

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2016-040 – Providence Road Farms, LLC**

Subject: Rezoning Petition No. 2016-040

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:** **Wednesday, March 9, 2016 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 February 26, 2016

We are assisting Providence Road Farms, LLC (the “Petitioner”) on a Rezoning Petition it recently filed regarding a zoning change (Site Plan Amendment) 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 a few minor modifications to the approved conditional plan for Waverly centering on allowing an additional location for the previously approved uses with accessory drive-through windows, and to allow a one (1) foot increase in the allowed height of the detached signs along Providence Road from five (5) feet to six (6) feet. 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 fall of 2016.

This rezoning petition (SPA) is requesting two minor changes to the previously approved conditional plan for Waverly, the changes are: (i) allowing an additional location on the Site where a use with an accessory drive through window may be located; and (ii) allowing the signs for the uses located along Providence Road to be up to six (6) feet high instead of five (5) feet as currently allowed.

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 Wednesday, March 9th 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 Jennifer Roberts and Members of Charlotte City Council  
John Kinley, Charlotte Mecklenburg Planning Commission  
Tammie Keplinger, Charlotte Mecklenburg Planning Commission  
Peter Pappas; Crosland Southeast  
Barry James; Crosland Southeast  
David Malcom; McAdams.  
Jefferson W. Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC