

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2019-098 – Flagship Healthcare Properties, LLC**

Subject: Rezoning Petition No. 2019-098
Petitioner/Developer: Flagship Healthcare Properties, LLC
Current Land Use: Radio transmission tower
Existing Zoning: R-5
Rezoning Requested: NS
Date and Time of Meeting: **Wednesday, September 4th, 2019 at 7:00 p.m.**
Location of Meeting: Grier Heights Community Center
3100 Leroy Street
Charlotte, NC 28205
Date of Notice: 08/21/2019

We are assisting Flagship Healthcare Properties, LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the redevelopment of the site located on Sandlewood Road (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 ± 8.12 acre Site from R-5 to NS to allow the Site to be redeveloped with an office building and up to 25 townhomes for sale. A minimum of 40% of the townhome for sale units will be restricted to buyers who are eligible for House Charlotte assistance. The Site is currently developed with a radio tower, which we be removed as part of the redevelopment plans for the Site.

The proposed office building will be located at the front of the Site and oriented toward the extension of Sandlewood Road. The proposed townhomes for sale will be located between the proposed office building and northern property line. A 20 foot class C buffer will be provided between the proposed townhomes and adjacent homes located on Fannie Circle. The portion of the Site adjacent to Briar Creek will be remain as an open space tree save area. Parking for the townhomes will be accommodated in garages, while parking for the office building will be located to the rear of the building in a surface parking area.

The height of the proposed office building will be limited to one-story and the proposed townhomes for sale will be limited to three stories. Access to the Site will be from Sam Drenan Road.

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, September 4th, 2019, at 7:00 p.m. at Grier Heights Community Center, Charlotte, NC 28205.** 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: Larken Egleston, Charlotte City Council District 1 Representative
David Pettine, Charlotte Planning, Design and Development Department
Thorn Baccich, Flagship Healthcare Properties, LLC
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location

