one-story.

Access to the Site will be from Ardrey Kell Road via one driveway located on the eastern end of the Site.

The following uses will not be allowed on the Site: uses with accessory drive-through windows, gasoline service stations with or without a convenience store, residential dwelling units, and restaurants with more than 5,000 square feet of gross floor area.

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 22nd, 2014 at 7:00 p.m. at Elevation Church Blakeney at 8835 Blakeney Professional Drive Charlotte, NC 28277.** 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).

cc: Mayor Dan Clodfelter and Members of Charlotte City Council
Sonja Sanders, Charlotte Mecklenburg Planning Commission
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Dennis Rorie, Charlotte Department of Transportation (CDOT)
Eric Vargosko, Lenox Development Group, LLC
Jefferson W. Brown, Moore & Van Allen, PLLC
