

Rezoning Petition Packet

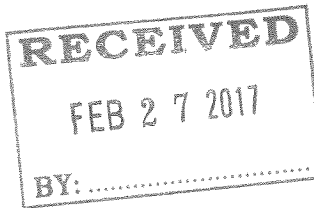
Petitions: 2017-061 through 2017-076

Petitions that were submitted by March 27, 2017

Staff Review Meeting: **April 20, 2017**

City Public Hearing: **To Be Determined**

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-061

Petition #:	_____
Date Filed:	2/27/2017
Received By:	BH

Property Owners: SEE SCHEDULE 1 ATTACHED HERETO

Owner's Addresses: SEE SCHEDULE 1 ATTACHED HERETO

Date Properties
Acquired: SEE SCHEDULE 1 ATTACHED HERETO

Property Addresses: SEE SCHEDULE 1 ATTACHED HERETO

Tax Parcel Numbers: SEE SCHEDULE 1 ATTACHED HERETO

Current Land Use: vacant/commercial Size (Acres): ± 42.11

Existing Zoning: I-1 (CD)LLWPA Proposed Zoning: I-1(CD) LLWPA-SPA

Overlay: Lower Lake Wylie Protected Area
(Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham, Alberto Gonzalez, Carlos Alzate, Joshua Weaver, Grant Meacci

Date of meeting: 2/14/17

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

For Conditional Rezoning 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: To amend a portion of the previously approved conditional plan to eliminate the restriction on warehouse/distribution space.

Keith MacVean & Jeff Brown

Name of Rezoning Agent

**Moore & Van Allen, PLLC
100 N. Tryon Street, Suite 4700**

Agent's Address

Charlotte, NC 28202

**704-331-3531 (KM) 704-378-1954(KM)
704-331-1144 (JB) 704-378-1925 (JB)**

Telephone Number Fax Number

keithmacvean@mvalaw.com; jeffbrown@mvalaw.com

E-mail Address

SEE ATTACHMENTS A-B

Signature of Property Owner

LBP Berryhill, LLC (Attn: Alan Kerry)

Name of Petitioner

4045 Perimeter Street West

Address of Petitioner

Charlotte, NC 28214

City, State, Zip

443.253.5116

Telephone Number

Fax Number

akerry@lordbalt.com

E-mail Address

SEE ATTACHMENT C

Signature of Petitioner

SCHEDULE 1

Parcel	Property Address	Owner	Owner's Address	Acreage	Date Acquired
113-031-08	N/A	LBP Berryhill, LLC Charlotte	6225 Smith Ave #B-100 Baltimore, MD 21209	4.78	11/17/2004
113-031-11	N/A			9.17	11/17/2004
113-031-09	4045 Perimeter West Dr.	Liberty Property Limited Partnership	500 Chesterfield Parkway Malvern, PA 19355	12.73	2/24/2012
113-031-10	4047 Perimeter West Dr.			15.43	2/24/2012

ATTACHMENT A

LBP Berryhill, LLC

**PETITIONER JOINDER AGREEMENT
LBP Berryhill, LLC**

The undersigned, as the owner of the parcel of land located at the

1. The southeast intersection of Wilkinson Blvd and Perimeter West Drive, Charlotte, NC
that is designated as Tax Parcel No. 113-031-08
2. The southwest intersection of Wilkinson Blvd and Perimeter West Drive, Charlotte, NC
that is designated as Tax Parcel No. 113-031-11

on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in this Rezoning Application and consents to the change in zoning for the Parcel from the I-1(CD)LLWPA zoning district to the I-1(CD)LLWPA-SPA 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 24th day of February, 2017.

LBP Berryhill, LLC

By: Lord Baltimore Capital Corporation, its manager

By: 

Name: Stephen J. Bolin

Title: Senior Vice President

and Chief Administrative Officer

ATTACHMENT B

LBP Berryhill, LLC

**PETITIONER JOINDER AGREEMENT
Liberty Property Limited Partnership**

The undersigned, as the owner of the parcel of land located at

1. 4045 Perimeter West Drive, Charlotte, NC that is designated as Tax Parcel No. 113-031-09
2. 4047 Perimeter West Drive, Charlotte, NC that is designated as Tax Parcel No. 113-031-10

on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in this Rezoning Application and consents to the change in zoning for the Parcel from the I-1(CD)LLWPA zoning district to the I-1(CD)LLWPA-SPA 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 24th day of February, 2017.

Liberty Property Limited Partnership

By: Massie Flippin
Name: Massie Flippin
Title: Vice President, Market Leader

ATTACHMENT C

ATTACHMENT C

**REZONING PETITION NO. 2017-000
LBP Berryhill, LLC**

Petitioner:

LBP Berryhill, LLC

By: Lord Baltimore Capital Corporation, its manager

By: 

Name: Stephen J. Bolin

Title: Senior Vice President
and Chief Administrative Officer

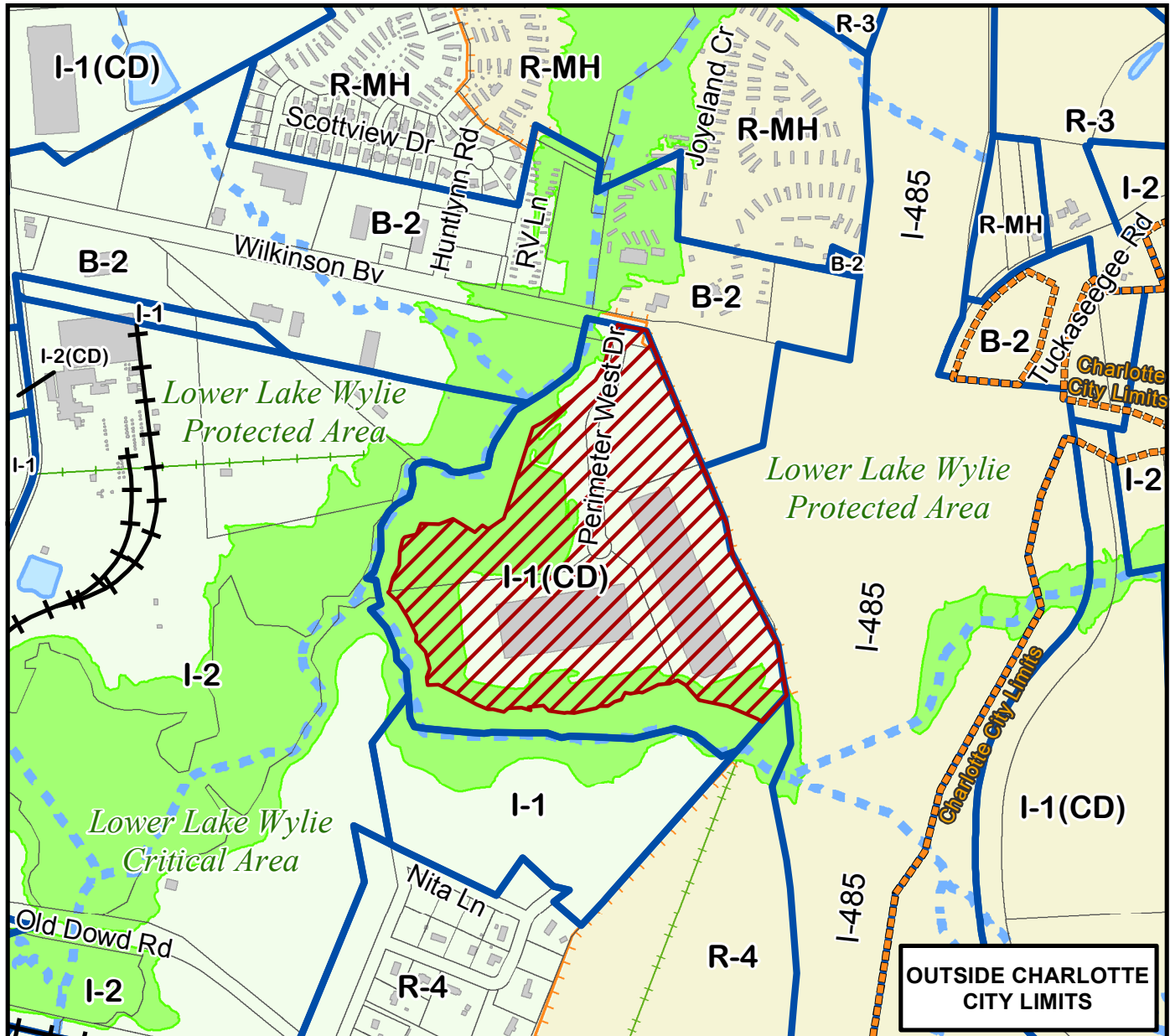
Petition #: **2017-061**

Petitioner: **LBP Berryhill, LLC**

Zoning Classification (Existing): **I-1(CD) LLWPA**
(Light Industrial, Conditional, Lower Lake Wylie Protected Area)

Zoning Classification (Requested): **I-1(CD) SPA LLWPA**
(Light Industrial, Conditional, Site Plan Amendment, Lower Lake Wylie Protected Area)

Acreage & Location: Approximately 42.11 acres surrounding Perimeter West Drive, South of Wilkinson Boulevard and West of Interstate 485.




Map Produced by the Charlotte-Mecklenburg Planning Department, 3-27-2017.

0 225 450 900 1,350 1,800
Feet




Zoning Map #(s)

85

 Requested I-1(CD) SPA LLWPA
from I-1(CD) LLWPA

 Existing Building
Footprints

 Existing Zoning
Boundaries

 Pedestrian Overlay

 Historic District

 Airport Noise Overlay

 Charlotte City Limits

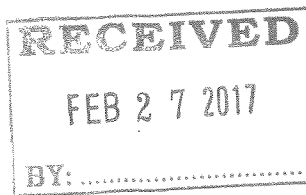
 Creeks and Streams

 FEMA flood plain

 Watershed

 Lakes and Ponds

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-062

Petition #:	
Date Filed:	2/27/2017
Received By:	Rf

Complete All Fields (Use additional pages if needed)

Property Owner: Doggett, LLC

Owner's Address: 1425 Cressida Drive City, State, Zip: Charlotte, NC 28210

Date Property Acquired: 1997

Property Address: 1425 Cressida Drive

Tax Parcel Number(s): 20701118,,20701119

Current Land Use: Concrete contractor Size (Acres): Approx 5.8 ac. +/-

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

Overlay: NA (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: John Kinney

Date of meeting: 2/14/17

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: Allow for the existing use established 19 years ago to remain and be able to expand

Walter Fields
Name of Rezoning Agent

1919 South Blvd., suite 101
Agent's Address

Charlotte, NC 28203
City, State, Zip

704-372-7855 704-372-7856
Telephone Number Fax Number

walter@walterfieldsgroup.com
E-Mail Address

Doggett Concrete, Inc.
Name of Petitioner(s)

1425 Cressida Drive
Address of Petitioner(s)

Charlotte, NC 28210
City, State, Zip

704-554-9200 704-554-9211
Telephone Number Fax Number

ddoggett@doggettconcrete.com
E-Mail Address

Ronald D Doggett MANAGER MEMBER
Signature of Property Owner

DONALD D DOGGETT MANAGER MEMBER
(Name Typed / Printed)

Ronald D Doggett PRESIDENT
Signature of Petitioner

DONALD D DOGGETT PRESIDENT
(Name Typed / Printed)

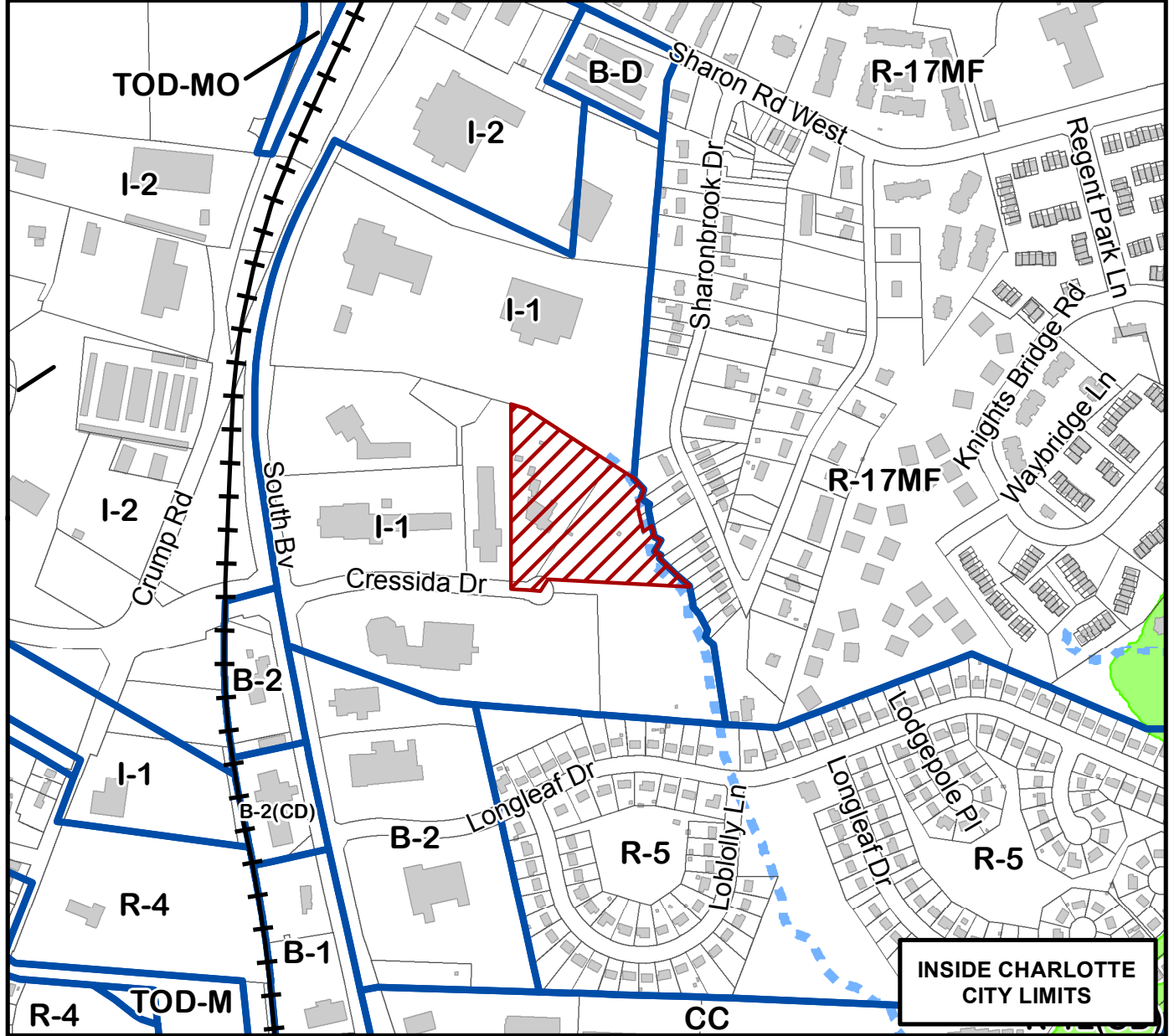
Petition #: **2017-062**

Petitioner: **Doggett Concrete, Inc.**

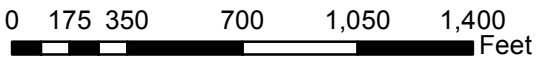
Zoning Classification (Existing): I-1
(Light Industrial)

Zoning Classification (Requested): I-2(CD)
(General Industrial, Conditional)

Acreage & Location: Approximately 5.8 acres located at the northern end of Cressida Drive east of South Boulevard and west of Sharonbrook Drive.



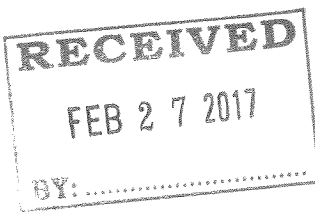
Map Produced by the Charlotte-Mecklenburg Planning Department, 3-27-2017.



Zoning Map #(s)
157

	Requested I-2(CD) from I-1		Charlotte City Limits
	Existing Building Footprints		Creeks and Streams
	Existing Zoning Boundaries		FEMA flood plain
	Pedestrian Overlay		Watershed
	Historic District		Lakes and Ponds
	Airport Noise Overlay		

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-063

Petition #: _____
Date Filed: 2/27/2017
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: BAM Property Holdings, LLC

Owner's Address: 9624 Bailey Rd. , Suite 287 City, State, Zip: Cornelius, NC 28031

Date Property Acquired: 2005

Property Address: 11881 Vance Davis Dr., Charlotte, NC

Tax Parcel Number(s): 02506308

Current Land Use: commercial/industrial building and parking Size (Acres): Approx.3.2 ac.

Existing Zoning: BP Proposed Zoning: I-1

Overlay: NA (Specify PED, Watershed, Historic District, etc.) _____

Required Rezoning Pre-Application Meeting* with: Claire Lyte Graham

Date of meeting: 2/13/17

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: _____

Walter Fields

Name of Rezoning Agent

1919 South Blvd., suite 101

Agent's Address

Charlotte, NC 28203

City, State, Zip

704-372-7855 704-372-7856

Telephone Number Fax Number

waltr@walterfieldsgroup.com

E-Mail Address

See attached sheet

Signature of Property Owner

(Name Typed / Printed)

GodSpeed Motors

Name of Petitioner(s)

200-A Forsyth Hall Drive

Address of Petitioner(s)

Charlotte, NC 28273

City, State, Zip

704-930-4500

Telephone Number Fax Number

Matt Nietupski <boooost@hotmail.com>

E-Mail Address

[Signature]

Signature of Petitioner

(Name Typed / Printed)



BAM Property Holdings

9624 Bailey Road, Suite 287, Cornelius, NC 28031
PH 305-668-6441 FAX 305-668-6442

February 18, 2017

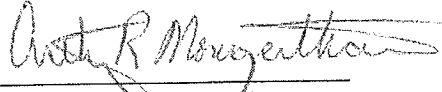
Matt Nietupski
Godspeed Motors
200-A Forsyth Hall Dr.
Charlotte NC 28273

This letter serves to notify all interested parties that I/we consent to Matt Nietupski (dba Godspeed Motors) petitioning for the rezoning of property known as Tax Parcel 02506308 located at 11881 Vance Davis Drive in Mecklenburg County, North Carolina, USA from the BP zoning district to I-1 zoning district. This letter serves to represent my/our signature on the zoning application.

Thank you.

Owner: BAM Property Holdings, LLC Date: 2-18-2017
Address: 9624 Bailey Road, Suite 287, Cornelius, NC 28031
Phone Number: 305-668-6441

By: _____


Anthony R. Morgenthau
Managing Partner

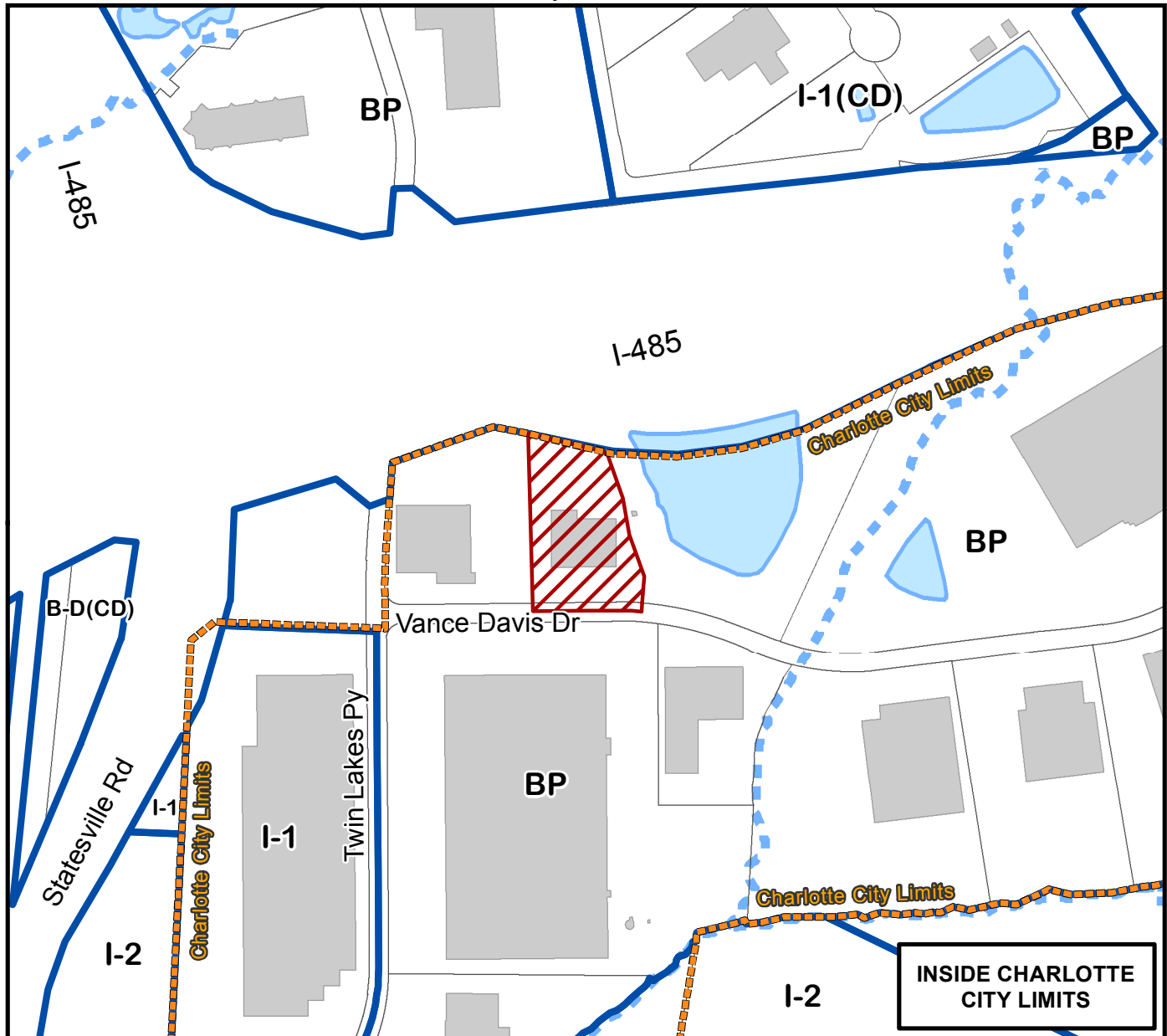
Petition #: **2017-063**

Petitioner: **GodSpeed Motors**

Zoning Classification (Existing): **BP**
(Business Park)

Zoning Classification (Requested): **I-1**
(Light Industrial)

Acreage & Location: Approximately 3.2 acres on the north side of Vance Davis Drive east of Twin Lakes Parkway and south of Interstate 486.



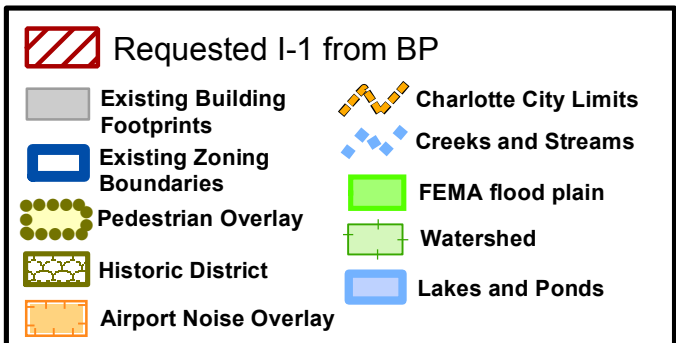
Map Produced by the Charlotte-Mecklenburg Planning Department, 3-27-2017.

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Feet

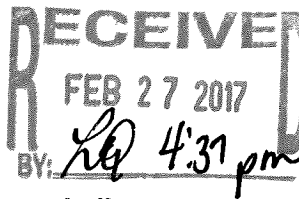


Zoning Map #(s)

44



**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #:	<u>2017-064</u>
Date Filed:	<u>2/27/2017</u>
Received By:	<u>Bj</u>

Complete All Fields (Use additional pages if needed)

Property Owner: Executive Building Company LLC

Owner's Address: 340 East 16th Street City, State, Zip: Charlotte, NC 28206

Date Property Acquired: 7/27/1998

Property Address: 4001 and 4037 East Independence Boulevard, Charlotte, NC 28205

Tax Parcel Number(s): 131-111-01, 131-111-10, 131-111-12

Current Land Use: Vacant Size (Acres): +/- 2.11 acres

Existing Zoning: B-2 Proposed Zoning: MUDD-O

Overlay: None (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: East Planning Area Team (Sonja Sanders, Mandy Vari, Monica Holmes)
Date of meeting: 02/21/17

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: To refurbish the existing abandoned structures for a variety of educational, community-based and retail uses, including classroom space, shared work space, conference rooms, coffee shop, bakery, aquaponics farm, holistic wellness center, hotel, restaurant and art-based/community-based LED

Daniel A. Merlin (Alexander Ricks PLLC)
Name of Rezoning Agent

4601 Park Road, Suite 580
Agent's Address

Charlotte, NC 28209
City, State, Zip

980-335-0713 704-365-3676
Telephone Number Fax Number

danny@alexanderricks.com
E-Mail Address

See attached joinder agreement
Signature of Property Owner

See attached joinder agreement
(Name Typed / Printed)

Our Local, LLC
Name of Petitioner(s)

2132 Park Road
Address of Petitioner(s)

Charlotte, NC 28209
City, State, Zip

704-578-6860
Telephone Number Fax Number

email@chrismau@gmail.com
E-Mail Address

Christopher Jon Mau
Signature of Petitioner

Christopher Jon Mau
(Name Typed / Printed)


Attachment A
REZONING APPLICATION NO. 2017-____
Our Local, LLC

PETITIONER JOINDER AGREEMENT

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by Our Local, LLC that is designated as Tax Parcel Nos. 131-111-01, 131-111-10, and 131-111-12 on the Mecklenburg County Tax Maps, hereby joins in this Rezoning Application. Should the applicant, Kevin Higgins or their assigns under the Agreement for Purchase and Sale of Real Property dated July 12, 2016, fail to purchase the above described property from Executive Building Company, LLC by ninety (90) days from the date of this Petitioner Joinder Agreement, Executive Building Company, LLC, removes its consent for the Rezoning Application and requests dismissal of the Rezoning Application.

This the 13 day of March 2017.

EXECUTIVE BUILDING COMPANY LLC

By: 
Print Name: Sam Kaplan
Title: Mgr

- Requested MUDD-O from B-2**

 - Existing Building Footprints
 - Existing Zoning Boundaries
 - Pedestrian Overlay
 - Historic District
 - Airport Noise Overlay
 - Charlotte City Limits
 - Creeks and Streams
 - FEMA flood plain
 - Watershed
 - Lakes and Ponds

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

RECEIVED
MAR 07 2017
BY: SF 4:15 PM

2017-065
Petition #: _____
Date Filed: 3/7/2017
Received By: SF

Complete All Fields (Use additional pages if needed)

Property Owner: Harper Capital I LLC

Owner's Address: 1254 Quiet Creek Dr City, State, Zip: Lancaster SC, 29720

Date Property Acquired: 5/21/2004

Property Address: East end of Rigsby Road

Tax Parcel Number(s): 20107504

Current Land Use: Vacant Land Size (Acres): 11.98

Existing Zoning: R-3 Proposed Zoning: R-22MF(CD)

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

Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham

Date of meeting: 12/20/2016

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: To permit the development of a multifamily housing community.

Patrick Woods
Name of Rezoning Agent

700 Battleground Avenue
Agent's Address

Greensboro, NC 27401
City, State, Zip

336-601-7530 336-547-7707
Telephone Number Fax Number

pwoods@lomaxproperties.com
E-Mail Address

[Signature]
Signature of Property Owner

Manager - Member

NLC Investments LLC
Name of Petitioner(s)

700 Battleground Avenue
Address of Petitioner(s)

Greensboro, NC 27401
City, State, Zip

336-601-7530 336-547-7707
Telephone Number Fax Number

pwoods@lomaxproperties.com
E-Mail Address

[Signature]
Signature of Petitioner

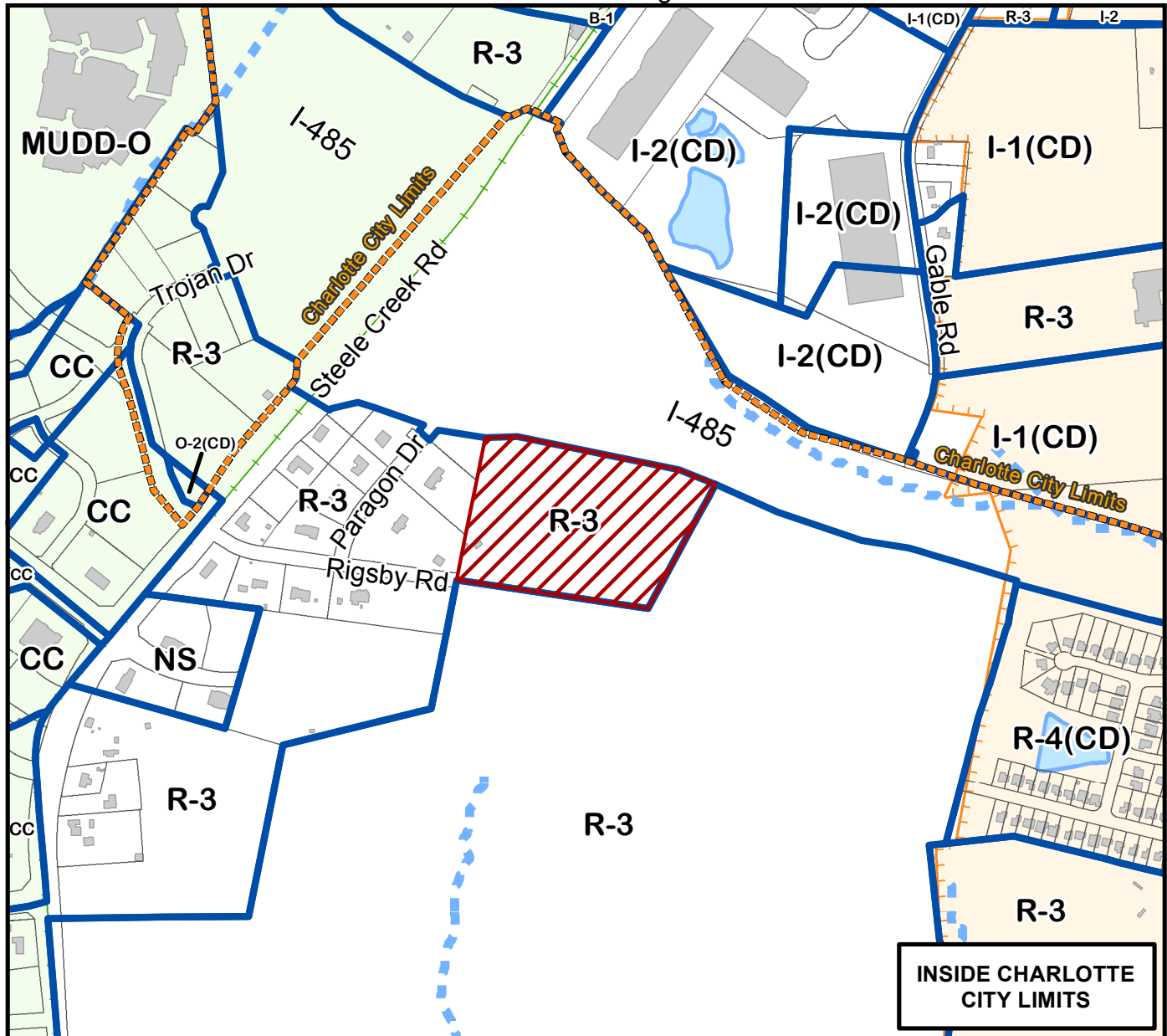
Petition #: **2017-065**

Petitioner: **NLC Investments LLC**

Zoning Classification (Existing): **R-3**
(Single Family Residential)

Zoning Classification (Requested): **R-22MF(CD) 5 Year Vested Rights**
(Multi-Family Residential, 5 Year Vested Rights)

Acreage & Location: Approximately 11.98 acres located at the end of Rigsby Road, south of Interstate 485 and east of Paragon Drive.



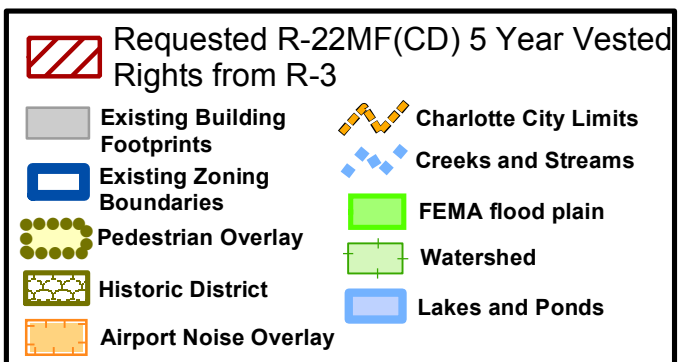
Map Produced by the Charlotte-Mecklenburg Planning Department, 3-27-2017.

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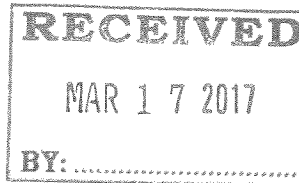


Zoning Map #(s)

132



**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #: _____
Date Filed: _____
Received By: SF 3-17-18

Complete All Fields (Use additional pages if needed)

Property Owner: RCMD, LLC

Owner's Address: 11050 Dondarrach Lane City, State, Zip: Charlotte, NC 28277

Date Property Acquired: 12/11/2015

Property Address: 1816 Wickford Place, Charlotte, NC 28203

Tax Parcel Number(s): 11907708

Current Land Use: SF-R Size (Acres): .348 acres

Existing Zoning: MF-R43 MF Proposed Zoning: OR-1(CD)

Overlay: Historic District (Wilmore) (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Solomon Fortune

Date of meeting: Oct. 19th, 2016

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member 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: To allow for Single-Family Development

Craig Calcasola
Name of Rezoning Agent

11050 Dondarrach Lane
Agent's Address

Charlotte, NC 28277
City, State, Zip

980-207-9806
Telephone Number

craigcalcasola@gmail.com
E-Mail Address

Craig Calcasola
Signature of Property Owner

Craig Calcasola
(Name Typed / Printed)

Craig Calcasola
Name of Petitioner(s)

11050 Dondarrach Lane
Address of Petitioner(s)

Charlotte, NC 28277
City, State, Zip

980-207-9806
Telephone Number

craigcalcasola@gmail.com
E-Mail Address

Craig Calcasola
Signature of Petitioner

Craig Calcasola
(Name Typed / Printed)

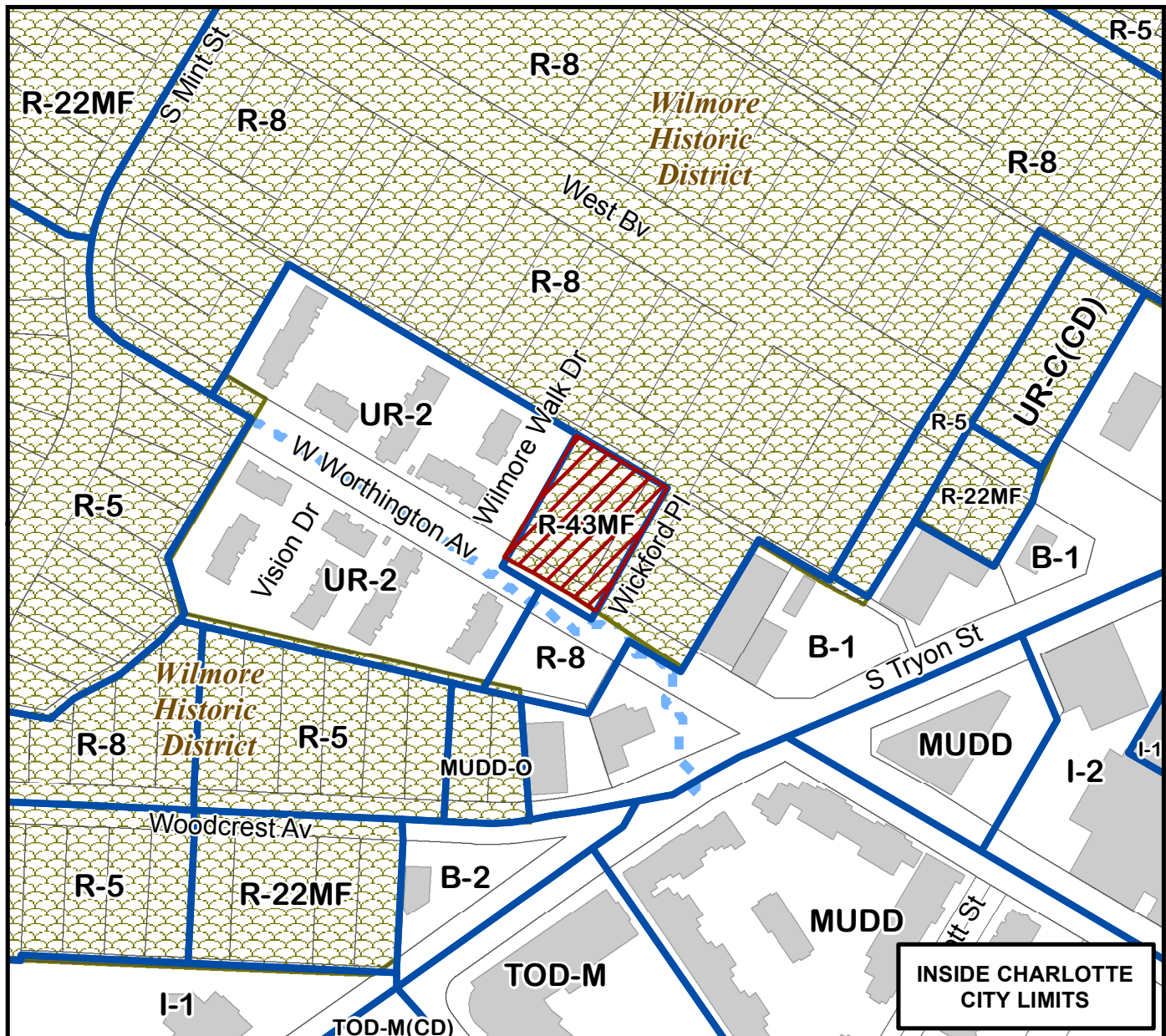
Petition #: **2017-066**

Petitioner: **Craig Calcasola**

Zoning Classification (Existing): **R-43MF HD**
(Multi-Family Residential, Historic District Overlay)

Zoning Classification (Requested): **UR-1(CD) HD**
(Urban Residential, Conditional, Historic District Overlay)

Acreage & Location: Approximately 0.35 acres located on the north side of West Worthington Avenue between Wilmore Walk Drive and Wickford Place.



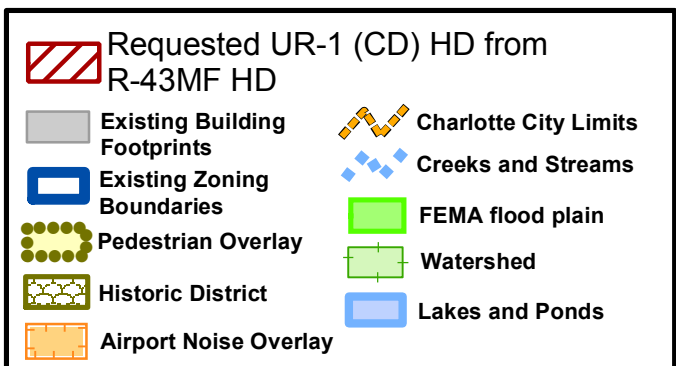
Map Produced by the Charlotte-Mecklenburg Planning Department, 3-27-2017.

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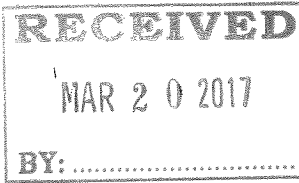


Zoning Map #(s)

103



**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-067
Petition #: _____
Date Filed: 3/20/2017
Received By: By

Complete All Fields (Use additional pages if needed)

Property Owner: The Committee to Restore and Preserve Third Ward Inc.

Owner's Address: 1001 W. 1st Street City, State, Zip: Charlotte, NC 28202

Date Property Acquired: April 3, 1995 and June 16, 2015

Property Address: 1015 and 1005 Margaret Brown Street, Charlotte, NC 28202

Tax Parcel Number(s): 07321513 and 07321511

Current Land Use: Residential Size (Acres): 0.172 and 0.177

Existing Zoning: UR-1 Proposed Zoning: MUDD-O and URC (CD)

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

Required Rezoning Pre-Application Meeting* with: Solomon Fortune

Date of meeting: February 1, 2017

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member 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: To allow uses and functions permitted in MUDD and URC Districts

Chris Ogunrinde
Name of Rezoning Agent

256 Victoria Avenue
Agent's Address

Charlotte, NC 28202
City, State, Zip

704-334-3303 ext. 102 704-334-3305
Telephone Number Fax Number

chris@urbantrendsproperties.com
E-Mail Address

Virginia S. Woolard
Signature of Property Owner

Ginny Woolard
Name Typed / Printed)

Chris Ogunrinde
Name of Petitioner(s)

256 Victoria Ave.
Address of Petitioner(s)

Charlotte, NC 28202
City, State, Zip

704-488-8902 704-746-3963
Telephone Number Fax Number

chris@urbantrendsproperties.com
E-Mail Address

[Signature]
Signature of Petitioner

Chris Ogunrinde
(Name Typed / Printed)

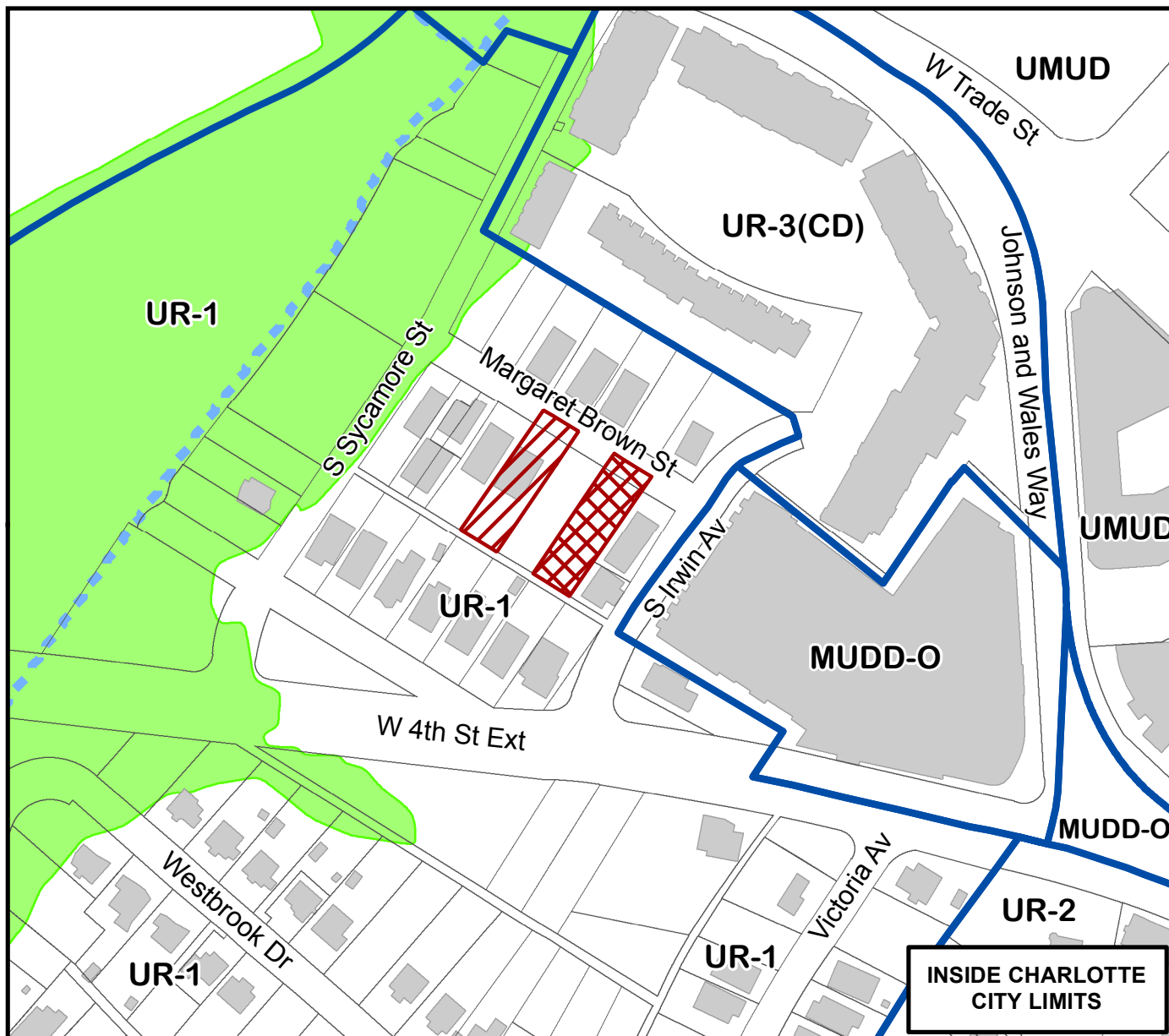
Petition #: **2017-067**

Petitioner: **Chris Ogunrinde**

Zoning Classification (Existing): **UR-1**
(Urban Residential)

Zoning Classification (Requested): **MUDD-O & UR-C(CD)**
(Mixed Use Development District, Optional & Urban Residential-Commercial, Conditional)

Acreage & Location: Approximately 0.35 acres located on the south side of Margaret Brown Street between South Sycamore Street and South Irwin Avenue.



Map Produced by the Charlotte-Mecklenburg Planning Department, 3-27-2017.

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Feet

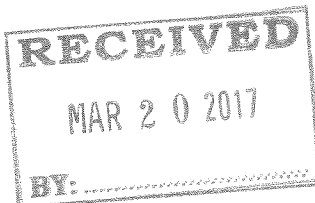


Zoning Map #(s)

88

- Requested MUDD-O from UR-1
- Requested UR-C(CD) from UR-1
- Existing Building Footprints
- Existing Zoning Boundaries
- Pedestrian Overlay
- Historic District
- Airport Noise Overlay
- Charlotte City Limits
- Creeks and Streams
- FEMA flood plain
- Watershed
- Lakes and Ponds

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #: 2017-068
Date Filed: 3/20/2017
Received By: Bj

Complete All Fields (Use additional pages if needed)

Property Owner: Hopedale Properties, LLC

Owner's Address: PO Box 11982 City, State, Zip: Charlotte, NC 28220

Date Property Acquired: 8/15/2002, 5/3/2005

Property Address: 410, 404 and 424 Faison Avenue

Tax Parcel Number(s): 08306821; 08306820; 08306816

Current Land Use: Residential Size (Acres): +/- 0.41 acres

Existing Zoning: R-5 Proposed Zoning: UR-2(CD)

Overlay: None (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Sonja Sanders, Amanda Vari

Date of meeting: March 16, 2017

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member 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: To accommodate townhome units

Collin Brown / Bailey Patrick, Jr.
Name of Rezoning Agent

214 N. Tryon Street, 47th Floor
Agent's Address

Charlotte, NC 28202
City, State, Zip

704-331-7531 704-353-3231
Telephone Number Fax Number

Collin.Brown@klgates.com
E-Mail Address

Brett Taylor
Signature of Property Owner

BRETT TAYLOR
(Name Typed / Printed)

Hopedale Builders, Inc.
Name of Petitioner(s)

PO Box 11982
Address of Petitioner(s)

Charlotte, NC 28220
City, State, Zip

704-372-2696 704-372-2221
Telephone Number Fax Number

btaylor@hopedalebuilders.com
E-Mail Address

Brett Taylor
Signature of Petitioner

Brett Taylor, Owner of Hopedale Builders, Inc.
(Name Typed / Printed)

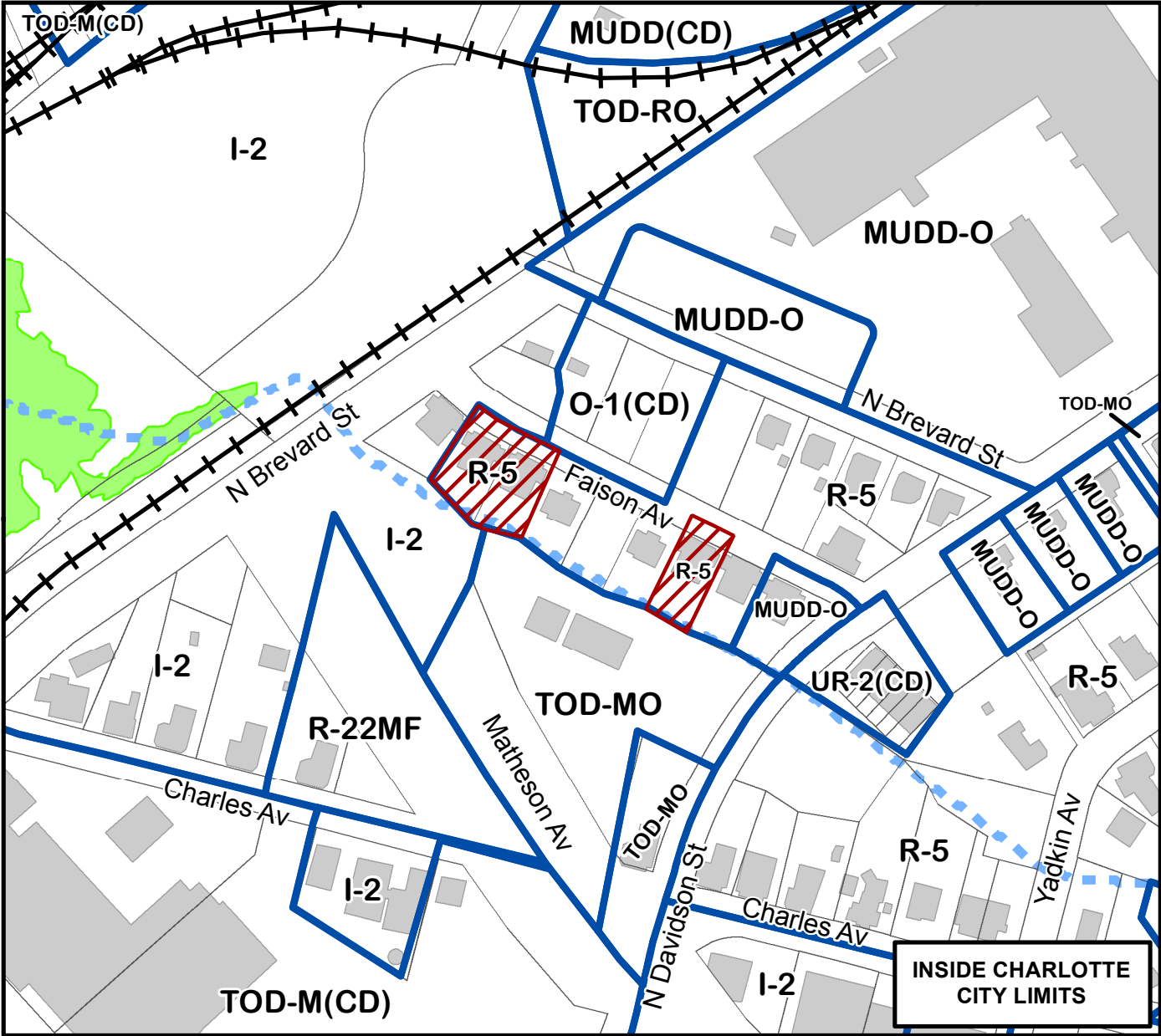
Petition #: **2017-068**

Petitioner: **Hopedale Builders, Inc**

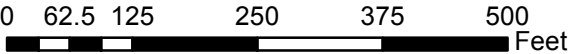
Zoning Classification (Existing): **R-5**
(Single Family Residential)

Zoning Classification (Requested): **UR-2(CD)**
(Urban Residential, Conditional)

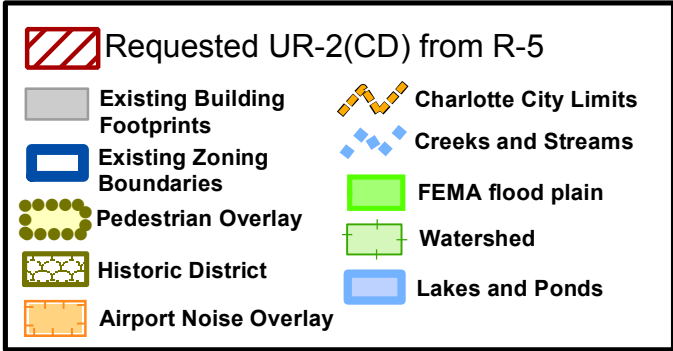
Acreage & Location: Approximately 0.41 acres located on the south side of Faison Avenue between North Davidson Street and North Brevard Street.



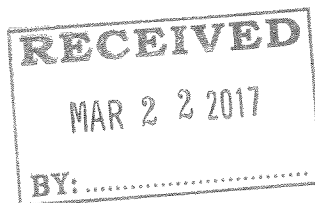
Map Produced by the Charlotte-Mecklenburg Planning Department, 3-27-2017.



Zoning Map #(s)
89



**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-069

Petition #: _____
Date Filed: 3/22/2017
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Heydon Hall II, LLC; Wayne Edge and Deborah Belk Edge; Ruth Reid Stewart (see attached Joinder Agreements for ownership by parcel)

Owner's Address: See Attached City, State, Zip: Charlotte, NC 28226

Date Property Acquired: Various

Property Address: Various

Tax Parcel Number(s): 209-222-03, 209-222-09, 209-222-04, 209-222-15, 209-222-16, 209-222-17, 209-222-18, 209-222-19, 209-222-20, 209-222-12, 209-222-13, 209-222-14, 209-222-99, 209-222-21, 209-222-22, 209-222-24, and 209-222-25

Current Land Use: Single-Family Residential Size (Acres): +/- 7

Existing Zoning: MX-1 Proposed Zoning: MX-1 S.P.A.

Overlay: None (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: T. Keplinger, S. Fortwell, L. Harmon
Date of meeting: February 2, 2017

(* 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): No

Purpose/description of Conditional Zoning Plan: To accommodate a site plan that is consistent with the design of existing portions of Heydon Hall.

Collin Brown / Bailey Patrick, Jr.
Name of Rezoning Agent

214 N. Tryon Street, 47th Floor
Agent's Address

Charlotte, NC 28202
City, State, Zip

704-331-7531 704-353-3231
Telephone Number Fax Number

Collin.Brown@klgates.com
E-Mail Address

Signature of Property Owner
(See Attached Joinder Agreement)

(Name Typed / Printed)

Heydon Hall II, LLC c/o Michael Dodson
Name of Petitioner(s)

11301 Carmel Commons Blvd. Suite 108
Address of Petitioner(s)

Charlotte, NC 28226
City, State, Zip

704-258-4243
Telephone Number Fax Number

Mike.Dodson@hotmail.com
E-Mail Address

[Signature]
Signature of Petitioner

Michael Dodson
(Name Typed / Printed)

REZONING PETITION NO. 2017-_____


HEYDON HALL II, LLC, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located at or near 3533 Smithfield Church Road in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel Nos. 209-222-03 and 209-222-09 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 23 day of MARCH, 2017.


Deborah Belk Edge


Wayne Edward Edge

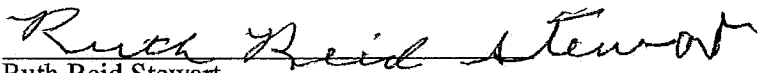
REZONING PETITION NO. 2017-_____

HEYDON HALL II, LLC, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located at or near 3609 Smithfield Church Road in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel Nos. 209-222-04, 209-222-15, 209-222-16, 209-222-17, 209-222-18, 209-222-19, and 209-222-20 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 22 day of March, 2017.


Ruth Reid Stewart


REZONING PETITION NO. 2017-_____

HEYDON HALL II, LLC, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located at or near Heydon Hall Circle in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel Nos. 209-222-12, 209-222-13, 209-222-14, 209-222-99, 209-222-21, 209-222-22, 209-222-24, and 209-222-25 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 23 day of March, 2017.



Heydon Hall II LLC

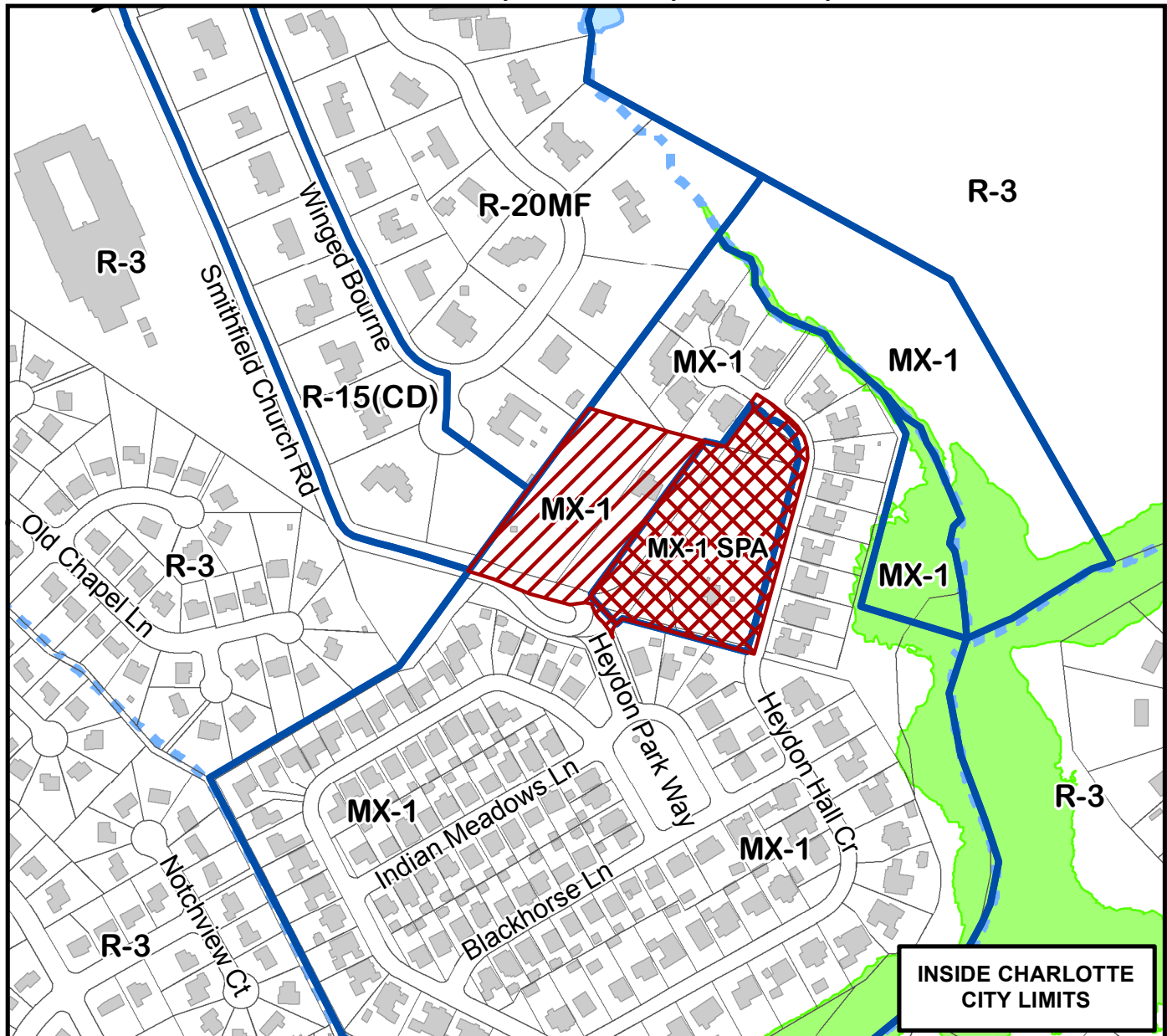
Petition #: **2017-069**

Petitioner: **Heydon Hall II, LLC**

Zoning Classification (Existing): **MX-1 & MX-1 SPA**
(Mixed Use & Mixed Use Site Plan Amendment)

Zoning Classification (Requested): **MX-1 SPA**
(Mixed Use, Site Plan Amendment)

Acreage & Location: Approximately 7 acres located on the north side of Smithfield Church Road where it meets Heydon Park Way, west of Heydon Hall Circle.



Map Produced by the Charlotte-Mecklenburg Planning Department, 3-27-2017.

0 125 250 500 750 1,000
Feet

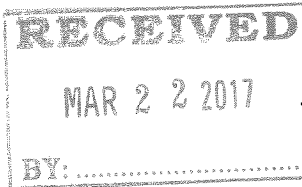


Zoning Map #(s)

158

- Requested MX-1 SPA from MX-1
- Requested MX-1 SPA from MX-1 SPA
- Existing Building Footprints
- Existing Zoning Boundaries
- Pedestrian Overlay
- Historic District
- Airport Noise Overlay
- Charlotte City Limits
- Creeks and Streams
- FEMA flood plain
- Watershed
- Lakes and Ponds

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-070

Petition #: _____
Date Filed: 3/22/2017
Received By: BK

Complete All Fields (Use additional pages if needed)

Property Owner: The Estate of Eugene Roy Carpenter et al and Margaret C. Smith

Owner's Address: 4920 Pine Ridge Rd City, State, Zip: Charlotte, NC 28226

Date Property Acquired: unknown

Property Address: 3620 Park Road, Charlotte, NC

Tax Parcel Number(s): 149-144-37

Current Land Use: Single-Family Residential Size (Acres): +/- 2.22 acres

Existing Zoning: R-4 Proposed Zoning: UR-2 (CD)

Overlay: None (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Solomon Fortune

Date of meeting: March 22, 2017

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member 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: To accommodate townhome units

Collin Brown / Bailey Patrick, Jr.

Name of Rezoning Agent

214 N. Tryon Street, 47th Floor

Agent's Address

Charlotte, NC 28202

City, State, Zip

704-331-7531

Telephone Number

704-353-3231

Fax Number

Collin.Brown@klgates.com

E-Mail Address

See attached Joinder Agreement

Signature of Property Owner

(Name Typed / Printed)

Saussy Burbank, LLC

Name of Petitioner(s)

3730 Glen Lake Drive #125

Address of Petitioner(s)

Charlotte, NC 28208

City, State, Zip

704-442-4961

Telephone Number

Fax Number

Peter.Harakas@saussyburbank.com

E-Mail Address

Peter T. Harakas, V.P.
Signature of Petitioner

PETER T. HARAKAS

(Name Typed / Printed)

REZONING PETITION NO. 2017-_____

SAUSSY BURBANK, LLC, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located at 3620 Park Road in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 149-114-37 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This th 17 day of March, 2017.

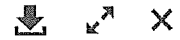
Heather Carty Ward, Guardian of Estate
Heather Carty-Ward, as Guardian of the Estate of
Margaret C. Smith, as to a 1/3 interest Margaret C. Smith

William Scott Carpenter, as to a 1/6 interest

Sharry Carpenter
(Spouse of William Scott Carpenter)

Shella Carpenter, as to a 1/6 interest

Barbara G. Meares, as to a 1/3 interest



I. REZONING APPLICATION CITY OF CHARLOTTE

Petition #: _____

Date Filed: _____

Received By: _____

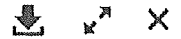
Complete All Fields (Use additional pages if needed)Property Owner: The Estate of Eugene Roy Carpenter et al and Margaret C. SmithOwner's Address: 4920 Pine Ridge Rd City, State, Zip: Charlotte, NC 28226Date Property Acquired: unknownProperty Address: 3620 Park Road, Charlotte, NCTax Parcel Number(s): 149-114-37Current Land Use: Single-Family Residential Size (Acres): +/- 2.22 acresExisting Zoning: R-4 Proposed Zoning: UR-2 (LD)Overlay: None (Specify PED, Watershed, Historic District, etc.)Required Rezoning Pre-Application Meeting* with: Solomon FortuneDate of meeting: March 22, 2017

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member 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: To accommodate townhome unitsCollin Brown / Bailey Patrick, Jr.
Name of Rezoning Agent214 N. Tryon Street, 47th Floor
Agent's AddressCharlotte, NC 28202
City, State, Zip704-331-7531 704-353-3231
Telephone Number Fax NumberCollin.Brown@klgates.com
E-Mail AddressWilliam Salt Carpenter
Signature of Property OwnerSaussy Burbank, LLC
Name of Petitioner(s)3730 Glen Lake Drive #125
Address of Petitioner(s)Charlotte, NC 28208
City, State, Zip704-442-4961
Telephone Number Fax NumberPeter.Harakas@saussyburbank.com
E-Mail Address_____
Signature of Petitioner

(Name Typed / Printed)

(Name Typed / Printed)



I. REZONING APPLICATION CITY OF CHARLOTTE

Petition #: _____
Date Filed: _____
Received By: _____

Complete All Fields (Use additional pages if needed)

Property Owner: The Estate of Eugene Roy Carpenter et al and Margaret C. Smith

Owner's Address: 4920 Pine Ridge Rd City, State, Zip: Charlotte, NC 28226

Date Property Acquired: unknown

Property Address: 3620 Park Road, Charlotte, NC

Tax Parcel Number(s): 149-114-37

Current Land Use: Single-Family Residential Size (Acres): +/- 2.22 acres

Existing Zoning: R-4 Proposed Zoning: UR-2 (CD)

Overlay: None (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Solomon Fortune
Date of meeting: March 22, 2017

(*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): No.

Purpose/description of Conditional Zoning Plan: To accommodate townhome units

Collin Brown / Bailey Patrick, Jr.
Name of Rezoning Agent

214 N. Tryon Street, 47th Floor
Agent's Address

Charlotte, NC 28202
City, State, Zip

704-331-7531 704-353-3231
Telephone Number Fax Number

Collin.Brown@klqates.com
E-Mail Address

CF Carpenter 03/21/2017
Signature of Property Owner

Saussy Burbank, LLC
Name of Petitioner(s)

3730 Glen Lake Drive #125
Address of Petitioner(s)

Charlotte, NC 28208
City, State, Zip

704-442-4961
Telephone Number Fax Number

Peter.Harakas@saussyburbank.com
E-Mail Address

Signature of Petitioner

(Name Typed / Printed)

(Name Typed / Printed)

REZONING PETITION NO. 2017-_____

SAUSSY BURBANK, LLC, PETITIONER

JOINDER AGREEMENT

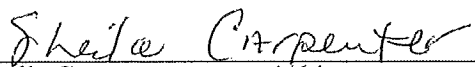
The undersigned, as the owners of that parcel of land located at 3620 Park Road in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 149-114-37 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This _____ day of _____, 2017.

Heather Carty-Ward, as Guardian of the Estate of
Margaret C. Smith, as to a 1/3 interest

William Scott Carpenter, as to a 1/6 interest

Sharry Carpenter
(Spouse of William Scott Carpenter)



Sheila Carpenter, as to a 1/6 interest

Barbara G. Meares, as to a 1/3 interest

REZONING PETITION NO. 2017-_____

SAUSSY BURBANK, LLC, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located at 3620 Park Road in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 149-114-37 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 22 day of March, 2017.

Heather Carty-Ward, as Guardian of the Estate of
Margaret C. Smith, as to a 1/3 interest

William Scott Carpenter, as to a 1/6 interest

Sharry Carpenter
(Spouse of William Scott Carpenter)

Shella Carpenter, as to a 1/6 interest

Louie M. Dineen POWER OF ATTORNEY
Barbara G. Meares, as to a 1/3 interest
FOR BARBARA G. MEARES

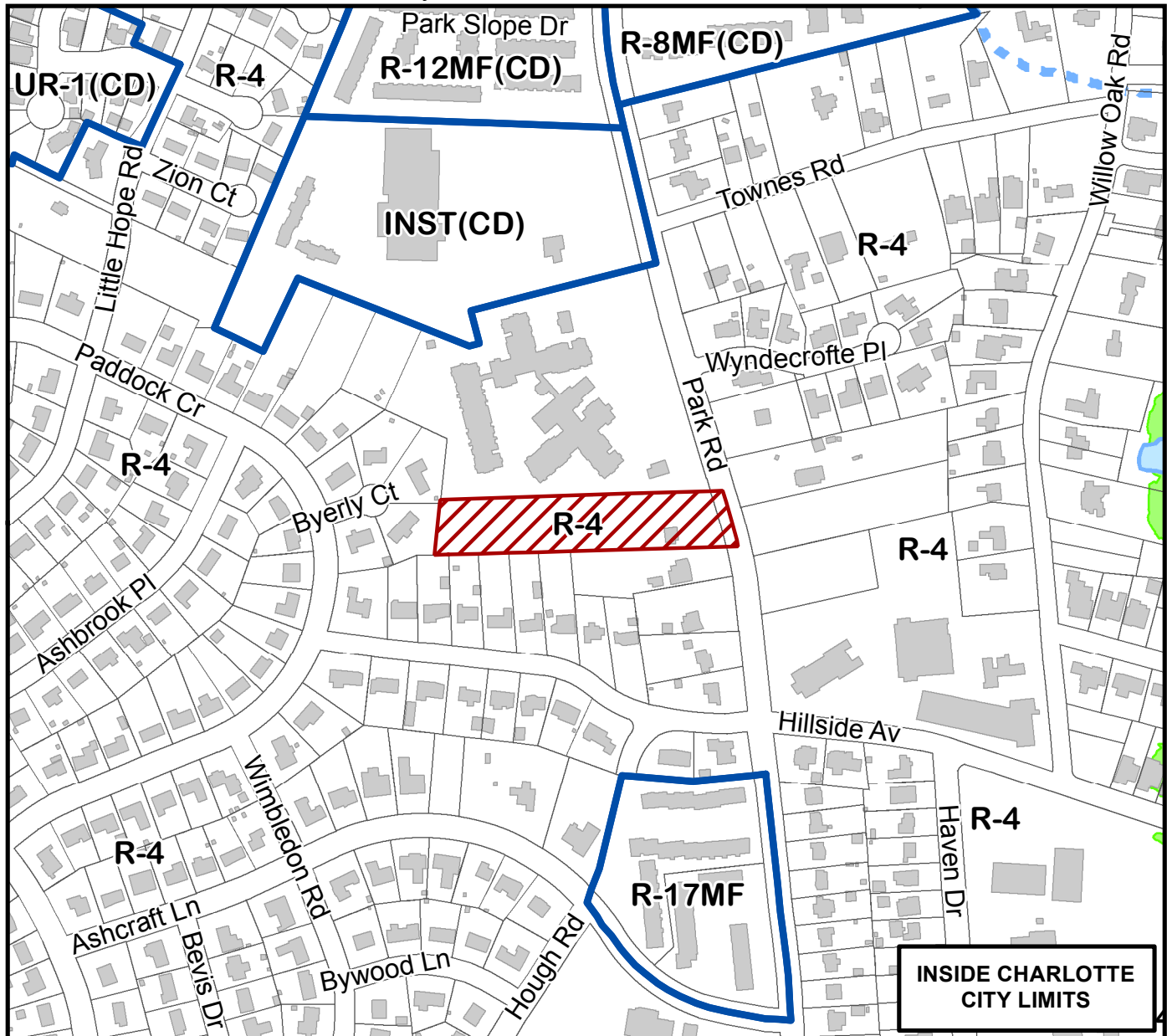
Petition #: **2017-070**

Petitioner: **Saussy Burbank, LLC**

Zoning Classification (Existing): **R-4**
(Single Family Residential)

Zoning Classification (Requested): **UR-2 (CD)**
(Urban Residential, Conditional)

Acreage & Location: Approximately 2.22 acres located along the west side of Park Road in between Wyndcrofte Place and Hillside Avenue.



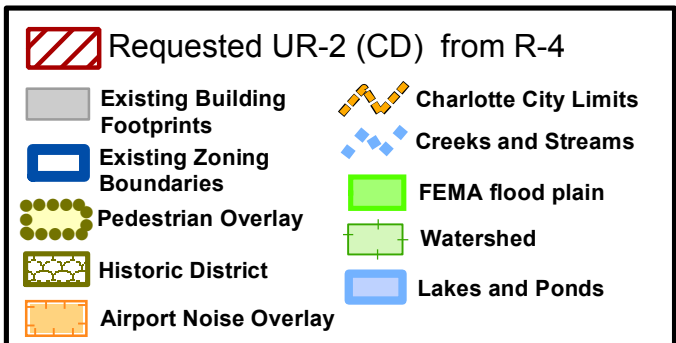
Map Produced by the Charlotte-Mecklenburg Planning Department, 3-27-2017.

0 125 250 500 750 1,000
Feet



Zoning Map #(s)

125



RECEIVED

MAR 23 2017

2017-071

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #:

Complete All Fields (Use
additional pages if needed)

Received By:

Owner: Citi Properties, LLC

3/23/17

R

Property

Owner's Address: P.O. Box 32866

City, State, Zip: Charlotte, NC 28232

Date Property Acquired: 7/5/2005

Property Address: 903 E. 36th Street

Tax Parcel Number(s): 091-091-02

Current Land Use: Multi-family residential

Size (Acres): +/- 1.05 acres

Existing Zoning: R22-MF

Proposed Zoning: UR-2 (CD)

Overlay: None
etc.)

(Specify PED, Watershed, Historic District,
etc.)

Required Rezoning Pre-Application Meeting* with: Amanda Vari, Sonia Sanders, Laurie Reid, Shannon Frye

Date of meeting: 3/9/2017

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member 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: To accommodate up to 22 townhome units

Collin Brown / Bailey Patrick, Jr.

Name of Rezoning Agent

214 N. Tryon Street, 47th Floor

Agent's Address

Charlotte, NC 28202

City, State, Zip

704-331-7531

Telephone Number

704-353-3231

Fax Number

Collin.Brown@klgates.com

E-Mail Address

Signature of Property Owner

James M. DOYLE

(Name Typed / Printed)

Saussy Burbank, LLC

Name of Petitioner(s)

3730 Glen Lake Drive #125

Address of Petitioner(s)

Charlotte, NC 28208

City, State, Zip

704-442-4961

Telephone Number

Fax Number

Peter.Harakas@saussyburbank.com

E-Mail Address

Signature of Petitioner

PETER T. HARAKAS

(Name Typed / Printed)

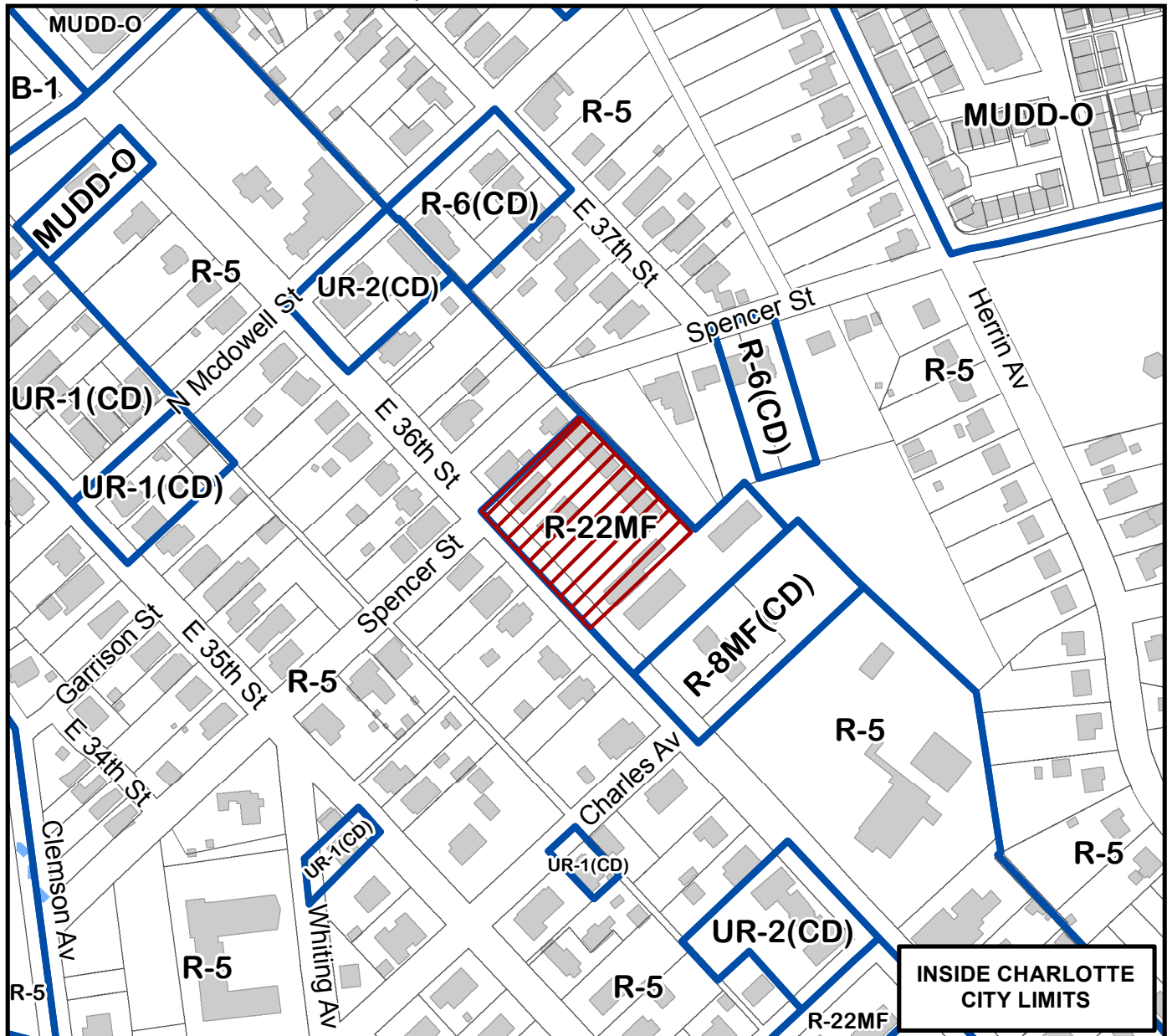
Petition #: **2017-071**

Petitioner: **Saussy Burbank, LLC**

Zoning Classification (Existing): **R-22MF**
(Multi-Family Residential)

Zoning Classification (Requested): **UR-2 (CD)**
(Urban Residential, Conditional)

Acreage & Location: Approximately 1.05 acres located on the north side of East 36th Street between Spencer Street and Charles Avenue.



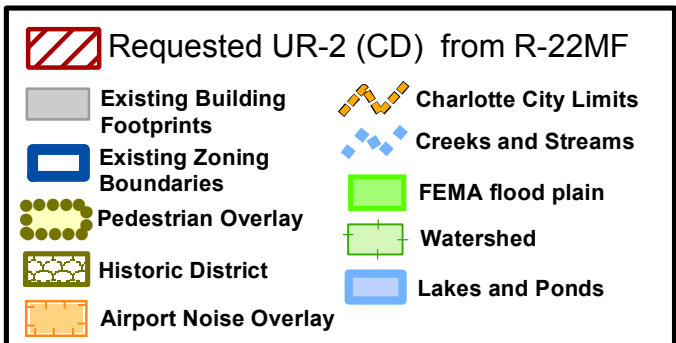
Map Produced by the Charlotte-Mecklenburg Planning Department, 3-27-2017.

0 75 150 300 450 600 Feet

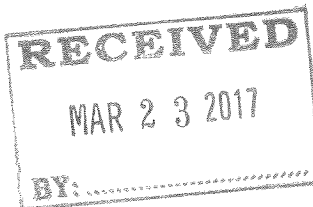


Zoning Map #(s)

89



**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #: 2017-072
Date Filed: 3/23/2017
Received By: BT

Complete All Fields (Use additional pages if needed)

Property Owner: SMS Catering Service, Inc.

Owner's Address: 1764 Norland Road City, State, Zip: Charlotte, NC 28205

Date Property Acquired: 5/3/1984, 3/17/2006, 11/19/2004, 8/19/2003

Property Address: 1764, 1718, 1718, and 1710 Norland Road

Tax Parcel Number(s): 13102405, 13102406; 13102407, 13102402, and 13102401

Current Land Use: Banquet hall, parking Size (Acres): +/- 4.68 (portion thereof TBD)

Existing Zoning: B-2(CD), O-6(CD), R-4 Proposed Zoning: UR-C

Overlay: None (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Sonja Sanders, Mandy Vari, Laurie Reid
Date of meeting: 3-09-17

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

For Conditional Rezoning 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: N/A

Collin Brown and Bailey Patrick, Jr.
Name of Rezoning Agent

214 N. Tryon Street, 47th Floor
Agent's Address

Charlotte, NC 28202
City, State, Zip

704-331-7531 704-353-3231
Telephone Number Fax Number

Collin.Brown@klgates.com
E-Mail Address

Signature of Property Owner

Bob Freeman, President of SMS Catering Service, Inc.
(Name Typed / Printed)

SMS Catering Service, Inc.
Name of Petitioner(s)

1764 Norland Road
Address of Petitioner(s)

Charlotte, NC 28205
City, State, Zip

704-536-1500
Telephone Number Fax Number

robert@smscater.com
E-Mail Address

Signature of Petitioner

Bob Freeman, President
(Name Typed / Printed)

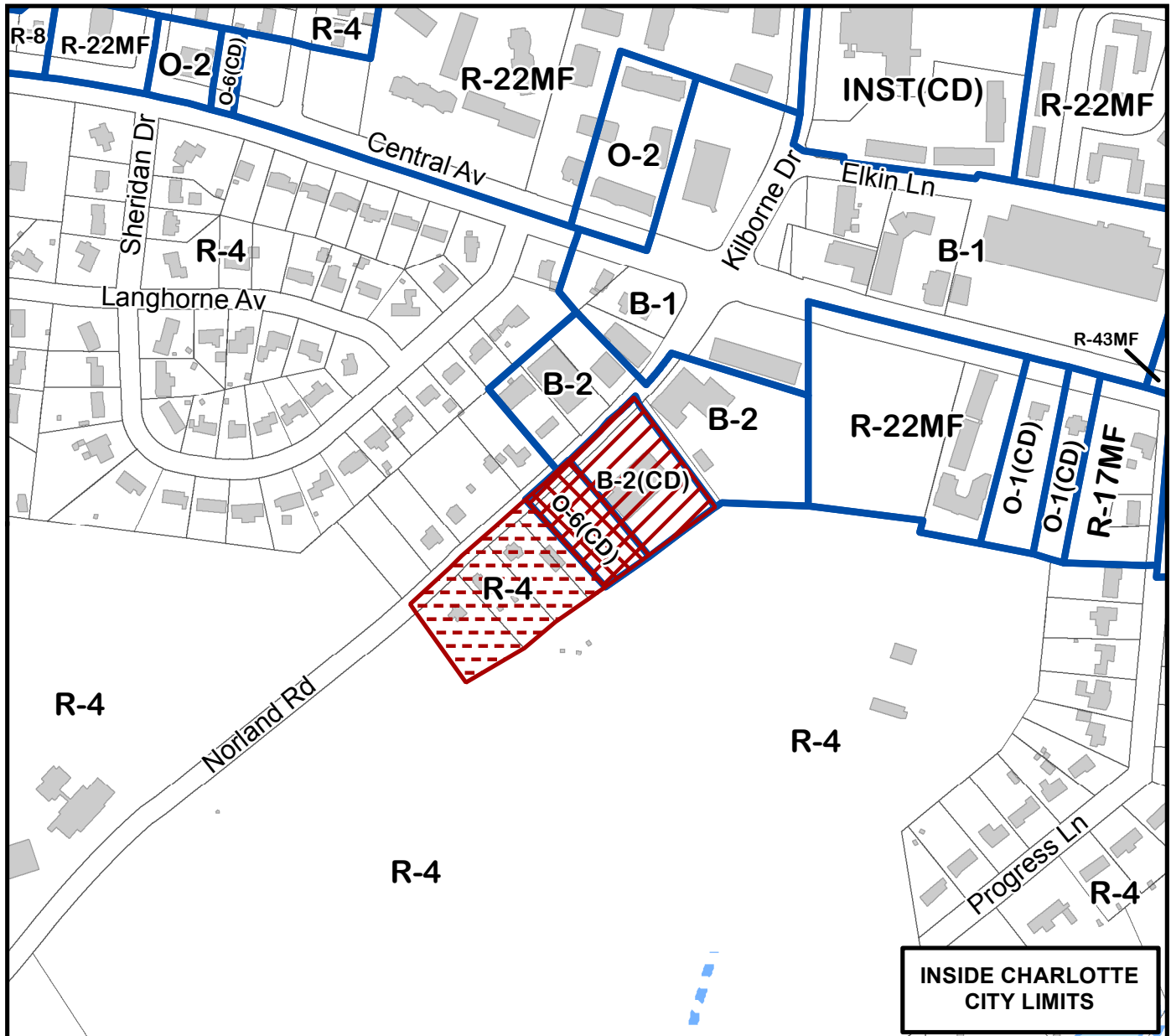
Petition #: **2017-072**

Petitioner: **SMS Catering Service, Inc.**

Zoning Classification (Existing): **R-4, B-2(CD) & O-6(CD)**
(Single Family Residential, General Business, Conditional & Office, Conditional)

Zoning Classification (Requested): **UR-C**
(Urban Residential, Commercial)

Acreage & Location: Approximately 4.68 acres located on the east side of Norland Avenue south of Central Avenue.



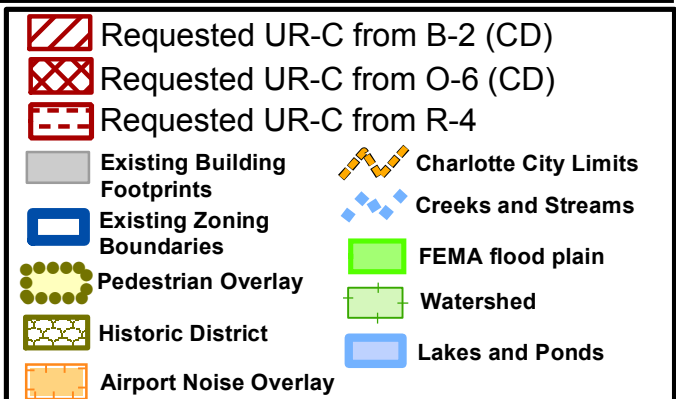
Map Produced by the Charlotte-Mecklenburg Planning Department, 3-27-2017.

0 125 250 500 750 1,000 Feet

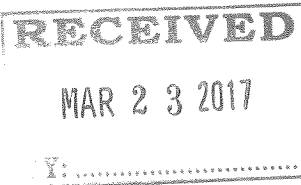


Zoning Map #(s)

100,113



**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-073
Petition #: _____
Date Filed: 3/23/2017
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: SEE ATTACHED SHEETS

Owner's Address: SEE ATTACHED SHEETS City, State, Zip: SEE ATTACHED SHEETS

Date Property Acquired: VARIES

Property Address: SEE ATTACHED SHEETS

Tax Parcel Number(s): SEE ATTACHED SHEETS

Current Land Use: VARIOUS BUSINESS AND INDUSTRIAL Size (Acres): approx. 8.03 +/-

Existing Zoning: I-1, I-2, B-2 Proposed Zoning: I-1 TS, I-2 TS, B-2 TS

Overlay: TS / Wilmore Historic District (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Alan Goodwin, Sandy Montgomery, et. al.

