

# **Rezoning Petition Packet**

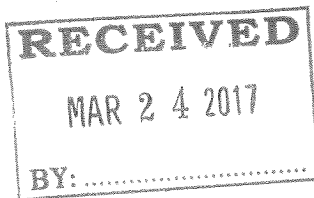
## **Petitions: 2017-077 through 2017-092**

Petitions that were submitted by May 24, 2017

Staff Review Meeting: **May 18, 2017**

City Public Hearing: **To Be Determined**





2017-077

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

Petition #:	_____
Date Filed:	3/24/2017
Received By:	[Signature]

**Complete All Fields (Use additional pages if needed)**Property Owner: TTR Investments, LLCOwner's Address: 2000 West Morehead Street, Suite G City, State, Zip: Charlotte, NC 28208Date Property Acquired: September 26, 2013Property Address: 2000 West Morehead StreetTax Parcel Number(s): 067-045-16Current Land Use: Office/Warehouse Size (Acres): +/- 1.396 acresExisting Zoning: I-1 Proposed Zoning: MUDD-OOverlay: N/A (Specify PED, Watershed, Historic District, etc.)Required Rezoning Pre-Application Meeting\* with: Sonja Sanders, Grant Meaccl, Alberto Gonzalez et al.Date of meeting: March 21, 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): N/APurpose/description of Conditional Zoning Plan: To accommodate two principal buildings on the site that will together contain a maximum of 28,000 square feet of gross floor area that will be devoted to office uses. The buildings are existing structures that will be maintained on the site.John Carmichael (Robinson Bradshaw)  
Name of Rezoning Agent101 N. Tryon Street, Suite 1900  
Agent's AddressCharlotte, NC 28246  
City, State, Zip704-377-8341  
Telephone Number Fax Numberjcarmichael@robinsonbradshaw.com  
E-Mail AddressTTR INVESTMENTS, LLC  
By: [Signature]  
Signature of Property OwnerTRENT HASTON / PARTNER  
(Name Typed / Printed)TTR Investments, LLC (c/o Trent Haston)  
Name of Petitioner(s)2000 West Morehead Street, Suite G  
Address of Petitioner(s)Charlotte, NC 28208  
City, State, Zip704-334-5477  
Telephone Number Fax Numbertrent.haston@andrewroby.com  
E-Mail AddressTTR INVESTMENTS, LLC  
By: [Signature]  
Signature of PetitionerTRENT HASTON / PARTNER  
(Name Typed / Printed)

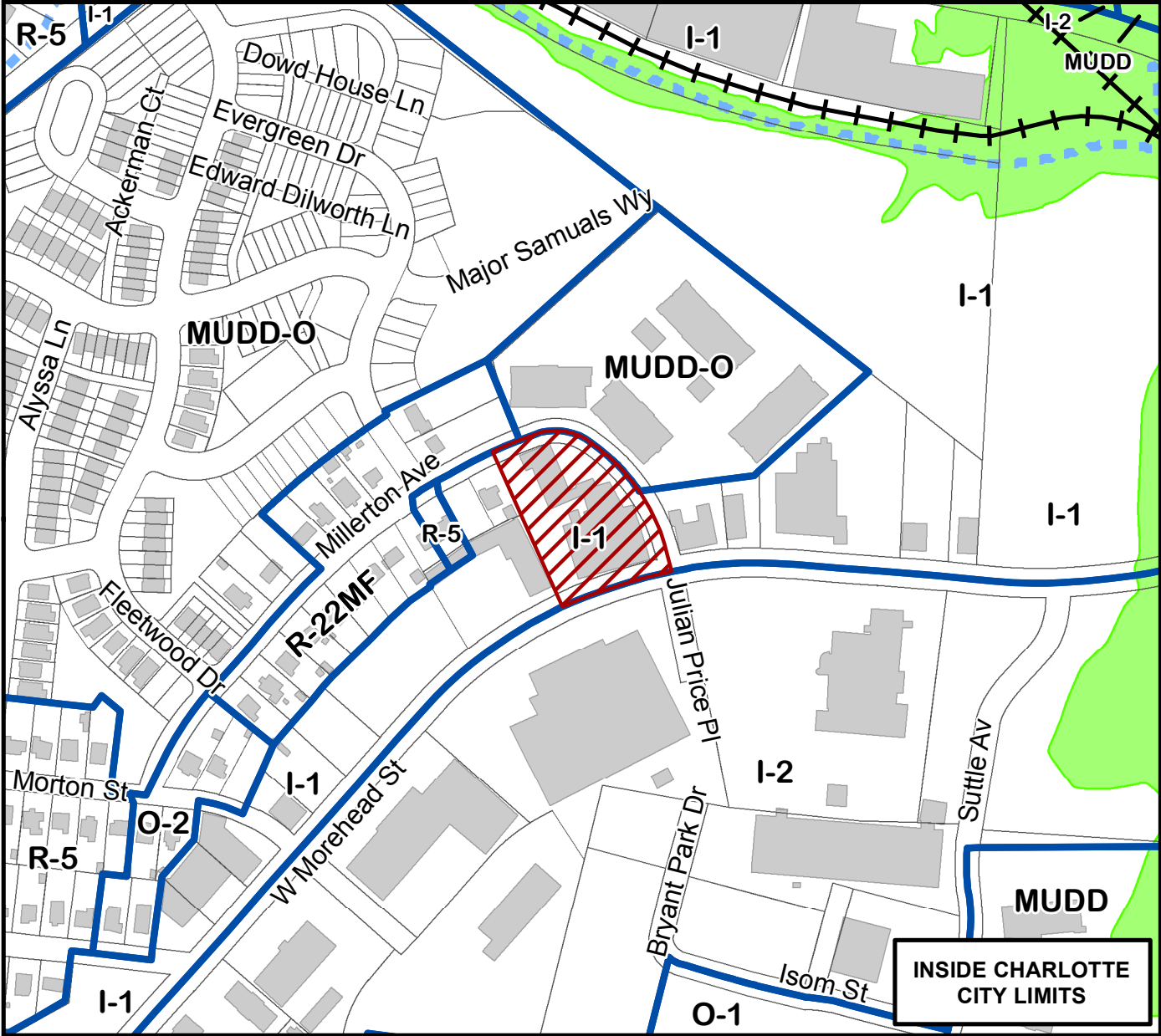
Petition #: **2017-077**

Petitioner: **TTR Investments, LLC**

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

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

Acreage & Location: Approximately 1.4 acres located at the northwest intersection of Millerton Avenue and West Morehead Street and West of Suttle Avenue.

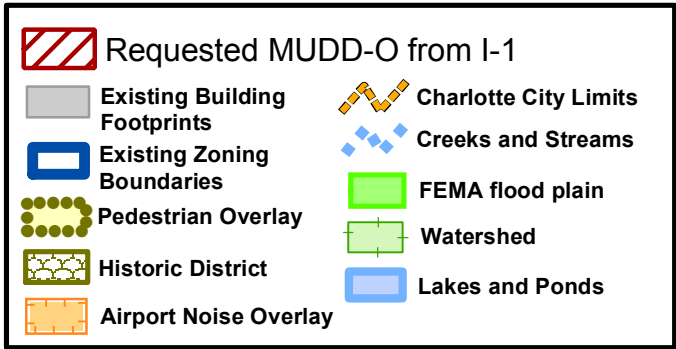


Map Produced by the Charlotte-Mecklenburg Planning Department, 4-28-2017.

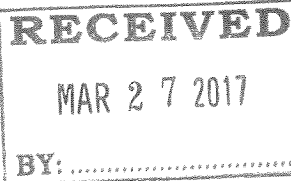
0 100 200 400 600 800 Feet



Zoning Map #(s)  
**103**



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



Petition #: 2017-078  
Date Filed: 3/27/2017  
Received By: [Signature]

**Complete All Fields (Use additional pages if needed)**

Property Owner: Courtney E Parker

Owner's Address: 309 Camden Rd NE City, State, Zip: Atlanta, GA 30309

Date Property Acquired: 9/22/16

Property Address: 9008 N Lakebrook RD

Tax Parcel Number(s): 05322110

Current Land Use: ~~Single~~ Single Family Size (Acres): .19

Existing Zoning: R3 Proposed Zoning: O-1

Overlay: Lake Wylie - PA (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting\* with: Alberto Gonzalez, Grant Henrici, Carlos Alzate  
Date of meeting: \_\_\_\_\_

(\*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: \_\_\_\_\_

\_\_\_\_\_  
Name of Rezoning Agent

\_\_\_\_\_  
Agent's Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Fax Number

\_\_\_\_\_  
E-Mail Address

\_\_\_\_\_  
Signature of Property Owner

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

COURTNEY E Parker  
Name of Petitioner(s)

309 CAMDEN RD NE  
Address of Petitioner(s)

ATLANTA GA 30309  
City, State, Zip

404-509-0795  
Telephone Number

\_\_\_\_\_  
Fax Number

COURTEPARKER000GMAIL.COM  
E-Mail Address

[Signature]  
Signature of Petitioner

COURTNEY E Parker  
(Name Typed / Printed)

Petition #: **2017-078**

Petitioner: **Courtney E Parker**

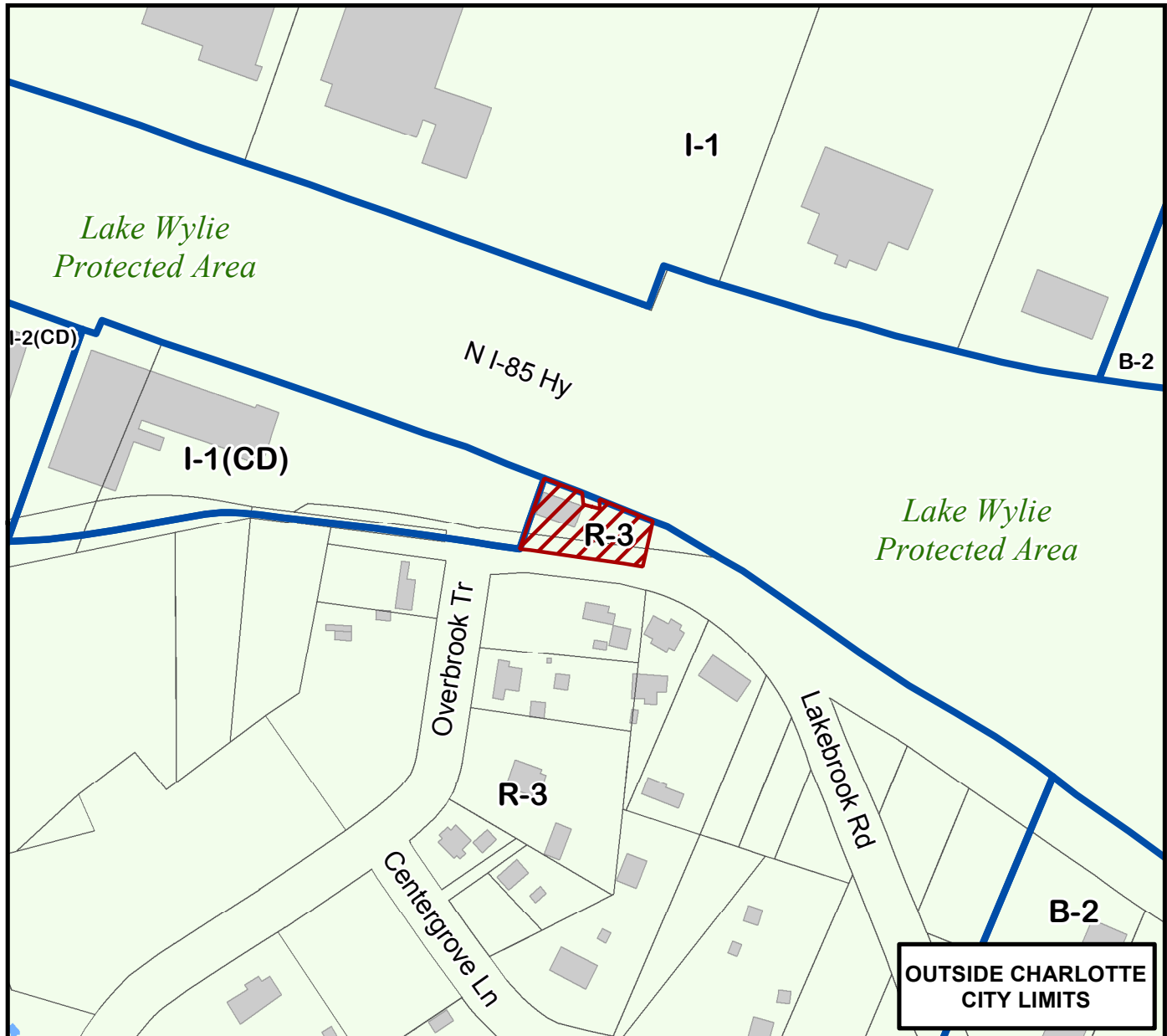
Zoning Classification (Existing): **R-3(LWPA)**

(Single Family Residential, Lake Wylie Protected Area)

Zoning Classification (Requested): **O-1(LWPA)**

(Office, Lake Wylie Protected Area)

**Acreage & Location:** Approximately .19 acres located at the northeast intersection of Overbrook Trail and Lakebrook Rd and south of interstate 85.



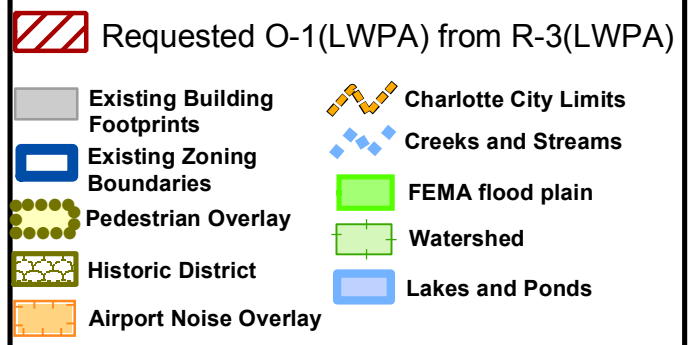
Map Produced by the Charlotte-Mecklenburg Planning Department, 4-28-2017.

0 62.5 125 250 375 500 Feet

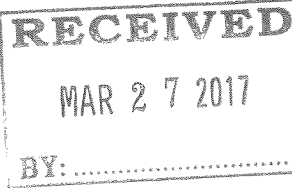


Zoning Map #(s)

83



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



Petition #: 2017-019  
Date Filed: 3/27/2017  
Received By: BT

**Complete All Fields (Use additional pages if needed)**

Property Owner: MCKINNEY HOLDINGS NC II LLC

Owner's Address: 4574 CALHOUN MEMORIAL HWY City, State, Zip: EASLEY, SC 29640

Date Property Acquired: 09/29/2014

Property Address: 7226 N. TRYON STREET, CHARLOTTE NC

Tax Parcel Number(s): A PORTION OF PARCEL 049-141-20

Current Land Use: VACANT Size (Acres): 14.00

Existing Zoning: B-2(CD) Proposed Zoning: TOD-M (CD)

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

Required Rezoning Pre-Application Meeting\* with: SONJA STRAYHORN SANDERS

Date of meeting: 03-02-17

(\*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): NO

Purpose/description of Conditional Zoning Plan: REZONING TO TOD-M (CD) WITH ROAD CONNECTIVITY CONDITIONS

DAVID J. MCKINNEY  
Name of Rezoning Agent  
1859 CAMBER WOODS DRIVE  
Agent's Address  
FORT MILL, SC, 29708  
City, State, Zip  
864-303-9696  
Telephone Number  
Fax Number  
djmckinney59@gmail.com  
E-Mail Address

David J. McKinney  
Signature of Property Owner  
DAVID J. MCKINNEY, MANAGER,  
MCKINNEY HOLDINGS NC II, LLC  
(Name Typed / Printed)

MCKINNEY HOLDINGS NC II LLC  
Name of Petitioner(s)  
4574 CALHOUN MEMORIAL HWY  
Address of Petitioner(s)  
EASLEY, SC 29640  
City, State, Zip  
800-841-0909 864-855-9425  
Telephone Number Fax Number  
N595tm@gmail.com  
E-Mail Address

David J. McKinney  
Signature of Petitioner  
DAVID J. MCKINNEY, MANAGER,  
MCKINNEY HOLDINGS NC II, LLC  
(Name Typed / Printed)

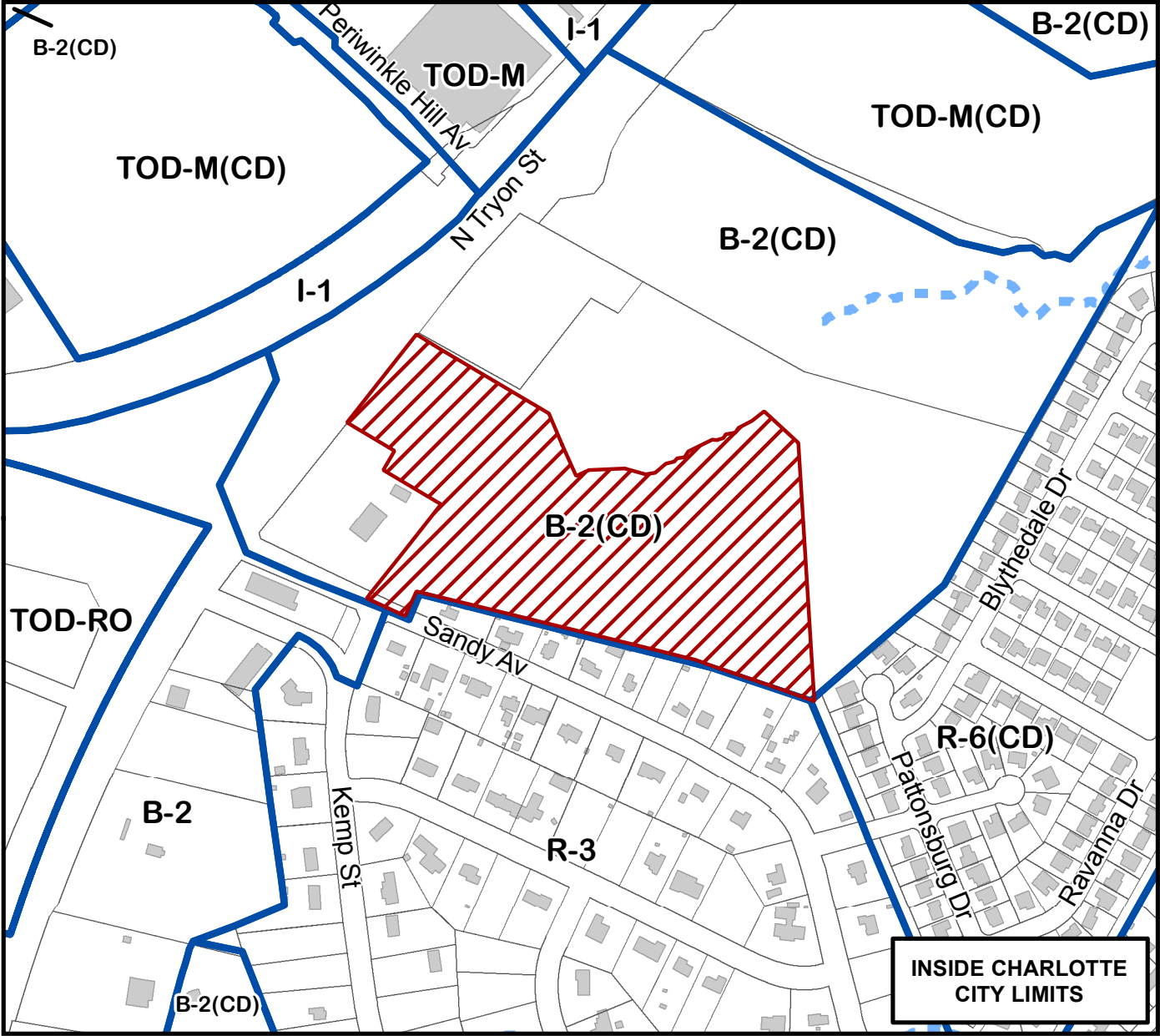
Petition #: **2017-079**

Petitioner: **McKinney Holdings NC II LLC**

Zoning Classification (Existing): **B-2(CD)**  
(General Business, Conditional)

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

Acreage & Location: Approximately 14 acres located at the northeast intersection of North Tryon Street and Sandy Avenue.

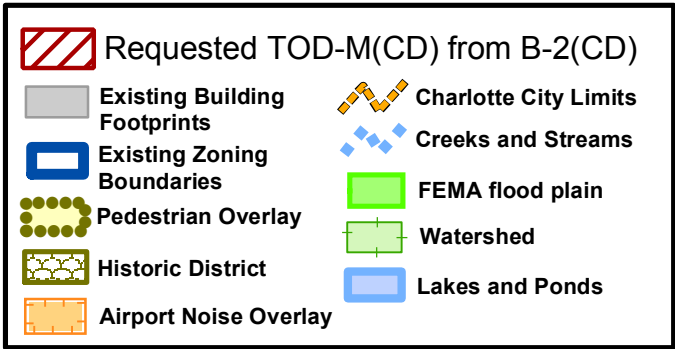


Map Produced by the Charlotte-Mecklenburg Planning Department, 4-28-2017.

0 125 250 500 750 1,000 Feet

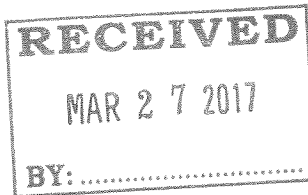


Zoning Map #(s)  
**71**





**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2017-080

Petition #: \_\_\_\_\_  
Date Filed: 3/27/2017  
Received By: [Signature]

**Complete All Fields (Use additional pages if needed)**

Property Owner: See Exhibit A attached hereto

Owner's Address: See Exhibit A attached hereto City, State, Zip: See Exhibit A attached hereto

Date Property Acquired: See Exhibit A attached hereto

Property Address: 1801 Freedom Drive

Tax Parcel Number(s): 067-031-04 and a portion of 067-031-11

Current Land Use: Vacant Size (Acres): +/- 17.69 acres

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

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

Required Rezoning Pre-Application Meeting\* with: Claire Lyte-Graham, Carlos Alzate and Grant Meacci

Date of meeting: November 22, 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: To accommodate a development on the site that could contain up to 280 dwelling units (multi-family and single family attached) and up to 9,000 square feet of office uses.

John Carmichael (Robinson Bradshaw)  
Name of Rezoning Agent

101 N. Tryon Street, Suite 1900  
Agent's Address

Charlotte, NC 28246  
City, State, Zip

704-377-8341  
Telephone Number Fax Number

jcarmichael@robinsonbradshaw.com  
E-Mail Address

Griffith Equities LLC (c/o Jim Griffith)  
E.C. Griffith Company (c/o Jim Griffith)  
Name of Petitioner(s)

1944 Brunswick Avenue  
Address of Petitioner(s)

Charlotte, NC 28207  
City, State, Zip

704-332-7173  
Telephone Number Fax Number

jgriffith@ecgriffith.us  
E-Mail Address

See Attached Joinder Agreements  
Signature of Property Owner

See Attached Signature Page  
Signature of Petitioner

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

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

Exhibit A to Rezoning Application Filed by Griffith Equities LLC  
and E.C. Griffith Company

Property Owner Information, Acquisition Dates and Property Addresses

**Tax Parcel No. 067-031-04**

Morehead Ridge LLC  
c/o E.C. Griffith Company  
1944 Brunswick Avenue  
Charlotte, NC 28207

Date Property Acquired: May 2, 2007

Property Address: 1801 Freedom Drive

**Tax Parcel No. 067-031-11**

Mecklenburg County  
c/o Real Estate/Finance Department  
600 East Fourth Street, 11<sup>th</sup> Floor  
Charlotte, NC 28202

Date Property Acquired: July 19, 2001

Property Address: None

**Signatures of Griffith Equities LLC and E.C. Griffith Company**  
**to the Rezoning Application**

**GRIFFITH EQUITIES LLC**

By: 

Name: PRESTON W. GRIFFITH

Title: MEMBER M&L

Date: March 14, 2017

**E.C. GRIFFITH COMPANY**

By: 

Name: JAMES R. GRIFFITH

Title: President

Date: March 14, 2017

**REZONING APPLICATION  
GRIFFITH EQUITIES, LLC AND E.C. GRIFFITH COMPANY, PETITIONERS  
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by Griffith Equities LLC and E.C. Griffith Company that is designated as Tax Parcel No. 067-031-04 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site to the MUDD-O zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the related conditional rezoning plan.

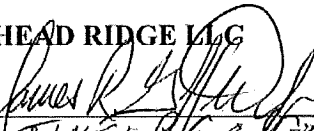
This 14<sup>th</sup> day of March, 2017.

**MOREHEAD RIDGE LLC**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

  
JAMES R. GRIFFITH JR.  
MEMBER

**REZONING APPLICATION  
GRIFFITH EQUITIES, LLC AND E.C. GRIFFITH COMPANY, PETITIONERS  
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by Griffith Equities LLC and E.C. Griffith Company that is designated as Tax Parcel No. 067-031-11 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the relevant portion of the Site to the MUDD-O zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the related conditional rezoning plan.

This 21<sup>st</sup> day of March, 2017.

**MECKLENBURG COUNTY**

By: *Dena R. Diorio*  
Name: Dena R. Diorio  
Title: County Manager

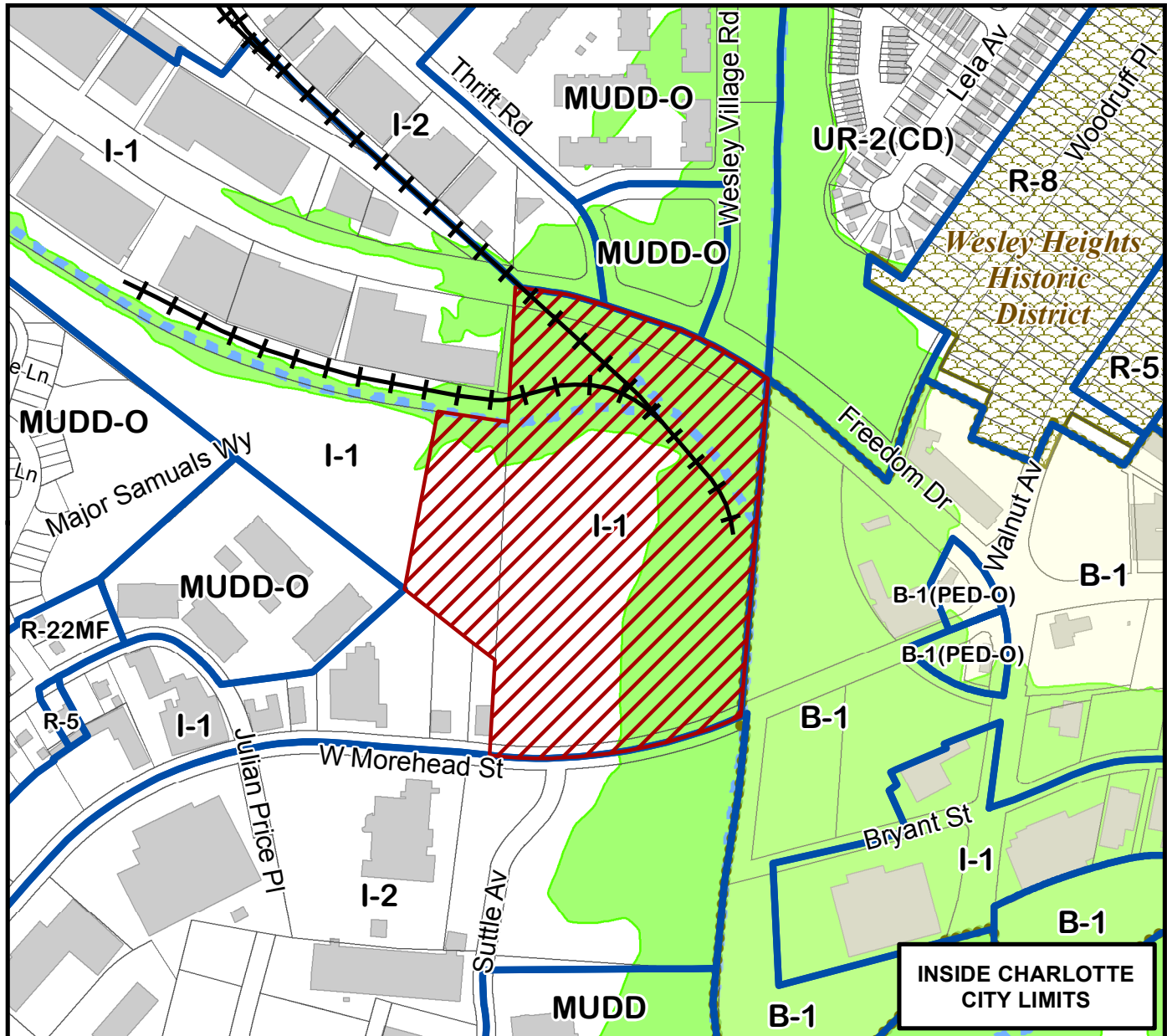
Petition #: **2017-080**

Petitioner: **Griffith Equities LLC**

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

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

Acreage & Location: Approximately 17.69 acres located in between Freedom Drive and West Morehead Street and West of Walnut Avenue.



