

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2017-190 – C4 Investments, LLC**

Subject: Rezoning Petition No. 2017-190  
Petitioner/Developer: C4 Investments, LLC  
Current Land Use: vacant  
Existing Zoning: R-4  
Rezoning Requested: UR-2(CD)  
**Date and Time of Meeting:** **Thursday, December 21<sup>st</sup> at 7:00 p.m.**  
Location of Meeting: Mayfield Memorial Baptist Church  
700 W. Sugar Creek Road  
Charlotte, NC 28213  
Date of Notice: 12/11/2017

We are assisting C4 Investments, LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site for a high-quality multi-family residential community. The site is located on W. Sugar Creek Road across from Sugaw Creek Park (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 ± 9.82 acre Site from R-4 to UR-2(CD) to allow the Site to be developed with up to 180 multi-family residential dwelling units. The site plan associated with the rezoning petition proposes to access the Site from W. Sugar Creek Road by extending Merlane Drive into the Site as a private street. Along the perimeter of the Site a 30 foot Class C Buffer will be provided. The buffer area will also be used as a tree save area.

A number of the proposed buildings will front on W. Sugar Creek Road with additional buildings located on the interior of the Site. Along the Site’s frontage on W. Sugar Creek Road a 20 foot setback will be provided. The Site’s frontage along W. Sugar Creek Road will be improved with an eight (8) foot planting strip and an eight (8) foot sidewalk.

**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 Thursday, December 21<sup>st</sup>, 2017, at 7:00 p.m. at Mayfield Memorial Baptist Church, 700 W. Sugar Creek Road, Charlotte, NC 28213.** 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  
Barry James, C4 Investments, LLC  
John Butler, C4 Investments, LLC  
Paul Baalman, C4 Investments, LLC

Tim Sittema, C4 Investments, LLC  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

## Site Location

