

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2019-052 – Beaver Creek CRE LLC**

Subject: Rezoning Petition No. 2019-052  
Petitioner/Developer: Beaver Creek CRE LLC  
Current Land Use: Vacant/boarded up office/commercial buildings  
Existing Zoning: MUDD-O  
Rezoning Requested: MUDD-O SPA (Site Plan Amendment)  
**Date and Time of Meeting:** **Thursday, May 9<sup>th</sup>, 2019 at 7:00 p.m.**  
Location of Meeting: Eastern Hills Baptist Church – Fellowship Hall  
4855 Albemarle Road  
Charlotte, NC 28205  
Date of Notice: 4/26/2019

We are assisting Beaver Creek CRE LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow a site plan amendment to the approved mixed use redevelopment of the vacant mid-rise building known by many as the “Varnadore” building or the “Ervin” building. We take this opportunity to furnish you with basic information concerning the site plan amendment Rezoning and to invite you to attend a Community Meeting to discuss it.

**Background and Summary of Request:**

This Rezoning involves a request to amend the rezoning that was approved in May of last year for the ± 2.11 acre parcels on which the Varnadore/Ervin building is located along Independence Blvd and bounded by Pierson Drive, Wilshire Place, and Bamboo Street. The May 2018 rezoning called for a mixed use project that would permit renovation of the historic Ervin/Varnadore building with roof-top uses and ground floor uses such as a coffee shop; it also contemplates a new mixed use building as part of future phase(s) on the portion of the site currently occupied by the single story abandoned building.

The 2018 rezoning permitted specialty signage that would enliven the redevelopment and provide much needed revenue to pay for the very expensive renovation and redevelopment. The developer has been working with NCDOT on certain aspects related to the specialty signage and with historic tax credit authorities regarding the historic building. This has resulted in delays and a site plan adjustment needed to relocate the building upon which the specialty signage is to be located to the corner of Wilshire Place and Independence Blvd.

The needed site plan adjustment creates an improved pedestrian entrance to the historic building and promotes redevelopment sooner on what was the phase II parcel, but the City felt that a site plan amendment type rezoning is needed under City policies. The developer has met with numerous nearby residents by way of the Eastway Sheffield community but as part of the site plan amendment rezoning process it is happy to share the improvements to the rezoning plan with the overall community.

**Community Meeting Date and Time:**

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 Thursday, May 9<sup>th</sup>, 2019, at 7:00 p.m. at Eastern Hills Baptist Church – Fellowship Hall, 4855 Albemarle Road, Charlotte, NC 28205.** Representatives of the developer/owner 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 Jeff Brown (704-331-1144) or Keith MacVean (704-331-3531). Thank you.

cc: Matt Newton, City Council District 5 Representative  
David Pettine, Charlotte Mecklenburg Planning Department  
Ray Gee, Beaver Creek CRE LLC  
Kirk Broadbooks, Beaver Creek CRE LLC  
Jeff Brown, Moore & Van Allen  
Bridget Grant, Moore & Van Allen  
Keith MacVean, Moore & Van Allen

### Site Location

