

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2016-097 – Simonini Saratoga Foxcroft, LLC**

Subject:

Rezoning Petition No. 2016-097

Petitioner/Developer:

Simonini Saratoga Foxcroft, LLC

Current Land Use:

Single Family Homes

Existing Zoning:

R-3

Rezoning Requested:

UR-2(CD)

Date and Time of Meeting:

Tuesday, May 31, 2016 at 7:00 p.m.

Location of Meeting:

St. Gabriel Catholic Church
3016 Providence Road
Charlotte, NC 28211

Date of Notice:

May 13, 2016

We are assisting Simonini Saratoga Foxcroft, LLC (the "Petitioner") on a Rezoning Petition recently filed to allow the development of the site with a 38 high-quality attached single family cottages (the "Site") located on Sharon 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 the ±6.32 acre Site from R-3 to UR-2(CD). The rezoning plan proposes to allow the development of the Site with 38-high-quality single family cottages. The Site will be developed to maintain a 100' setback along Sharon Lane and preserves the current character along the street edge. The building height will be limited to two stories. A 25' landscape buffer will be maintained along the Site adjacent to the homes on Heathmoor Lane. Access to the Site will be from Sharon Lane via a new private drive. See Site Location on reverse side.

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 Tuesday, May 31st, at 7:00 p.m. at St. Gabriel Catholic Church – 3016 Providence 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 Bridget Dixon (704-331-2379) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor and Members of Charlotte City Council

Tammie Keplinger, Charlotte Mecklenburg Planning Commission

Alan Simonini, Simonini Homes

Ray Wetherington, Saratoga Asset Management

Jeff Brown, Moore & Van Allen, PLLC

Bridget Dixon, Moore & Van Allen, PLLC

Keith MacVean, Moore & Van Allen, PLLC

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