

**NOTICE TO INTERESTED
PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting - **Rezoning Petition No. 2021-087** filed by Novant Health Inc. to request the rezoning of an approximately 1.92 acres located at 1701 Amherst Place, Charlotte, North Carolina to allow development of a one-story, Medical Office building.

Date and Time of Meeting: **Thursday, October 7, 2021, at 6:00 p.m.**

Place of Meeting: **Virtual Community Meeting Option:**
Please see virtual meeting instruction below

In-person Community Meeting Option:
Pleasant Hill Baptist Church, Fellowship Hall
517 Baldwin Avenue
Charlotte, NC 28204

We are assisting Novant Health. (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of approximately 1.92-acre site (the "Site") located 1701 Amherst Place, Charlotte, North Carolina from the O-6(CD) zoning district to MUDD-O zoning district. The purpose of the rezoning is to permit the development of a one-story, medical office building.

The site was rezoned to the O-6 (CD) zoning district by the Charlotte City Council in 2019. The approved O-6 conditional rezoning plan for the site provides that a 3-story, 31,600 SF, Medical Office use building may be developed on the site.

Pursuant to this Rezoning Petition, the Petitioner is not seeking to change the types of uses for the site. The purpose of this Rezoning Petition is to allow modification of site layout and building location, resulting in a decrease in building size. Additionally, O-6 zoning is no longer an establish zoning designation under the current Zoning Ordinance. This Rezoning Petition seeks to change the property's zoning designation to one that is established.

The Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design & Development Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

Accordingly, on behalf of the Petitioner, we invite you to participate in the Community Meeting regarding this Rezoning Petition on **Thursday, October 7, 2021, at 6:00 p.m.** **The petitioner will hold a virtual Community Meeting that will be simultaneously presented at Pleasant Hill Baptist Church, Fellowship Hall.** Please refer to instructions on the following page for the two options to participate in this virtual Community Meeting.

Instructions for participation in the Virtual Community Meeting:

Area residents and representatives of area organizations who would like to participate in the virtual Community Meeting must email their personal email addresses to outreach@stimmelpa.com in order to receive an electronic invitation and link to the virtual Community Meeting. Please reference the rezoning petition number (RZP 2021-087) in your email subject line. Once you log into the virtual Community Meeting, a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions.

Instructions for In-Person participation in the Virtual Community Meeting:

Area residents and representatives of area organizations who would like to participate in-person for the virtual Community Meeting, may attend the presentation at Pleasant Hill Baptist Church, Fellowship Hall, located at 517 Baldwin Avenue. The virtual Community Meeting presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions.

Notice: In compliance with church policy and in accordance with the recent Mask Mandate for Mecklenburg County and the City of Charlotte, face coverings will be required inside of the church regardless of vaccination status. Social distancing policies will also be observed.

The presentation will be available online for review for a period of 10 days after the Community Meeting. The presentation will be posted on the Planning Department's webpage for this Rezoning Petition (Rezoning Petition No. 2021-087), and the link to this webpage is:

<https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2021Petitions/Pages/2021-087.aspx>

You can continue to contact us with questions or to provide additional input during the 10 days period following the Community Meeting.

If you do not have access to the internet or cannot otherwise participate in the virtual Community Meeting and you would like a hard copy of the presentation mailed to you, please contact Lloyd Rader at the email address or phone number below.

In the meantime, should you have any questions or comments, please contact Lloyd Rader (by phone: (980) 257-3291 or by email: outreach@stimmelpa.com). Please reference the rezoning petition number (RZP 2021-087) in your email subject line.

cc: Council Member Larken Egleston, Charlotte City Council District 1 (via email)
Mr. Michael Russell, Charlotte Planning, Design & Development Department (via email)
Ms. Claire Lyte-Graham, Charlotte Planning, Design & Development Department (via email)

Date Mailed: September 23, 2021