

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2021-086 – JAG Development Company, LLC**

Subject: Rezoning Petition No. 2021-086
Petitioner/Developer: JAG Development Company, LLC
Current Land Use: Commercial/Vacant
Existing Zoning: MUDD-O
Rezoning Requested: MUDD-O SPA

Date and Time of Meeting: *August 5, 2021 at 6:00 p.m.*

Virtual Meeting Registration: *Please email Keith MacVean at:
keithmacvean@mvalaw.com
to receive a secure meeting link.*

Date of Notice: 7/23/2021

We are assisting JAG Development Company, LLC (the “Petitioner”) on a recently filed request to amend the previously approved rezoning of the approximately ±4.5-acre site located at 6300 Carmel Road (the “Site”) from MUDD-O to MUDD-O SPA. The request is to allow the redevelopment of the Site with a multi-family residential community. Access to the Site will be from Carmel Road via two existing driveways.

The Site as zoned by petition no. 2017-021 can be developed with a climate-controlled storage facility with up to 100,000 square feet and to 115,000 square feet of retail, office and other commercial uses allowed in the MUDD zoning district. The maximum building height allowed by the current zoning is 50 feet for the storage buildings and 65 feet for other buildings located on the Site, except for the building located along Carmel Road which is limited to a one-story building.

The new rezoning petition is proposing to develop the Site with two residential buildings that could contain up to 305 residential dwelling units and up to 3,000 square feet of non-residential uses on ground floor of the proposed residential buildings. The proposed building height is 75 feet. Parking will be provided in a parking structure wrapped by residential units in the larger of the two buildings as well as under the smaller of the two residential buildings.

In accordance with local and state orders in place to prevent the further spread of COVID-19, the Petitioner will hold a **Virtual Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning, Design and Development 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 participate in the upcoming Virtual Community Meeting to be held on August 5, 2021, at 6:00 p.m.

Please send an email to Keith MacVean; keithmacvean@mvalaw.com in order to receive a secure virtual meeting link.

Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email keithmacvean@mvalaw.com or call 704-331-3531 to make alternative arrangements to receive the presentation information. Presentation materials will be shared upon request after the virtual meeting.

Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Tariq Bokhari, Charlotte City Council District 6 Representative
David Pettine, Charlotte Planning, Design and Development Department
Adam Ricketts, JAG Development Company, LLC
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location