Map Produced by the Charlotte-Mecklenburg Planning Department, 4-28-2017.

0 125 250 500 750 1,000  
Feet

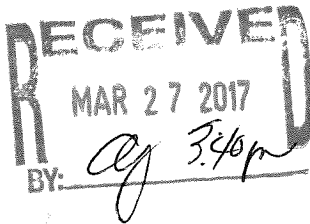


Zoning Map #(s)

**103**

- |                              |                       |
|------------------------------|-----------------------|
| Requested MUDD-O 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**



2017-081

Petition #:	
Date Filed:	3/27/2017
Received By:	BH

**Complete All Fields (Use additional pages if needed)**

Property Owner: Ninety-Eight and Three Quarters Holdings LLC

Owner's Address: PO Box 242024 City, State, Zip: Charlotte, NC 28224

Date Property Acquired: September 3, 2015

Property Address: 3600 N. Tryon Street, Charlotte, NC 28206

Tax Parcel Number(s): A portion of ~~091114089~~ 09111409

Current Land Use: Commercial Size (Acres): +/- 0.38 ac.

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

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

Required Rezoning Pre-Application Meeting\* with: Mandy Vari and Sonja Sanders  
Date of meeting: October 13, 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): N/A

Purpose/description of Conditional Zoning Plan: Rezoning of the rear portion of Tax Parcel No. 091114089 from R-5 to B-2(CD) to accommodate off-street parking spaces on such portion of the site to serve uses allowed on that portion of the site zoned B-2.

John Carmichael and Ty Shaffer (Robinson Bradshaw)  
Name of Rezoning Agent

101 N. Tryon Street, Suite 1900  
Agent's Address

Charlotte, NC 28246  
City, State, Zip

704-377-8341; 704.377.8142  
Telephone Number Fax Number

jcarmichael@rbh.com; tshaffer@rbh.com  
E-Mail Address

**NINETY-EIGHT AND THREE QUARTERS HOLDINGS LLC**

By: [Signature]  
Signature of Property Owner

Matt Telmanik  
(Name Typed / Printed)

Ninety-Eight and Three Quarters Holdings LLC  
Name of Petitioner(s)

PO Box 242024  
Address of Petitioner(s)

Charlotte, NC 28206  
City, State, Zip

704-619-0635  
Telephone Number Fax Number

matt@staffccs.com  
E-Mail Address

**NINETY-EIGHT AND THREE QUARTERS HOLDINGS LLC**

By: [Signature]  
Signature of Petitioner

Matt Telmanik  
(Name Typed / Printed)

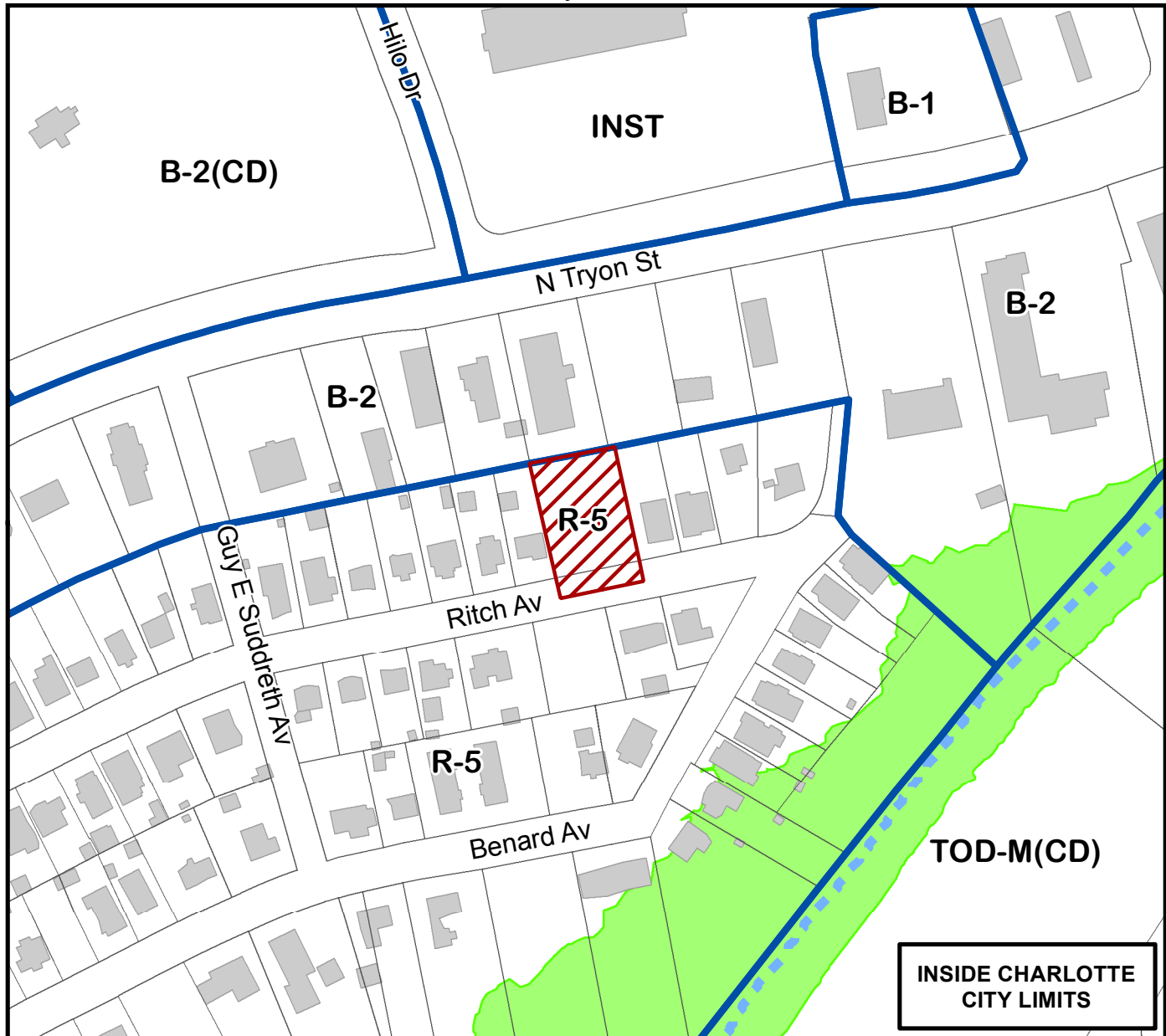
Petition #: **2017-081**

Petitioner: **Ninety-Eight and Three Quarters Holdings LLC**

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

Zoning Classification (Requested): **B-2 (CD)**  
(General Business, Conditional)

Acreage & Location: Approximately .38 acres located between North Tryon Street and Ritch Avenue and east of Guy E Suddreth Avenue.



Map Produced by the Charlotte-Mecklenburg Planning Department, 4-28-2017.

0 62.5 125 250 375 500 Feet



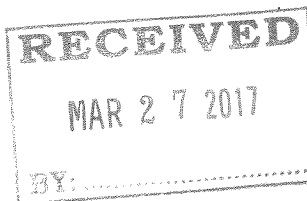
Zoning Map #(s)

**89**

- |                              |                       |
|------------------------------|-----------------------|
| Requested B-2 (CD) from R-5  | 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**



2017-082

Petition #:	
Date Filed:	3/27/2017
Received By:	B

Complete All Fields (Use additional pages if needed)

Property Owner: Berry B Bean

Owner's Address: 17511 Paradise Cove Ct City, State, Zip: Cornelius, NC 28031

Date Property Acquired: June 15, 1993

Property Address: 2905 Griffith St Charlotte, NC 28203

Tax Parcel Number(s): 14701702

Current Land Use: Industrial Miscellaneous Size (Acres): 0.392

Existing Zoning: I-2 Proposed Zoning: TOD-M

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

Required Rezoning Pre-Application Meeting\* with: Solomon Fortune

Date of meeting: 2/22/17

(\*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: \_\_\_\_\_

N/A  
Name of Rezoning Agent

N/A  
Agent's Address

N/A  
City, State, Zip

N/A N/A  
Telephone Number Fax Number

N/A  
E-Mail Address

Berry B. Bean  
Signature of Property Owner

Berry B. Bean  
(Name Typed / Printed)

GRIFFBREW INVESTMENTS, LLC  
Name of Petitioner(s)

106 Foster Ave  
Address of Petitioner(s)

Charlotte, NC 28203  
City, State, Zip

704-319-8347 704-423-0339  
Telephone Number Fax Number

jason.mathis@durbangroup.com  
E-Mail Address

Gwen D. Cherry  
Signature of Petitioner

Gwen D. Cherry  
(Name Typed / Printed)

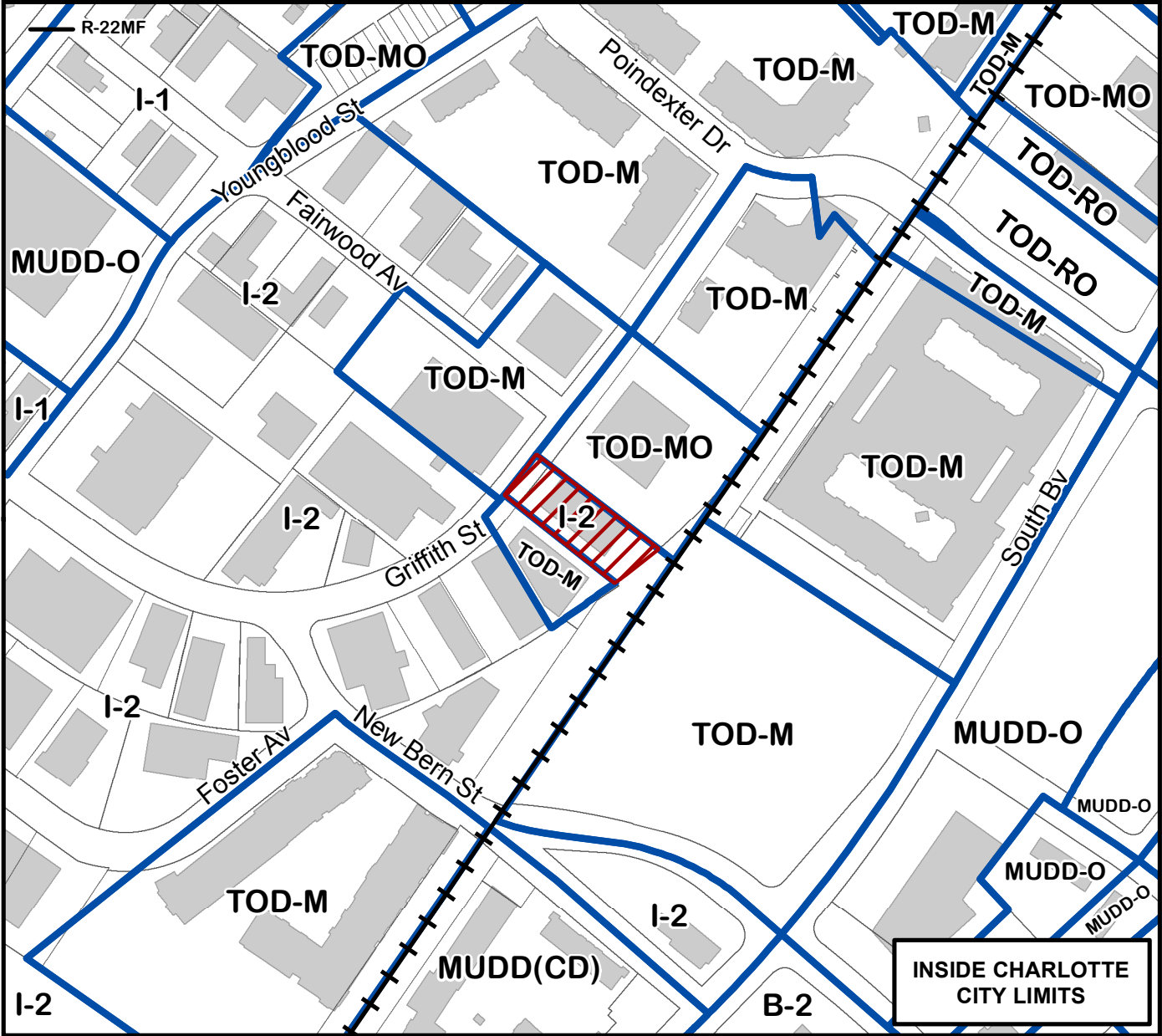
Petition #: **2017-082**

Petitioner: **Griffbrew Investments, LLC**

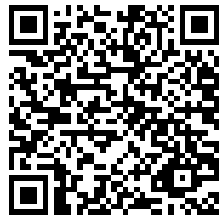
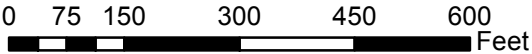
Zoning Classification (Existing): I-2  
(General Industrial)

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

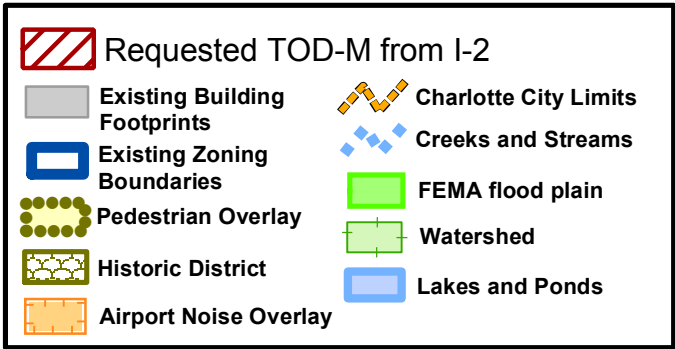
Acreage & Location: Approximately .39 acres located along Griffith Street in between New Bern Street and Fairwood Avenue and west of South Boulevard.



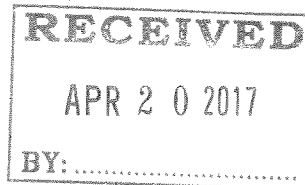
Map Produced by the Charlotte-Mecklenburg Planning Department, 4-28-2017.



Zoning Map #(s)  
**110**



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2017-083

Petition #: \_\_\_\_\_  
Date Filed: 4/20/2017  
Received By: [Signature]

Property Owners: Michael H Athanas

Owner's Addresses: 561 Ennis Road, Waxhaw, NC 28173

Date Properties  
Acquired: 01/14/2014

Property Addresses: 907 Harrill Street, Charlotte, NC 28205  
911 Harrill Street, Charlotte, NC 28205

Tax Parcel Numbers: 081-121-06  
081-121-01

Current Land Use: vacant Size (Acres): ± 1.16

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

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

Required Rezoning Pre-Application Meeting\* with: Mandy Vari, Sonja Sanders and Laurie Dukes

Date of meeting: 3/2/2017

(\*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: To allow the Site to be developed with a townhome for sale community.

