

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2018-028 – Pollack Shores

Subject: Rezoning Petition No. 2018-028

Petitioner/Developer: Pollack Shores

Current Land Use: Vacant/residential/cell tower

Existing Zoning: MX-1, R-3, and CC

Rezoning Requested: R-17MF(CD)(LLWPA)

Date and Time of Meeting: **Wednesday, April 4th, 2018 at 7:00 p.m.**

Location of Meeting: Steele Creek Presbyterian Church – Billie Watt Classroom
7407 Steele Creek Road
Charlotte, NC 28217

Date of Notice: 3/23/18

We are assisting Pollack Shores (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site located on the north side of Shopton Road between Dixie River Road and I-485 (the “Site”). The Site is also adjacent to the Berewick Regional Park. 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 ±27.62 acre Site from MX-1, R-3, and CC to R-17MF(CD)(LLWPA). The portion of the Site zoned CC and MX-1 was rezoned in 2001 as part of the master plan for Berewick. This previously approved conditional plan allows the portion of the Site zoned CC to be developed with multi-family uses, and single-family and attached dwelling units on the portion of the Site zoned MX-1. This original master plan for Berewick anticipated relocating Dixie River Road and Shopton Road to create a new town center. This re-alignment was ultimately not pursued, and the Berewick Town Center was relocated to the intersection of Dixie River Road and Steele Creek Road and later Charlotte Premium Outlet was rezoned and built across Shopton Road from the Site.

The proposed site plan associated with this petition proposes to develop the 27.62 acre Site with a multi-family residential community with up to 330 residential dwelling units. The proposed residential community will be accessed from Shopton Road via a new public street. A network of public and private streets will be extended throughout the Site. The proposed residential dwelling units will be arranged along this network of streets.

The Site has a number of large open space areas. A formal grand lawn is located adjacent to the proposed clubhouse, and a larger open space composed of existing trees is located along the northeast corner of the property. The Site is also adjacent to the Berewick Regional Park. The Petitioner will work with Mecklenburg County Park and Recreation to provide the Site pedestrian and bike access to Berewick Regional Park.

The Site’s frontage along Shopton Road will be improved with curb and gutter, an eight (8) foot planting strip and a six (6) 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 Wednesday, April 4th, 2018 at 7:00 p.m. at Steele Creek Presbyterian Church, 7407 Steele Creek Road, Charlotte, NC 28217.** 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
Palmer McArthur, Pollack Shores
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location