Date of meeting: 1/18/2017

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: _____

Walter Fields
Name of Rezoning Agent

1919 South Blvd., suite 101
Agent's Address

Charlotte, NC 28203
City, State, Zip

704-372-7855 704-372-7856
Telephone Number Fax Number

waltr@walterfieldsgroup.com
E-Mail Address

SEE ATTACHED SHEETS
Signature of Property Owner

(Name Typed / Printed)

The Gold District of Charlotte, Inc
Name of Petitioner(s)

1030 Edgehill Rd. South, #103
Address of Petitioner(s)

Charlotte, NC 28207
City, State, Zip

704-641-2154
Telephone Number Fax Number

cwingate@wingadgroup.com
E-Mail Address

Caren Wingate
Signature of Petitioner

Caren Wingate
(Name Typed / Printed)

THE GOLD DISTRICT OVERLAY PARTICIPATION ROSTER

Ownership Entity	Mailing Address	PID #1	Property Size	Current Zoning
Hal H Conroy & Joanne L Conroy	501 Penman St; Charlotte, NC 28203	07326217	0.282 ac	I-2
1300 S Church St LLC	PO Box 690833; Charlotte, NC 28227	07308206	0.335 ac	I-2
	9551 Hitchgate Dr; Charlotte, NC 28227			
1445 LLC	1445 S Mint St; Charlotte, NC 28203	07310103	0.72 ac	I-2
Rickie Lee Hartsell & Nancy Gerns Hartsell	6710 Tree Hill Rd; Matthews, NC 28104	11908312	0.576 ac	B-2
Richard Lee Williams	230 Millwood Ln; Charlotte, NC 28270	07326701	0.175 ac	I-2
Woodie Properties LLC	PO Box 30755; Charlotte, NC 28230	07308118	0.31 ac	I-2
Southend Gold, LLC	1300 S Mint St, Suite 400; Charlotte, NC 28203	07326702 07326703 07326225	0.08 ac 0.09 ac 0.666 ac	I-2
Auto Parts & Salvage c/o Little Hardware Co Inc	1400 S Mint St; Charlotte, NC 28203	07308302 07308301	0.174 ac 0.150 ac	I-2
Clarence W Wall & Millicent M Wall	1108 S Graham St; Charlotte, NC 28203	07326807	0.369 ac	I-2
Beverly Welch	2019 Harris Rd; Charlotte, NC 28211	11908314 11908313	0.599 ac 0.836 ac	I-1
Sam B. Dillard, Jr.	2503 Roswell Ave, Unit 202; Charlotte, NC 28209	07326211	0.453 ac	I-2

Ownership Entity	Mailing Address	PID #1	Property Size	Current Zoning
Historic Textile Supply Building - We are considering this property as a single component of the Overlay	6 Individual parcel ID's		1.361 ac	I-2
Fitzhugh L Stout & Ann M Stout	908 Berkeley Ave; Charlotte, NC 28203	07326512		
P & A Realty LLC	1927 S Tryon St; Charlotte NC 28203	07326507		
Circle F South Mint LLC	11286 McClure Manor Dr. Charlotte, NC 28277	07326510		
Circle F South Mint LLC	11286 McClure Manor Dr. Charlotte, NC 28277	07326509		
C S Mint, LLC	2205 Selwyn Ave; Charlotte, NC 28207	07326508		
Historic LLC	1300 S Mint St, Suite 400; Charlotte, NC 2820	07326511		
Mint Street of NC, LLC	1224 S. Mint St Charlotte, NC 28203	07326602	0.175 ac	I-2
Mint Street of NC, LLC	1216 S. Mint St Charlotte, NC 28203	07326603	0.34 ac	I-2
Ruth Chambers	1310 S. Church Street Charlotte, NC 28203	07308204	0.343 ac	I-2

Petition #: **2017-073**

Petitioner: **The Gold District of Charlotte, Inc.**

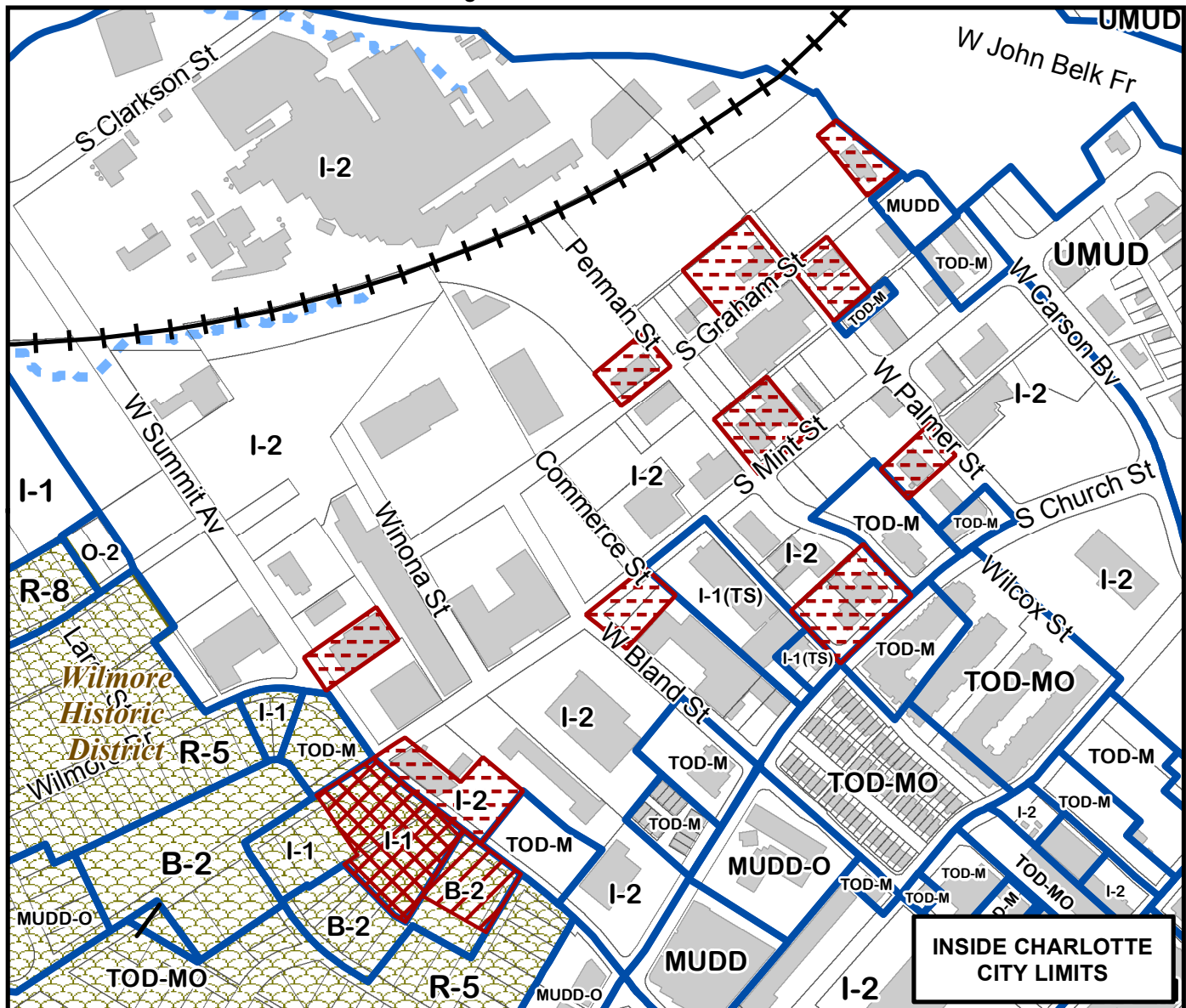
Zoning Classification (Existing): **B-2 HD, I-1 HD & I-2**

(General Business Historic District Overlay, Light Industrial Historic District Overlay & General Industrial)

Zoning Classification (Requested): **B-2 TS HD, I-1 TS HD & I-2 TS**

(General Business Historic District Overlay, Light Industrial Historic District Overlay & General Industrial, all with Transit Supportive Overlay)

Acresage & Location: Approximately 8.03 total acres of multiple parcels located south of West John Belk Freeway, west of West Carson Boulevard, north of South Church Street and along West Summit Avenue, south of South Mint Street.



Map Produced by the Charlotte-Mecklenburg Planning Department, 3-27-2017.

0 125 250 500 750 1,000
Feet

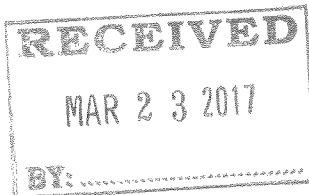


Zoning Map #(s)

102

- Requested B-2 TS HD from B-2 HD
- Requested I-1 TS HD from I-1 HD
- Requested I-2 TS from I-2
- Existing Building Footprints
- Existing Zoning Boundaries
- Pedestrian Overlay
- Historic District
- Airport Noise Overlay
- Charlotte City Limits
- Creeks and Streams
- FEMA flood plain
- Watershed
- Lakes and Ponds

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #: 2017-074
Date Filed: 3/23/2017
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: FINE PLAZA, LLC

Owner's Address: 7600 WESTMONT WAY WAXHAW, NC 28173

Date Property Acquired: 6/30/2016

Property Address: 2501 THE PLAZA, CHARLOTTE, NC 28205

Tax Parcel Number(s): 08314303

Current Land Use: Neighborhood Business 1.358 (Acres):

Existing Zoning: B-1 Proposed Zoning: MUDD-O

Overlay: _____ (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: S. SANDERS, S. FRYE, L. DUKES, K. HEDRICK & A. VARI
Date of meeting: 2/16/2017

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

For Conditional Rezoning 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: Rezoning of parcel to allow adaptive reuse of the existing building.
Optional zoning is required to allow use with the unique constraints of the subject parcel and use of the existing building.

Scott W. Stevens
Name of Rezoning Agent

3430 Torindon Way, Suite 200
Agent's Address

Charlotte, NC 28277
City, State, Zip

704-400-5040 _____
Telephone Number Fax Number

scottstevens@kw.com
E-Mail Address

[Signature]
Signature of Property Owner

Ben Huh
(Name Typed / Printed)

Fine Plaza, LLC
Name of Petitioner(s)

7600 Westmont Way
Address of Petitioner(s)

Waxhaw, NC 28173
City, State, Zip

201-675-7963 _____
Telephone Number Fax Number

bhuh77@yahoo.com
E-Mail Address

[Signature]
Signature of Petitioner

Ben Huh
(Name Typed / Printed)

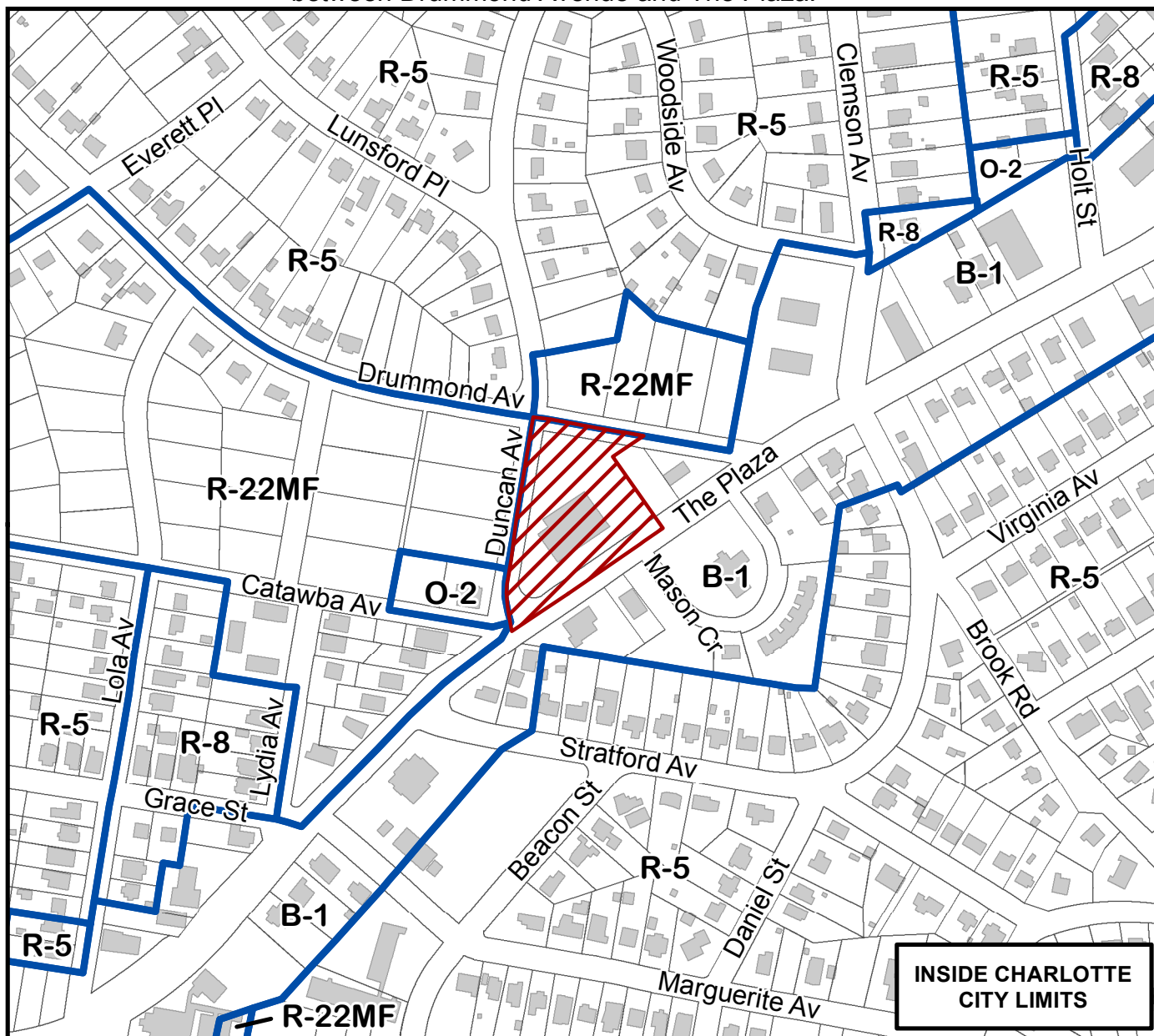
Petition #: **2017-074**

Petitioner: **Fine Plaza, LLC**

Zoning Classification (Existing): **B-1**
(Neighborhood Business)

Zoning Classification (Requested): **MUDD-O**
(Mixed Use Development District, Optional)

Acreage & Location: Approximately 1.36 acres located on the east side of Duncan Avenue between Drummond Avenue and The Plaza.