**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

**CapRock, LLC (Attn: Ryan Lambert)**

Name of Petitioner

**2410 Dunavant Street**

Address of Petitioner

**Charlotte, NC 28203**

City, State, Zip

**704.390.7852**

Telephone Number

Fax Number

**rlambert@caprockinvest.com**

E-mail Address

**SEE ATTACHMENT B**

Signature of Petitioner

**ATTACHMENT A**

**CapRock, LLC**

**OWNER JOINDER AGREEMENT  
Michael H Athanas**

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

1. 907 Harrill Street that is designated as Tax Parcel No. 081-121-06 on the Mecklenburg County Tax Map
2. 911 Harrill Street that is designated as Tax Parcel No. 081-121-01 on the Mecklenburg County Tax Map

and which are subject to the attached Rezoning Application (the "Parcel"), hereby joins in this Rezoning Application and consents to the change in zoning for the Parcels from the I-2 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 16<sup>th</sup> day of April, 2017.

**Michael H Athanas**

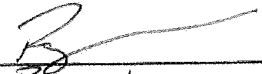
A handwritten signature in black ink, appearing to be 'M. H. Athanas', written over a horizontal line.

**ATTACHMENT B**

**PETITIONER SIGNATURE  
REZONING PETITION NO. 2017-000  
CapRock, LLC**

**Petitioner:**

**CapRock, LLC**

By:   
Name: RYAN LAMBERT  
Title: MEMBER/MANAGER

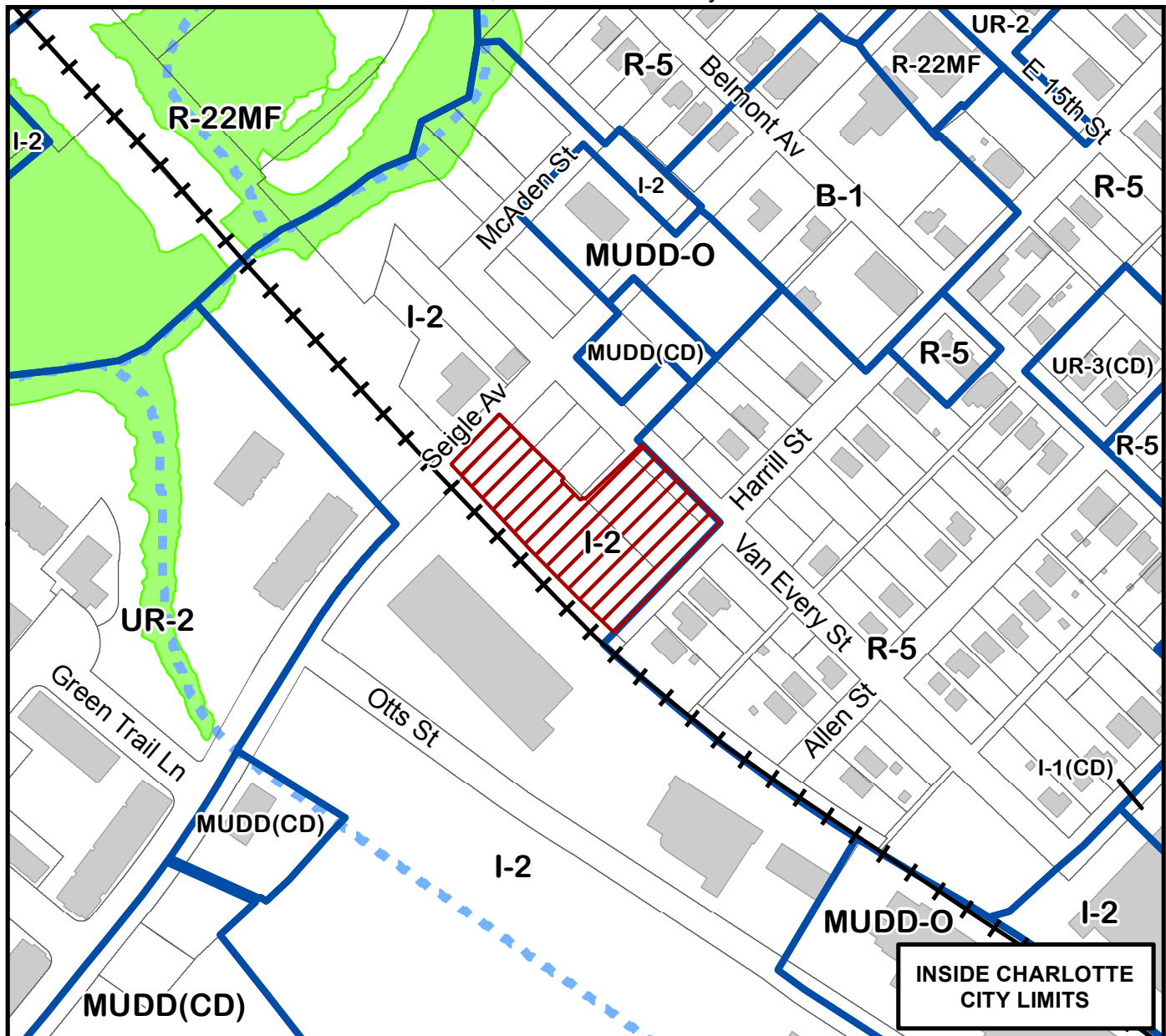
Petition #: **2017-083**

Petitioner: **CapRock, LLC**

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

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

Acreage & Location: Approximately 1.16 acres located between Seagle Avenue and Harrill Street, west of Van Avery Street.



Map Produced by the Charlotte-Mecklenburg Planning Department, 5-1-2017.

0 75 150 300 450 600 Feet

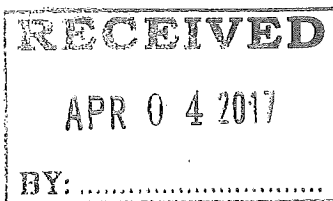


Zoning Map #(s)

**102**

- |                              |                       |
|------------------------------|-----------------------|
| Requested UR-2(CD) from I-2  | 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**



2017-084

Petition #:	_____
Date Filed:	4/4/2017
Received By:	RJ

**Complete All Fields (Use additional pages if needed)**

Property Owner: Tariff Group, Inc.

Owner's Address: 150 Wilson Ave. City, State, Zip: Delta, BC, V4G 1G8 (Canada)

Date Property Acquired: March 28, 2011

Property Address: 11801 Vance Davis Dr., Charlotte, NC 28269

Tax Parcel Number(s): 02506307

Current Land Use: Light-Industrial Size (Acres): 5.14

Existing Zoning: BP Proposed Zoning: I-1

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

Required Rezoning Pre-Application Meeting\* with: Claire Lyte-Graham, Alberto Gonzalez, Josh Weaver, Rick Grochoske, & Grant Meacci  
Date of meeting: February 28th, 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: \_\_\_\_\_

C. Matthew Jones, M.A., P.E.  
Name of Rezoning Agent

334 Sandymead Road  
Agent's Address

Matthews, NC 28105  
City, State, Zip

(704) 412-8523  
Telephone Number

Fax Number

Matt@JonesCivilDesign.com  
E-Mail Address

[Signature]  
Signature of Property Owner

CHRISTOPHER ROY HENNING  
(Name Typed / Printed)

Cheer Athletics (c/o Chad Wright)  
Name of Petitioner(s)

1300 E Plano Parkway, Suite C  
Address of Petitioner(s)

Plano, TX 75074  
City, State, Zip

Telephone Number

Fax Number

Chad@CheerAthletics.com  
E-Mail Address

[Signature]  
Signature of Petitioner

CHAD WRIGHT  
(Name Typed / Printed)

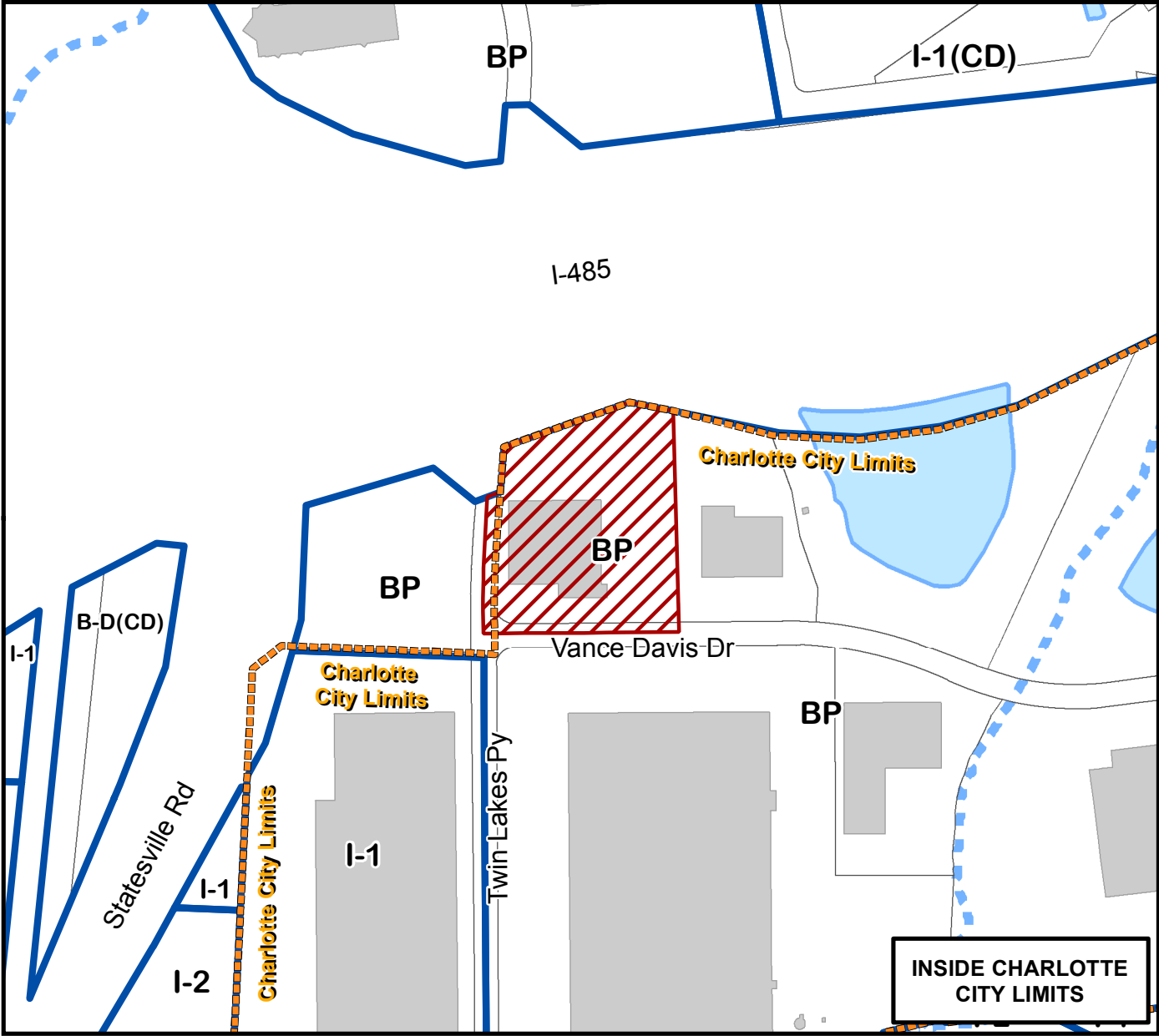
Petition #: **2017-084**

Petitioner: **Cheer Athletics**

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

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

Acreage & Location: Approximately 5.14 acres located at the northeast intersection of Vance Davis Road and Twin Lakes Parkway and East of Statesville Road.

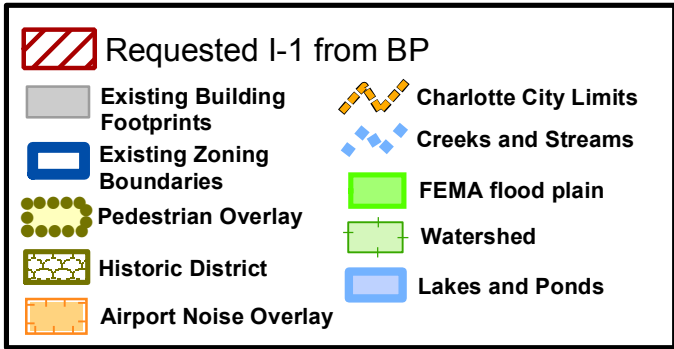


Map Produced by the Charlotte-Mecklenburg Planning Department, 5-1-2017.

0 125 250 500 750 1,000 Feet



Zoning Map #(s)  
**44**





**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



Petition #:	2017-085
Date Filed:	4/6/2017
Received By:	<i>[Signature]</i>

**Complete All Fields (Use additional pages if needed)**

Property Owner: **See Attached**

Owner's Address: **See Attached**

City, State, Zip: **See Attached**

Date Property Acquired: **See Attached**

Property Address: **See Attached**

Tax Parcel Number(s): **10517189 / 10517177 / 10517107**

Current Land Use: **Vacant**

Size (Acres): **9.54**

Existing Zoning: **R-4 & R-3**

Proposed Zoning: **R-5(CD)**

Overlay: **none**

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

Required Rezoning Pre-Application Meeting\* with: **Sonja Sanders**

Date of meeting: **01/24/17**

*(\*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): **5 years**

Purpose/description of Conditional Zoning Plan: **Construct a single family detached residential neighborhood.**

**Marc Houle (Yarbrough-Williams & Houle)**

Name of Rezoning Agent

**P.O. Box 1198**

Agent's Address

**Pineville, NC 28134**

City, State, Zip

**704-556-1990**

Telephone Number

Fax Number

**Marc.houle@y-wh.com**

E-Mail Address

**See attached**

Signature of Property Owner

**See attached**

(Name Typed / Printed)

**Marc Eisenbeis – Stolz Partners**

Name of Petitioner(s)

**7 South Main Street**

Address of Petitioner(s)

**Alpharetta, Ga 30009**

City, State, Zip

**770-390-2555**

Telephone Number

**770-390-2556**

Fax Number

**Mark@stolzpartners.com**

E-Mail Address

**See attached**

Signature of Petitioner

**See attached**

(Name Typed / Printed)

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

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

**Complete All Fields (Use additional pages if needed)**

Property Owner: Thomas D. Pearson & Michael W. Hinshaw

Owner's Address: 419-B 423 South Sharon Amity Rd. City, State, Zip: Charlotte, NC 28211

