

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2016-025 – BNA Homes, LLC**

Subject: Rezoning Petition No. 2016-025

Petitioner/Developer: BNA Homes, LLC

Property: 9.52 acres located on the east side of Wright’s Ferry Road near the intersection of South Tryon Street and Wright’s Ferry Road.

Existing Zoning: R-3

Rezoning Requested: R-12MF(CD) and BD(CD)

**Date and Time of Meeting:** **Monday, January 25th, 2015 at 7:00 p.m.**

Location of Meeting: Pleasant Hill Presbyterian Church  
15000 York Road – in the Worship Center  
Charlotte, NC 28278

Date of Notice: Mailed on January 13th, 2015

We are assisting BNA Homes, LLC (the “Petitioner”) on a Rezoning Petition it recently filed regarding a zoning change for approximately 9.52 acres (the “Site”) located on the east side of Wrights Ferry Road just north of the intersection of Wright’s Ferry Road and York 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 9.52 acre Site from R-3 (Single-Family, Residential) to R-12MF(CD) (Multi-family, Residential, Conditional) and BD(CD) (Distributive Business, Conditional). The site plan associated with this rezoning request, proposes to develop the Site with up to 74 quality townhomes for sale with access to York Road.

A 50 foot rear yard with a 36 foot Class C Buffer with a solid wooden fence will be provided at the perimeter of the Site adjacent to the existing single family homes in the Wright’s Ferry neighborhood.

The proposed townhomes will be two-story townhomes with individual garages. The townhomes will use a combination of stone, masonry, vinyl, pre-cast stone, synthetic stone, decorative block, stucco, EFIS, wood, and cementitious fiber board as the principal building materials.

Access to the Site will be from York Road via a new public street. The new public street will be built either on the small pan handle portion of the Site with frontage on York Road or on the adjoining property located between the Site and York Road also in for rezoning (rezoning petition no. 2016-028). The Petitioner and the petitioner for rezoning petition no. 2016-028 have worked out an agreement that will allow the two petitions to share one access from York Road.

Open Space, and tree save areas will be provided throughout the Site. On-site storm water detention and water quality areas to treat the Site’s storm water will also be provided.

**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 Monday, January 25<sup>th</sup> at 7:00**

**p.m. the Pleasant Hill Presbyterian Church – in the Worship Center -located at 15000 York Road, 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 and Members of Charlotte City Council  
Claire Lytle Graham, Charlotte Mecklenburg Planning Commission  
Tammie Keplinger, Charlotte Mecklenburg Planning Commission  
Curt Hathaway, BNA Homes, LLC  
Mark Blythe, BNA Homes, LLC  
Phillip Hobbs, Alfred Benesch & Company  
Jefferson W. Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC