

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2014-078 – Park Selwyn, LLC.**

Subject: Rezoning Petition No. 2014-078

Petitioner/Developer: Park Selwyn, LLC.

Property: 1.21 acres located on the north side of E. Woodlawn Road  
between Brandywine Road and Selwyn Avenue.

Existing Zoning: UR-2(CD)

Rezoning Requested: UR-2(CD) S.P.A.

**Date and Time of Meeting:** **Monday, November 24, 2014 at 6:30 p.m.**

Location of Meeting: Mouzon Methodist Church  
3100 Selwyn Avenue  
Charlotte, NC 28209

Date of Notice: Mailed on November 12, 2014

We are assisting Park Selwyn, LLC. (the "Petitioner") on a Rezoning Petition it recently filed regarding a zoning change for approximately 1.21 acres (the "Site") located at on the north side of E. Woodlawn Road between Brandywine Road and Selwyn Avenue. 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 1.21 acre Site from UR-2(CD) (Urban Residential Conditional District) to UR-2(CD) SPA (Urban Residential Conditional District Site Plan Amendment) to allow the addition of a new  $\pm$  6,000 square foot building with up to eight (8) dwelling units.

The Site was originally rezoned in 1999 to allow the developed of the Site with 16 residential dwelling units in three buildings. The existing buildings front on Woodlawn Road and each building has a door to Woodlawn Road for pedestrian access. Vehicular access to the buildings is also from Woodlawn Road. Parking for the units is located under and behind the existing buildings. A brick wall and evergreen trees is located along the rear property line to provide a screen and buffer from the adjoining single-family homes.

The proposed Site plan associated with this Rezoning Petition proposed to add a new building similar to the existing buildings. This new building will contain approximately 6,000 square feet and have up to eight (8) dwellings units. The building will front on Woodlawn Road with a door facing Woodlawn Road. Parking will be access from the existing driveway and will be located underneath and behind the building. The existing brick wall will be extended and new evergreen landscaping will be planted to screen and buffer the new building from the adjoining single-family homes.

The portion of the Site located to the west of the new building is in the process of being dedicated to County Parks and Recreation for use as an extension of the Little Sugar Creek Greenway.

**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 Monday, November 24th at 6:30 p.m. at Mouzon Methodist Church at 3100 Selwyn Avenue, Charlotte, North Carolina 28209.**

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). Thank you.

cc: Mayor Dan Clodfelter and Members of Charlotte City Council  
John Kinley, Charlotte Mecklenburg Planning Commission  
Tammie Keplinger, Charlotte Mecklenburg Planning Commission  
Dennis Rorie, Charlotte Department of Transportation (CDOT)  
John Maxwell, Park Selwyn, LLC  
Marcelo Halpern, Park Selwyn, LLC  
Jefferson W. Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC