

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2015-112 – Tate Pappas SC Investors, LLC**

Subject: Rezoning Petition No. 2015-112

Petitioner/Developer: Tate Pappas SC Investors, LLC

Property: .55 acres located on the southeast corner of the intersection of Sharon Road and Ashley Park Lane.

Existing Zoning: MUDD-O

Rezoning Requested: MUDD-O SPA

**Date and Time of Meeting:** **Tuesday, September 29, 2015 at 7:00 p.m.**

Location of Meeting: Sharon United Methodist Church  
4411 Sharon Road  
Charlotte, NC 28211

Date of Notice: Mailed on September 18, 2015

We are assisting Tate Pappas SC Investors, LLC (the “Petitioner”) on a Rezoning Petition it recently filed regarding a zoning change for approximately .55 acres (the “Site”) located on the southeast corner of the intersection of Sharon Road and Ashley Park Lane. 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 .55 acre Site from MUDD-O (Mixed Use Development District Optional) to MUDD-O(SPA) (Mixed Use Development District Optional Site Plan Amendment). The site plan associated with this rezoning request proposes to develop the Site with a limited service restaurant with an accessory drive-through window. A limited service restaurant is a restaurant that serves, primarily items such as coffee, ice cream, yogurt, juices, tea, bagels, muffins, pastries, and sandwiches that do not require on premise cooking of food.

This Site was originally in 2006 as part of the original rezoning petition for Sharon Square a residential, retail, and office based mixed use center. The rezoning Petition for Sharon Square called for this Site to be developed with a multi-story building contain office and retail uses including a bank with a drive-through window.

This rezoning request proposes to add to the previously approved uses for the Site the ability to develop a limited service restaurant with an accessory drive through window.

The building with the proposed limited service restaurant would be located at the corner of Sharon Road and Ashely Park Lane. Pedestrian access to the restaurant will be from the sidewalk along Ashely Park Lane and from the sidewalk along Sharon Road. Vehicular access to the Site would be from Ashely Park Lane.

Areas for outdoor seating will be provided along Ashley Park Lane and Sharon Road.

**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 Tuesday, September 29th at 7:00 p.m. at Sharon United Methodist Church – at 4411 Sharon Road, Charlotte, North Carolina 28211.**

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 Dan Clodfelter and Members of Charlotte City Council  
John Kinley, Charlotte Mecklenburg Planning Commission  
Tammie Keplinger, Charlotte Mecklenburg Planning Commission  
Rick Grochoske, Charlotte Department of Transportation (CDOT)  
Peter A. Pappas, Pappas Properties  
Brian Roth, Pappas Properties  
Jefferson W. Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC