

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2016-067 – Pollack Shores Real Estate Group, LLC

Subject: Rezoning Petition No. 2016- 067

Petitioner/Developer: Pollack Shores Real Estate Group, LLC

Property: 8.36 acres located on south side of W. Tremont Ave., between S. Tryon St. and Hawkins Street.

Existing Zoning: I-2

Rezoning Requested: TOD-M(O)

Date and Time of Meeting: **Wednesday, April 6th, 2016 at 6:30 p.m.**

Location of Meeting: C³ Labs
2525 Distribution Street
Charlotte, NC 28203

Date of Notice: Friday, March 25, 2016

We are assisting Pollack Shores Real Estate Group, LLC (the “Petitioner”) on a Rezoning Petition recently filed regarding a zoning change for approximately 8.36 acres (the “Site”) located on the south side of W. Tremont Ave., between S. Tryon Street and Hawkins Street. 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 the 8.36 acre Site from I-2 (General Industrial District) to TOD-M(O) (Transit Oriented Development Mixed Use Optional). The site plan associated with this rezoning request proposes to develop a portion of the Site with residential community containing up to 402 multi-family residential dwelling units, and 1,000 square feet of non-residential uses, the remainder of the Site will be redeveloped at a future date with uses allowed by the TOD-M zoning district.

The Site is currently developed with four (4) buildings which are currently occupied with a number of uses. The proposed rezoning petition will remove and redevelop the two (2) warehouse buildings located along the western end of the Site. The two (2) other buildings on the Site would remain in the short term, but could also be removed and redeveloped in the future with uses allowed in the TOD-M zoning district subject to the standards of the TOD-M zoning district.

As part of the development of the Site a new street will be extended from W. Tremont Avenue through the Site to the southern property line. This street would eventually be extended to Rampart Street as the parcel fronting on Rampart Street redevelop. The Petitioner is also proposing to develop a 20 foot pedestrian easement along the southern property boundary of the Site. This pedestrian easement would be improved with an eight (8) foot pedestrian path, seating areas and landscaping. The intent of this improved pedestrian easement is to provide for a future east west bike and pedestrian connection from S. Tryon Street to Hawkins Street as redevelopment of the parcels occurs.

The proposed multi-family community will front on W. Tremont Street and the new street that extends through the Site. Parking for the multi-family community will be provided in a parking structure that will be wrapped on three (3) sides by residential units. Access to the proposed parking structure will be from the new street that extends through the Site from W. Tremont Avenue. A 1,000 square feet of space for commercial uses will be provided along W. Tremont Avenue at the base of the proposed residential building.

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, April 6th, at 7:00 p.m. at C³ Labs- 2525 Distribution Street, Charlotte, North Carolina 28203.** 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
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