

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2017-197 – The Woda Group, Inc.

Subject: Rezoning Petition No. 2017-197

Petitioner/Developer: The Woda Group, Inc.

Current Land Use: vacant

Existing Zoning: R-3

Rezoning Requested: R-12MF(CD)

Date and Time of Meeting: **Thursday, February 8th, 2018 at 7:00 p.m.**

Location of Meeting: Pleasant Hill Presbyterian Church (multi-purpose room)
15000 S Tryon Street
Charlotte, NC 28278

Date of Notice: 1/26/18

We are assisting The Woda Group, Inc.(the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the 7.05 acre site located at 13731 S Tryon Street with a multi-family residential community (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 ±7.05acre Site from R-3 to R-12MF(CD). The site plan associated with the Rezoning Petition proposes to develop the Site with a residential community made up to 72 multi-family residential units. The proposed residential units will be located in four (4) buildings located on the portion of the Site closest S. Tryon Street. The rear third of the property will be left as an open space area composed of tree save area, and a water quality and storm water detention area.

A 30 foot Class C buffer with a fence or berm and a 40 foot Class C buffer without a fence or berm will be provided along the eastern and western property lines and at the rear of the property.

Access to the Site will be from S. Tryon Street by the extension of a new public street, this proposed public street will also be extended in an eastern and western direction to the adjoining properties to allow for their extension in future to create a street network. The proposed residential units will front on this public streets.

The Petitioner will be installing a new six (6) foot sidewalk and eight (8) foot planting strip along S. Tryon 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 Thursday, February 8th, 2018, at 7:00 p.m. at Pleasant Hill Presbyterian Church (multi-purpose room), Charlotte, NC 28278.** 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
CJ Tyree, The Woda Group, Inc.
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location