Map Produced by the Charlotte-Mecklenburg Planning Department, 3-27-2017.

0 100 200 400 600 800 Feet



Zoning Map #(s)

89

- Requested MUDD-O from B-1
- Existing Building Footprints
- Existing Zoning Boundaries
- Pedestrian Overlay
- Historic District
- Airport Noise Overlay
- Charlotte City Limits
- Creeks and Streams
- FEMA flood plain
- Watershed
- Lakes and Ponds

2017-075

I. REZONING APPLICATION
CITY OF CHARLOTTE

RECEIVED
MAR 24 2017
BY: [Signature] 1:15pm

Petition #: _____
Date Filed: 3/23/2017
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: OSBORN PROPERTIES, LLC ; CM3 PROPERTIES, LLC ; SUGAR CREEK PROPERTIES, LLC
Owner's Address: 115 E PARK AVE SUITE B City, State, Zip: CHARLOTTE, NC 28203
Date Property Acquired: OCT 6th, 2016
Property Address: 601 EAST SUGAR CREEK
Tax Parcel Number(s): 09105151
Current Land Use: INDUSTRIAL Size (Acres): 4.07
Existing Zoning: I-2 Proposed Zoning: TO-D-M
Overlay: N/A (Specify PED, Watershed, Historic District, etc.)
Required Rezoning Pre-Application Meeting* with: SONJA SANDERS AMANDA VARI
Date of meeting: 3-21-2017

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

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): _____
Purpose/description of Conditional Zoning Plan: _____

MONTE RITCHEY
Name of Rezoning Agent

1001 ELIZABETH AVE
Agent's Address SUITE 1C
CHARLOTTE, NC 28204
City, State, Zip

704 334 5516
Telephone Number Fax Number

MRITCHEY@CONFORMITYCORP.COM
E-Mail Address

[Signature]
Signature of Property Owner

LESTER OSBORN (FOR OSBORN PROPERTIES LLC)
(Name Typed / Printed)

[Signature] (FOR SUGAR CREEK PROPERTIES LLC)
City, State, Zip

CONFORMITY CORP.
Name of Petitioner(s)

1001 ELIZABETH AVE.
Address of Petitioner(s) SUITE 1C
CHARLOTTE, NC 28204
City, State, Zip

704-334-5516
Telephone Number Fax Number

MRITCHEY@CONFORMITYCORP.COM
E-Mail Address

[Signature]
Signature of Petitioner

MONTE RITCHEY, PRES
(Name Typed / Printed)

[Signature] (FOR CM3 PROPERTIES LLC)
City, State, Zip

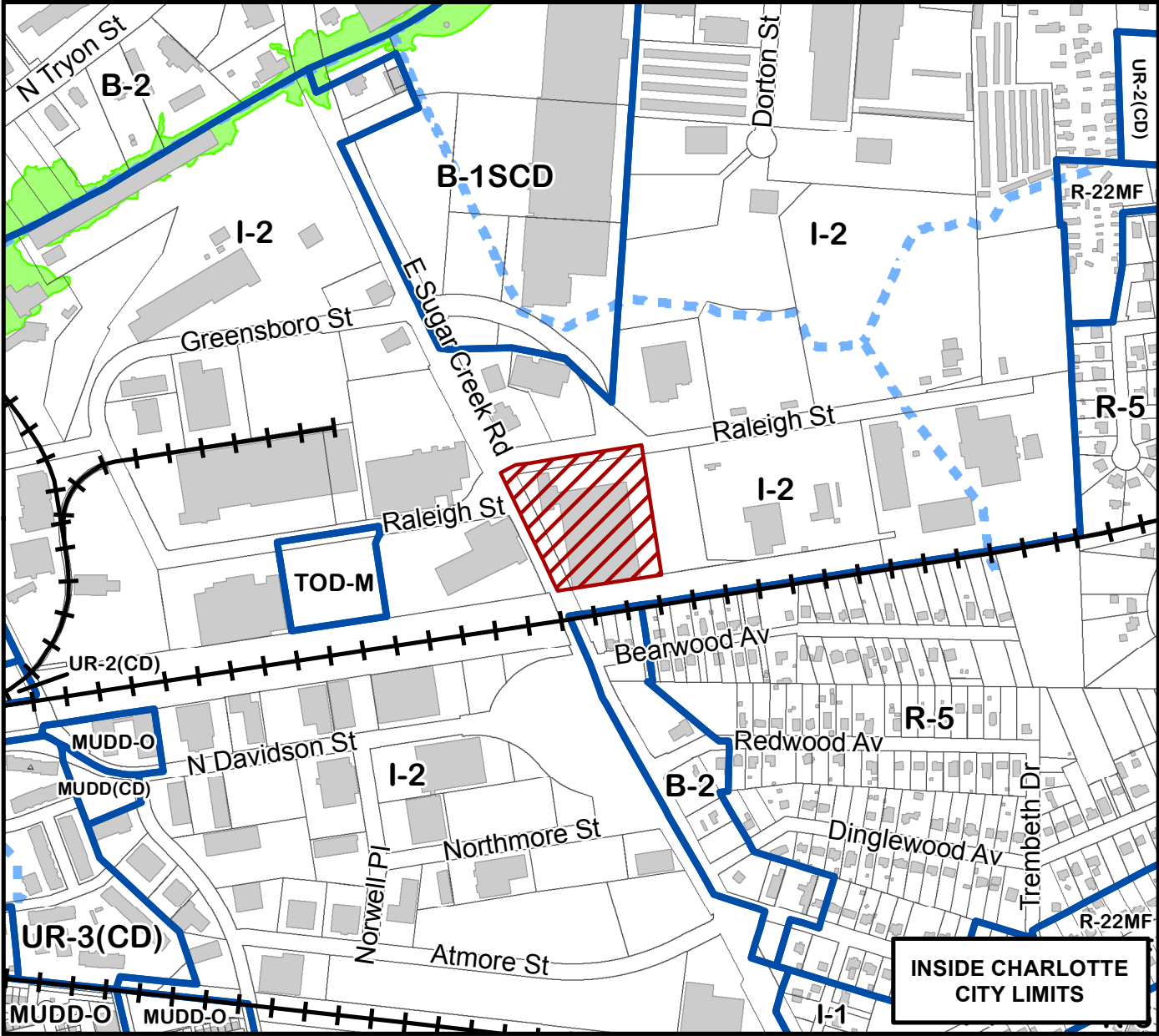
Petition #: **2017-075**

Petitioner: **Conformity Corp.**

Zoning Classification (Existing): **I-2**
(General Industrial)

Zoning Classification (Requested): **TOD-M**
(Transit Oriented Development, Mixed Use)

Acreage & Location: Approximately 4.07 acres located on the east side of East Sugar Creek Road between Raleigh Street and Bearwood Avenue.

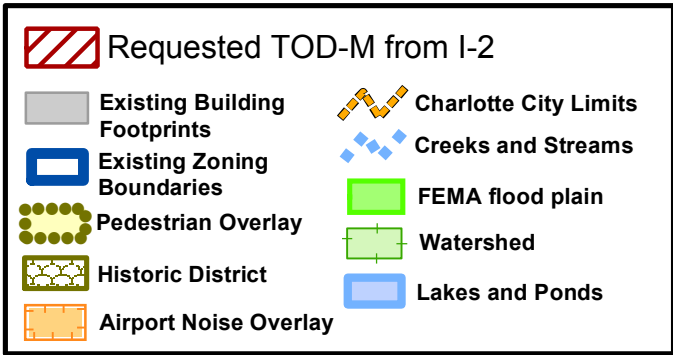


Map Produced by the Charlotte-Mecklenburg Planning Department, 3-27-2017.

0 175 350 700 1,050 1,400
Feet



Zoning Map #(s)
89



**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2017-076

Petition #:	_____
Date Filed:	<u>3/23/2017</u>
Received By:	<u>[Signature]</u>

Property Owners: City of Charlotte

Owner's Addresses: 600 E 4th Street, Charlotte, NC 28202

Date Properties
Acquired: N/A

Property Addresses: N/A

Tax Parcel Numbers: 143-133-01

Current Land Use: vacant Size (Acres): ± 17.68

Existing Zoning: MUDD-O & R-4 Proposed Zoning: UR-2(CD)

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

Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham, Carlos Alzate, Alberto Gonzalez, Joshua Weaver and Julia Zweifel

Date of meeting: 1/31/17

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

For Conditional Rezoning 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: To develop the site with a variety of housing types (age restricted and non-age restricted residential units)

Keith MacVean & Jeff Brown

Name of Rezoning Agent

Moore & Van Allen, PLLC

100 N. Tryon Street, Suite 4700

Agent's Address

Charlotte, NC 28202

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

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

Telephone Number

Fax Number

keithmacvean@mvalaw.com; jeffbrown@mvalaw.com

E-mail Address

SEE ATTACHMENT A

Signature of Property Owner

Laurel Street Residential, LLC (Attn: Andy Miller)

Name of Petitioner

511 East Boulevard

Address of Petitioner

Charlotte, NC 28203

City, State, Zip

704.561.5234

Telephone Number

Fax Number

amiller@laurelstreetres.com

E-mail Address

SEE ATTACHMENT B

Signature of Petitioner

ATTACHMENT A

Laurel Street Residential, LLC

**OWNER JOINDER AGREEMENT
City of Charlotte**

The undersigned, as the owner of the parcel of land located along W. Tyvola Road that is designated as Tax Parcel No. 143-133-01 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in this Rezoning Application and consents to the change in zoning for the Parcel from the MUDD-O zoning district to the UR-2(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 23rd day of March, 2017.

City of Charlotte

By: 

Name: Tony K. K. K.

Title: Red Slide Division Manager

ATTACHMENT B

**PETITIONER SIGNATURE
REZONING PETITION NO. 2017-000
Laurel Street Residential, LLC**

Petitioner:

Laurel Street Residential, LLC

By: Lee M. Cochran
Name: Lee M. Cochran
Title: Vice-President

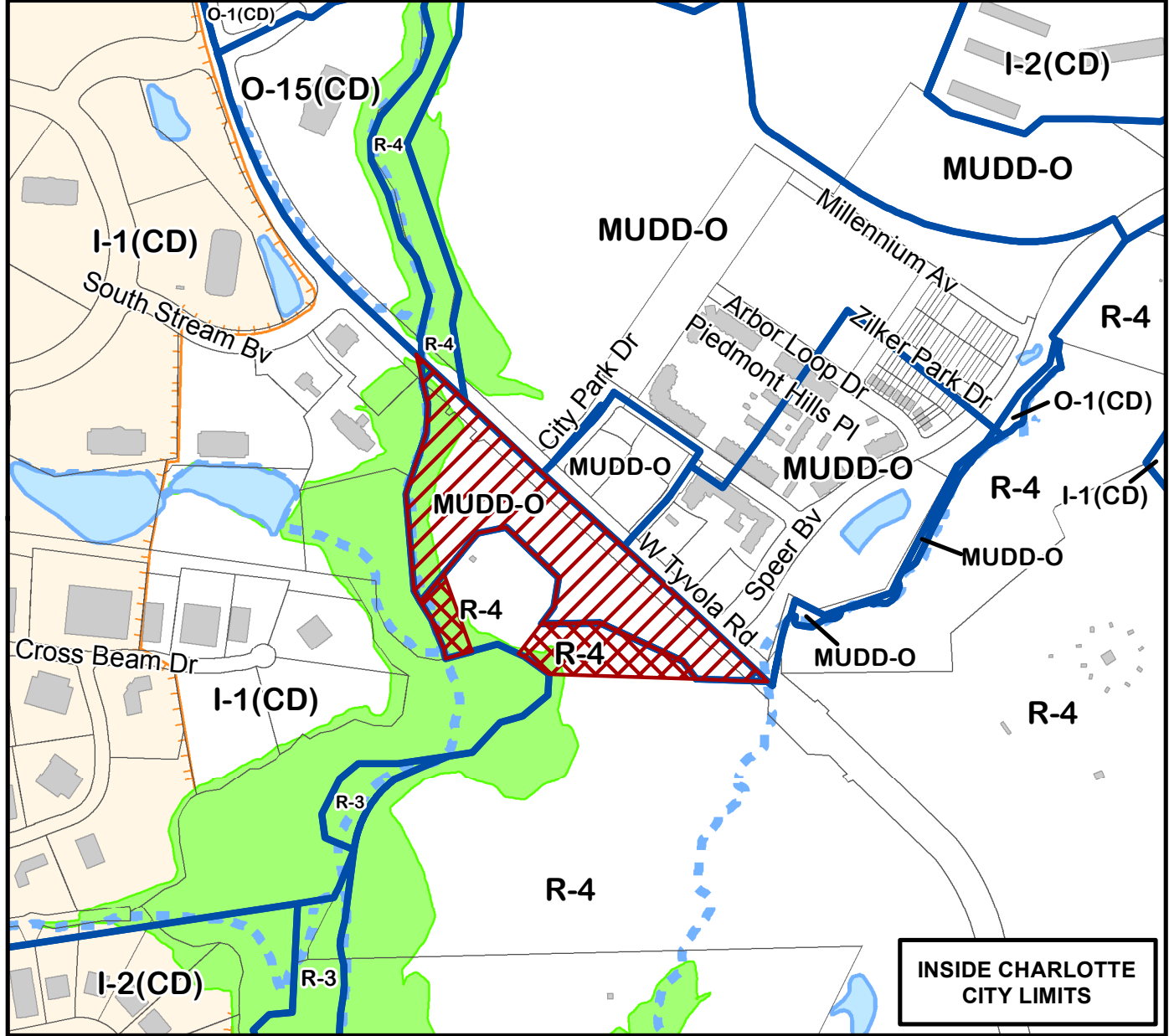
Petition #: **2017-076**

Petitioner: **Laurel Street Residential, LLC**

Zoning Classification (Existing): **MUDD-O & R-4**
(Mixed Use Development District, Optional & Single Family Residential)

Zoning Classification (Requested): **UR-2(CD)**
(Urban Residential, Conditional)

Acreage & Location: Approximately 17.68 acres located on the south side of West Tyvola Road across from City Park Drive and Speer Boulevard.



INSIDE CHARLOTTE CITY LIMITS

Map Produced by the Charlotte-Mecklenburg Planning Department, 3-27-2017.
0 200 400 800 1,200 1,600 Feet



Zoning Map #(s)
127

- Requested UR-2(CD) from MUDD-O
- Requested UR-2(CD) from R-4
- Existing Building Footprints
- Existing Zoning Boundaries
- Pedestrian Overlay
- Historic District
- Airport Noise Overlay
- Charlotte City Limits
- Creeks and Streams
- FEMA flood plain
- Watershed
- Lakes and Ponds