

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2014-075 – Crossroads Realty Group, LLC**

Subject: Rezoning Petition No. 2014-075

Petitioner/Developer: Crossroads Realty Group, LLC

Property: ±2.6 acres located on the southwest corner of Fairview Road and Closeburn Road between Park Road and Park South Drive (i.e. four lots fronting Fairview Road).

Existing Zoning: R-3

Rezoning Requested: UR-2(CD)

**Date and Time of Meeting:** **August 13<sup>th</sup>, 2014 at 7:00 p.m.**

Location of Meeting: Renaissance Charlotte SouthPark Hotel  
5501 Carnegie Boulevard  
Charlotte, North Carolina 28209

Date of Notice: Mailed on August 1, 2014

We are assisting Crossroads Realty Group, LLC (the "Petitioner") on a Rezoning Petition it recently filed regarding a zoning change for approximately 2.6 acres (the "Site") located on the southwest corner of Fairview Road and Closeburn Road between Park Road and Park South Drive (four lots fronting Fairview Road). 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 a 2.6 acre Site from R-3 to UR-2(CD). The Site is made up for four parcels currently developed with three single-family homes and a duplex. The rezoning request proposes to develop the Site with up to 28 townhomes for sale.

The proposed townhomes will not exceed two-stories and a minimum of 65% of the exterior facades exclusive of windows, doors and roofs will be constructed of brick, stone, pre-cast stone, decorative block or Stucco. Access to the Site will be from Fairview Road and Closeburn Road. Each unit will have an attached or detached garage with access from an internal private road or alley. The townhomes will also have an enclosed private court yard. Three of the units along Closeburn Road will face the street; the fourth unit will face the internal private drive with side of the unit oriented to Closeburn Road. The townhomes along Fairview Road will orient the side of the units to Fairview Road. The rear of units will not be allowed to orient to the streets.

**Community Meeting Date and Location**

The Charlotte-Mecklenburg Planning Commission'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 August 13<sup>th</sup>, 2014 at 7:00 p.m. at Renaissance Charlotte SouthPark Hotel at 5501 Carnegie Boulevard.** Representatives of the Petitioner look forward to discussing this 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).

cc: Mayor Dan Clodfelter and Members of Charlotte City Council  
Sonja Sanders, Charlotte Mecklenburg Planning Commission  
Tammie Keplinger, Charlotte Mecklenburg Planning Commission  
Dennis Rorie, Charlotte Department of Transportation (CDOT)  
Jeff Mathis, Crossroads Realty Group, LLC  
Jefferson W. Brown, Moore & Van Allen, PLLC