

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2015-045 –TWO Capital Partners, LLC**

Subject: Rezoning Petition No. 2015-045

Petitioner/Developer: TWO Capital Partners, LLC

Property: 16.98 acres located on the southwest corner of the intersection of Brown-Grier Road and Sandy Porter Road.

Existing Zoning: R-3, R-8MF(CD) & Inst.(CD)

Rezoning Requested: UR-2(CD)

**Date and Time of Meeting:** **Wednesday, March 18, 2015 at 7:00 p.m.**

Location of Meeting: Steele Creek Presbyterian Church  
7407 Steele Creek Road (Billy Watt Room)  
Charlotte, NC 28217

Date of Notice: Mailed on March 6, 2015

We are assisting TWO Capital Partners, LLC (the “Petitioner”) on a Rezoning Petition it recently filed regarding a zoning change for approximately 16.98 acres (the “Site”) located on the southwest corner of the intersection of Brown-Grier Road and Sandy Porter 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 16.98 acre Site from R-3 (Single-Family Residential), R-8MF(CD) (Multi-Family Conditional District), and INST.(CD) (Institutional Conditional District) to UR-2(CD) (Urban Residential Conditional District) to allow the Site to be developed with a residential community with up to 291 high quality multi-family residential dwelling units.

A portion of the property, approximately 7.8 acres, was rezoned in 2008 to allow the development of a large child care center and 31 townhomes.

This rezoning request proposes to develop the area previously rezoned plus an additional 9.2 acres with up to 291 high quality multi-family residential dwelling units. The proposed residential dwellings units will be arranged on the Site in a combination of three story and two story buildings. The majority of smaller two story buildings will be located on the perimeter of the Site adjacent to existing single-family uses. The three story buildings will be located on the interior of the Site or along Sandy Porter Road and Brown Grier Road.

Adjacent to the homes in the Griers Fork neighborhood, and along the western property boundary, a 50 foot Class C Buffer will be provided. Portions of this buffer will also be used as a tree save area. A black vinyl coated chain link fence will also be provided in the area of the Site that abuts the Griers Fork Neighborhood.

Access to the Site will be from Brown Grier Road and Sandy Porter Road. These access points will be constructed as new public streets that will extend through the Site. Sandy Porter Road and Brown Grier Road will be improved with curb and gutter, eight (8) foot sidewalks and street trees. Sidewalks and street trees will also be provided on the interior of the Site along the new 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 Wednesday, March 18<sup>th</sup> at 7:00 p.m. at Steele Creek Presbyterian Church at 7407 Steele Creek Road (Billy Watt Room), Charlotte, North Carolina 28217.** 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  
LaWana MayField, District #3 City Council Member  
Claire Lytle-Graham, Charlotte Mecklenburg Planning Commission  
Tammie Keplinger, Charlotte Mecklenburg Planning Commission  
Mike Davis, Charlotte Department of Transportation (CDOT)  
Dennis Rorie, Charlotte Department of Transportation (CDOT)  
Wes Tauble, TWO Capital Partners  
Jim Guyton, Design Resource Group  
Jefferson W. Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC