

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2017-146 – North State Development

Subject: Rezoning Petition No. 2017-146

Petitioner/Developer: North State Development

Current Land Use: Vacant/residential

Existing Zoning: R-3

Rezoning Requested: UR-2(CD)

Date and Time of Meeting: **Wednesday, October 25th at 7:00 p.m.**

Location of Meeting: South Mecklenburg Presbyterian Church – Mecklenburg Hall
8601 Bryant Farms Road
Charlotte, NC 28277

Date of Notice: October 13, 2017

We are assisting North State Development (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the property located on the west side of Old Ardrey Kell Road and south of Providence Road West with a high quality townhome for sale 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 ±4.35 acre Site from R-3 to UR-2(CD). The Site is made up of six (6) parcels which are currently developed with four (4) older single-family homes and is across Old Ardrey Kell Road from the Brightmore residential community.

The rezoning request proposes to develop the Site with up to 35 townhomes for sale units. The townhomes would be arranged around a central open space/green. The townhome units would be accessed from an interior private street each unit will have a garage. Access to the Site is from Old Ardrey Kell Road.

A 25 foot Class C Buffers and tree save areas will be provided around the perimeter of the Site.

Along Old Ardrey Kell Road a 30 foot setback as measured from the future back of curb will be provided. The Site’s frontage on Old Ardrey Kell Road will improved with curb and gutter a six (6) foot sidewalk and an eight (8) foot planting strip.

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 Wednesday, October 25th, at 7:00 p.m. at South Mecklenburg Presbyterian Church, 8601 Bryant Farms Road, Charlotte, NC 28277.** 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

Shane Seagle, North State Development, LLC
Matt Langston, Landworks Design Group
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location

