

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2016-126 – Luxury, LLC

Subject: Rezoning Petition No. 2016-126
Petitioner/Developer: Luxury, LLC
Property: 0.27 acres at the corner of S. Sycamore Street
and Margaret Brown Street;
PINs 07321601, 07321602
Existing Zoning: UR-1
Rezoning Requested: UR-2(CD)
Date and Time of Meeting: **Tuesday, September 27, 2016 at 6:00 pm**
Location of Meeting: Greater Mount Moriah Primitive Baptist Church
727 W. Trade Street
Charlotte, NC 28202
Date of Notice: Mailed on September 14, 2016

We are assisting Luxury, LLC (the "Petitioner") with a Rezoning Petition recently filed regarding a zoning change for two parcels of land consisting of approximately 0.27 acres (the "Site") located on the northeast corner of South Sycamore street and Margaret Brown Street consisting of two parcels of land. 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 two parcel 0.27 acre Site from UR-1 (Urban Residential-1 District) to UR-2(CD) (Urban Residential-2 District). The site plan associated with this rezoning request proposes to develop the Site with seven residential townhomes. The building has been designed to incorporate architectural features of adjacent new development projects and to address the historical heritage of the neighborhood.

The site plan associated with this rezoning petition proposes to develop the Site with a three-story building.

Parking for the proposed townhomes will be in on-site garages under the building facing internally to maintain the aesthetic nature of the building.

Access to the Site will be provided from Margaret Brown Street.

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 27, at 6:00 pm at Greater Mount Moriah Primitive Baptist Church located at 727 W. Trade Street, Charlotte, North Carolina 28202.** Representatives and 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 Daniel Merlin (980-335-0713) or Zeb Moser (980-722-5713). Thank you.

cc: Mayor and Members of Charlotte City Council
Solomon Fortune, Charlotte Mecklenburg Planning Commission
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Zeb Moser, Luxity, LLC
Daniel A. Merlin, Alexander Ricks, PLLC