

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2015-057 – PRSC Holdings (Edens), LLC

Subject: Rezoning Petition No. 2015-057

Petitioner/Developer: PRSC Holdings (Edens), LLC

Property: 1.14 acres located on the north side of Woodlawn Road between Park Road and Brandywine Road, a portion of the Park Road Shopping Center (the former Monkey Joe’s Bldg. see enclosed map).

Existing Zoning: B-1

Rezoning Requested: NS

Date and Time of Meeting: **Wednesday, May 13th, 2015 at 7:00 p.m.**

Location of Meeting: Park Road YWCA
Lib Harkey Board Room
3420 Park Road
Charlotte, NC 28208

Date of Notice: Mailed on April 29, 2015

We are assisting PRSC Holdings (Edens), LLC (the “Petitioner”) on a Rezoning Petition it recently filed regarding a zoning change for approximately 1.14 acres, a portion of the existing Park Road Shopping Center (the “Site” as outlined on the enclosed map) located on the north side of Woodlawn Road between Park Road and Brandywine Road (1601 E. Woodlawn Road, the former Monkey Joe’s Bldg.). 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 1.14 acre Site from B-1 (Business) to NS (Neighborhood Services), to allow the demolition and redevelopment of the former Monkey Joe’s building (the remainder of the Park Road Shopping Center is not involved in this Rezoning request).

This rezoning request is for the portion of the Park Road Shopping Center currently developed with a 14,000 square foot building located between the First Citizen Bank and the Fifth Third Bank on Woodlawn Road. The building was last used as a Monkey Joe’s restaurant. Due to the configuration and age of the existing building saving and repurposing the existing building is not feasible.

The rezoning request would allow the Petitioner to redevelop this portion of the Park Road Shopping Center with two new buildings. The new uses for the proposed buildings are expected to be a branch bank and two new restaurants. The square footage of the proposed buildings would not exceed 14,000 square feet.

Access to the Site will be from the existing driveways, and no new driveways will be added. Parking areas and circulation around the Site would be very similar to what is currently in place around the existing building.

A new eight (8) foot sidewalk and eight (8) foot planting strip will be provided along Woodlawn Road. The Petitioner will also be installing a pedestrian refuge island within Woodlawn Road to assist pedestrian who wish to cross Woodlawn Road.

Community Meeting Date and Location

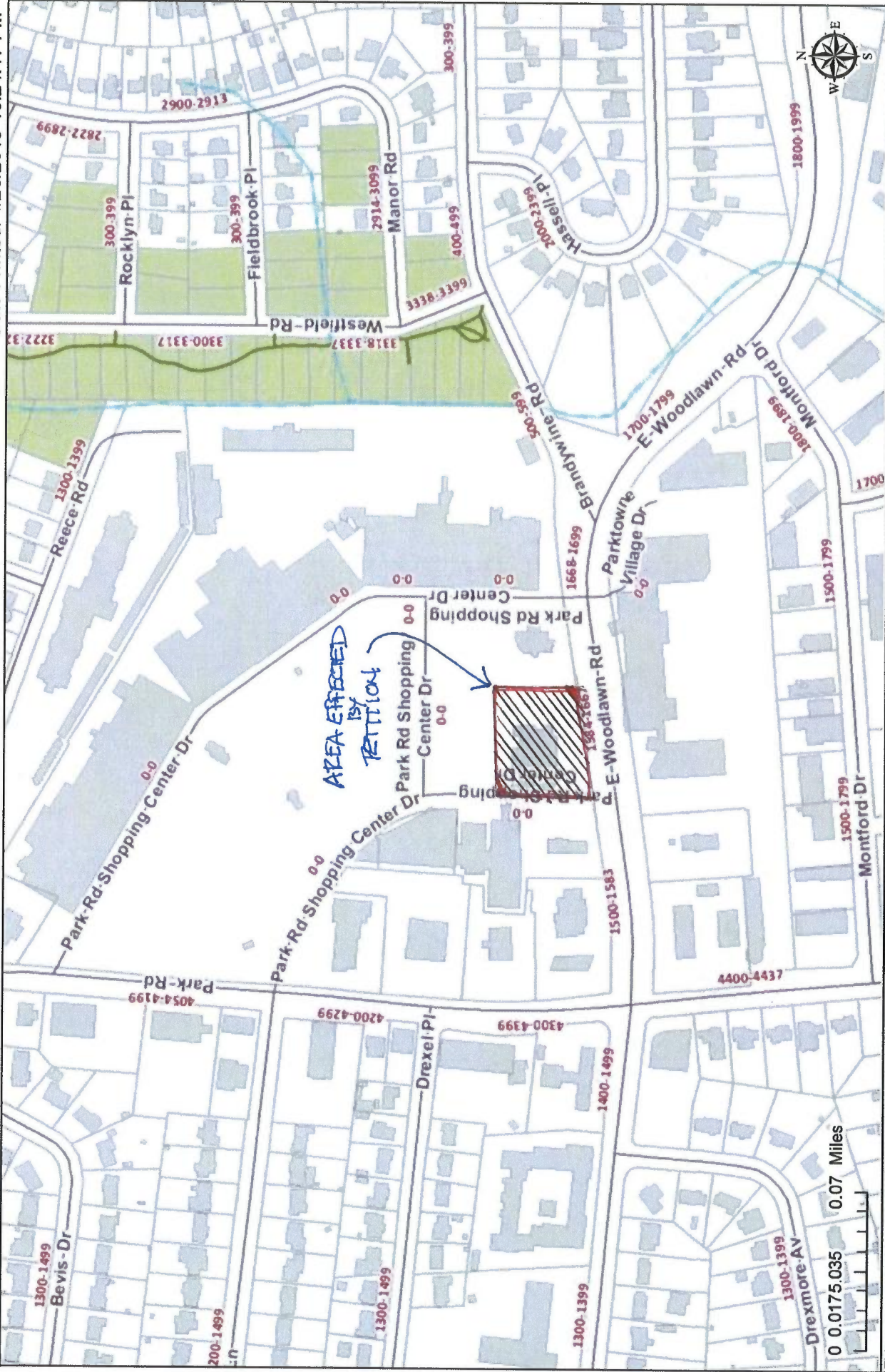
The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Wednesday, May 13th at 7:00 p.m. at the Park Road YWCA – (Lib Harkey Board Room) at 3420 Park Road, Charlotte, North Carolina 28208.** 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
Dennis Rorie, Charlotte Department of Transportation (CDOT)
Lyle Darnall, Edens
Steve Teets; Edens
Matt Crosland; Edens
Jay Banks; Banks Engineering
Jefferson W. Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Polaris 3G Map – Mecklenburg County, North Carolina Rezoning Petition No. 2015-057

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This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the abovementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.