Date Property Acquired: April 8, 2010

Property Address: N/A

Tax Parcel Number(s): 10517189

Current Land Use: Vacant Size (Acres): 0.623

Existing Zoning: R-4 & R-3 Proposed Zoning: R-5CD

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

Required Rezoning Pre-Application Meeting\* with: Sonja Sanders

Date of meeting: 01/24/17

(\*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: \_\_\_\_\_

Name of Rezoning Agent

Agent's Address

City, State, Zip

Telephone Number

Fax Number

E-Mail Address

Signature of Property Owner

Thomas D. Pearson & Michael W. Hinshaw  
(Name Typed / Printed)

Mark Eisenbeis - Stolz Partners

Name of Petitioner(s)

7 South Main Street

Address of Petitioner(s)

Alpharetta, Georgia 30009

City, State, Zip

(770) 390-2555

Telephone Number

(770) 390-2556

Fax Number

Mark@Stolzpartners.com

E-Mail Address

Signature of Petitioner

Mark Eisenbeis

(Name Typed / Printed)

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

Petition #: \_\_\_\_\_  
Date Filed: \_\_\_\_\_  
Received By: \_\_\_\_\_

**Complete All Fields (Use additional pages if needed)**

Property Owner: Thomas D. Pearson & Michael W. Hinshaw

Owner's Address: 419-B 423 South Sharon Amity Rd. City, State, Zip: Charlotte, NC 28211

Date Property Acquired: April 8, 2010

Property Address: N/A

Tax Parcel Number(s): 10517177

Current Land Use: Vacant Size (Acres): 0.594

Existing Zoning: R-4 - R-3 Proposed Zoning: R-5CD

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

Required Rezoning Pre-Application Meeting\* with: Sonja Sanders

Date of meeting: 01/24/17

(\*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: \_\_\_\_\_

Name of Rezoning Agent

Agent's Address

City, State, Zip

Telephone Number

Fax Number

E-Mail Address

Signature of Property Owner

Thomas D. Pearson & Michael W. Hinshaw  
(Name Typed / Printed)

Mark Eisenbeis - Stolz Partners

Name of Petitioner(s)

7 South Main Street

Address of Petitioner(s)

Alpharetta, Georgia 30009

City, State, Zip

(770) 390-2555

Telephone Number

(770) 390-2556

Fax Number

Mark@Stolzpartners.com

E-Mail Address

Signature of Petitioner

Mark Eisenbeis

(Name Typed / Printed)

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

Petition #: \_\_\_\_\_

Date Filed: \_\_\_\_\_

Received By: \_\_\_\_\_

**Complete All Fields (Use additional pages if needed)**

Property Owner: Robert E. Caldwell & Roberta S. Caldwell

Owner's Address: P.O. Box 562653 City, State, Zip: Charlotte, NC 28256

Date Property Acquired: November 10, 1994

Property Address: 13716 Caldwell Road, Charlotte, NC 28213

Tax Parcel Number(s): 10517107

Current Land Use: Agriculture Size (Acres): 8.33

Existing Zoning: R-3 Proposed Zoning: R-5CD

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

Required Rezoning Pre-Application Meeting\* with: Sonja Sanders

Date of meeting: 01/24/17

(\*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: \_\_\_\_\_

\_\_\_\_\_  
Name of Rezoning Agent

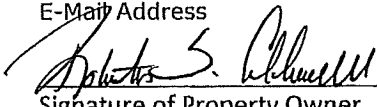
\_\_\_\_\_  
Agent's Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Fax Number

\_\_\_\_\_  
E-Mail Address

  
Signature of Property Owner

Robert E. Caldwell Roberta S. Caldwell  
(Name Typed / Printed)

Mark Eisenbeis – Stolz Partners

\_\_\_\_\_  
Name of Petitioner(s)

7 South Main Street

\_\_\_\_\_  
Address of Petitioner(s)

Alpharetta, Georgia 30009

\_\_\_\_\_  
City, State, Zip

(770) 390-2555

\_\_\_\_\_  
Telephone Number

(770)390-2556

\_\_\_\_\_  
Fax Number

Mark@Stolzpartners.com

\_\_\_\_\_  
E-Mail Address

  
Signature of Petitioner

Mark Eisenbeis  
(Name Typed / Printed)

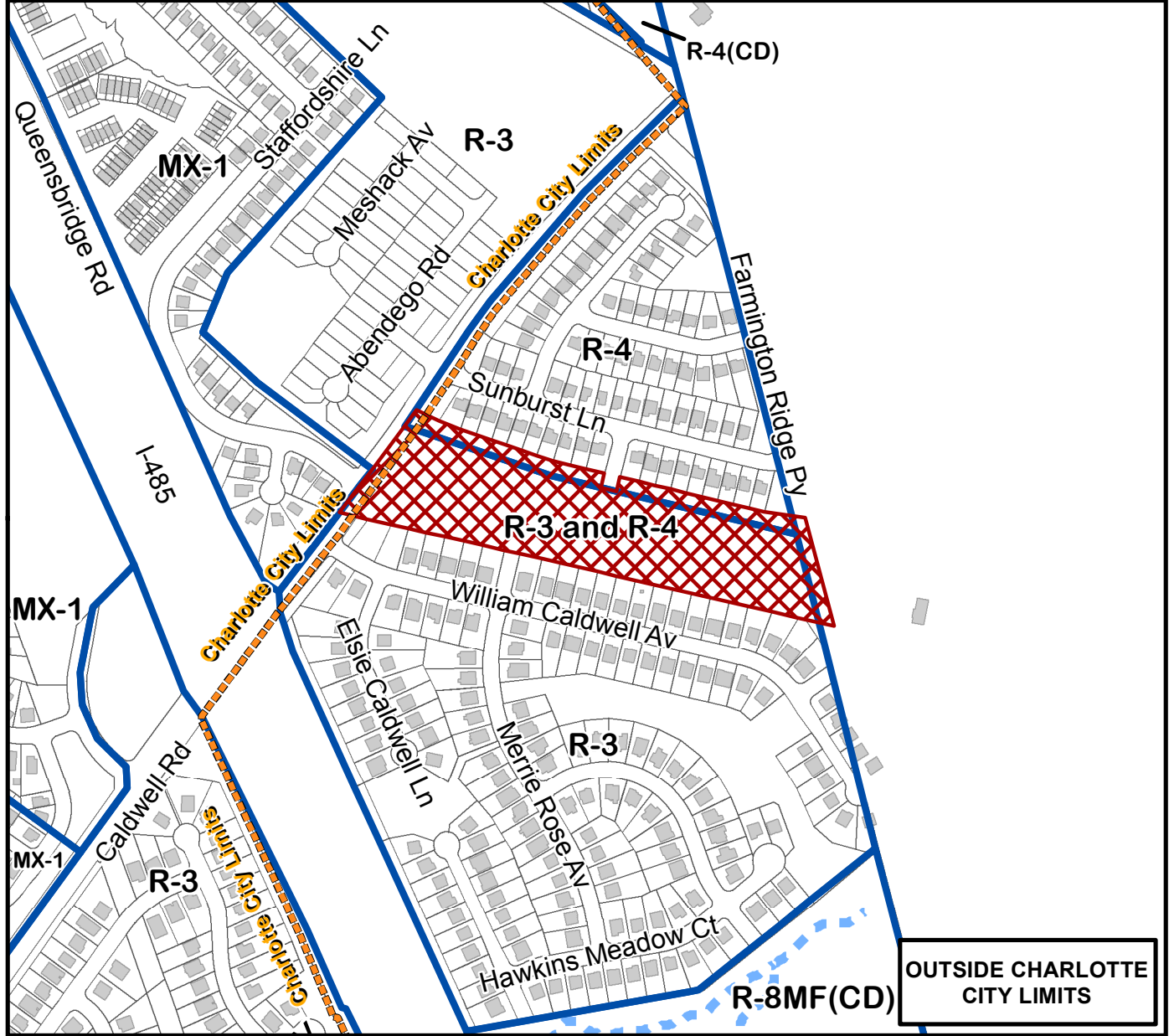
Petition #: **2017-085**

Petitioner: **Mark Eisenbeis-Stolz Partners**

Zoning Classification (Existing): **R-3 and R-4**  
(Single Family Residential)

Zoning Classification (Requested): **R-5(CD), 5 Year Vested**  
(Single Family Residential, Conditional with Five Year Vested Rights)

Acreage & Location: Approximately 9.54 acres located east of Interstate 485 between Caldwell Road and Farmington Ridge Parkway.



Map Produced by the Charlotte-Mecklenburg Planning Department, 5-1-2017.  
0 175 350 700 1,050 1,400 Feet



Zoning Map #(s)  
**73**

	Requested R-5(CD) 5 Year Vested from R-3 and R-4		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**



Petition #: 2017-086  
Date Filed: 4/13/2017  
Received By: [Signature]

**Complete All Fields (Use additional pages if needed)**

Property Owner: Mecklenburg County

Owner's Address: 600 E. 4th Street, 11th Floor City, State, Zip: Charlotte, NC 28202

Date Property Acquired: 06/26/2001

Property Address: 432 Eastway Dr., Charlotte, NC 28202

Tax Parcel Number(s): 097-131-11, 097-131-12

Current Land Use: Public- Park and Rec Open Space Size (Acres): 90.45 ac

Existing Zoning: B-1, I-1, R-17MF Proposed Zoning: INST (CD)

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

Required Rezoning Pre-Application Meeting\* with: YES- Sonja Sanders, Mandy Vari, Monica Holmes

Date of meeting: 2/28/17

(\*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): 5

Purpose/description of Conditional Zoning Plan: The proposed use will be a civic/institutional recreation center including outdoor recreation facilities

Alicia Rocco (Mecklenburg County)  
Name of Rezoning Agent

3205 Freedom Drive, Suite 101  
Agent's Address

Charlotte, NC 28208  
City, State, Zip

w: 980-314-2501 c: 704-301-1165  
Telephone Number Fax Number

Alicia.Rocco@mecklenburgcountync.gov  
E-Mail Address

[Signature]  
Signature of Property Owner

James Garges  
(Name Typed / Printed)

Mecklenburg County Park and Recreation  
Name of Petitioner(s)

5814 Brookshire Freeway  
Address of Petitioner(s)

Charlotte, NC  
City, State, Zip

(980) 314-1012 (704) 336-5472  
Telephone Number Fax Number

james.garges@mecklenburgcountync.gov  
E-Mail Address

[Signature]  
Signature of Petitioner

James Garges  
(Name Typed / Printed)

Petition #: **2017-086**

Petitioner: **Mecklenburg County Park and Recreation**

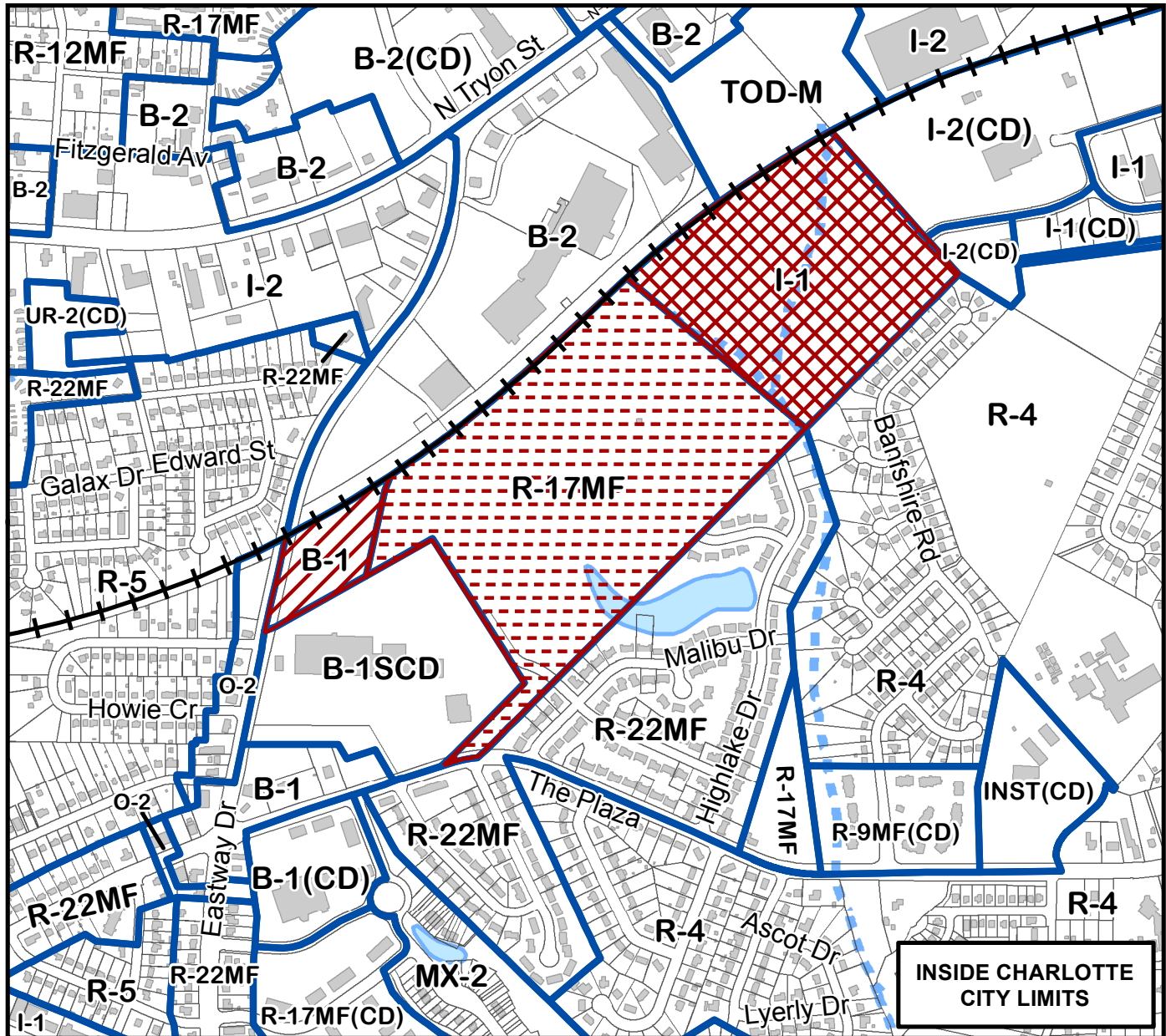
Zoning Classification (Existing): **B-1, I-1, R-17MF**

(Neighborhood Business, Light Industrial, Multi-Family Residential)

Zoning Classification (Requested): **INST(CD), 5 Year Vested**

(Institutional, Conditional with Five Year Vested Rights)

Acreage & Location: Approximately 90.45 acres along Eastway Drive between North Tryon Street and The Plaza.



