

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2017-180 – JS Helms Family Properties, LLC**

Subject: Rezoning Petition No. 2017-180

Petitioner/Developer: JS Helms Family Properties, LLC

Current Land Use: Residential farm

Existing Zoning: R-3

Rezoning Requested: MX-1 and NS

**Date and Time of Meeting:** **Tuesday, January 23rd at 7:00 p.m.**

Location of Meeting: Cornerstone Baptist Church  
8947 Albemarle Road  
Charlotte, NC 28227

Date of Notice: 1/12/18

We are assisting JS Helms Family Partnership, LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site with a residential based pedestrian friendly mixed-use community on a 66.90 acre parcel located on Albemarle Road (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 ±66.90 acre Site from R-3 to MX-1 and NS. The site plan associated with the rezoning petition proposes to develop the Site with a mix of residential, retail, restaurant uses, a service station, as well as proposing to reuse the existing home on the property as an art gallery/studio in memory of Mrs. Sue Lemmond Helms who grew up on the property and was a local artist and teacher. The existing pond on the property will also be preserved and improved as an open space amenity area.

The development will include a mix of neighborhood oriented retail and restaurant uses designed to serve the adjoining residential neighborhoods as well as the new residents of the Site. The proposed retail and restaurant uses will be oriented toward Albemarle Road. In addition to the retail and restaurant uses it is anticipated that a service station will also be located on the Site. The service station will be located at the corner of Albemarle Road and the I-485 on-ramp.

The development of the Site will also include a new high quality luxury apartment community with up to 350 residential dwelling units. The residential units are organized around several improved open space areas and located adjacent to the proposed retail uses. The residents of the apartment community will have easy and convenient access to the proposed retail uses via internal sidewalks.

The rear portion of the Site between the existing pond and the Woodbury Neighborhood will be rezoned to the MX-1 zoning district to allow that portion of the Site to be developed with up to 75 single-family homes.

Access to the Site will be from Albemarle Road via two new public streets and one driveway. The main access to the Site will be via a new public street that will also be a signalized intersection that will allow lefts into the Site from Albemarle Road, but will not allow lefts out of the Site. The Petitioner has performed a traffic impact study that is currently under review by the City and NCDOT.

Per the subdivision requirements the existing Bristley Road stub street will be extended into the Site when the rear portion of the Site is developed with single-family homes.

## 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 Tuesday, January 23rd, at 7:00 p.m. at Cornerstone Baptist Church, 8947 Albemarle Road, Charlotte, NC 28227.** 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  
Jerry Helms, JS Helms Family Properties, LLC  
Brian Helms, JS Helms Family Properties, LLC  
Alex Kelly, Stanchion Asset Partners, LLC  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

## Site Location

