

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2017-061 – LBP Berryhill, LLC**

Subject: Rezoning Petition No. 2017-061

Petitioner/Developer: LBP Berryhill, LLC

Current Land Use: Vacant/commercial

Existing Zoning: I-1(CD) LLWPA

Rezoning Requested: I-1(CD) LLWPA-SPA

**Date and Time of Meeting:** **Wednesday, April 19<sup>th</sup>, 2017 at 7:00 p.m.**

Location of Meeting: Hampton Inn & Suites  
2731 Little Rock Road  
Charlotte, NC 28214

Date of Notice: 4/6/2017

We are assisting LBP Berryhill, LLC (the “Petitioner”) on a Rezoning Petition recently filed to amend the previously approved rezoning plan for the property located on both sides of Perimeter West Drive (the “Site”). The proposed rezoning petition will remove the cap on the amount of warehouse/distribution space approved as part of the previously approved rezoning petition for the Site. 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 ±42.11 acre Site from I-1(CD) LLWPA to I-1(CD) LLWPA-SPA. The Site was originally rezoned in 2004 to allow the development of the Site with a combination of office, manufacturing and warehouse distribution uses. A total of 462,000 square feet of these allowed uses were allowed on the Site, with the additional restriction that no more than a total of 340,000 square feet of warehouse distribution space would be allowed to be constructed on the Site.

The Site is currently developed with two (2) existing warehouse distribution buildings with a total of ±338,000 square feet of warehouse distribution space. The remainder of the Site is vacant. The Petitioner has contributed to County Parks and Recreation the portion of the Site located in the floodway of Paw Creek for future use as a greenway.

This proposed Rezoning Petition requests to eliminate the cap on the amount of warehouse distribution space originally placed on the property. This proposed change will allow the Petitioner to develop the two vacant parcels with additional buildings that may include warehouse distribution space. The total amount of allowed square footage for the Site of 462,000 will not be change. Access to the existing and proposed building will be from existing Perimeter West Drive.

**Community Meeting Date and Location:**

The Charlotte-Mecklenburg Planning Department’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 19<sup>th</sup>, 2017, at 7:00 p.m. at Hampton Inn & Suites, 2731 Little Rock Road, Charlotte, NC 28214.** 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  
Tammie Keplinger, Charlotte Mecklenburg Planning Commission  
Greg Copps, LBP Berryhill, LLC  
Alan Kerry, LBP Berryhill, LLC  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

## Site Location

