

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2016-045 – Pamlico Investments, Inc.

Subject: Rezoning Petition No. 2016-045

Petitioner/Developer: Pamlico Investments, Inc.

Property: 1.37 acres, 7 parcels located on the southwest corner of E. 10th St. and Seigle Ave., between Seigle Ave. and Stevens St.

Existing Zoning: B-1 & R-22MF

Rezoning Requested: MUDD-O

Date and Time of Meeting: **Thursday, March 17th, 2016 at 7:00 p.m.**

Location of Meeting: Hawthorne lane United Methodist Church
501 Hawthorne Lane
Charlotte, NC 28204

Date of Notice: Mailed on March 2, 2016

We are assisting Pamlico Investments, Inc. (the “Petitioner”) on a Rezoning Petition recently filed regarding a zoning change for approximately 1.37 acres (the “Site”) located on the southwest corner of E. 10th St. and Seigle Ave. between Seigle Ave. and Stevens St. 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 1.37 acre Site from B-1 & R-22MF (Neighborhood Business and Residential Multi-Family 22 units per acre) to MUDD-O (Mixed use Development District, Optional). The site plan associated with this rezoning request proposes to develop the Site with a mixed use commercial building containing ground floor retail and office uses with self-storage above and behind the retail and office uses. The building has been designed to incorporate architectural features of adjacent new development projects and to address the historical mill heritage of the Belmont Neighborhood.

The site plan associated with this rezoning petition proposes to develop the Site with a three (3) and four (4) story building (due to grade change on the site). The development will provide the opportunity for neighborhood serving businesses to provide services to residents in the immediate area.

Parking for the proposed office, retail and self-storage uses will be a combination of on-street and off-street parking. More specifically, there will be parallel parking on E. 10th St., reverse angle parking on Seigle Ave., traditional front in parking on Stevens St. and additional off-street parking behind the development between the proposed new building and the cell phone tower on the adjacent parcel behind the site. A strong attempt has been made to provide convenient parking immediately in front of the ground floor uses to enhance the viability of business that occupy the building.

Access to the Site will be provided from Stevens St., E. 10th St and Seigle Ave. The development plans include the abandonment of Stevens Street, which will be constructed as a private driveway, and the unopened alley between the subject parcels. A shared access agreement is being negotiated between Henry’s Holdings, LLC and Pamlico Investments, Inc. to allow for shared use and access of the private driveway.

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 Thursday, March 17, at 7:00 p.m. at Hawthorne Lane United Methodist Church - located at 501 Hawthorne Lane, Charlotte, North Carolina 28204. The meeting will be held in Evans Hall, please follow signage on Church property to the meeting room.** Representatives and 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 Joshua Davis (720-800-2142). Thank you.

cc: Mayor and Members of Charlotte City Council
Sonja Sanders, Charlotte Mecklenburg Planning Commission
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Joshua Davis, Pamlico Investments, Inc.
D. Brent Wright Jr., Pamlico Investments, Inc.
Jefferson W. Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC
Danny Merlin, Alexander Ricks, PLLC