

2018-129

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #:	_____
Date Filed:	<u>10/17/2018</u>
Received By:	<u>[Signature]</u>

Complete All Fields (Use additional pages if needed)

Property Owner: REULE INDUSTRIAL DEVELOPERS, LLC

Owner's Address: 2200 CORTEYOU ROAD CHARLOTTE, NC 28211

Date Property Acquired: 06/20/2018;12/22/2017

Property Address: 8502 AND 8416 OLD DOWD ROAD CHARLOTTE NC 28214

Tax Parcel Number(s): 113-111-24 & 113-111-19

Current Land Use: INDUSTRIAL Size (Acres): 6.48 + .52 = +/- 7.00 AC

Existing Zoning: I-1 INDUSTRIAL Proposed Zoning: I-2 (CD)

Overlay: WATERSHED OVERLAY, LOWER LAKE WYLIE

Tree Survey Provided: Yes: _____ N/A: x

Required Rezoning Pre-Application Meeting* with: CLAIRE LYTE-GRAHAM & ALBERTO GONZALES

Date of meeting: 8/25/18

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: PETITIONER BEING RELOCATED FROM CURRENT LOCATION FOR THE AIRPORT GATEWAY PROJECT; REZONE PROPERTY TO ALLOW FOR INSTALLATION AND OPERATION OF CONCRETE PLANT

JOHNSTON ALLISON & HORD BY
R. SUSANNE TODD

Name of Rezoning Agent

1065 EAST MOREHEAD STREET

CHARLOTTE NC 28204
City, State, Zip

704.998.2306 704-323-4506
Telephone Number Fax Number

STODD@JAHLAW.COM
E-Mail Address

THOMAS CONCRETE OF CAROLINA, INC.

Name of Petitioner(s)


2500 CUMBERLAND PARKWAY SUITE 200
Address of Petitioner(s)

ATLANTA GA 30339
City, State, Zip

Mobile: 205-335-9942
Telephone Number Fax Number

ALAN.WESSEL@THOMASCONCRETE.COM
E-Mail Address

REULE INDUSTRIAL DEVELOPERS, LLC
By: Reule Corporation, Manager - Member

By: 
David P. Reule
President

Signature of Property Owner

(Name Typed / Printed)

THOMAS CONCRETE OF CAROLINA, INC.

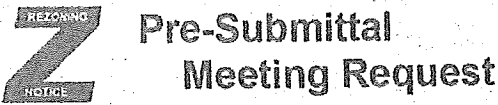
By _____
Signature of Petitioner

(Name Typed / Printed)

II. Rezoning Application Checklist

PRE-SUBMITTAL REQUIREMENTS:

Any Petitioner filing for rezoning is required to discuss the proposal with a Charlotte Mecklenburg Planning Department "CMPD" Rezoning Team member within six months of filing of the petition. To schedule a pre-submittal meeting go to www.rezoning.org and click on the image to the left, fill out the form and submit. You will then be contacted regarding a pre-submittal meeting.



SUBMITTAL REQUIREMENTS:

Upon submittal of the petition, all required items must be verified by the rezoning gatekeeper before an application is considered completed and filed for processing. Incomplete applications can be returned to the petitioner (see Section 6.202). No applications will be accepted after the closing deadline for each month's cases. There is a limit of 16 cases per month. Case submitted after the limit, if complete, will be counted toward the next month's case load.

All petitions:

1. Two signed official applications;
2. If only a portion of a lot is being rezoned, and/or if the rezoning boundaries do not follow property lines, and/or if there is more than one requested zoning classification that does not follow a property line; submit a survey map delineating the property or area in question;
3. A tree survey of all trees within the street rights-of-way as per Section 2191 of the Tree Ordinance. (This is not required for detached single family residential).
4. Filing Fee.

Conditional Petitions Only:

- A. Items 1-3 above
- B. All property owners must sign the conditional rezoning application.
- C. If the request is for a site plan amendment (SPA), a list of changes to the site plan must be provided.
- D. A site plan must accompany each conditional rezoning application and be submitted as follows (If you are not able to provide this information, please contact the CMPD at 704-336-2205):
 - drawn to scale
 - a maximum size of 24" x 36"
 - one (1) copy, folded to 8½" x 11"
 - a digital version on R-CD (PDF format) of a site plan with an 8 ½ x 11 copy included
 - a "Word" version of the site plan notes on the CD
- E. A "determination" letter as to the presence of jurisdictional Wetlands on the site may be needed. If one is required, it will be listed in the "site plan comments" and sent to the petitioner from a rezoning team member. The petitioner will be notified if one is required. If not provided by the date of the Public Hearing, the Public Hearing will be automatically deferred to the next Council-zoning meeting.

For Staff Use:

(Circle One) **Complete** **Incomplete** _____
Staff signature and date

If deemed incomplete, agent or petitioner will be contacted with a deadline to provide the required information. If the information is not submitted as requested, the petition will not be processed.

REULE INDUSTRIAL DEVELOPERS, LLC

THOMAS CONCRETE OF CAROLINA, INC.

By _____
Signature of Property Owner

By Alan Wessel
Signature of Petitioner

(Name Typed / Printed)

Alan Wessel
(Name Typed / Printed)

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Pre-Submittal Meeting Request

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