

Rezoning Petition Packet

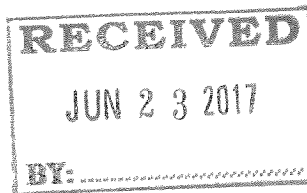
Petitions: **2017-111 through 2017-126**

Petitions that were submitted by July 24, 2017

Staff Review Meeting: **August 17, 2017**

City Public Hearing: **To Be Determined**

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-111

Petition #:	_____
Date Filed:	6/23/2017
Received By:	<i>[Signature]</i>

Complete All Fields (Use additional pages if needed)

Property Owner: 600 South Tryon Development, LLC

Owner's Address: 4725 Piedmont Row Dr, Suite 800, City, State, Zip: Charlotte, NC 28210

Date Property Acquired: 1/9/2017

Property Address: 600 South Tryon Street, Charlotte, NC 28202

Tax Parcel Number(s): 07303203

Current Land Use: Future Office Size (Acres): 2.13 +/- 2.13 acres

Existing Zoning: UMUD Proposed Zoning: UMUD-O

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

Required Rezoning Pre-Application Meeting* with: Solomon Fortune, Alan Goodwin, Kelsie Anderson

Date of meeting: 6/13/17

(*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): Yes

Purpose/description of Conditional Zoning Plan: To accommodate signage plans

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]
Signature of Property Owner

(Name Typed / Printed)

Lincoln Harris, LLC
Name of Petitioner(s)

4725 Piedmont Row Drive, Suite 800
Address of Petitioner(s)

Charlotte, NC 28210
City, State, Zip

704-714-7694 704-716-8600
Telephone Number Fax Number

Tracy.Dodson@lincolnharris.com
E-Mail Address

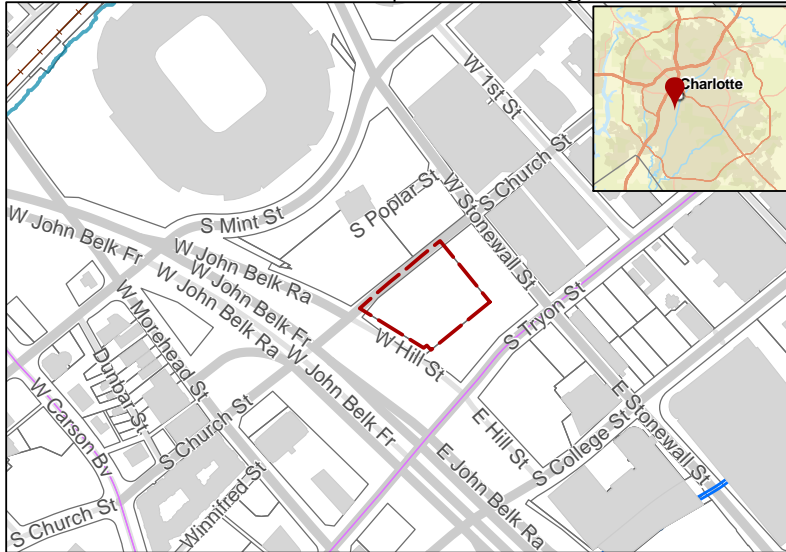
[Signature]
Signature of Petitioner

Tracy F. Dodson, Vice President of Lincoln Harris, LLC
(Name Typed / Printed)

Rezoning Map

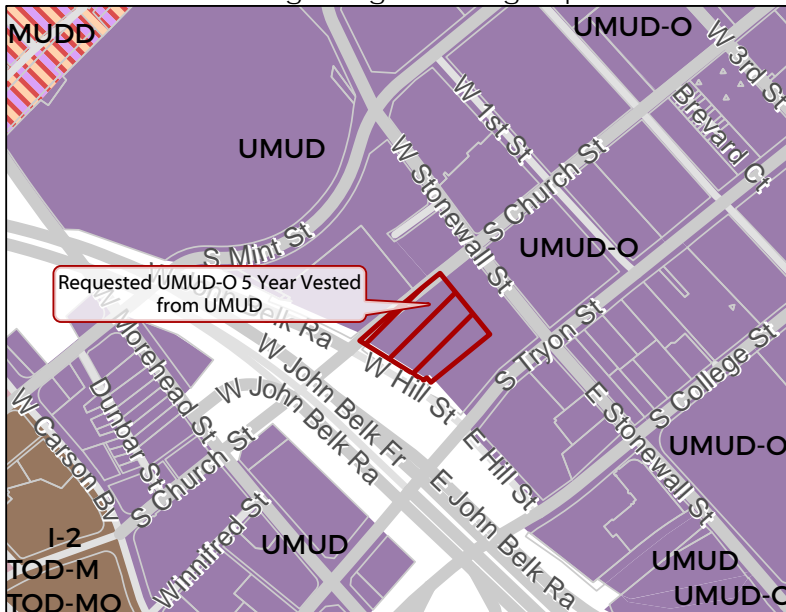
2017-111 : Lincoln Harris, LLC

Current Zoning UMUD (Uptown Mixed Use)
Requested Zoning UMUD-O
(Uptown Mixed Use, Optional, 5 Year Vested Rights)
Approximately 213 acres
Location of Requested Rezoning



- 2017-111
- Inside City Limits
- Parcel
- Buildings
- Railway
- Streams
- LYNK Blue Line
- LYNK Blue Line Station
- City Council District
- 2-Galeria Ivory

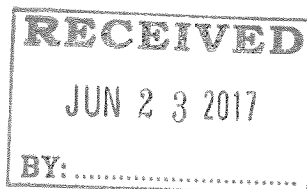
Existing Zoning & Rezoning Request



- Requested UMUD-O 5 Year Vested from UMUD
- Parcel
- Zoning Classification
- Uptown Mixed Use
- Heavy Industrial
- Mixed Use
- Transit-Oriented



**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-112

Petition #: _____
Date Filed: 6/23/2017
Received By: h

Complete All Fields (Use additional pages if needed)

Property Owner: George F. and Diane P. Nance; APS Investments, LLC and Patrick Family, LLC; Troy James McAuley; Alan A. Presley and LLP Associates, LLC; Franciscus and Ann Voortmans; Rodger D. and Phyllis F. Galloway; W. Ted and Sarah J. Harkey

Owner's Address: 1417 Youngblood Road; P.O. Box 34689; 14624 Birnamwood Ln; 304 E Morehead St; 14001 York Rd; 16601 Capps Rd; 255 Cherokee Rd; and 14229 Youngblood Rd.

City, State, Zip: Charlotte, NC, 28278; 28234; 28273; 28202; 28207

Date Property Acquired: 9/27/1990; 4/16/2007; 6/28/1972; 8/15/2013; 6/6/1977; 12/1/1994; 4/13/07; and 11/1/1983

Property Address: 14217, 14221, 14229 and unnumbered parcels on Youngblood Rd; 14624 Birnamwood Ln; 13915 and 14001 S. Tryon St., Charlotte, NC 28278

Tax Parcel Number(s): 219-111-21; 219-111-15; 219-111-30; 219-111-29; 219-111-28; 219-111-01; 219-111-17; and 219-111-19

Current Land Use: Residential; vacant Size (Acres): +/- 28 acres

Existing Zoning: R-3 Proposed Zoning: NS

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

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

Date of meeting: 5/2/17

For Conditional Rezonings 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 accommodate the development of a mixed use community, including multi-family residential, office and commercial uses.

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

See Attached Joinder Agreement
Signature of Property Owner

See Attached Joinder Agreement

Sweetgrass Residential Partners, LLC
Name of Petitioner(s)

701 East Bay St, Ste 405
Address of Petitioner(s)

Charleston, SC 29403
City, State, Zip

704-998-8646
Telephone Number Fax Number

ryan@whitepointpartners.com
E-Mail Address

[Signature]
Signature of Petitioner

Ryan Hanks


REZONING PETITION NO. 2017- _____

WHITE POINT PARTNERS, LLC, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located at 14221 and an unnumbered parcel on Youngblood Road in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel Nos. 219-111-15 and 129-111-17 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 8 day of June, 2017.


APS Investments, LLC


PATRICK FAMILY, LLC

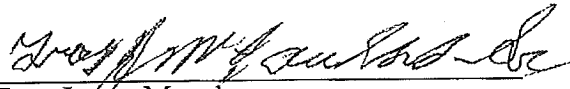
REZONING PETITION NO. 2017-_____

WHITE POINT PARTNERS, LLC, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located at 14624 Birnamwood Lane in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 219-111-30 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 18th day of May, 2017.


Troy James Mcauley

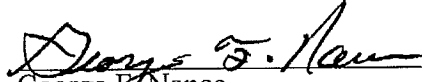
REZONING PETITION NO. 2017-_____

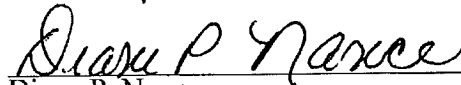
WHITE POINT PARTNERS, LLC, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located at 14217 Youngblood Road in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 219-111-21 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 29 day of May, 2017.


George E. Nance


Diane P. Nance

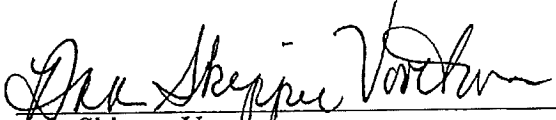
REZONING PETITION NO. 2017-_____


WHITE POINT PARTNERS, LLC, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located at 14001 South Tryon Street in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 219-111-28 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 29 day of MAY, 2017.


Ann Skipper Voornans


Franciscus C (B/W)

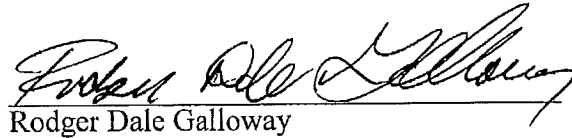
REZONING PETITION NO. 2017-_____

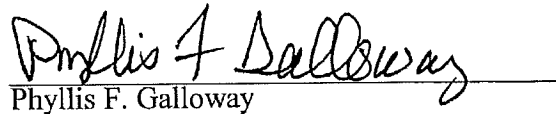
WHITE POINT PARTNERS, LLC, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located at or near Youngblood Road in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 219-111-01 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 31 day of May, 2017.


Rodger Dale Galloway


Phyllis F. Galloway

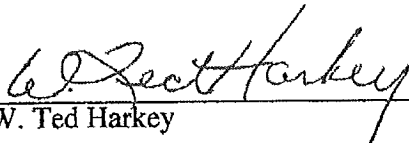
REZONING PETITION NO. 2017-_____

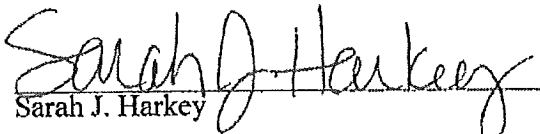
WHITE POINT PARTNERS, LLC, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located at 14229 Youngblood Road in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 219-111-19 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 26 day of MAY, 2017.


W. Ted Harkey


Sarah J. Harkey

REZONING PETITION NO. 2017-_____

WHITE POINT PARTNERS, LLC, PETITIONER

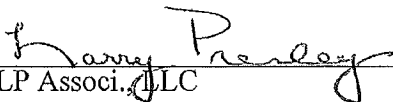
JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located at 13915 South Tryon Street in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 219-111-29 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 17th day of June, 2017.



Alan A. Presley



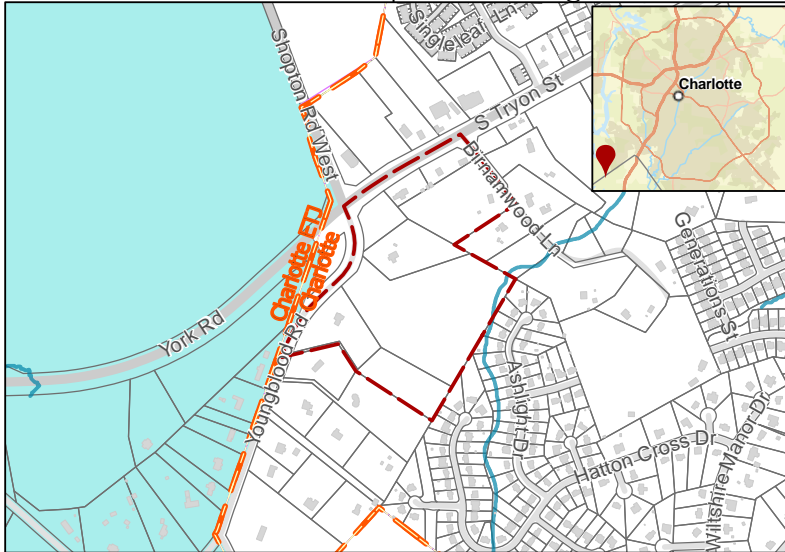
LLP Associ., LLC

Rezoning Map

2017-112 : Sweetgrass Residential Partners, LLC

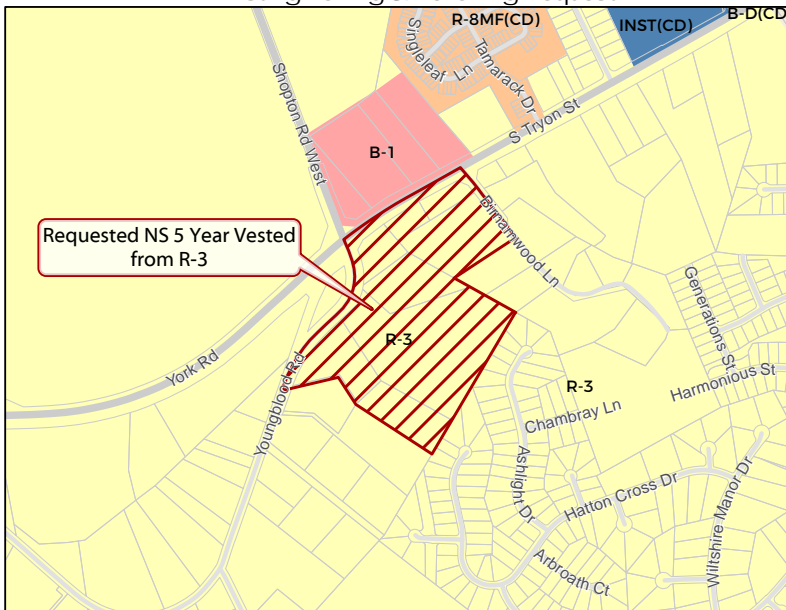
Current Zoning R-3 (Single Family Residential)
Requested Zoning NS (Neighborhood Services 5 Year Vested Rights)
Approximately 28 Acres

Location of Requested Rezoning



- 2017-112
- Inside City Limits
- Parcel
- Buildings
- Streams
- Watershed Overlay**
- Lower Lake Vylie - Protected Area
- City Council District**
- 3-LaVerna Mayfield

Existing Zoning & Rezoning Request

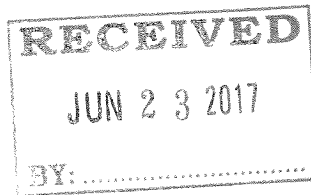


- Requested NS 5 Year Vested from R-3
- Parcel
- Zoning Classification**
- Single Family
- Multi-Family
- Institutional
- Business
- Business Distribution



0 500 1,000 2,000 Feet

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-113

Petition #:	
Date Filed:	6/23/2017
Received By:	PK

Property Owners: KH Mint Hill LLP

Owner's Addresses: 701 S Olive Ave, Ste. 104, West Palm Beach, FL 33407

Date Properties
Acquired: 4/15/2016

Property Addresses: 9243 Cresswind Boulevard, Charlotte, NC 28215

Tax Parcel Numbers: Portion of 111-201-04

Current Land Use: vacant (Acres): ± 8.3

Existing Zoning: MX-1(INNOV) Proposed Zoning: NS

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

Required Rezoning Pre-Application Meeting* with: Sonja Sanders, Mandy Vari and Rick Grochoske

Date of meeting: 6/22/17

(*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): N/A

Purpose/description of Conditional Zoning Plan: To allow the site to be developed with an indoor recreational amenity area for the exclusive use by the residents of Cresswind.

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

Kolter Homes, LLC (Attn: Ben Stevens)

Name of Petitioner

8913 Silver Springs Court

Address of Petitioner

Charlotte, NC 28227

City, State, Zip

704.891.6004

Telephone Number Fax Number

bstevens@kolter.com

E-mail Address

SEE ATTACHMENT B

Signature of Petitioner

ATTACHMENT A

**REZONING PETITION NO. [2017-____]
Kolter Homes, LLC**

**OWNER JOINDER AGREEMENT
KH Mint Hill LLP**

The undersigned, as the owner of the parcel of land located at 9243 Cresswind Boulevard, Charlotte, NC 28215 that is designated as a portion of Tax Parcel No. 111-201-04 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from MX-1(INNOV) zoning district to the NS 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 22nd day of June, 2017.

KH Mint Hill LLP

By: 

Name: L. Kyle Rasmussen

Its: Project Director - Aerial Sprinkler

ATTACHMENT B

REZONING PETITION NO. [2017-]
Kolter Homes, LLC

Petitioner:

Kolter Homes, LLC

By:  _____

Name: L. Kyle Ruhl

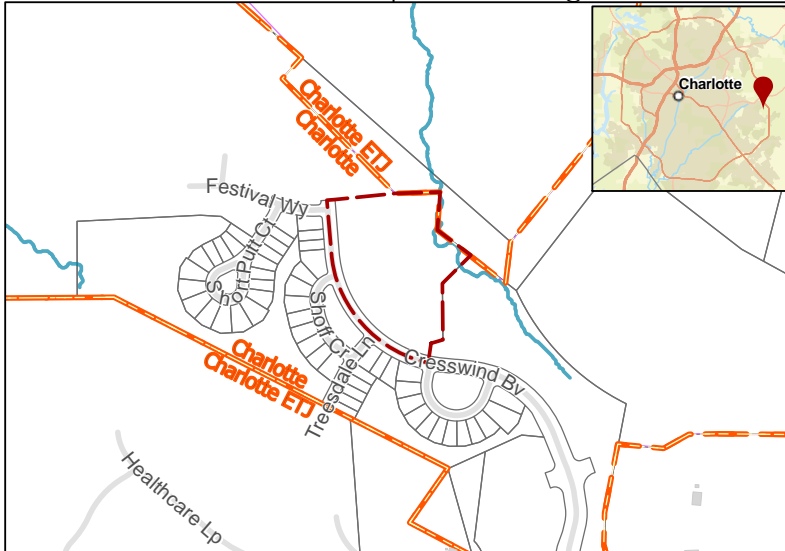
Title: Project Director - Ashwood Spine

Rezoning Map

2017-113 : Kolter Homes, LLC

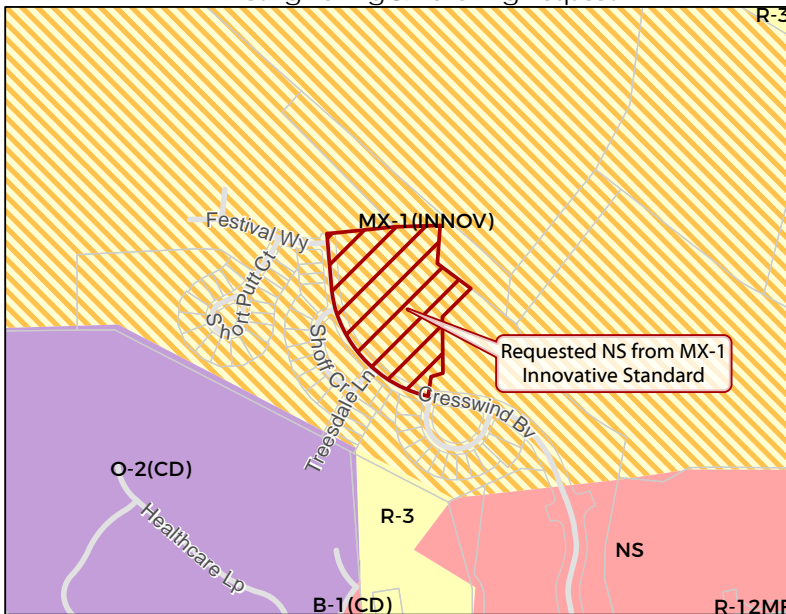
Current Zoning MX-1(Innov.) (Mixed Use Innovative Standards)
Requested Zoning NS (Neighborhood Services)
Approximately 8.3 acres

Location of Requested Rezoning



- 2017-113
- Inside City Limits
- Parcel
- Buildings
- Streams
- City Council District**
- 5-Dimple Ajmera

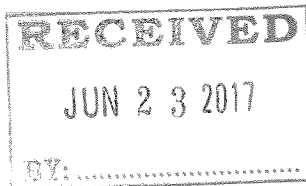
Existing Zoning & Rezoning Request



- Requested NS from MX-1 Innovative Standard
- Parcel
- Zoning Classification**
- Single Family
- Multi-Family
- Mixed Residential
- Office
- Business



**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-114

Petition #: _____

Date Filed: 6/23/2017

Received By: BJ

Property Owners: Summit Avenue URP, LLC

Owner's Addresses: 1440 South Tryon Street, Ste. 104, Charlotte, NC 28203

Date Properties
Acquired: 12/06/2011

Property Addresses: N/A

Tax Parcel Numbers: 047-131-07

Current Land Use: vacant Size (Acres): ± 26.26

Existing Zoning: O-1(CD) and RE-1 Proposed Zoning: R-12MF(CD)

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

Required Rezoning Pre-Application Meeting* with: Alberto Gonzalez, Josh Weaver and Julia Zweifel

Date of meeting: 5/25/2017

(*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/A

Purpose/description of Conditional Zoning Plan: To allow the development of the site with a high quality multi-family residential 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

Bainbridge Companies (Attn: Ron Perera)

Name of Petitioner

401 Harrison Oaks Blvd. Ste. 250

Address of Petitioner

Cary, NC 27513

City, State, Zip

919.462.1275

Telephone Number

Fax Number

rperera@bainbridgere.com

E-mail Address

SEE ATTACHMENT B

Signature of Petitioner

ATTACHMENT A

**REZONING PETITION NO. [2017-____]
Bainbridge**

**OWNER JOINDER AGREEMENT
Summit Avenue URP, LLC**

The undersigned, as the owner of the parcel of land located in the northeast quadrant at the intersection of J N Pease Place and Ben Craig Drive, Charlotte, NC that is designated as Tax Parcel No. 047-131-07 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from O-1(CD) and RE-1 zoning district to the R-12MF(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 20th day of June, 2017.

Summit Avenue URP, LLC

By: 

Name: Matthew D. Browder

Its: Manager

ATTACHMENT B

REZONING PETITION NO. [2017-]
Bainbridge Companies

Petitioner:

Bainbridge Companies

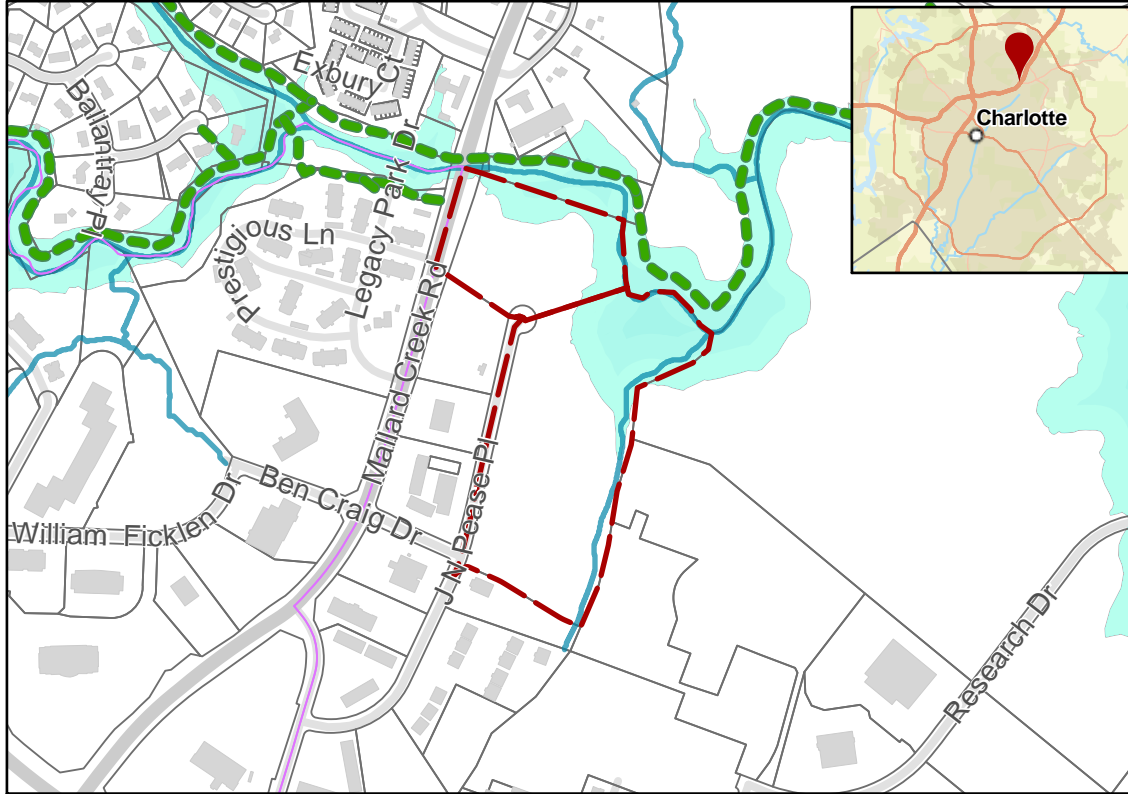
By: Ronald P. Perera
Name: RONALD P. PERERA
Title: VP, DEVELOPMENT

Rezoning Map 2017-114 : Bainbridge Companies

Current Zoning O-1(CD) (Office, Conditional) & RE-1 (Research)
Requested Zoning R-12MF(CD) (Multi-Family Residential, Conditional)
Approximately 26.26 acres

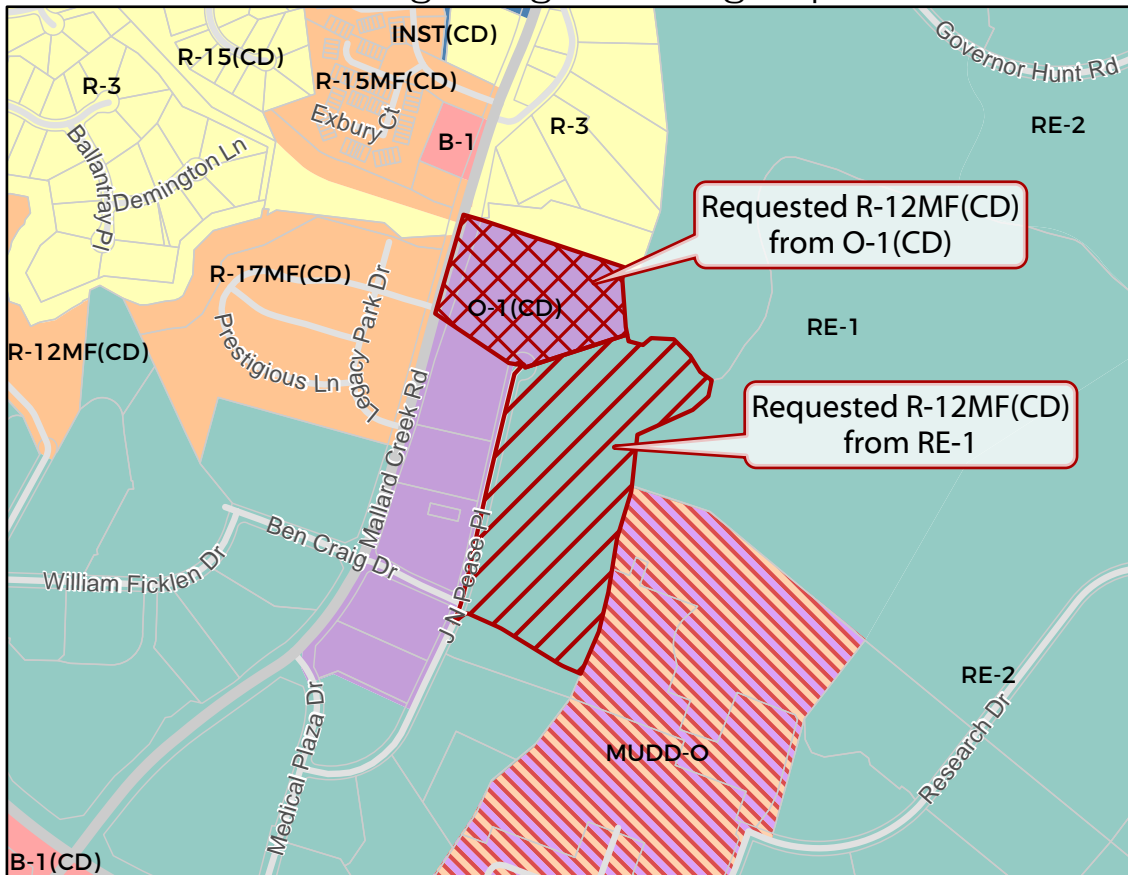


Location of Requested Rezoning



- 2017-114
- Inside City Limits
- Parcel
- Buildings
- FEMA Flood Plain
- Greenway
- Streams
- City Council District**
- 4Gregory A Phipps

Existing Zoning & Rezoning Request



- Requested R-12MF(CD) from O-1(CD)
- Requested R-12MF(CD) from RE-1
- Parcel
- Zoning Classification**
- Single Family
- Multi-Family
- Research
- Institutional
- Office
- Business
- Mixed Use



0 500 1,000 2,000 Feet

Map Created 8/1/2017

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #:	<u>2017-115</u>
Date Filed:	<u>6/23/2017</u>
Received By:	<u>[Signature]</u>

Complete All Fields (Use additional pages if needed)

Property Owner: Da Mai Mai

Owner's Address: 3124 Windsor Drive City, State, Zip: Charlotte NC 28209

Date Property Acquired: 3/15/2006

Property Address: 301 Eastway Drive Charlotte NC 28213

Tax Parcel Number(s): 09713115

Current Land Use: Commercial Size (Acres): 4.62

Existing Zoning: B-2 Proposed Zoning: TOD-R(0)

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

Required Rezoning Pre-Application Meeting* with: Sonja Sanders

Date of meeting: 4/20/2017

(*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. Number of years (maximum of 5): 5

Purpose/description of Conditional Zoning Plan: To confirm height restriction relative to single family homes adjacent to site

CapRock, LLC
Name of Rezoning Agent

2410 Dunavant Street
Agent's Address

Charlotte NC 28203
City, State, Zip

980.201.3265
Telephone Number Fax Number

jroyster@caprockinvest.com
E-Mail Address

[Signature]
Signature of Property Owner

DA D. MAI
(Name Typed / Printed)

CapRock, LLC
Name of Petitioner(s)

2410 Dunavant Street
Address of Petitioner(s)

Charlotte, NC 28203
City, State, Zip

704.418.5100
Telephone Number Fax Number

jroyster@caprockinvest.com
E-Mail Address

[Signature]
Signature of Petitioner

RYAN LAMBERT
(Name Typed / Printed)

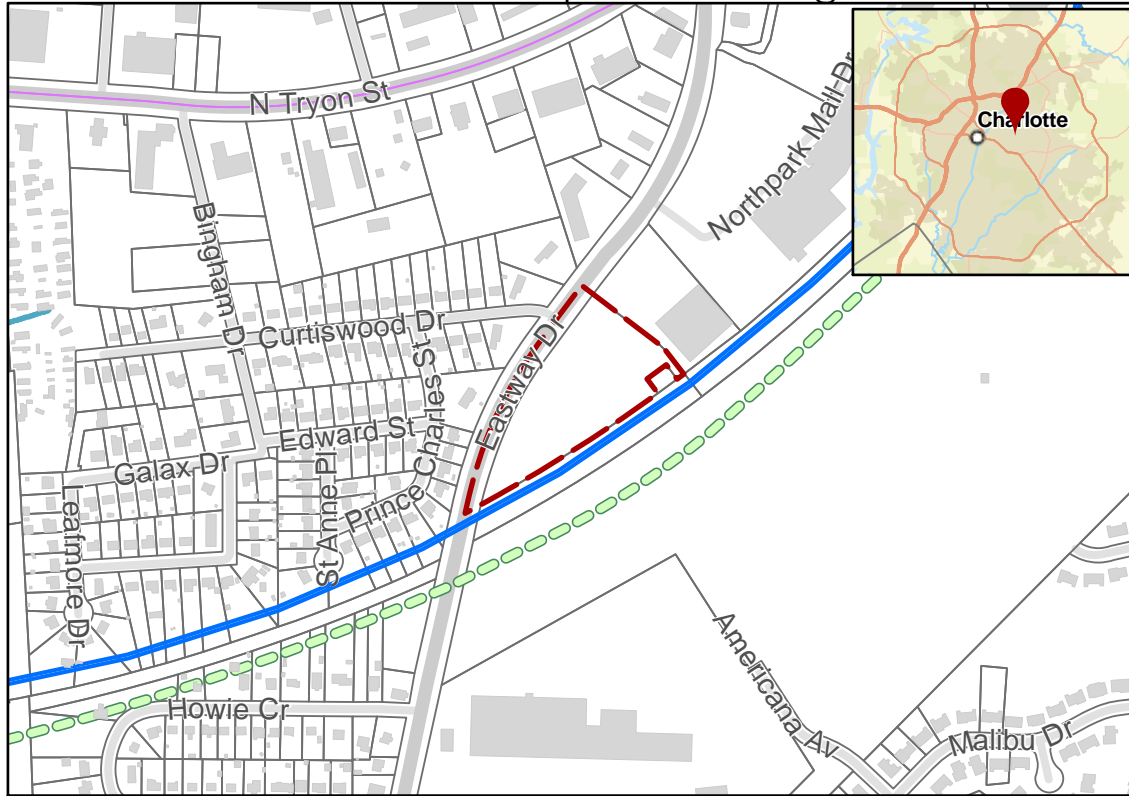
Rezoning Map 2017-115 : CapRock, LLC

Current Zoning B-2 (General Business)

Requested Zoning TOD-R(O) (Transit Oriented Development-Residential,
Optional with 5 Year Vested Rights)

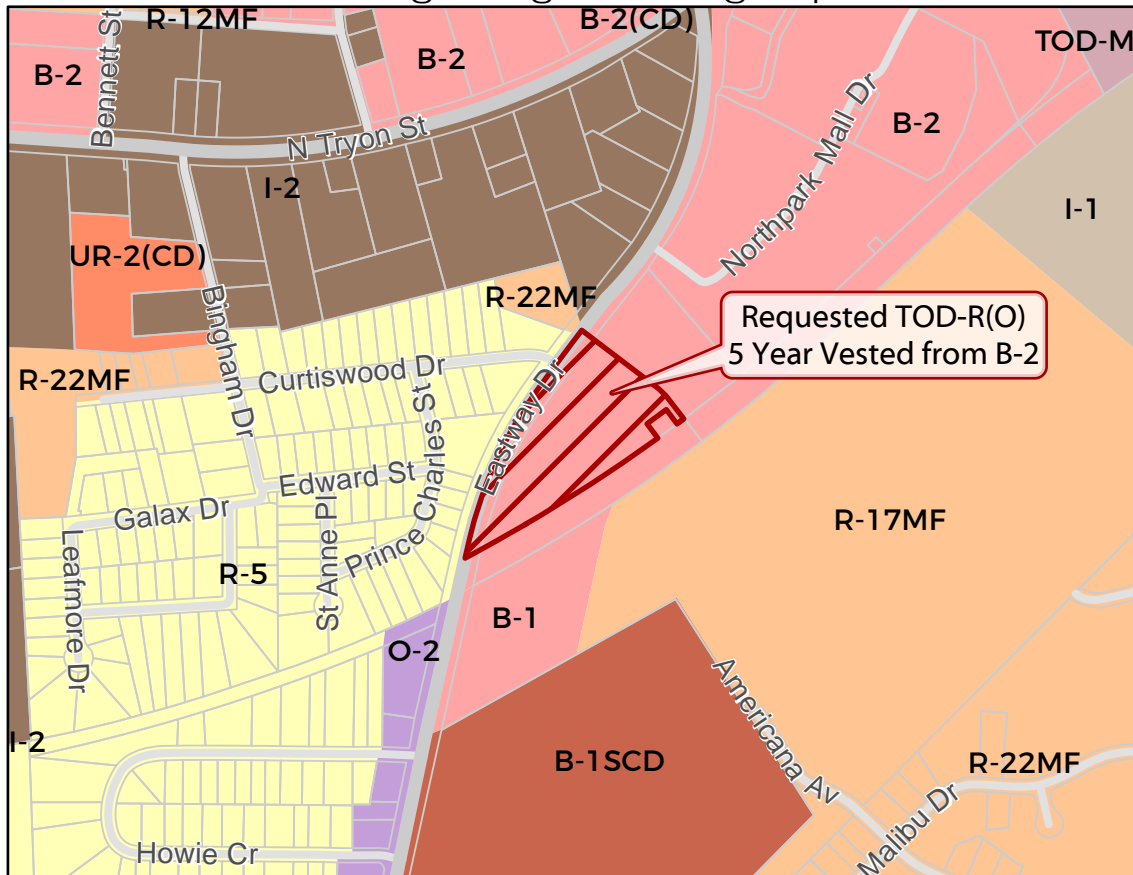
Approximately 4.62 acres

Location of Requested Rezoning



- 2017-115
- Inside City Limits
- Parcel
- Buildings
- Railway
- Cross Charlotte Trail
- Streams
- LYNX Blue Line
- City Council District**
- 1-Patsy B Kinsey

Existing Zoning & Rezoning Request



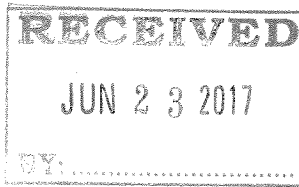
- Requested TOD-R(O)
5 Year Vested from B-2
- Parcel
- Zoning Classification**
- Single Family
- Multi-Family
- Urban Residential
- Office
- Business
- Commercial Center
- Light Industrial
- Heavy Industrial
- Transit-Oriented



0 500 1,000 2,000 Feet

Map Created 8/1/2017

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-116

Petition #:	_____
Date Filed:	6/23/2017
Received By:	RF

Complete All Fields (Use additional pages if needed)

Property Owner: JKS Management 1600 Montford, LLC

Owner's Address: 2131 Ayrsley Town Blvd., Suite 300 City, State, Zip: Charlotte, NC 28273

Date Property Acquired: June 6, 2015

Property Address: 1600 Montford Dr., Charlotte NC 28209

Tax Parcel Number(s): # 175-145-03

Current Land Use: Commercial (Restaurant/Retail (EDEC Type II)) Size (Acres): 0.82

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

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

Required Rezoning Pre-Application Meeting* with: Kent Main, Charles Meacci, and Jason Prescott

Date of meeting: Tuesday, May 16, 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/A

Purpose/description of Conditional Zoning Plan: Rezoning of two adjacent parcels to allow for the adaptive reuse of the existing buildings and a change of use to a mixed use multi-tenant commercial shopping, restaurant and services location. Optional conditions required to utilize the existing buildings with the unique constraints of the subject parcels.

Russell W. Fergusson

Name of Rezoning Agent

P.O. Box 5645

Agent's Address

Charlotte, NC 28299

City, State, Zip

(704) 234-7488

Telephone Number

(704) 612-0271

Fax Number

rwf@russellwfergusson.com

E-Mail Address

Thomas B. Henson

Signature of Property Owner

Thomas B. Henson, Manager

(Name Typed / Printed)

JKS Management 1600 Montford, LLC

Name of Petitioner(s)

2131 Ayrsley Town Blvd., Suite 300

Address of Petitioner(s)

Charlotte NC, 28273

City, State, Zip

(704) 643-4148

Telephone Number

(704) 642-4482

Fax Number

thenson@ayrsley.com

E-Mail Address

Thomas B. Henson

Signature of Petitioner

Thomas B. Henson, Manager

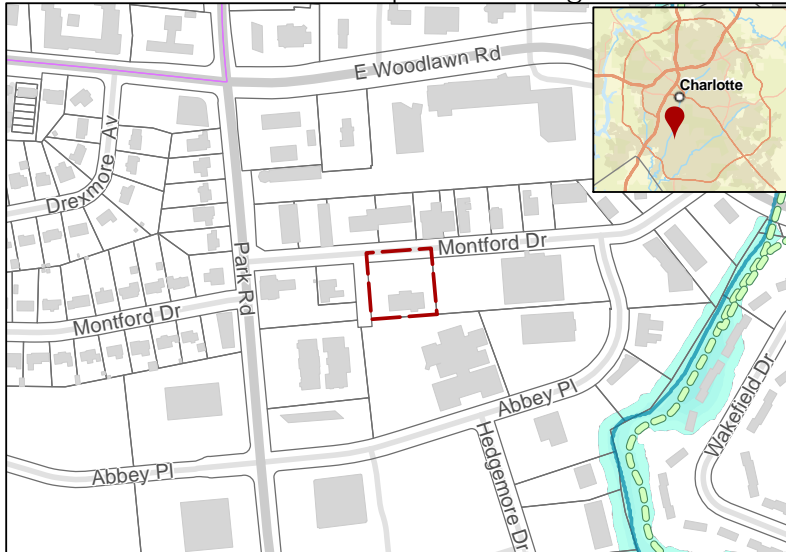
(Name Typed / Printed)

Rezoning Map

2017-116 : JKS Management 1600 Montford, LLC

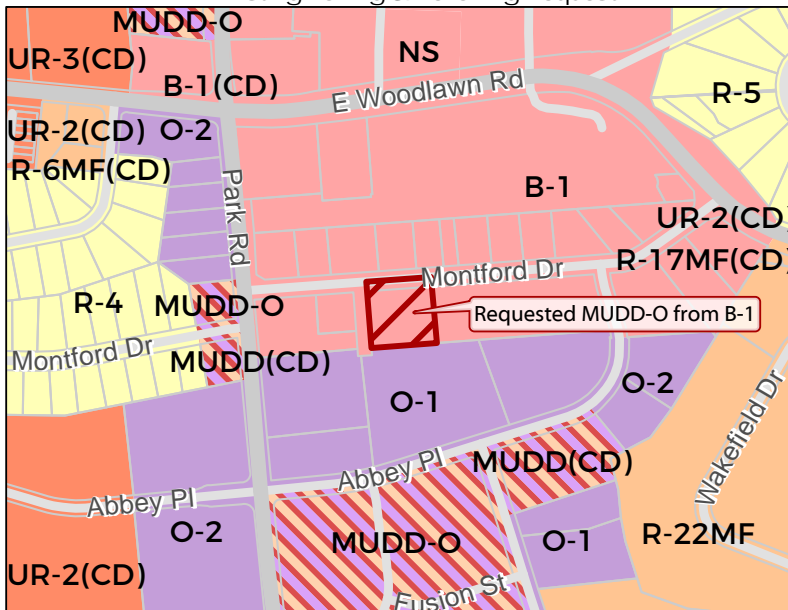
Current Zoning B-1 (Neighborhood Business)
Requested Zoning MUDD-O (Mixed Use Development District, Optional)
Approximately 0.82 acres

Location of Requested Rezoning



- 2017-116
- Inside City Limits
- Parcel
- Buildings
- FEMA Flood Plain
- Cross Charlotte Trail
- Streams
- City Council District
- 6Kerny Smith

Existing Zoning & Rezoning Request



- Requested MUDD-O from B-1
- Parcel
- Zoning Classification**
- Single Family
- Multi-Family
- Urban Residential
- Office
- Business
- Mixed Use

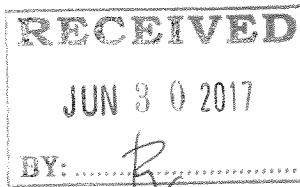
N



0 250 500 1,000 Feet

Map Created 8/2/2017

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-117

Petition #: _____
Date Filed: 6/30/2017
Received By: [signature]

Property Owners: BMO Properties Group LLC

Owner's Addresses: 1815 Back Creek Dr, Ste. 200, Charlotte, NC 28213

Date Properties
Acquired: 12/31/2015

Property Addresses: 8401 and 8405 University East Dr., Charlotte, NC 28213

Tax Parcel Numbers: 105-021-18

Current Land Use: vacant (Acres): ± 5.1

Existing Zoning: B-1(CD) Proposed Zoning: O-1

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

Required Rezoning Pre-Application Meeting* with: Mandy Vari and Sonja Sanders

Date of meeting: 6/15/17

(*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): N/A

Purpose/description of Conditional Zoning Plan: To rezone the property to be consistent with the surrounding zoning.

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

[signature]
Signature of Property Owner

Profile Homes (Attn: Mark Blythe)

Name of Petitioner

10648 Bunclody Drive

Address of Petitioner

Charlotte, NC 28213

City, State, Zip

404.557.5822

Telephone Number

Fax Number

Mark.blythe@bnaahomes.com

E-mail Address

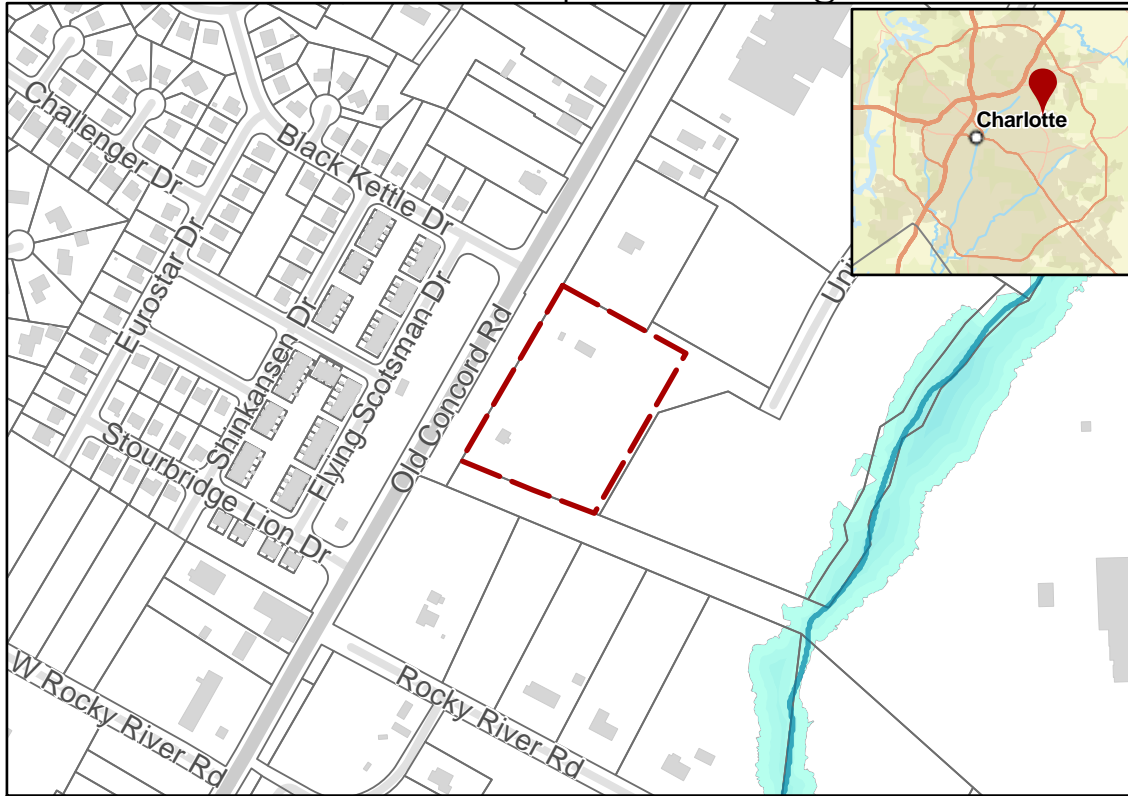
S Mark Blythe
Signature of Petitioner

Rezoning Map 2017-117 : Profile Homes

Current Zoning B-1(CD) (Neighborhood Business, Conditional)
Requested Zoning O-1 (Office)
Approximately 51 acres

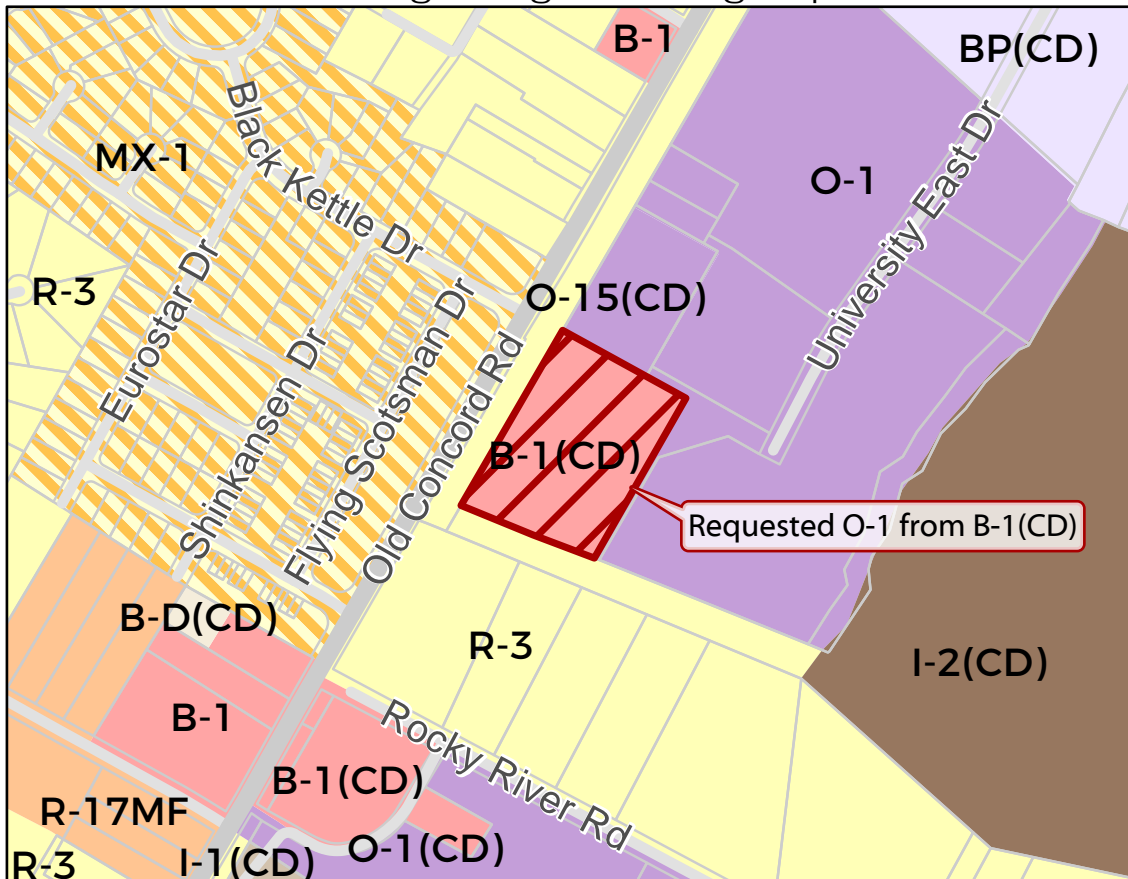


Location of Requested Rezoning



- 2017-117
- Outside City Limits
- Parcel
- Buildings
- FEMA Flood Plain
- Streams
- City Council District**
- 4Gregory A Phipps

Existing Zoning & Rezoning Request

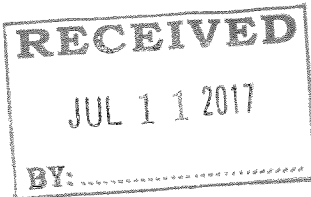


- Requested O-1 from B-1(CD)
- Parcel
- Zoning Classification**
- Single Family
- Multi-Family
- Mixed Residential
- Office
- Business Park
- Business
- Business-Distribution
- Light Industrial
- Heavy Industrial



0 250 500 1,000 Feet

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-118

Petition #: _____
Date Filed: 7/11/2017
Received By: BH

Complete All Fields (Use additional pages if needed)

Property Owner: Phillips Investment Properties, LLC

Owner's Address: 2401 Forest Drive City, State, Zip: Charlotte, NC 28211

Date Property Acquired: 30 April 2008

Property Address: 4799 Statesville Road 28269

Tax Parcel Number(s): 04115106

Current Land Use: overflow parking Size (Acres): .78

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

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

Required Rezoning Pre-Application Meeting* with: Alberto Gonzalez, Claire Lyte-Graham, Rick Grochoske

Date of meeting: 28 Feb 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): 5

Purpose/description of Conditional Zoning Plan: To allow combination with adjacent parcel and expansion of existing business; will replace square footage lost in widening of Statesville Road and allow for creation of additional jobs

John Phillips
Name of Rezoning Agent

2401 Forest Drive
Agent's Address

Charlotte, NC 28211
City, State, Zip

7045764053
Telephone Number Fax Number
john@parkcre.com

E-Mail Address
John Phillips
Signature of Property Owner

John Phillips
(Name Typed / Printed)

Phillips Investment Properties, LLC
Name of Petitioner(s)

2401 Forest Drive
Address of Petitioner(s)

Charlotte, NC 28211
City, State, Zip

7045764053
Telephone Number Fax Number

john@parkcre.com
E-Mail Address
John Phillips
Signature of Petitioner

John Phillips
(Name Typed / Printed)

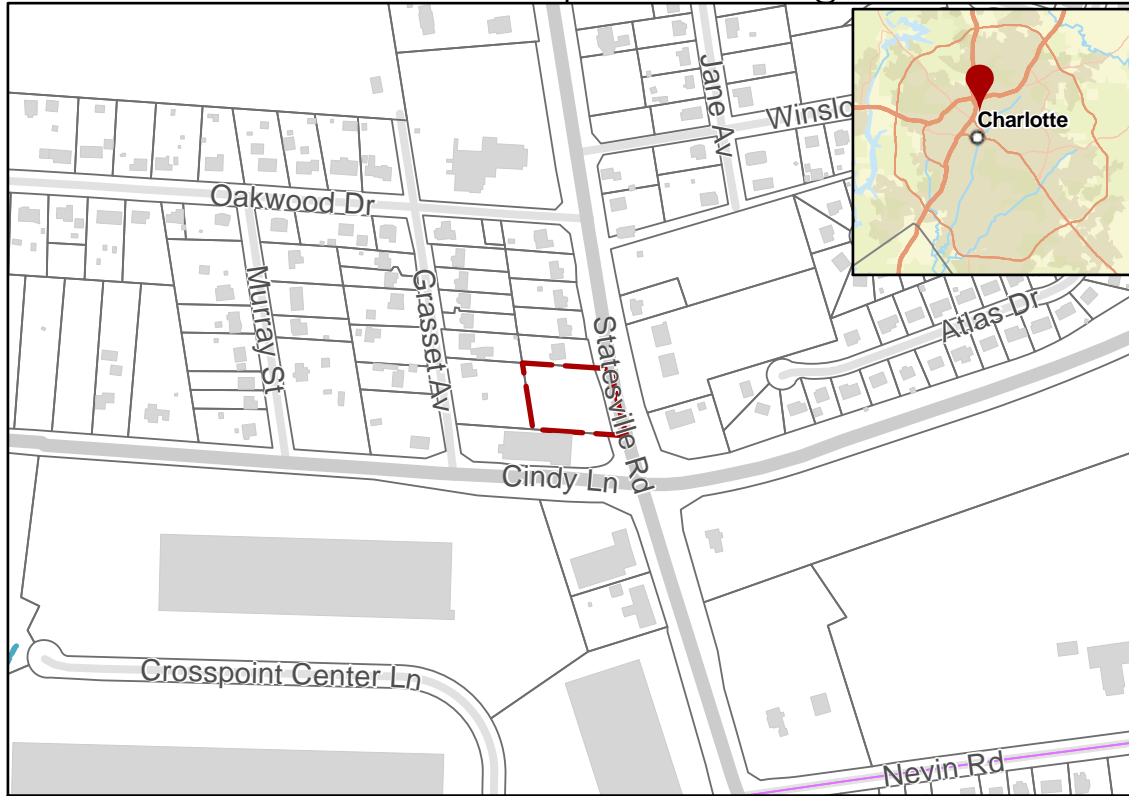
Rezoning Map

2017-118 : Phillips Investment Properties, LLC

Current Zoning R-4 (Single Family Residential)
Requested Zoning B-2(CD) (General Business, Conditional)
Approximately 0.78 acres

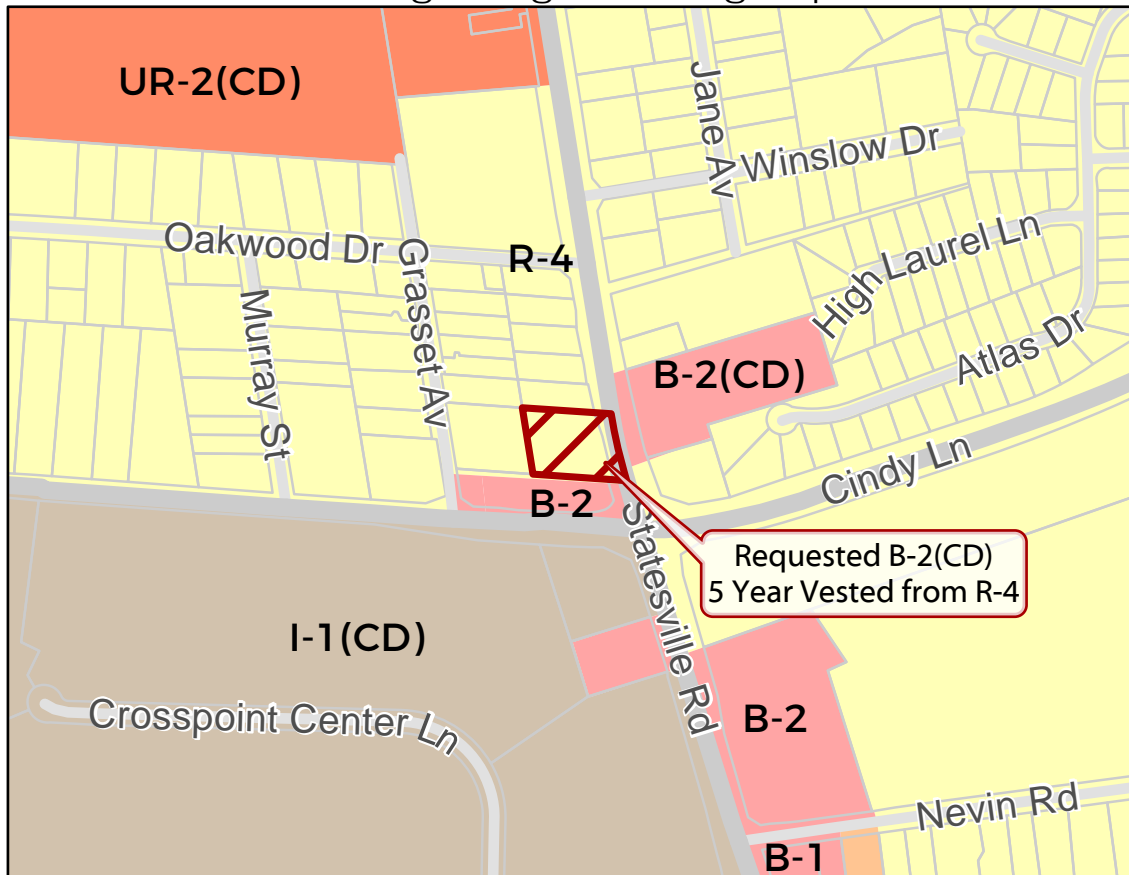


Location of Requested Rezoning



- 2017-118
- Inside City Limits
- Parcel
- Buildings
- Streams
- City Council District**
- 2A1 Austin

Existing Zoning & Rezoning Request

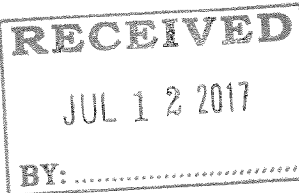


- Requested B-2(CD)
5 Year Vested from R-4
- Parcel
- Zoning Classification**
- Single Family
- Multi-Family
- Urban Residential
- Business
- Light Industrial

0 250 500 1,000 Feet



**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-119

Petition #:	_____
Date Filed:	7/12/2017
Received By:	BK

Complete All Fields (Use additional pages if needed)

Property Owner: BRINKER PROPERTIES, LLC

Owner's Address: 10600 NATIONS FORD RD City, State, Zip: CHARLOTTE, NC 28273

Date Property Acquired: MAY 2013

Property Address: 10600 NATIONS FORD RD, CHARLOTTE, NC 28273

Tax Parcel Number(s): 20305513

Current Land Use: INDUSTRIAL / OFFICE Size (Acres): 6.81

Existing Zoning: I-1 Proposed Zoning: I-2

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

Required Rezoning Pre-Application Meeting* with: JOHN KINLEY

Date of meeting: 6-20-17

(*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): _____

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

WILLIAM P. BRINKER
(Name Typed / Printed)

BRINKER PROPERTIES, LLC
Name of Petitioner(s)

10600 NATIONS FORD RD
Address of Petitioner(s)

CHARLOTTE, NC 28273
City, State, Zip

704-844-8990 704-844-8994
Telephone Number Fax Number

BPLLC@LANDFILLGROUP.COM
E-Mail Address

Signature of Petitioner

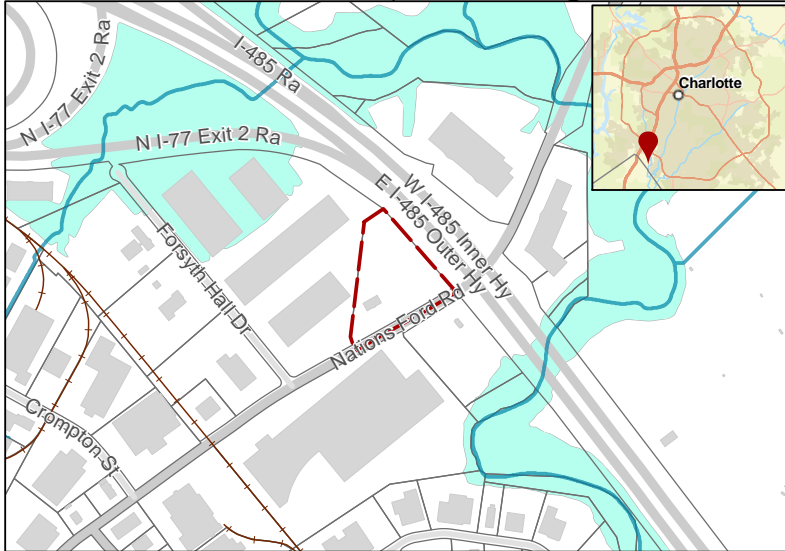
KATHLEEN S. MASTERS
(Name Typed / Printed)

Rezoning Map

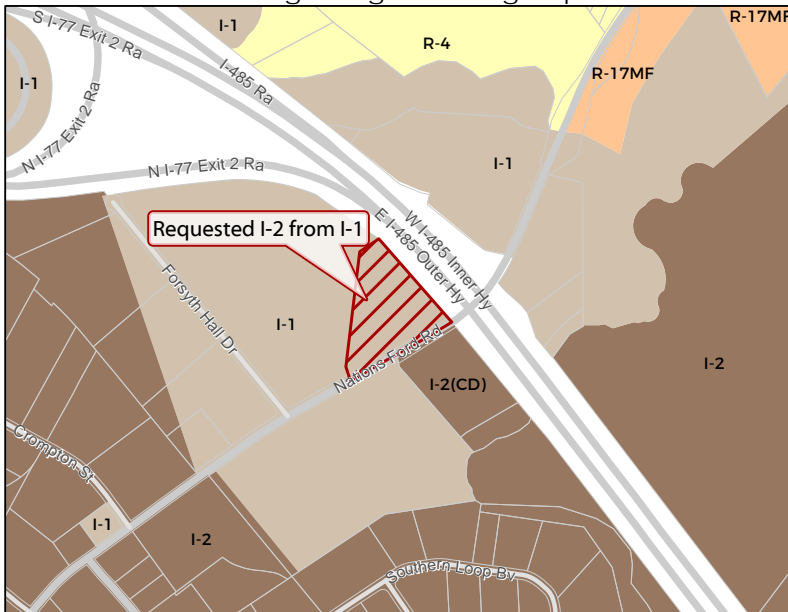
2017-119 : Brinker Properties, LLC

Current Zoning I-1 (Light Industrial)
Requested Zoning I-2 (General Industrial)
Approximately 681 acres

Location of Requested Rezoning



Existing Zoning & Rezoning Request



Requested I-2 from I-1

Parcel

Zoning Classification

Single Family

Multi-Family

Light Industrial

Heavy Industrial

N

Map Created 8/2/2017

RECEIVED

JUL 14 2017

2017-120

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

BY:

Petition #:

Date Filed: 7/14/2017

Received By: B

Property Owners: Sugar Creek One LLC
Sugar Creek Station LLC

Owner's Addresses: 1001 Elizabeth Avenue, Ste. 1D, Charlotte, NC 28204
427 Shasta Lane, Charlotte, NC 28211

Date Properties
Acquired: 2/27/2017
2/3/2017

Property Addresses: 530 E Sugar Creek Road, Charlotte, NC 28206
600 E Sugar Creek Road, Charlotte, NC 28213

Tax Parcel Numbers: 091-071-04
091-072-04

Current Land Use: Industrial Size (Acres): ± 8.3

Existing Zoning: I-2 Proposed Zoning: TOD-M (O)

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

Required Rezoning Pre-Application Meeting* with Sonia Sanders, Amanda Vari and Monica Holmes

Date of meeting: 6/21/2017
(*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): 5

Purpose/description of Conditional Zoning Plan: To allow the redevelopment of the Site with a transit supportive uses consistent with the goals of the Blue Line Extension Area Plans.

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

Flywheel Group (Attn: Tony Kuhn)

Name of Petitioner

427 Shasta Lane
Address of Petitioner

Charlotte, NC 28211
City, State, Zip

901.219.3987
Telephone Number Fax Number

tony@flywheelgrp.com
E-mail Address

SEE ATTACHMENT C

Signature of Petitioner

ATTACHMENT A

REZONING PETITION NO. 2017-
Flywheel Group

OWNER JOINDER AGREEMENT
Sugar Creek One LLC

The undersigned, as the owners of the parcel of land located at 530 E Sugar Creek Road, Charlotte, NC 28206 that is designated as Tax Parcel No. 091-071-04 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 I-2 zoning district to the TOD-M 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 19th day of JUNE, 2017.

Sugar Creek One LLC

By: 

Name: ANTHONY KUY

Title: MEMBER

ATTACHMENT B

REZONING PETITION NO. 2017-
Flywheel Group

OWNER JOINDER AGREEMENT
Sugar Creek Station LLC

The undersigned, as the owners of the parcel of land located at 600 E Sugar Creek Road, Charlotte, NC 28213 that is designated as Tax Parcel No. 091-072-04 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 J-2 zoning district to the TOD-M 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 19th day of JUNE, 2017.

Sugar Creek Station LLC


By: _____

Name: _____

Title: _____

ATTACHMENT C
PETITIONER SIGNATURE
REZONING PETITION NO. 2017-
Flywheel Group

Flywheel Group

By: 
Name: Anthony Ickler
Title: Mayor

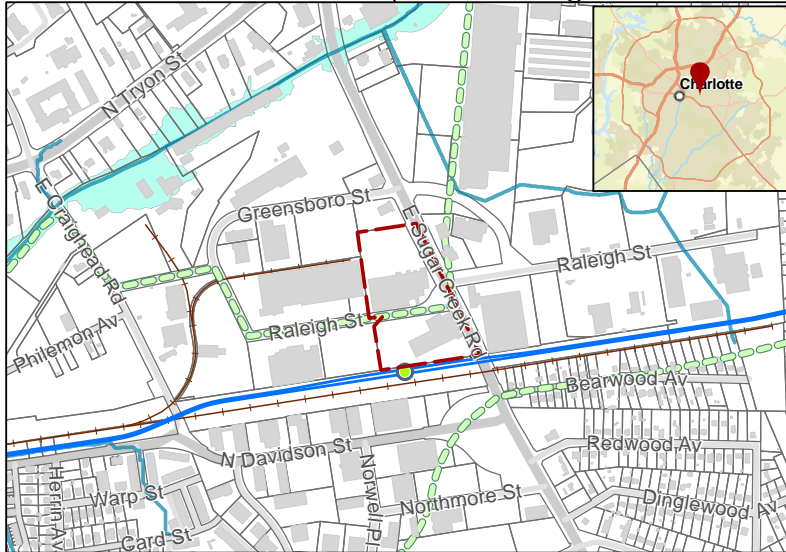
Rezoning Map 2017-120 : Flywheel Group

Current Zoning I-2 (General Industrial)

Requested Zoning TOD-M(O) (Transit Oriented Development-Mixed Use,
Optional with 5 Year Vested Rights)

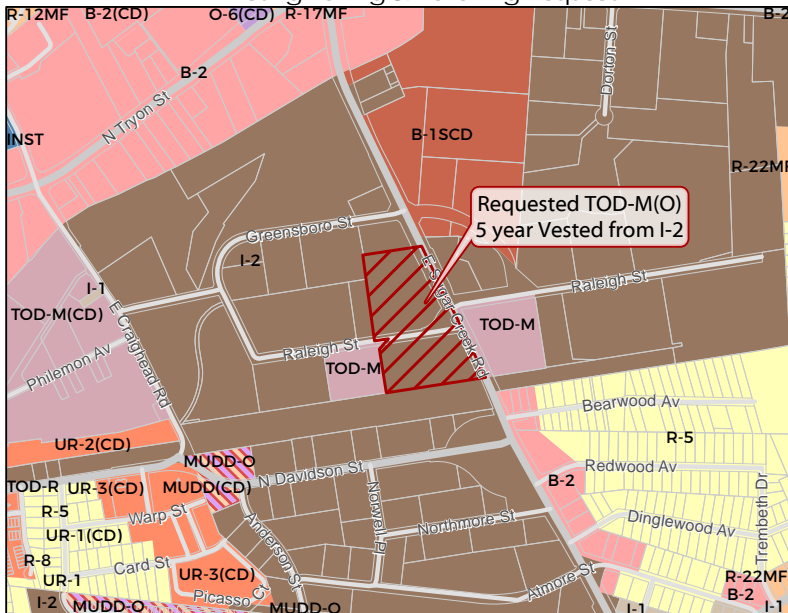
Approximately 8.3 acres

Location of Requested Rezoning



- 2017-120
- Inside City Limits
- Parcel
- Buildings
- FEMA Flood Plain
- Railway
- Cross Charlotte Trail
- Streams
- LYNK Blue Line
- LYNK Blue Line Station
- City Council District
- 1-Patsy B Kinsey

Existing Zoning & Rezoning Request



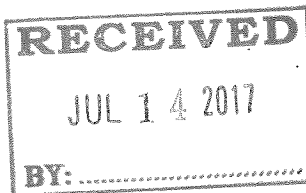
- Requested TOD-M(O)
5 year Vested from I-2
- Parcel
- Zoning Classification**
- Single Family
- Multi-Family
- Urban Residential
- Institutional
- Office
- Business
- Commercial Center
- Light Industrial
- Heavy Industrial
- Mixed Use
- Transit-Oriented

N



Map Created 8/2/2017

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-121
Petition #: _____
Date Filed: 7/14/2017
Received By: BH

Property Owners: SEE SCHEDULE 1

Owner's Addresses: SEE SCHEDULE 1

Date Properties
Acquired: SEE SCHEDULE 1

Property Addresses: SEE SCHEDULE 1

Tax Parcel Numbers: SEE SCHEDULE 1

Current Land Use: Industrial Size (Acres): ± 19.0

Existing Zoning: I-2 Proposed Zoning: TOD-M(O)

Overlay: N/A

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

Required Rezoning Pre-Application Meeting* with Sonja Sanders, Amanda Vari and Monica Holmes, Fran West, Kelsie Anderson

Date of meeting: 7/6/17

(*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 the redevelopment of the Site with a transit oriented development consistent with the goals of the Blue Line Extension Area Plans.

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 ATTACHMENT A

Signature of Property Owner

Flywheel Group (Attn: Tony Kuhn)

Name of Petitioner

427 Shasta Lane

Address of Petitioner

Charlotte, NC 28211

City, State, Zip

901.219.3987

Telephone Number

Fax Number

tony@flywheelgrp.com

E-mail Address

SEE ATTACHMENT B

Signature of Petitioner

SCHEDULE 1

<u>Parcel ID</u>	<u>Property Address</u>	<u>Owner</u>	<u>Owner's Address</u>	<u>Date Acquired</u>	<u>Zoning</u>	<u>Acreage</u>
091-051-25	4301 and 4311 Raleigh Street, Charlotte, NC 28213	Raleigh 20, LLC	212 S Tryon, STE 980 Charlotte, NC 28281	3/22/2005	I-2	3.39
091-051-12	4357 Raleigh Street, Charlotte, NC 28213			3/24/2015	I-2	11.72
091-051-59	N/A (Along Raleigh Street, Charlotte, NC 28213)			3/24/2015	I-2	.10
091-051-31	4375 Raleigh Street, Charlotte, NC 28213			12/30/2015	I-2	3.91

ATTACHMENT A

REZONING PETITION NO. 2017-
Flywheel Group

OWNER JOINDER AGREEMENT
Raleigh 20, LLC

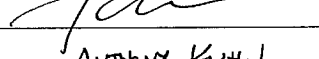
The undersigned, as the owners of the parcels of land located at

1. 4301 and 4311 Raleigh Street, Charlotte, NC 28213 that is designated as Tax Parcel No. 091-051-25
2. 4357 Raleigh Street, Charlotte, NC 28213 that is designated as Tax Parcel No. 091-051-12
3. Along Raleigh Street, Charlotte, NC 28213 that is designated as Tax Parcel No. 091-051-59
4. 4375 Raleigh Street, Charlotte, NC 28213 that is designated as Tax Parcel No. 091-051-31

on the Mecklenburg County Tax Map and which are 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 I-2 zoning district to the TOD-M(CD) 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.

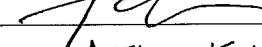
This 14th day of July, 2017.

Raleigh 20, LLC

By: 
Name: ANTHONY KUHN
Title: Member

ATTACHMENT B
PETITIONER SIGNATURE
REZONING PETITION NO. 2017-
Flywheel Group

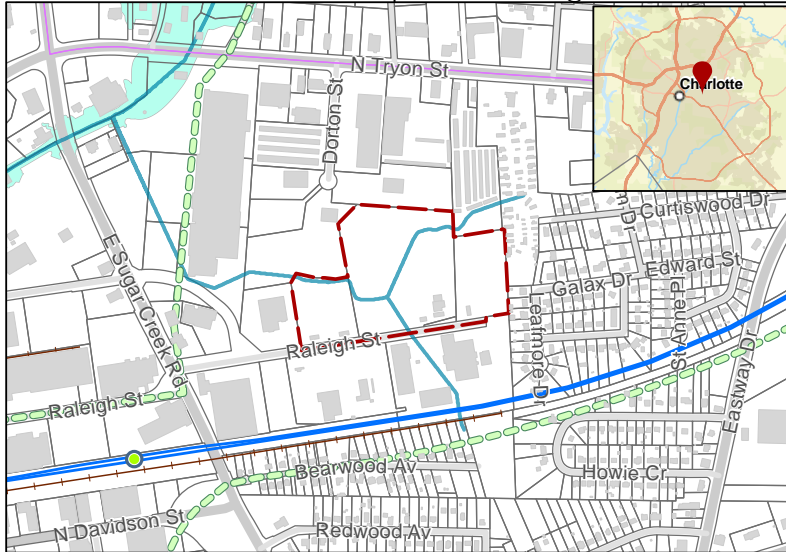
Flywheel Group

By: 
Name: Anthony Kufw
Title: Mayor

Rezoning Map

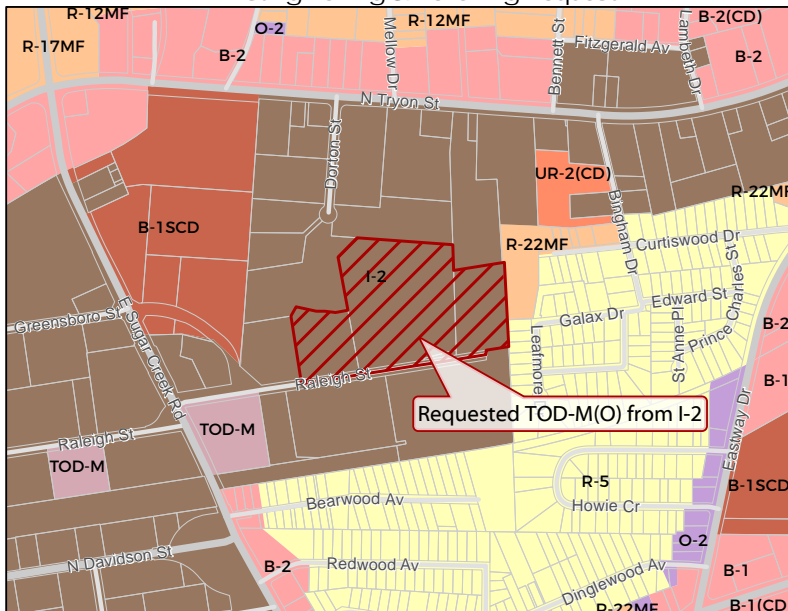
2017-121 : Flywheel Group

Current Zoning I-2 (General Industrial)
Requested Zoning TOD-M(O)
(Transit Oriented Development-Mixed Use, Optional)
Approximately 19 acres
Location of Requested Rezoning



- 2017-121
- Inside City Limits
- Parcel
- Buildings
- FEMA Flood Plain
- Railway
- Cross Charlotte Trail
- Streams
- LYNK Blue Line
- LYNK Blue Line Station
- City Council District 1-Patsy B. Kinsey

Existing Zoning & Rezoning Request



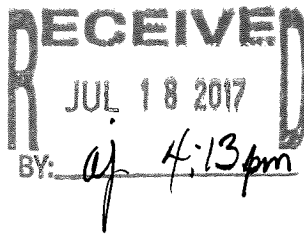
- Requested TOD-M(O) from I-2
 - Parcel
- #### Zoning Classification
- Single Family
 - Multi-Family
 - Urban Residential
 - Office
 - Business
 - Commercial Center
 - Heavy Industrial
 - Transit-Oriented



0 500 1,000 2,000 Feet

Map Created 8/2/2017

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #:	2017-122
Date Filed:	7/18/2017
Received By:	[Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Victory Christian Center Inc.

Owner's Address: PO Box 240433 Charlotte, NC 28224 City, State, Zip:

Date Property Acquired: 5/17/2006

Property Address: 9401 Nations Ford Rd. Charlotte, NC 28273

Tax Parcel Number(s): 20515304

Current Land Use: Warehousing Size (Acres): 4.418

Existing Zoning: INST Proposed Zoning: I-1

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

Required Rezoning Pre-Application Meeting* with: John Kinley

Date of meeting: 4/25/17

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: _____

Brooks Whiteside
Name of Rezoning Agent

1300 S Mint St. Suite 400
Agent's Address

Charlotte, NC 28203
City, State, Zip

704-347-4676 Fax Number
Telephone Number

brooks@whitesideindustrial.com
E-Mail Address

[Signature]
Signature of Property Owner

Robyn Gool (for VCC, Inc.)

Victory Christian Center Inc.
Name of Petitioner(s)

PO Box 240433
Address of Petitioner(s)

Charlotte, NC 28224
City, State, Zip

704-602-6027 Fax Number
Telephone Number

schapman@vccenter.net
E-Mail Address

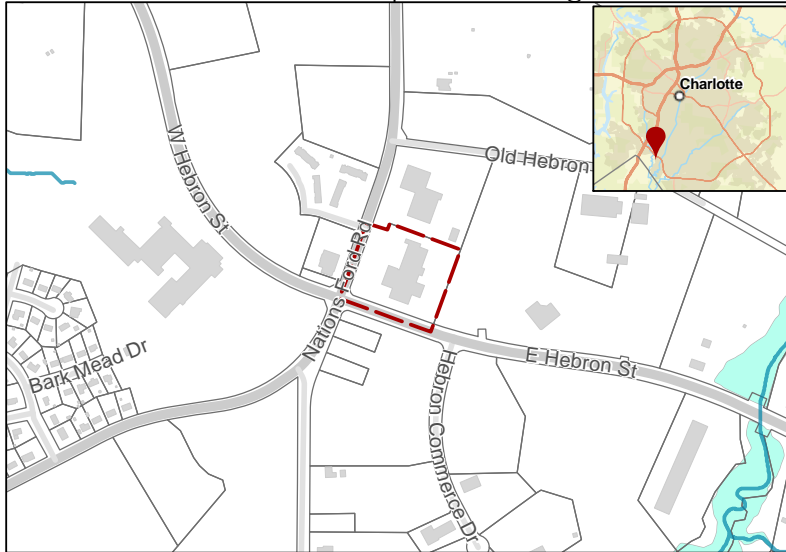
[Signature]
Signature of Petitioner

Robyn Gool (for VCC, Inc.)

