

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2017-099 – Fenton Place LLC**

Subject: Rezoning Petition No. 2017-099

Petitioner/Developer: Fenton Place LLC

Current Land Use: Office uses

Existing Zoning: O-2

Rezoning Requested: MUDD-O

**Date and Time of Meeting:** **August 2<sup>nd</sup>, 2017 at 7:00 p.m.**

Location of Meeting: At the Rezoning Site – In the Carriage House  
515 Fenton Place  
Charlotte, NC 28207

Date of Notice: 7/21/17

We are assisting Fenton Place LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the reuse of the existing buildings located at 515 Fenton Place (the “Site”) with a small retail shop, office uses, studio or gallery for artists, a small bakery or a neighborhood food and beverage service use. 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 ±.19 acre Site from O-2 to MUDD-O. The Site is currently developed with two (2) existing buildings that have for many years been used as offices but were originally constructed as a residential dwelling and a carriage house. The original structures are currently being renovated to meet building code requirements.

The proposed rezoning petition proposes to preserve/restore the existing structures and allow them to be reused with office uses, as the current zoning allows, plus retail uses, studio or gallery for artists, or a bakery or a neighborhood food a beverage service use.

Parking for the site will be provided at the rear of the Site, as well as by two (2) new parking spaces (one space is allowed by current zoning) that will be provided at the front of the Site to minimize street parking on Fenton Place. The new parking spaces will be attractively designed with decorative pavers to create a parking court yard. In addition the parking courtyard will be screened from Fenton Place with accent planting.

The existing driveway on the Site will be preserved and repaired as its condition has deteriorated.

**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, August 2<sup>nd</sup>, at 7:00 p.m. at the Rezoning Site – in the Carriage House, located at 515 Fenton Place, Charlotte, NC 28207.** 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 Department  
Brandon Perry, Fenton Place LLC  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

## Site Location

