

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2018-035 – EM&C Investments, LLC**  
**UPDATED TO CORRECT TYPO IN THE DAY OF THE WEEK**

Subject: Rezoning Petition No. 2018-035  
Petitioner/Developer: EM&C Investments, LLC  
Current Land Use: vacant  
Existing Zoning: B-1SCD  
Rezoning Requested: I-2(CD)  
**Date and Time of Meeting:** **Monday, April 30<sup>th</sup> at 7:00 p.m.**  
Location of Meeting: St. Thomas Aquinas Church – Parrish Center Room D  
1400 Suther Road  
Charlotte, NC 28213  
Date of Notice: 4/18/2018

We are assisting EM&C Investments, LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the 13.02 acres located at 11820 University City Boulevard (the “Site”) with a mix of uses as allowed in the I-2 zoning district. 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 ±13.02 acre Site from B-1SCD to I-2(CD). The Site was rezoned to the B-1SCD (Business Shopping Center) zoning district in 1988, and is approved for a shopping center with up to 125,000 square feet, including three (3) outparcels.

The rezoning petition proposes to rezone the Site to I-2(CD) to allow the Site to be developed with up to 120,000 square feet of uses allowed in the I-2 zoning district. Retail and restaurant uses will be limited to a maximum of 5,000 square feet.

The remaining 115,000 square feet may be developed with other uses allowed in the I-2 zoning district. The following uses will not be permitted on the Site:

Airports, Heliports and helistops, Railroad freight yards, repair shops and marshalling yards, Theatres, drive-in motion picture, Agricultural industries, Junkyards, gas stations with or without a convenience store, auction sales, automobiles, truck and utility trailer rental, automotive repair garages, automotive sales and repair, automotive service stations, manufactured housing sales or repair, recycling or drop off centers, billboards, jails and prisons, religious institutions, adult establishment, auction sales, medical waste disposal facilities as a principal use, power generation plants, truck stops, Truck terminals, waste incinerators (excluding medical waste incinerators), beneficial fill site, Construction and demolition (C & D) landfills, land clearing and inert debris landfill (LCID) off-site, mobile Food Vending Services, quarries, raceways and dragstrips, sanitary landfills, solid waste transfer stations, crematory, within a cemetery, Manufacture (heavy) of: Abrasive and asbestos products, agricultural chemicals, asphalt paving and roofing materials, brick, tile and clay products, chemical manufacture, refining and processing, cut stone and stone products, Fats and oils processing, guided missiles, space vehicles and parts, leather tanning, Manufactured housing, Meat products, including slaughtering and dressing, Ordnance and accessories, Paper and allied products, Petroleum and coal products, plastic and rubber products, railroad equipment, Sugar refining, Tires and Inner tubes

Access to the Site will be from University City Boulevard and from the adjoining parcels located to the east and west of the Site.

## 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 Monday, April 30th, at 7:00 p.m. at St. Thomas Aquinas Church – Parrish Center Room D, 1400 Suther 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  
Laurens Willard, EM&C Investments, LLC  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

## Site Location

