

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2015-055 – Providence Road Farms, LLC**

Subject: Rezoning Petition No. 2015-055

Petitioner/Developer: Providence Road Farms, LLC

Property: 47.55 acres located on the east side of Providence Road between Providence Country Club Drive and the extension Golf Links Drive.

Existing Zoning: MUDD-O

Rezoning Requested: MUDD-O SPA

**Date and Time of Meeting:** **Tuesday, April 28, 2015 at 7:00 p.m.**

Location of Meeting: Promenade on Providence Shopping Center Community Room (above Golf Galaxy entrance at the rear of the building)  
10844 Providence Road, Suite 275  
Charlotte, NC 28277

Date of Notice: Mailed on April 15, 2015

We are assisting Providence Road Farms, LLC (the “Petitioner”) on a Rezoning Petition it recently filed regarding a zoning change for approximately 47.55 acres (the “Site”) located on the east side of Providence Road between Providence County Club Drive and the extension of Golf Links Drive. 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 47.55 acre Site from MUDD-O (Mixed Use Development District Optional) to MUDD-O SPA (Mixed Use Development District Optional Site Plan Amendment), to allow various minor modifications to the approved conditional plan for Waverly centering on the location and design of the allowed limited service restaurants. This Site Plan Amendment does not add additional square footage or residential units to the previously approved conditional plan.

The existing conditional plan for Waverly was approved by the City Council in April 2014. The approved conditional plan for Waverly allowed the Site to be developed with a combination of retail, restaurant office and residential uses; arranged on the Site to be a walkable pedestrian oriented mixed use community. Waverly is currently under development and the first phase of development is expected to be open in the summer of 2016.

This rezoning petition is requesting a number of minor changes to the previously approved conditional plan for Waverly, the changes include: (i) allowing additional locations on the Site where limited service restaurants may be located; (ii) eliminating the requirement that a limited service restaurant be located in a building with another tenant; (iii) increasing the allowed size of limited service restaurant from 3,000 square feet to 4,300 square feet; (iv) allowing a digital sign along the Site’s internal private street; (v) allowing temporary marketing banners along Providence Road; and (vi) allowing half of the required indoor seats for a limited service restaurant to be located on the exterior of the building.

The previously approved road network, roadway improvements and access points to the Site are not changing and will be constructed as previously approved.

## 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, April 28 at 7:00 p.m. at Promenade on Providence Shopping Center – Community Room (above Golf Galaxy entrance at the rear of the building) at 10844 Providence Road, Suite 275, Charlotte, North Carolina 28277.** 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  
Solomon Fortune, Charlotte Mecklenburg Planning Commission  
Tammie Keplinger, Charlotte Mecklenburg Planning Commission  
Keith Bryant, Charlotte Department of Transportation (CDOT)  
Peter Pappas; Crosland Southeast  
Barry James; Crosland Southeast  
Chris Thomas; Childress Klein Properties  
Brandon Plunkett; McAdams.  
Jefferson W. Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC