

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2015-128 – Cousins Acquisition Entity, LLC

Subject: Rezoning Petition No. 2015-128

Petitioner/Developer: Cousins Acquisition Entity, LLC

Property: 2.30 acres located between Camden Road and S. Tryon Street and north of W. Park Avenue

Existing Zoning: B-1, TOD-M & MUDD-O

Rezoning Requested: TOD-MO

Date and Time of Meeting: **Tuesday, November 10th, 2015 at 7:00 p.m.**

Location of Meeting: Charlotte Trolley Powerhouse Museum
1507 Camden Road
Charlotte, NC 28203

Date of Notice: Mailed on October 28, 2015

We are assisting Cousins Acquisition Entity, LLC (the “Petitioner”) on a rezoning petition it recently filed regarding a zoning change for approximately 2.3 acres (the “Site”) located between Camden Road and S. Tryon Street and north of W. Park Avenue. We take this opportunity to furnish you with basic information concerning the rezoning petition and to invite you to attend a Community Meeting to discuss it.

Background and Summary of Request:

This rezoning petition involves a request to rezone the Site from its current mix of zoning categories of B-1 (Neighborhood Business) TOD-M (Transit Oriented Development, Mixed Use) and MUDD-O (Mixed Use Development District, Optional) to a single TOD-MO (Transit Oriented Development, Mixed Use, Optional) district. This rezoning request proposes to develop the Site for a Class A office building to include ground floor retail/restaurant related uses.

Since the filing of the rezoning plan in September, the development/design team has worked diligently to respond to input received from the City Planning Department and many interested nearby residents and owners, including those from the South End and Wilmore communities. The team looks forward to reviewing the changes and enhancements to the rezoning plans and obtaining additional feedback at this upcoming meeting.

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, November 10th at 7:00 p.m. the Charlotte Trolley Powerhouse Museum located at 1507 Camden Road, Charlotte, North Carolina 28203.** 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 Jeff Brown (704-331-1144) or Keith MacVean (704-331-3531). Thank you.

cc: Councilmember Lawana Mayfield
Mayor Dan Clodfelter and other Members of Charlotte City Council
Solomon Fortune, Charlotte Mecklenburg Planning Commission
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Laura Harmon, Charlotte Mecklenburg Planning Commission
Ed McKinney, Charlotte Mecklenburg Planning Commission
Alan Goodwin, Charlotte Mecklenburg Planning Commission
Grant Meacci, Charlotte Mecklenburg Planning Commission
Mike Davis, Charlotte Department of Transportation (CDOT)
Tim Hendricks, Cousins Properties
Jason Frost, Cousins Properties
Boone Dupree, Cousins Properties
Sue Freyler, ColeJenest & Stone
Turan Duda, Duda Paine Architects
Andres Serpa, Duda Paine Architects
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC
Katie Hallaway, Moore & Van Allen, PLLC