

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

RECEIVED
OCT 24 2016
BY: _____

2017-016
Petition #: _____
Date Filed: 10/24/2016
Received By: [Signature]

Property Owners: See Attachment A

Owner's Addresses: See Attachment A

Date Properties Acquired: See Attachment A

Property Addresses: See Attachment A

Tax Parcel Numbers: See Attachment A

Current Land Use: office, retail/commercial, residential and vacant Size (Acres): ± 17.43

Existing Zoning: B-1(CD), B-2, O-1, O-2 & R-4 Proposed Zoning: MUDD-O and NS

Overlay: N/A
(Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Mandy Vari, Sonja Sanders, Monica Holmes, Kory Hedrick, Keith Bryant and Felix Obregon.

Date of meeting: June 21, 2016

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

For Conditional Rezonings Only:

Requesting a vesting period exceeding the 2 year minimum? Yes No. Number of years (maximum of 5): N/A

Purpose/description of Conditional Zoning Plan: Permit redevelopment of out of date and vacant uses with new mixed use development.

Jeff Brown, Keith MacVean & Bridget Dixon
Name of Rezoning Agent

Moore & Van Allen, PLLC
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)
704-331- 2379 (BD) 704-378-1973 (BD)
Telephone Number Fax Number

jeffbrown@mvalaw.com
keithmacvean@mvalaw.com
bridgetdixon@mvalaw.com
E-mail Address

See Attachment B & C
Signature of Property Owner

Selwyn Property Group
(Attn: Jensie Teague)
Name of Petitioner

4310 Park Road, Suite 101
Address of Petitioner

Charlotte, NC, 28209
City, State, Zip

704-343-9979
Telephone Number Fax Number

jensie@selwynpropertygroup.com
E-mail Address

See Attachment D
Signature of Petitioner

Attachment A

Parcel	Property Address	Acres	Owner	Owner Address	Date Acquired	Current Usage	Zoning
163-03-224	6031 Monroe Road, Charlotte, NC 28212	0.328	Tull Bros LLC	7201 Massey Road, Waxhaw, NC 28173	5/24/2013	residential	O-2
163-03-238	6113 Idlewild Road, Charlotte, NC 28212	1.26	R. Read Tull, LLC and Charles W. Tull, LLC	7201 Massey Road, Waxhaw, NC 28173	4/6/1971	vacant	O-1
163-03-243	6103 & 6105 Idlewild Road, Charlotte, NC 28212	3.4	R. Read Tull, LLC and Charles W. Tull, LLC	7201 Massey Road, Waxhaw, NC 28173	9/18/1974	commercial	O-1
163-03-245	Northeast section bound by Monroe, Long and Idlewild Roads	3.85	R. Read Tull, LLC and Charles W. Tull, LLC	7201 Massey Road, Waxhaw, NC 28173	2/4/1976	vacant	O-1, B-1(CD)
163-03-244	6101 Idlewild Road, Charlotte, NC 28212	1.24	R. Read Tull, LLC and Charles W. Tull, LLC	7201 Massey Road, Waxhaw, NC 28173	9/18/1974	commercial	O-1
163-03-229	5226 E Independence Blvd, Charlotte, NC 28212	1.4	R. Read Tull, LLC and Charles W. Tull, LLC	7201 Massey Road, Waxhaw, NC 28173	1/1/1975	retail	B-2
163-03-235	5400 E Independence Blvd, Charlotte, NC 28212	4.06	R. Read Tull, LLC and Charles W. Tull, LLC	7201 Massey Road, Waxhaw, NC 28173	7/13/2012	retail	B-2
163-03-234	5516 E Independence Blvd, Charlotte, NC 28212	0.14	R. Read Tull, LLC and Charles W. Tull, LLC	7201 Massey Road, Waxhaw, NC 28173	1/1/1975	Used Car Lot	B-2

163-03-223	North east section bound by Jerilyn Drive, Monroe Rd and Long Ave	0.825	R. Read Tull, LLC and Charles W. Tull, LLC	7201 Massey Road, Waxhaw, NC 28173	10/10/2000	vacant	R-4
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ATTACHMENT B

**REZONING PETITION NO. [2016- ____]
Selwyn Property Group**

**OWNER JOINDER AGREEMENT
Tull Bros LLC**

The undersigned, as the owner of the parcel of land located at 6031 Monroe Road, Charlotte, NC that is designated as Tax Parcel No. 163-032-24 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Application and consents to the change in zoning for the parcels from O-2 zoning district to the MUDD-O and or NS zoning district(s) as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

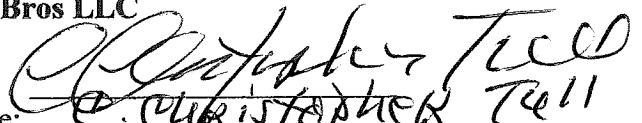
This 21ST day of October, 2016.

Tull Bros LLC

By:

Name:

Its:


C. CHRISTOPHER TULL
MANAGER

ATTACHMENT C

**REZONING PETITION NO. [2016-____]
Selwyn Property Group**

**OWNER JOINDER AGREEMENT
R Read Tull, LLC & Charles W. Tull, LLC**

The undersigned, as the owner of the parcels of land:

1. 163-03-238 6113 Idlewild Road, Charlotte, NC 28212
2. 163-03-243 6103 & 6105 Idlewild Road, Charlotte, NC 28212
3. 163-03-245 Northeast section bound by Monroe, Long and Idlewild Roads
4. 163-03-244 6101 Idlewild Road, Charlotte, NC 28212
5. 163-03-229 5226 E Independence Blvd, Charlotte, NC 28212
6. 163-03-235 5400 E Independence Blvd, Charlotte, NC 28212
7. 163-03-234 5516 E Independence Blvd, Charlotte, NC 28212
8. 163-03-223 North east section bound by Jerilyn Drive, Monroe Rd and Long Ave

on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Application and consents to the change in zoning for the parcels from R-4, B-2, O-1 & B-1(CD) zoning districts to the MUDD-O and or NS zoning district(s) 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 21ST day of OCTOBER, 2016.

R Read Tull, LLC

By: [Signature] with copy
Name: C. CHRISTOPHER TULL
Its: MANAGER

Charles W. Tull, LLC

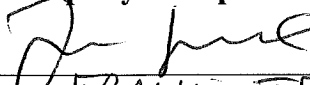
By: [Signature]
Name: C. CHRISTOPHER TULL
Its: MANAGER

ATTACHMENT D

**REZONING PETITION NO. [2016-]
Selwyn Property Group**

Petitioner:

Selwyn Property Group

By: 
Name: FRANCIS TEAGUE
Title: V.P. Owner