Map Produced by the Charlotte-Mecklenburg Planning Department, 5-1-2017

0 295 590 1,180 1,770 2,360 Feet



Zoning Map #(s)

**77,90**

- Requested INST(CD) 5 Year Vested from B-1
- Requested INST(CD) 5 Year Vested from I-1
- Requested INST(CD) 5 Year Vested from R-17MF
- 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



Petition #: 2017-087

Date Originally Filed:  
4/24/2017

Date Amended: 05/02/2017

Received By: \_\_\_\_\_

**AMENDED**  
**REZONING APPLICATION**  
**CITY OF CHARLOTTE**

***Complete All Fields***  
**(Use additional pages if needed)**

Please indicate reason for amended application (i.e. change in acreage, ownership, proposed district, etc.):  
Changing the parcel for rezoning to 125-125-06.

**For Conditional Rezoning Only:**

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

Property Owner PH COS Charlotte, LLC

Owner's Address: 303 Peachtree Center Ave, Ste. 575 City, State, Zip: Atlanta, GA 30303

Date Property Acquired: 8/5/2015

Location of Property (Address or Description): 615 S College Street, Charlotte, NC 28202

Tax Parcel Number(s): 125-125-06

Current Land Use: office, hotel and associated parking structure Size (Acres): ±1.957

Existing Zoning: UMUD-O Proposed Zoning: UMUD-O(SPA)optional

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

Keith MacVean

Jeff Brown

Name of Rezoning Agent

Moore & Van Allen, PLLC

100 N. Tryon Street, Suite 4700

Agent's Address

Charlotte, NC 28202

City, State, Zip

704-331-3531 (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(s)

SEE ATTACHMENT A

(Name Typed/Clearly Printed)

Regions Bank (Attn: Prince McDougal)

Name of Petitioner(s)

250 Riverchase Parkway East, Suite 600

Address of Petitioner(s)

Birmingham, AL 35244

City, State, Zip

205.560.3358

Telephone Number

Fax Number

Princemcdougal@regions.com

E-Mail Address

SEE ATTACHMENT B

Signature of Petitioner

SEE ATTACHMENT B

(Name Typed/Clearly Printed)

**ATTACHMENT A**


REZONING PETITION NO. 2017-087  
**Regions Bank**

OWNER JOINDER AGREEMENT  
**PH COS Charlotte LLC**

The undersigned, as the owner of the parcel of land located at 615 S College Street that is designated as Tax Parcel No. 125-125-06 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 UMUD-O zoning districts to the UMUD-O(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 3rd day of May, 2017.

**PH COS Charlotte LLC**

By:   
Name: Neal Kamin  
Title: Authorized Signatory

**ATTACHMENT B**

**PETITIONER SIGNATURE  
REZONING PETITION NO. 2017-000  
Regions Bank**

**Petitioner:**

**Regions Bank**

By: 

Name: Brian M. Douglas

Title: V.P. Operations

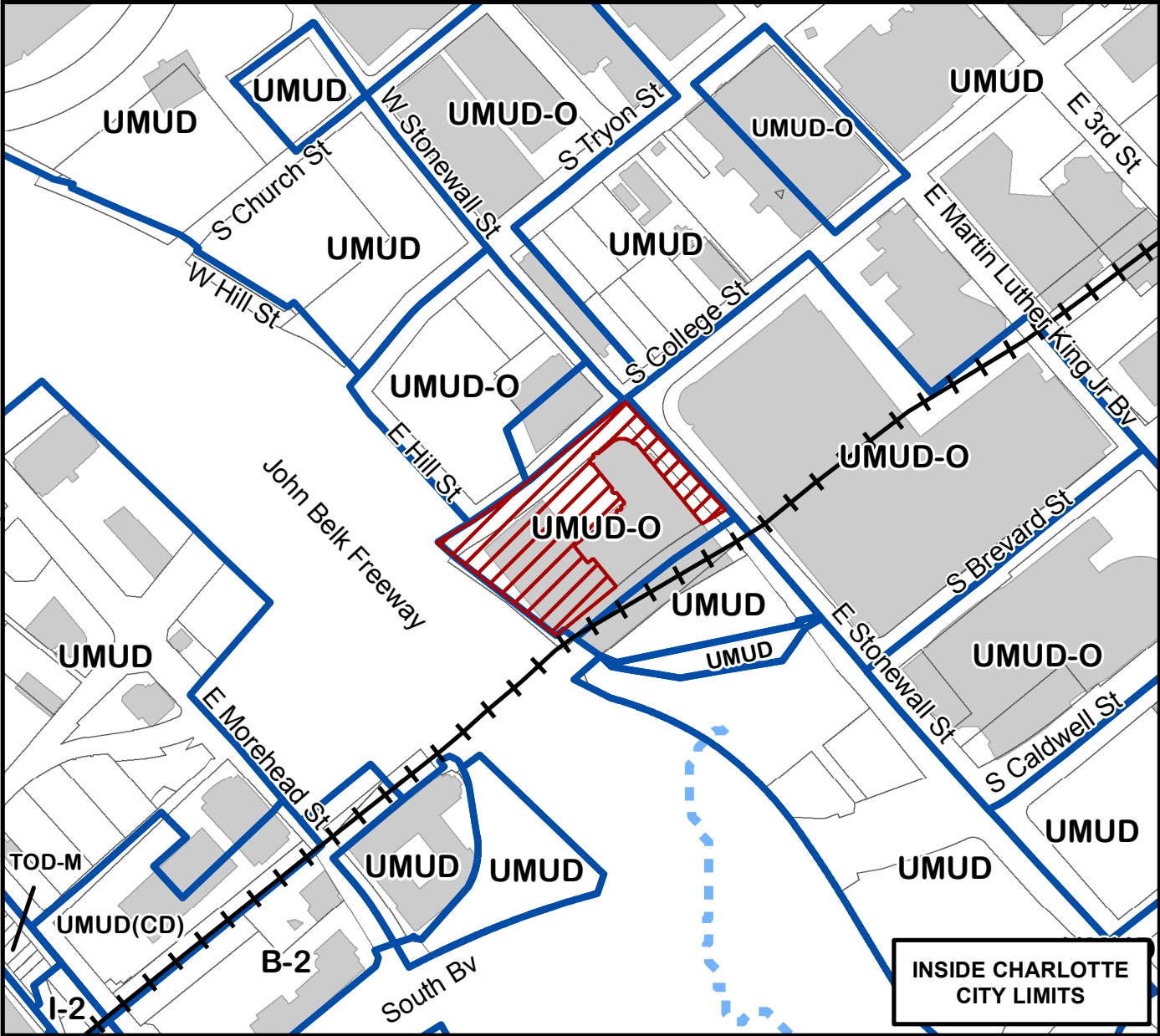
Petition #: **2017-087**

Petitioner: **Regions Bank**

Zoning Classification (Existing): **UMUD-O**  
(Uptown Mixed Use, Optional)

Zoning Classification (Requested): **UMUD-O(SPA)**  
(Uptown Mixed Use, Site Plan Amendment)

Acreage & Location: Approximately 1.96 acres located at the southwest intersection of South College Street and East Stonewall Street and east of John Belk Freeway.

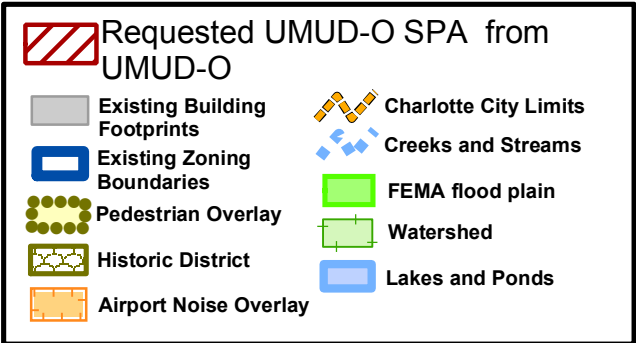


Map Produced by the Charlotte-Mecklenburg Planning Department, 5-4-2017.

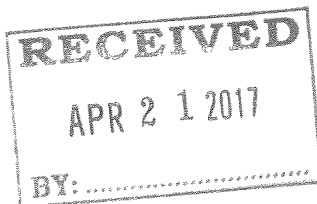
0 125 250 500 750 1,000 Feet



Zoning Map #(s)  
**102**



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2017-088

Petition #: \_\_\_\_\_  
Date Filed: 4/21/2017  
Received By: [Signature]

**Complete All Fields (Use additional pages if needed)**

Property Owner: Trevi Partners, LLC  
Owner's Address: 55 Midtown Park East City, State, Zip: Mobile, AL 36606  
Date Property Acquired: 2005  
Property Address: 12220 US Highway 29, Charlotte, NC 28262  
Tax Parcel Number(s): 05108126  
Current Land Use: Vacant Size (Acres): 23.30 AC  
Existing Zoning: CC, UR-C (CD) Proposed Zoning: UR-C (CD) ~~to~~ UR-C (CD) SPA  
Overlay: None (Specify PED, Watershed, Historic District, etc.)  
Required Rezoning Pre-Application Meeting\* with: Subdivision, Planning/Zoning, CDOT  
Date of meeting: 04/20/17

(\*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): 5 years  
Purpose/description of Conditional Zoning Plan: To allow multi-family development and a greenway/trailhead in the area designated on the Plan.

ColeJenest & Stone, PA  
Name of Rezoning Agent  
200 South Tryon Street, Suite 1400  
Agent's Address  
Charlotte, NC 28202  
City, State, Zip  
704-376-1555 704-376-7851  
Telephone Number Fax Number  
cjenest@colejeneststone.com  
E-Mail Address  
[Signature]  
Signature of Property Owner  
T. Todd Martin, III  
(Name Typed / Printed)

Trevi Partners, LLC  
Name of Petitioner(s)  
55 Midtown Park East  
Address of Petitioner(s)  
Mobile, AL 36606  
City, State, Zip  
251-450-2823 251-450-2788  
Telephone Number Fax Number  
tmartin@scrgllc.com  
E-Mail Address  
[Signature]  
Signature of Petitioner  
T. Todd Martin, III  
(Name Typed / Printed)

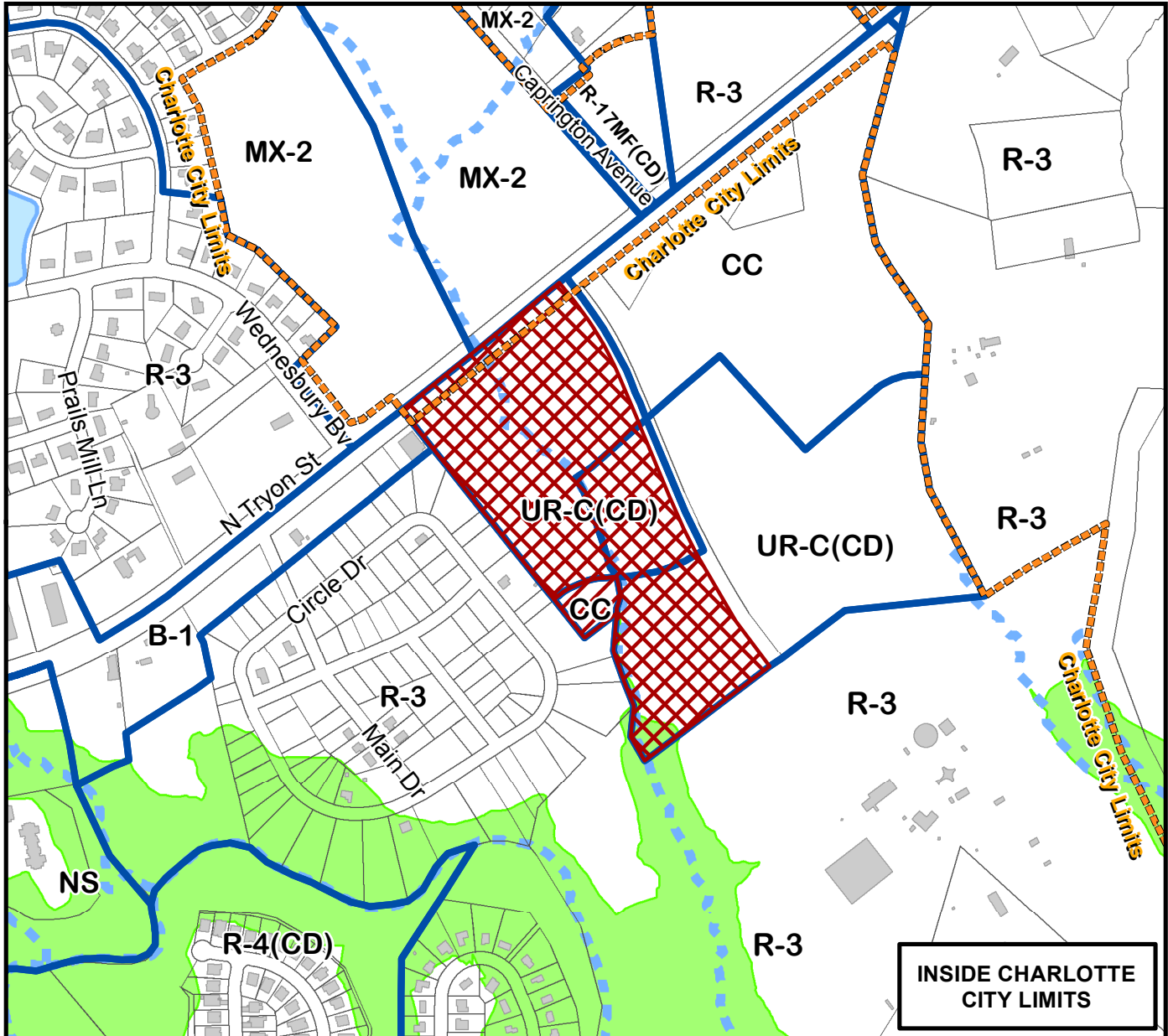
Petition #: **2017-088**

Petitioner: **Trevi Partners, LLC**

**Zoning Classification (Existing): CC, UR-C(CD)**  
(Commercial Center, Urban Residential-Commercial, Conditonal)

**Zoning Classification (Requested): UR-C(CD), UR-C(CD) SPA, 5 Year Vested**  
(Urban Residential-Commercial, Conditonal, Urban Residential-Commercial, Conditional,  
Site Plan Amendment, With 5 Year Vested Rights)

**Acreage & Location:** Approximately 23.3 acres located along the southside of North Tryon Street between Wednesbury Boulevard and Caprington Avenue.



Map Produced by the Charlotte-Mecklenburg Planning Department, 5-2-2017.

0 225 450 900 1,350 1,800 Feet

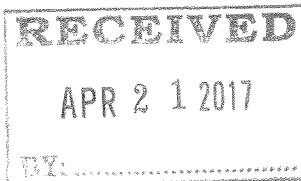


Zoning Map #(s)

55

- Requested UR-C(CD) 5 Year Vested from CC
- Requested UR-C(CD) SPA 5 Year Vested from UR-C(CD)
- 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**



2017-089

Petition #: \_\_\_\_\_  
Date Filed: 4/21/2017  
Received By: [Signature]

**Complete All Fields (Use additional pages if needed)**

Property Owner: Grier Heights Economic Development Foundation, INC

Owner's Address: PO Box 220594 City, State, Zip: Charlotte, NC 28222

Date Property Acquired: 2008

Property Address: 2931 Marney Ave.

