

# OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

FY2014

Petition #: 2014-054

Date Filed: 4/28/14

Received By: SE [Signature]

*Complete All Fields*

## OWNERSHIP INFORMATION:

Property Owner: (1) Morris Investment Company; (2) Eastland, LTD.

(1) 610 E. Morehead Street, Suite 100 Charlotte, NC 28202; and (2) 121 W. Trade St. Suite 2700 Charlotte, NC 28202

Owner's Address: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_

Date Property Acquired: 1974, 1975 Utilities Provided: (Water) CMUD (Sewer) CMUD  
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): 5201 Central Avenue, Charlotte, NC 28212

Tax Parcel Number(s): 103-041-28, 103-041-31, 103-041-33

Current Land Use: Existing gas station/vacant lot

Size (Sq.Ft. or Acres): ± 2.28 Acres

## ZONING REQUEST:

Existing Zoning: B-1 and B-1SCD Proposed Zoning: B-1 (CD)

Purpose of Zoning Change: (Include the maximum # of residential units or non-residential square footages):

To allow the redevelopment of the Site with a state of the art convenience store with gasoline sales facility.

Jeff Brown  
Keith MacVean

Name of Agent

Moore & Van Allen

100 N. Tryon Street, Suite 4700

Agent's Address

Charlotte, NC 28202

City, State, Zip

704-331-1144 (JB) 704-378-1925 (JB)

704-331-3531 (KM) 704-378-1954 (KM)

Telephone Number

Fax Number

jeffbrown@mvalaw.com

keithmacvean@mvalaw.com

E-Mail Address

See Attachment A

Signature of Property Owner if other than Petitioner

\_\_\_\_\_  
(Name Typed / Printed)

QuikTrip (attn. John DiBernardo)

Name of Petitioner(s)

3701 Arco Corporate Drive, STE 150

Address of Petitioner(s)

Charlotte, NC 28273

City, State, Zip

704-559-8012 918-615-7162

Telephone Number

Fax Number

jdibern@quiktrip.com

E-Mail Address

See Attachment B

Signature

\_\_\_\_\_  
(Name Typed / Printed)

**ATTACHMENT A**

REZONING PETITION NO. 2014-000

**PETITIONER JOINDER AGREEMENT – Morris Investment Company**

The undersigned, as the owner of the parcel of land located on the east quadrant of the intersection of North Sharon Amity Road and Central Avenue in Charlotte North Carolina that are designated as Tax Parcel No. 103-041-28 on the Mecklenburg County Tax Map and which is subject of the attached Rezoning Application (the "Parcel"), hereby joins in this Rezoning Application and consents to the proposed change in zoning for the Parcel from the B-1 zoning district to the B-1 (CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application, provided any proposed conditions to be placed on the property will be subject to prior reasonable approval of Morris Investment Company prior to finalization.

This 28 day of April, 2014.

**Morris Investment Company**

By: Len Erwin  
Name: LEN ERWIN  
Its: President

**ATTACHMENT A**

REZONING PETITION NO. 2014-000

**PETITIONER JOINDER AGREEMENT - Eastland Ltd.**

The undersigned, as the owner of the parcel of land located on the east quadrant of the intersection of North Sharon Amity Road and Central Avenue in Charlotte North Carolina that are designated as Tax Parcel Numbers 103-041-33 and 103-041-31 on the Mecklenburg County Tax Map and which is subject of the attached Rezoning Application (the "Parcel"), hereby joins in this Rezoning Application and consents to the change in zoning for the Parcel from the B-1SCD zoning district to the B-1 (CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 31st day of <sup>March</sup> ~~April~~, 2014.

**Eastland Ltd.**

By: Jay W. Faison  
Jay W. Faison, not individually but solely as  
successor in interest in his fiduciary capacity  
to the interest held by Henry J. Faison

By: \_\_\_\_\_  
Lane E. Faison, not individually but solely  
as successor in interest in his fiduciary  
capacity to the interest held by Henry J.  
Faison

**ATTACHMENT A**

REZONING PETITION NO. 2014-000

**PETITIONER JOINDER AGREEMENT - Eastland Ltd.**

The undersigned, as the owner of the parcel of land located on the east quadrant of the intersection of North Sharon Amity Road and Central Avenue in Charlotte North Carolina that are designated as Tax Parcel Numbers 103-041-33 and 103-041-31 on the Mecklenburg County Tax Map and which is subject of the attached Rezoning Application (the "Parcel"), hereby joins in this Rezoning Application and consents to the change in zoning for the Parcel from the B-1SCD zoning district to the B-1 (CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 5<sup>th</sup> day of <sup>March</sup> April, 2014.

**Eastland Ltd.**

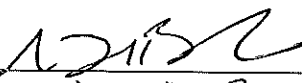
By: \_\_\_\_\_  
Jay W. Faison, not individually but solely as  
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to the interest held by Henry J. Faison

By: \_\_\_\_\_  
Lane E. Faison, not individually but solely  
as successor in interest in his fiduciary  
capacity to the interest held by Henry J.  
Faison

**ATTACHMENT B**

**SIGNATURE OF PETITIONER – QuikTrip**

**QuikTrip**

By:   
Name: John DiBernardo  
Its: Real Estate Project Manager  
Dated: 4-28-14