

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2018-108– Elmington Capital Group

Subject: Rezoning Petition No. 2018-108
Petitioner/Developer: Elmington Capital Group
Current Land Use: vacant
Existing Zoning: I-1
Rezoning Requested: R-22MF(CD)
Date and Time of Meeting: **Tuesday, October 9th at 7:00 p.m.**
Location of Meeting: Central Steel Creek Presbyterian Church
9401 S Tryon Street
Charlotte, NC 28273
Date of Notice: 9/28/18

We are assisting Elmington Capital Group (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of 10.795 acres located on S Tryon Street across from Nevada Blvd. (the “Site”) with a multi-family residential community. 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 ±10.53 acre Site from I-1 to R-22MF(CD) to allow the Site to be developed with a multi-family residential community with up to 231 residential units. The Site is currently vacant and has frontage on S. Tryon Street as well as John Price Road.

The site plan associated with the Petition proposes to construct a new public street that will connect S. Tryon Street to John Price Road (the extension of Nevada Blvd.). The extension of Nevada Blvd. will be used as the primary access to the proposed residential units, the Site will also have a secondary access from John Price Road.

The residential buildings will be oriented toward S. Tryon Street and the extension of Nevada Boulevard. The proposed buildings will be four (4) and three (3) story buildings. Parking for the units will be located on the interior of the Site and behind the proposed residential buildings. Curb and gutter and a six (6) foot sidewalk and an eight (8) foot planting strip will be provided along John Price Road. The extension of Nevada Blvd. will have on-street parking, eight (8) foot planting strips and eight (8) foot sidewalks on both sides of the street.

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, October 9th, 2018, at 7:00 p.m. at Central Steele Creek Presbyterian Church, 9401 S. Tryon St, Charlotte, NC 28273.** 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
Joe Horowitz, Elmington Capital Group
Grace Evans, Elmington Capital Group
Hunter Nelson, Elmington Capital Group
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location