Tax Parcel Number(s): 15706518

Current Land Use: undeveloped Size (Acres): Approx. 2.0 ac.

Existing Zoning: R-5 Proposed Zoning: UR-3 (CD)

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

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

Date of meeting: 4/12/17

(\*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): \_\_\_\_\_

Purpose/description of Conditional Zoning Plan: Development of a senior multifamily housing project for up to 80 units

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 LETTER

Signature of Property Owner

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

Laurel Street Residential

Name of Petitioner(s)

511 East Blvd.

Address of Petitioner(s)

Charlotte, NC 28203

City, State, Zip

704-561-5231

Telephone Number Fax Number

kbrooks@laurelstreetres.com

E-Mail Address

[Signature]

Signature of Petitioner

Lee M. Cochran

(Name Typed / Printed)

April 21, 2017

Ms. Kemena Brooks  
Development Manager  
Laurel Street residential  
511 East Blvd.  
Charlotte, NC 28203

This letter serves to notify all interested parties that I/we consent to Laurel Street Residential petitioning for the rezoning of property known as Tax Parcel 15706518 located at 2931 Marney Ave. in Charlotte, North Carolina. This letter serves to represent my/our signature on the zoning application.

Thank you.

Owner Barbara S. Simpson Date 4/21/17  
Owner \_\_\_\_\_ Date \_\_\_\_\_  
Address \_\_\_\_\_  
Phone Number 704 - 376 - 9611

**Grier Heights Economic Foundation, Inc**  
**PO Box 220594**  
**Charlotte, NC 28222**



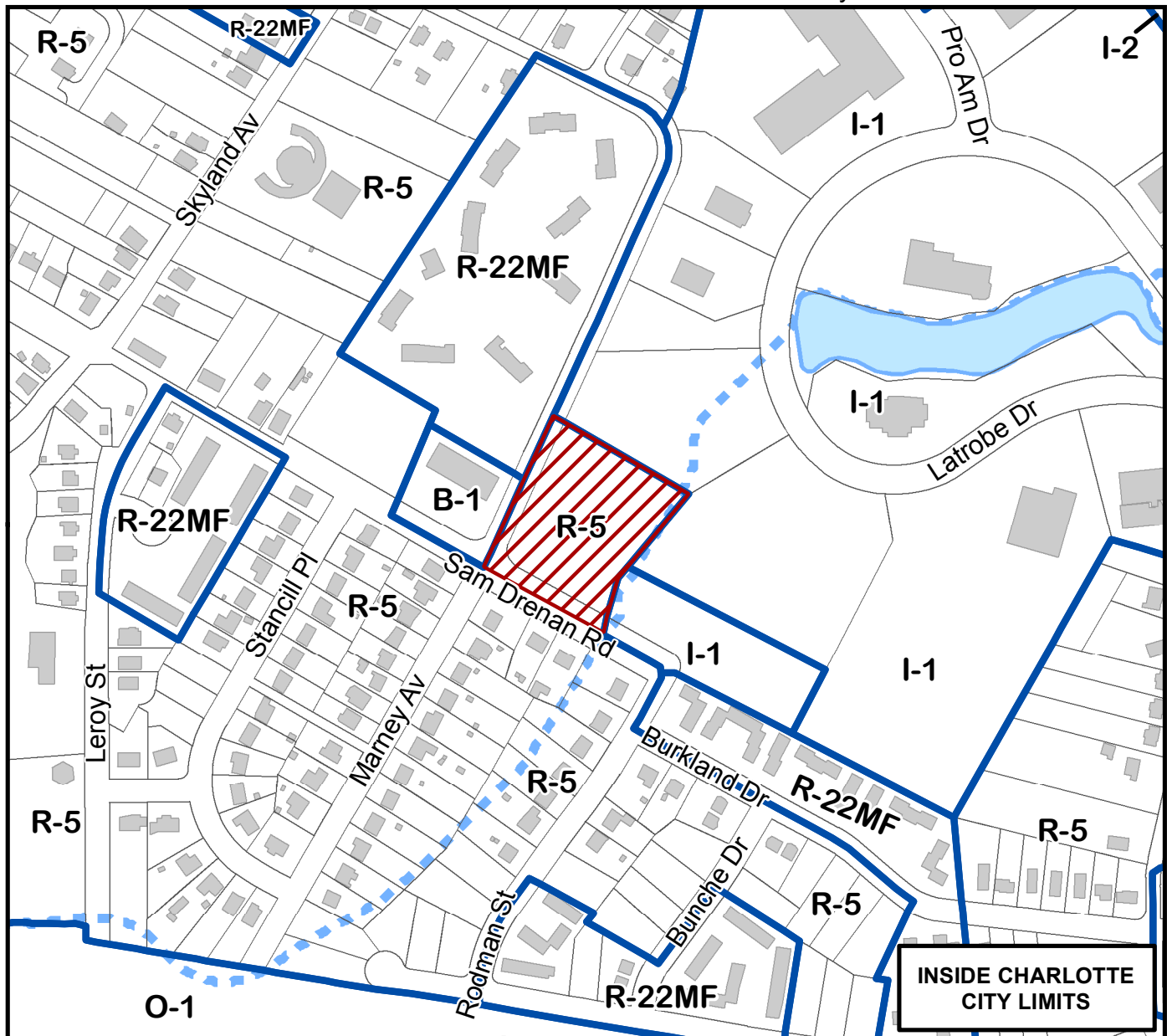
Petition #: **2017-089**

Petitioner: **Laurel Street Residential**

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

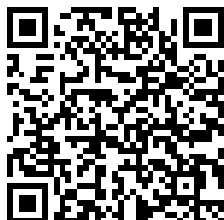
Zoning Classification (Requested): **UR-3(CD)**  
(Urban Residential, Conditional)

Acreage & Location: Approximately 2 acres located at the northeast intersection of Marney Avenue and Sam Drenan Road and east of Skyland Avenue.



Map Produced by the Charlotte-Mecklenburg Planning Department, 5-1-2017.

0 125 250 500 750 1,000 Feet



Zoning Map #(s)

112



Requested UR-3(CD) from R-5

Existing Building Footprints

Existing Zoning Boundaries

Pedestrian Overlay

Historic District

Airport Noise Overlay

Charlotte City Limits

Creeks and Streams

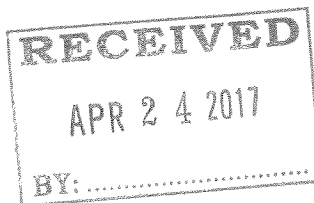
FEMA flood plain

Watershed

Lakes and Ponds



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2017-090

Petition #: \_\_\_\_\_  
Date Filed: 4/24/2017  
Received By: [Signature]

Property Owners: Promenade Shopping Center LLC  
Promenade Shopping Center LLC  
Promenade Shopping Center Phase One, LLC

Owner's Addresses: 301 S. College Street, Ste 2800, Charlotte, NC 28202

Date Properties Acquired: 9/6/2000

Property Addresses: 5361 Ballantyne Commons Parkway, Charlotte, NC 28277  
10828 Providence Road, Charlotte, 28277  
10730 Providence Road, Charlotte, NC 28277

Tax Parcel Numbers: 229-151-07  
229-151-26  
229-151-23

Current Land Use: Retail Size (Acres): ± 27.6

Existing Zoning: CC Proposed Zoning: CC(SPA)

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

Required Rezoning Pre-Application Meeting\* with Kent Main, John Kinley, Jason Prescott, Laurie Reid, Pete Grisewood and Grant Meacci  
Date of meeting: 04/17/17  
*(\*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 allow minor site modifications and improve the central open space, provide additional parking opportunities near the center of the site, provide sign flexibility and allow small retail kiosks at the central open space. This site plan amendment is not requesting additional square footage entitlements beyond the permitted uses under rezoning petition 1998-49C.

**Bridget Grant, Keith MacVean & Jeff Brown**

Name of Rezoning Agent

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

Agent's Address

**Charlotte, NC 28202**

City, State, Zip

**704.331.2379 (BG)**      **704-378-1973(BG)**  
**704.331.3531 (KM)**      **704-378-1954 (KM)**  
**704-331-1144 (JB)**      **704-378-1925 (JB)**

Telephone Number      Fax Number

bridgetgrant@mvalaw.com; keithmacvean@mvalaw.com  
jeffbrown@mvalaw.com

E-mail Address

**SEE ATTACHMENTS A-B**

Signature of Property Owner

**Childress Klein Properties, Inc. (Attn: David Haggart)**

Name of Petitioner

**301 S. College Street, Ste. 2800**

Address of Petitioner

**Charlotte, NC 28202**

City, State, Zip

**704.343.4317**

Telephone Number      Fax Number

David.haggart@childressklein.com

E-mail Address

**SEE ATTACHMENT C**

Signature of Petitioner

**ATTACHMENT A**

**REZONING PETITION NO. 2017-  
Childress Klein Properties, Inc.**

**OWNER JOINDER AGREEMENT  
Promenade Shopping Center LLC**

The undersigned, as the owners of the parcels of land located at

1. 5361 Ballantyne Commons Parkway, Charlotte, NC 28277 that is designated as Tax Parcel No. 229-151-07
2. 10828 Providence Road, Charlotte, 28277 that is designated as Tax Parcel No. 229-151-26

on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby join in this Rezoning Application and consent to the change in zoning for the Parcels from the CC zoning district to the CC(SPA) zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 24<sup>th</sup> day of April, 2017.

**Promenade Shopping Center LLC**

**CK Providence, LLC, its Member**

**Childress Klein Properties, Inc., its Manager**

By: R. David Haggart

Name: R. David Haggart

Title: Vice President

**ATTACHMENT B**

REZONING PETITION NO. 2017-  
Childress Klein Properties, Inc.

OWNER JOINDER AGREEMENT  
Promenade Shopping Center Phase One, LLC

The undersigned, as the owners of the parcels of land located at 10730 Providence Road, Charlotte, NC 28277 that is designated as Tax Parcel No. 229-151-23 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby join in this Rezoning Application and consent to the change in zoning for the Parcels from the CC zoning district to the CC(SPA) zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 24<sup>th</sup> day of April, 2017.

Promenade Shopping Center Phase One, LLC

CK Providence, LLC, its Member

Childress Klein Properties, Inc., its Manager

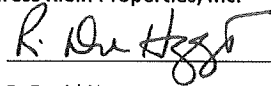
By: R. David Haggart

Name: R. David Haggart

Title: Vice President

**ATTACHMENT C**  
**PETITIONER SIGNATURE**  
**REZONING PETITION NO. 2017-**  
**Childress Klein Properties, Inc.**

Childress Klein Properties, Inc.

By:   
Name: R. David Haggart  
Title: Vice President

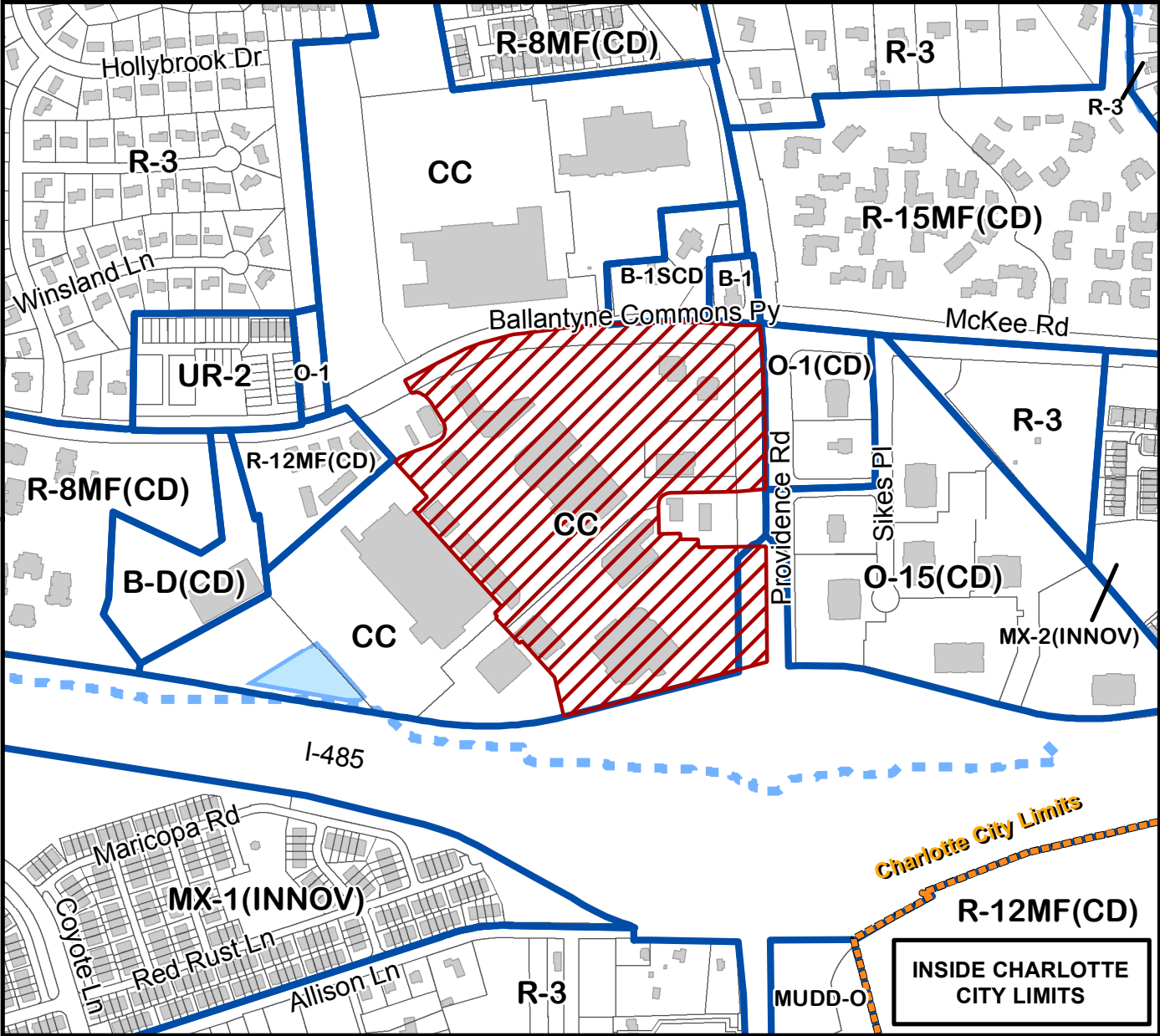
Petition #: **2017-090**

Petitioner: **Childress Klein Properties, Inc**

Zoning Classification (Existing): **CC**  
(Commercial Center)

Zoning Classification (Requested): **CC(SPA)**  
(Commercial Center, Site Plan Amendment)

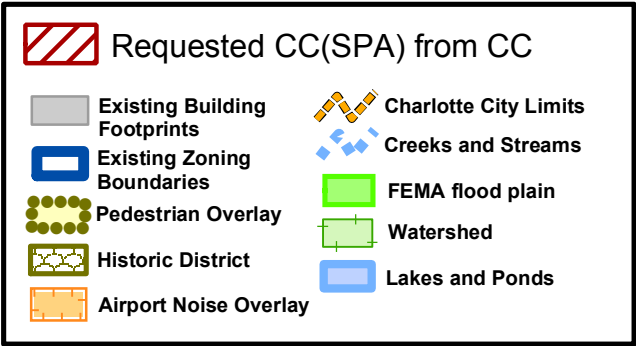
Acreage & Location: Approximately 27.6 acres located at the southwest intersection of Providence Road and Ballantyne Commons Parkway and north of interstate 485.



