

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2017-107 – CIP CONSTRUCTION COMPANY**

Subject: Rezoning Petition No. 2017-107
Petitioner/Developer: CIP Construction Company
Current Land Use: Vacant/commercial
Existing Zoning: I-1
Rezoning Requested: MUDD(O)
Date and Time of Meeting: **Monday July 24th at 6:00 p.m.**
Location of Meeting: Revolution Park Sports Academy
1225 Remount Road, Room 105B
Charlotte, NC 28208
Date of Notice: July 14th 2017

We are assisting CIP Construction Company (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the 1.25 acres located at 2625 and 2705 S. Tryon Street (the “Site”) with a climate controlled storage facility. 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 ± 1.25 acre Site from I-1 to MUDD(O). A portion of the Site is currently developed with a commercial building occupied by an automotive repair shop and a portion of the Site is currently vacant.

The site plan associated with the Rezoning Petition proposes to develop the Site with a multi-story climate controlled storage building. The proposed building will front on S. Tryon Street and will be designed so a portion of the ground area of the building along S. Tryon Street can be occupied by uses other than climate controlled storage areas. At the rear of the Site a 40 foot buffer with a six (6) foot fence is proposed.

Access to the Site will be from S. Tryon Street via two (2) new driveways. Along S. Tryon Street a new eight (8) foot sidewalk and a new eight (8) foot planting strip will be provided.

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 July 24th, at 6:00 p.m. at Revolution Park Sports Academy 1225 Remount Road, Room 105B, Charlotte, NC 28202.** 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
Ian Phillips, The Carroll Companies
Ray Holt, The Carroll Companies
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location

