

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2017-192 – C4 Investments, LLC

Subject: Rezoning Petition No. 2017-192
Petitioner/Developer: C4 Investments, LLC
Current Land Use: Commercial Building and Vacant
Existing Zoning: B-1SCD and O-1
Rezoning Requested: UR-2(CD)
Date and Time of Meeting: **Monday, January 22nd, 2018 at 7:00 p.m.**
Location of Meeting: Albemarle Road Presbyterian Church
6740 Albemarle Road
Charlotte, NC 28212
Date of Notice: 1/12/2018

We are assisting C4 Investments, LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site with a high-quality multi-family residential community on a 8.70 acre parcel located between E WT Harris Boulevard and Old Lawyers 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 ± 8.70 acre Site from B-1SCD and O-1 to UR-2(CD). A portion of the Site was previously rezoned to B-1SCD to allow the site to be developed with two commercial buildings, one which is located on the Site and is currently vacant. The other portion of the Site zoned O-1 is vacant.

The site plan associated with the rezoning petition is proposing to develop the Site with up to 180 high quality multi-family residential dwelling units. The proposed residential buildings will front on Old Lawyers Road, E. W.T. Harris Road, and an internal network of private drives and streets. The residential community will include improved open space areas and a club house that will also include other amenities for the residents of the community.

Access to the Site will be from E. W. T. Harris Boulevard and Old Lawyers Road. The Site’s frontage along E. W. T. Harris Boulevard and Old Lawyers Road will be improved with eight (8) foot planting strips and six (6) foot sidewalks. Street trees will also be planted along these streets within the proposed planting strips. A minimum of 15% of the Site will be set aside as tree save areas.

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, January 22nd, 2018, at 7:00 p.m. at Albemarle Presbyterian Church, 6740 Albemarle Road, Charlotte, NC 28212.** 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
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

