

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2014-118 – Cotswold Partners, LLC**

Subject: Rezoning Petition No. 2014-118

Petitioner/Developer: Cotswold Partners, LLC

Property: 2.21 acres located at 4425 Randolph Road on the east side of Randolph Road between Greenwich Road and North Sharon Amity Road

Existing Zoning: B-1

Rezoning Requested: MUDD-O

**Date and Time of Meeting:** **Tuesday, November 18, 2014 at 7:00 p.m.**

Location of Meeting: Providence Baptist Church  
4921 Randolph Road  
Fellowship Hall  
Charlotte, NC 28211

Date of Notice: Mailed on October 28, 2014

We are assisting Cotswold Partners, LLC (the "Petitioner") on a Rezoning Petition it recently filed regarding a zoning change for approximately 2.21 acres (the "Site") located at 4425 Randolph Road; on the east side of Randolph Road between Greenwich Road & North Sharon Amity 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 2.21 acre Site from B-1 (Business) to MUDD-O (Mixed Use Development District – Optional) to allow the Site to be redeveloped with a neighborhood grocery store and a small amount of additional retail/personal service and restaurants. While the Site is currently occupied by an existing old office building, the B-1 (Business) zoning allows by right uses such as fast food restaurants, banks and other retail uses. The existing old office building on the Site will be demolished to allow the redevelopment of the Site for the grocery store use under the Mixed Use zoning, which will result in a much higher quality use for the Site than the existing old office building or the fast food type uses that could be built now on the Site.

The proposed building for the Site will front on Randolph Road. Parking for the proposed uses will be located behind the small liner shops retail that will front Randolph Road as well as underneath the proposed building. Access to the Site will be from Randolph Road as well as Colwick Road. One of the access points from Randolph Road will be designed as a private street with access to Randolph Road as well as Colwick Road. This private street will provide access to the Site's parking areas along with other driveways that will serve the building. Parking will not be visible from public streets.

**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 Tuesday, November 18 at 7:00 p.m. at Providence Baptist Church at 4921 Randolph Road, Fellowship Hall, Charlotte, North Carolina 28211. 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 Jeff Brown (704-331-1144) or Keith MacVean (704-331-3531). 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)  
Scott MacLaren, Stiles Corporation  
Beth Middleton, Stiles Corporation  
Kevin Ammons, ColeJenest & Stone, P.A.  
Jefferson W. Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC