

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2015-054 – Childress Klein

FOLLOW UP COMMUNITY MEETING

Subject: Rezoning Petition No. 2015-054

Petitioner/Developer: Childress Klein

Property: 1.56 acres located on the northeast corner of in the intersection of South Tryon Street and Moss Road.

Existing Zoning: B-1SCD

Rezoning Requested: B-1(CD)

Date and Time of Meeting: **Thursday, August 20th, 2015 at 7:00 p.m.**

Location of Meeting: Carolinas HealthCare System – Steele Creek
Community Room
13640 Steelescrot Parkway
Charlotte, NC 28278

Date of Notice: Mailed on August 10, 2015

We are assisting Childress Klein (the “Petitioner”) on a Rezoning Petition it filed regarding a zoning change for approximately 1.56 acres (the “Site”) located on the northeast corner of the intersection of South Tryon Street and Moss Road. We take this opportunity to invite you to attend a follow up Community Meeting to discuss recent changes to the proposed Rezoning Petition.

Background and Summary of Request:

This Petition involves a request to rezone a 1.56 acre Site from B-1SCD (Business Shopping Center District) to B-1 (Neighborhood Business, Conditional), to allow the addition of an outparcel to the existing York Ridge Shopping Center for retail and offices uses, a restaurant with or without an accessory drive-through window, or a financial institution with or without an accessory drive-through uses.

The original request to allow gasoline sales associated with a new grocery store tenant has been eliminated from the Petition. In addition, a convenience store with accessory gasoline sales will not be an allowed use on this new outparcel. The current property owner (PMT Partners V, LLC) of the York Ridge Shopping Center will be the new Petitioner requesting this change.

This York Ridge shopping center was originally rezoned in 1988 as part of the master plan for The Crossings neighborhood. The conditional site plan approved as part of the 1988 Rezoning Petition, proposed the development of a 120,000 square foot shopping center with one outparcel. The shopping center was subsequently developed in 1999 in accordance with the approved conditional plan.

This Rezoning Petition proposes to make a minor addition to the existing shopping center. The Petition proposes to add one outparcel to allow; retail and offices uses, a restaurant with or without an accessory drive-through window, or a financial institution with or without an accessory drive-through uses. Because this new building is deemed a separate outparcel that was not indicated on the originally approved conditional plan for the Site, a rezoning petition to amend the previously approved conditional plan is required.

Access to the Site will be from the existing driveways on S. Tryon Street and Moss Road. The existing buffers and landscape areas will remain as they exist.

Follow Up 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 follow up Community Meeting to be held on Thursday, August 20 at 7:00 p.m. at Carolinas Healthcare System – Steele Creek – Community Room - at 13640 Steelescroft Parkway, Charlotte, North Carolina 28278.** 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
Claire-Lytle Graham, Charlotte Mecklenburg Planning Commission
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Kory Hedrick, Charlotte Department of Transportation (CDOT)
Bob Amonn, PMT Partners V, LLC
John Dossier; Childress Klein Properties
David Haggart; Childress Klein Properties
Jim Gamble; Bohler Engineering.
Jefferson W. Brown, Moore & Van Allen, PLLC
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