

February 16, 2025

Queen City Land, LLC
11535 Carmel Commons Blvd, Suite 101
Charlotte, North Carolina 28226

VIA US MAIL

NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING

Date: Wednesday, March 4th at 6:00 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: Queen City Land
Petition No.: 2025-131

Dear Charlotte Neighbor:

As you may already be aware, I am a partner at Queen City Land, LLC (the “Petitioner”), which has submitted a rezoning petition for approximately 6.16 acres located at 2601 Rocky River Road, Charlotte, NC, at the corner of Rocky River Road and Seven Oaks Drive (Mecklenburg County Tax Parcel 10503131). A property map is included for your reference. The Petitioner is requesting a rezoning of the Site from the N1-A zoning district to N2-A (CD) – Conditional District to accommodate a residential development plan.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold an Official Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this site plan amendment proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Property.

The Official Community Meeting will be held virtually in accordance with guidance provided by the Charlotte Planning Design & Development Department. We invite you to attend the virtual Official Community Meeting via Zoom on **Wednesday, March 4th at 6:00 p.m.** If you are interested in attending the live virtual presentation and discussion session at the scheduled time, **please send an email to cole.hunt@queencityland.com and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the petitioner (“Queen City Land”) or the property location (“Rocky/Grier Rd”) in your email so we can send you the proper link.

If you expect you will be unable to access the virtual meeting and would like additional information, please contact cole.hunt@queencityland.com or call 704.420.2830 and we can make alternative arrangements for you to receive the rezoning information.

Sincerely,



Cole Hunt