Map Produced by the Charlotte-Mecklenburg Planning Department, 5-2-2017.  
0 187.5 375 750 1,125 1,500 Feet



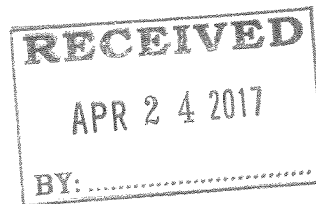
Zoning Map #(s)  
**178**







**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2017-091  
Petition #: \_\_\_\_\_  
Date Filed: 4/24/2017  
Received By: [Signature]

**Complete All Fields (Use additional pages if needed)**

Property Owner: Colony at Piper Glen, LLC

Owner's Address: 7820 Ballantyne Commons, Pkwy., Suite 200 City, State, Zip: Charlotte, NC 28277

Date Property Acquired: 1996

Property Address: 7820 Ballantyne Commons Pkwy.

Tax Parcel Number(s): portion of 22504505

Current Land Use: Part of existing office park development Size (Acres): 2.23

Existing Zoning: B-1 SCD Proposed Zoning: NS

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

Required Rezoning Pre-Application Meeting\* with: John Kiley, et al.  
Date of meeting: 4/11/17

(\*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: To be able to install pathways and small structures for outdoor activity.

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

[Signature]  
Signature of Property Owner

Linwood M. Long, Jr  
(Name Typed / Printed)

Colony at Piper Glen, LLC  
Name of Petitioner(s)

7820 Ballantyne Commons Parkway, suite 200  
Address of Petitioner(s)

Charlotte, NC 28277  
City, State, Zip

704-759-0000  
Telephone Number Fax Number

sonnylon15@aol.com  
E-Mail Address

[Signature]  
Signature of Petitioner

Linwood M. Long, Jr  
(Name Typed / Printed)

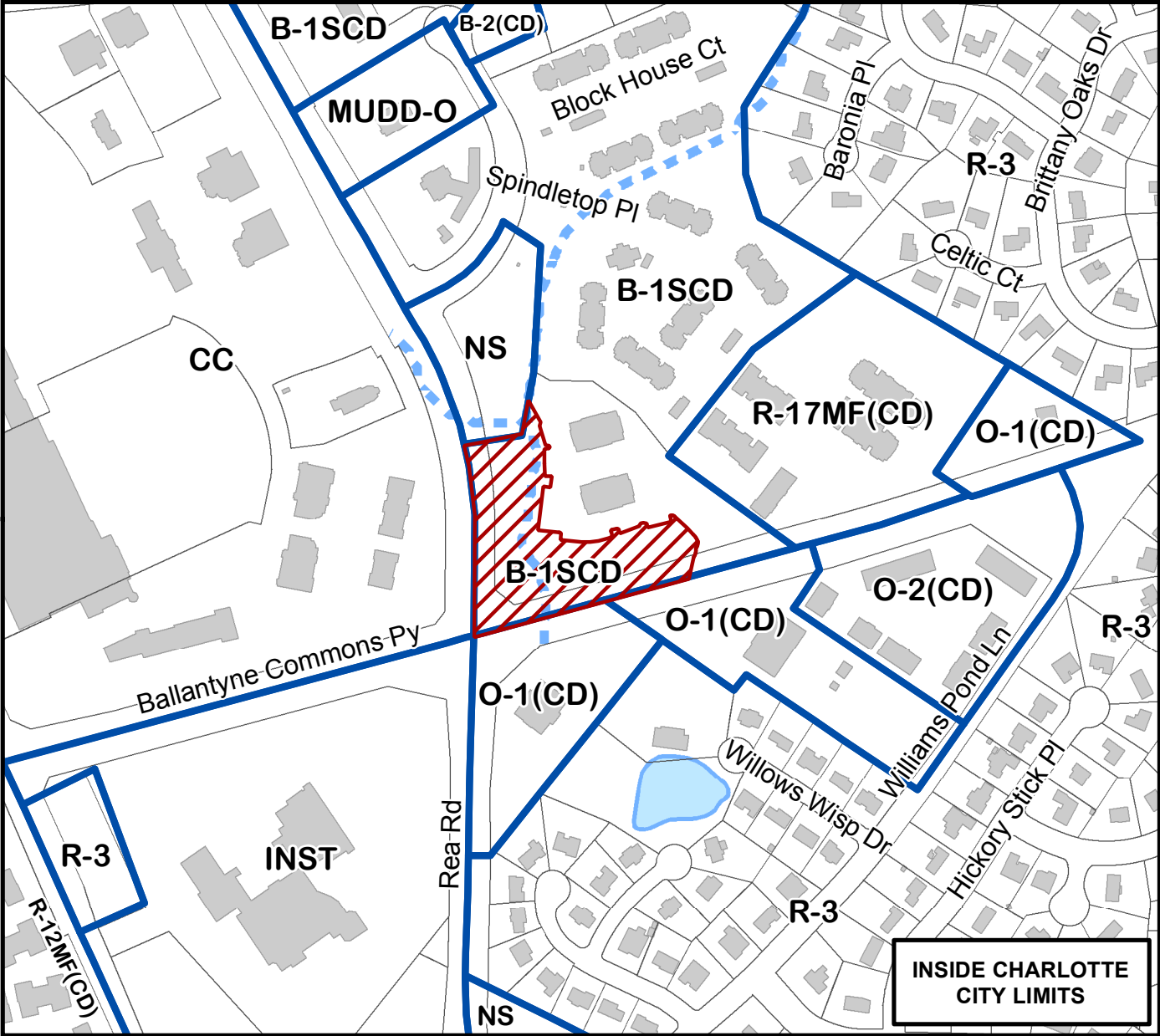
Petition #: **2017-091**

Petitioner: **Colony at Piper Glen, LLC**

Zoning Classification (Existing): **B-1SCD**  
(Business Shopping Center)

Zoning Classification (Requested): **NS**  
(Neighborhood Services)

Acreage & Location: Approximately 2.23 acres located at the northeast intersection of Ballantyne Commons Parkway and Rea Road.

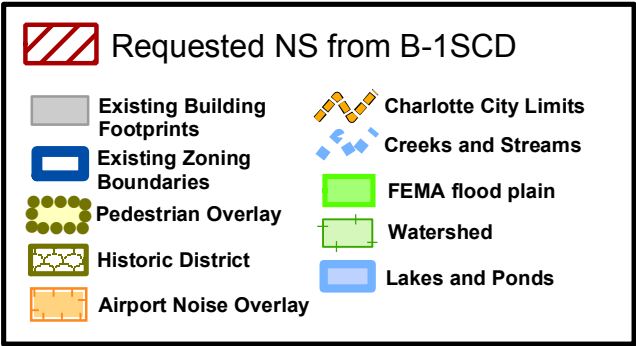


Map Produced by the Charlotte-Mecklenburg Planning Department, 5-2-2017.

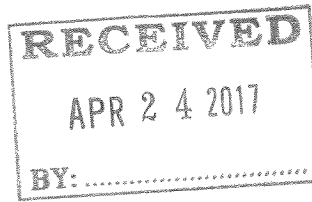
0 125 250 500 750 1,000  
Feet



Zoning Map #(s)  
**177**



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2017-092

Petition #:	_____
Date Filed:	4/24/2017
Received By:	

**Complete All Fields (Use additional pages if needed)**

Property Owner: See attached letter

Owner's Address: see attached letter City, State, Zip: \_\_\_\_\_

Date Property Acquired: 1972, 1988

Property Address: 438 Rhyne Rd

Tax Parcel Number(s): 05325113, 05325114

Current Land Use: Single family home, vacant Size (Acres): approx 14 ac. +/-

Existing Zoning: R-3 Proposed Zoning: I-1 (CD)

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

Required Rezoning Pre-Application Meeting\* with: Alberto Gonsales, et. al.

Date of meeting: 3.21.17

(\*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): \_\_\_\_\_

Purpose/description of Conditional Zoning Plan: To develop a small business/industrial park.

\_\_\_\_\_

\_\_\_\_\_

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

Se attached letter  
Signature of Property Owner

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

Direct Power, Inc.  
Name of Petitioner(s)

113 Blacksnake Rd.  
Address of Petitioner(s)

Stanley, NC 28164  
City, State, Zip

704-263-5953, ext 552 \_\_\_\_\_  
Telephone Number Fax Number

areed@directpower.net  
E-Mail Address

Signature of Petitioner

ALEX REED  
(Name Typed / Printed)

April 20, 2017

Mr. Alex Reed  
Direct Power, Inc.  
113 Blacksnake Rd.  
Stanley, NC 28164

This letter serves to notify all interested parties that I/we consent to Direct Power, Inc. petitioning for the rezoning of property known as Tax Parcel 05325113 and 05235114 located on Ryhne Road. in Mecklenburg County, North Carolina. This letter serves to represent my/our signature on the zoning application.

Thank you.

Owner <u>John V. Lassiter Jr</u>	Date <u>4-24-17</u>
Owner <u>Glenda Lassiter</u>	Date <u>4-24-17</u>
Owner _____	Date _____
Address <u>438 Ryne Rd</u>	
Address <u>Charlotte, NC 28214</u>	
Phone Number <u>(704) 614-9573</u>	

**Vernon and Glenda Lassiter, Jr.**  
**John Vernon Lassiter, Jr.**

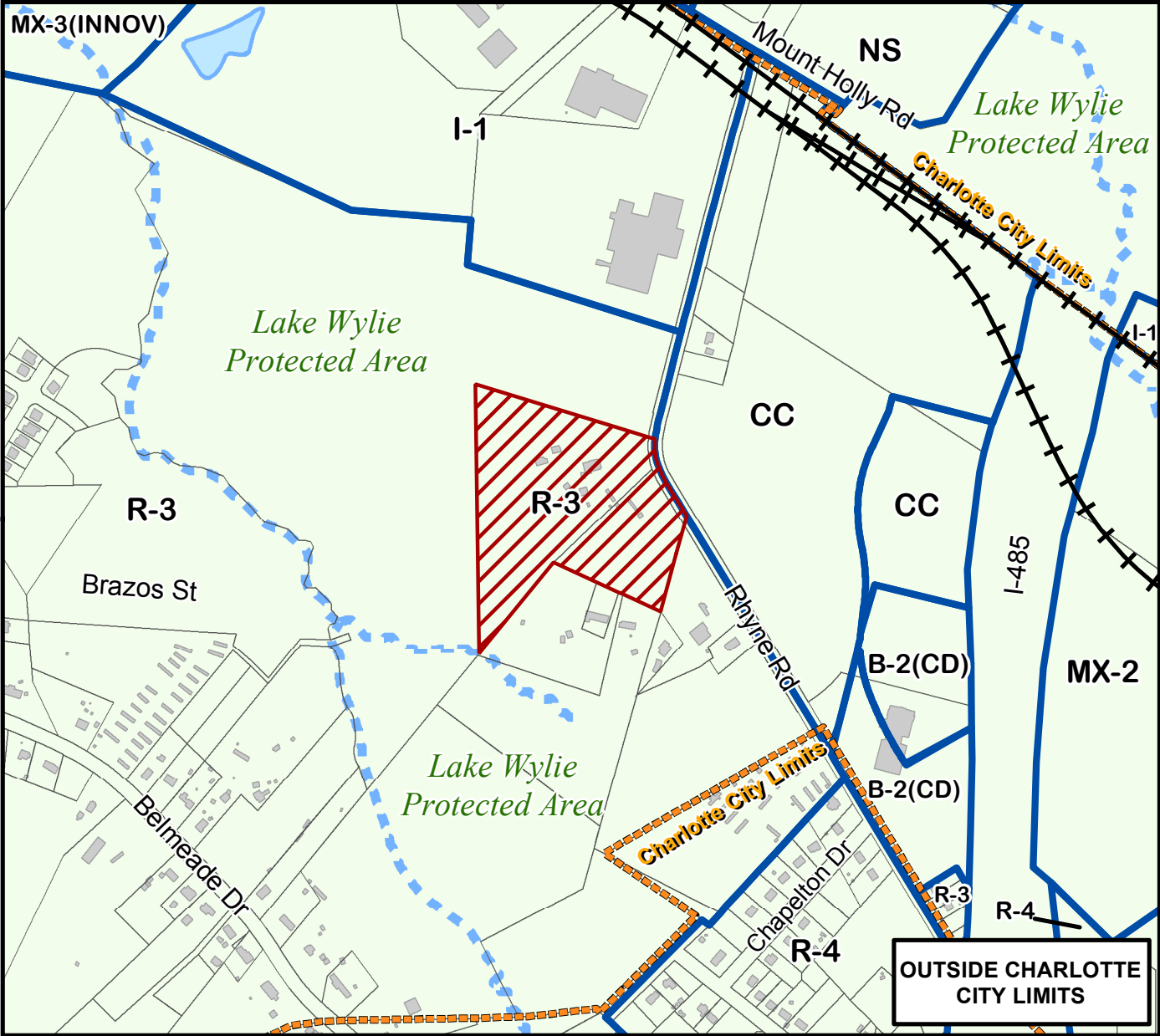
Petition #: **2017-092**

Petitioner: **Direct Power, Inc.**

Zoning Classification (Existing): **R-3(LWPA)**  
(Single Family Residential, Lake Wylie Protected Area)

Zoning Classification (Requested): **I-1(CD)(LWPA)**  
(Light Industrial, Conditional, Lake Wylie Protected Area)

Acreage & Location: Approximately 14 acres located along the west side of Rhyne Road and in between Mount Holly Road and Chapelton Drive.



Map Produced by the Charlotte-Mecklenburg Planning Department, 5-2-2017.

0 225 450 900 1,350 1,800 Feet



Zoning Map #(s)  
**66**