Rezoning Map

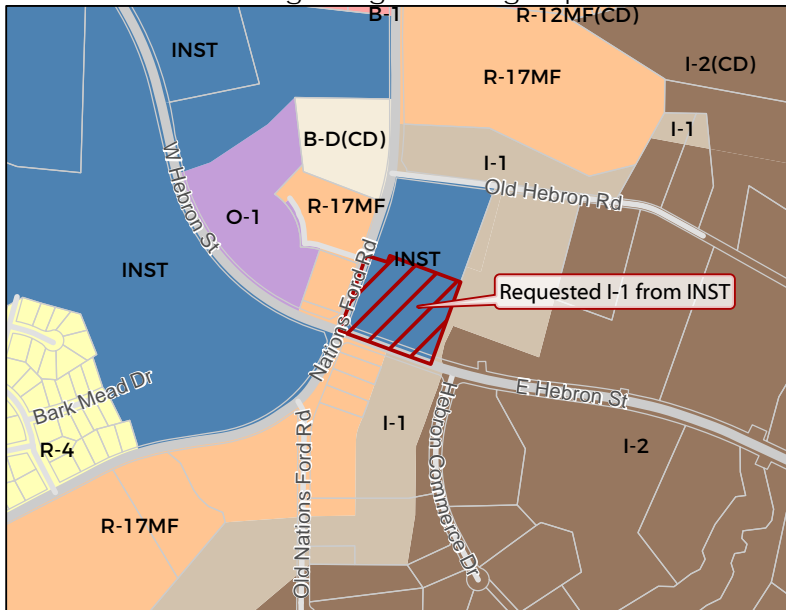
2017-122 : Victory Christian Center, Inc.
Current Zoning INST (Institutional)
Requested Zoning I-1 (Light Industrial)
Approximately 4.418 acres

Location of Requested Rezoning



- 2017-122
- Outside City Limits
- Parcel
- Buildings
- FEMA Flood Plain
- Streams
- City Council District**
- 3-LaVina Mayfield

Existing Zoning & Rezoning Request



- Requested I-1 from INST
- Parcel
- Zoning Classification**
- Single Family
- Multi-Family
- Institutional
- Office
- Business
- Business-Distribution
- Light Industrial
- Heavy Industrial

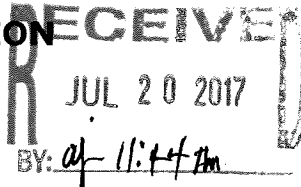
N



0 250 500 1,000 Feet

Map Created 8/2/2017

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-123

Petition #:	_____
Date Filed:	<u>7/20/2017</u>
Received By:	<u>[Signature]</u>

Complete All Fields (Use additional pages if needed)

Property Owner: Town Center Associates c/o Crosland

Owner's Address: 5960 Fairview Road, Suite 200 City, State, Zip: Charlotte, NC 28210

Date Property Acquired: November 29, 1989

Property Address: 8514 University City Boulevard

Tax Parcel Number(s): Portion of Tax Parcel No. 049-282-01

Current Land Use: Retail Size (Acres): +/- .5268 acres

Existing Zoning: B-1 SCD Proposed Zoning: B-2 (CD)

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

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

Date of meeting: May 4, 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 accommodate a fuel center comprised of fueling stations and an accessory building, and certain other uses described on the rezoning plan.

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

See Attached Joinder Agreement
Signature of Property Owner

(Name Typed / Printed)

Harris Teeter, LLC (c/o Jacob Phares)
Name of Petitioner(s)

701 Crestdale Road
Address of Petitioner(s)

Matthews, NC 28105
City, State, Zip

704-844-3240
Telephone Number Fax Number

JPhares@harristeeter.com
E-Mail Address

HARRIS TEETER, LLC
By: Taryn G Meaie
Signature of Petitioner

Taryn G Meaie, VP Legal Compliance
(Name Typed / Printed)

**REZONING APPLICATION
HARRIS TEETER, LLC, PETITIONER
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by Harris Teeter, LLC that is designated as Tax Parcel No. 049-282-01 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 B-2 (CD) zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the related conditional rezoning plan.

This 19th day of July, 2017.

TOWN CENTER ASSOCIATES

By: *John Crosland III*
Name: John Crosland III
Title: Manager

By: Crosland Holdings, LLC
its managing
partner

Rezoning Map

2017-123 : Harris Teeter, LLC

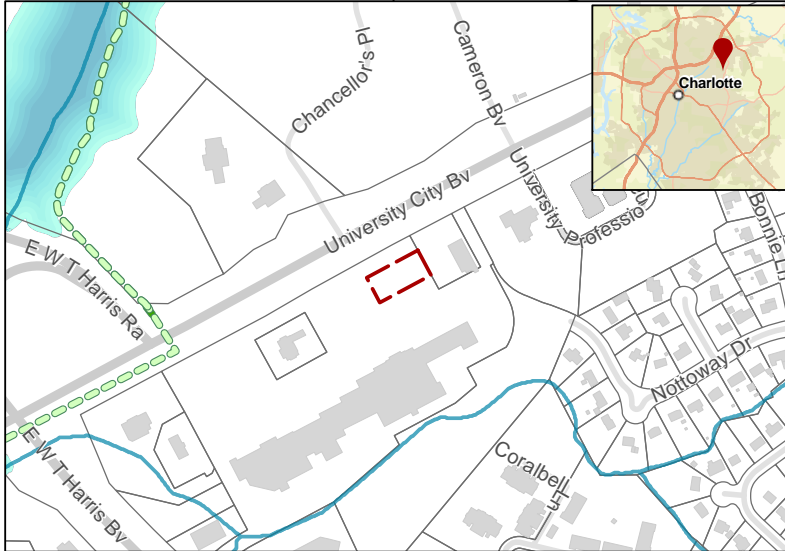
Current Zoning B-1SCD (Business Shopping Center District)

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

Approximately 0.527 acres

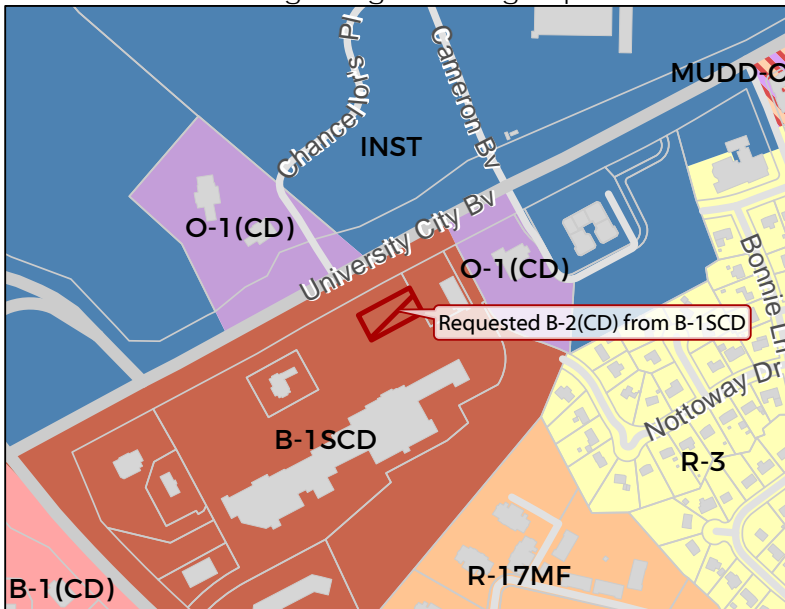


Location of Requested Rezoning



- 2017-123
- Inside City Limits
- Parcel
- Buildings
- FEMA Flood Plain
- Cross Charlotte Trail
- Greenway
- Streams
- City Council District**
- 4-Gregory A. Pripps

Existing Zoning & Rezoning Request



- Requested B-2(CD) from B-1SCD
- Parcel
- Zoning Classification**
- Single Family
- Multi-Family
- Institutional
- Office
- Business
- Commercial Center
- Mixed Use
- Buildings

B-1(CD)

B-1SCD

R-17MF

R-3

MUDD-O

INST

O-1(CD)

O-1(CD)

Requested B-2(CD) from B-1SCD

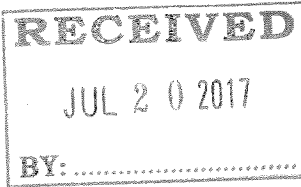
N



0 250 500 1,000 Feet

Map Created 8/2/2017

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #:	<u>2017-124</u>
Date Filed:	<u>7/20/2017</u>
Received By:	<u>BH</u>

Complete All Fields (Use additional pages if needed)

Property Owner: Stockbridge 77 Corporate Park, LLC c/o Terry Brennan, Trinity Partners

Owner's Address: 440 South Church Street, Suite 800 City, State, Zip: Charlotte, NC 28202

Date Property Acquired: May 8, 2015

Property Address: 3420 St. Vardell Lane

Tax Parcel Number(s): Portion of Tax Parcel No. 145-061-22

Current Land Use: Office and Warehouse Size (Acres): +/- 2.77 acres

Existing Zoning: B-D Proposed Zoning: B-2 (CD)

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

Required Rezoning Pre-Application Meeting* with: Solomon Fortune, Brent Wilkinson, Kathy Cornett et al.

Date of meeting: July 12, 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 certain uses permitted in the B-2 zoning district to be located in the existing approximately 32,540 square foot building located on the site.

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

See Attached Signature Page
Signature of Property Owner

(Name Typed / Printed)

Stockbridge 77 Corporate Park, LLC (c/o Terry Brennan)
Name of Petitioner(s)

440 South Church Street, Suite 800
Address of Petitioner(s)

Charlotte, NC 28202
City, State, Zip

704-295-0452
Telephone Number Fax Number

tjb@trinity-partners.com
E-Mail Address

See Attached Signature Page
Signature of Petitioner

(Name Typed / Printed)

Signature of Property Owner and Petitioner

STOCKBRIDGE 77 CORPORATE PARK, LLC

By: 

Name: GARY HUNTER

Title: VICE PRESIDENT

Date: July 17, 2017

Rezoning Map

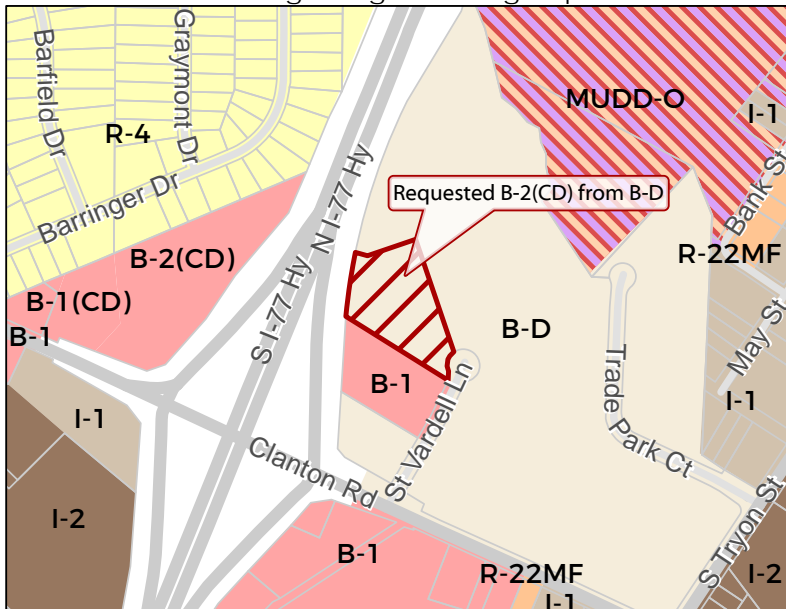
2017-124 : Stockbridge 77 Corporate Park, LLC
Current Zoning BD (Distributive Business)
Requested Zoning B-2(CD) (General Business Conditional)
Approximately 2.77 acres

Location of Requested Rezoning



- 2017-124
- Inside City Limits
- Parcel
- Buildings
- Streams
- City Council District**
- 3-LaVina Mayfield

Existing Zoning & Rezoning Request



- Requested B-2(CD) from B-D
- Parcel
- Zoning Classification**
- Single Family
- Multi-Family
- Business
- Business-Distribution
- Light Industrial
- Heavy Industrial
- Mixed Use

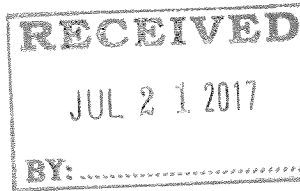
N



0 250 500 1,000 Feet

Map Created 8/2/2017

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-125

Petition #:	
Date Filed:	7/21/2017
Received By:	BH

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: See Exhibit A attached hereto

Tax Parcel Number(s): 201-071-10, 201-082-02 and 201-082-01

Current Land Use: Vacant Industrial and Commercial Size (Acres): +/- 24.23 acres

Existing Zoning: R-3 and I-1 (CD) Proposed Zoning: I-1 (CD) and I-1 (CD) S.P.A.

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

Required Rezoning Pre-Application Meeting* with: Alberto Gonzalez, Claire Lyte-Graham, Carlos Alzate et al.
Date of meeting: May 9, 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/A

Purpose/description of Conditional Zoning Plan: To accommodate the development of two buildings on the site that would be devoted to office, warehouse and distribution uses and other uses allowed in the I-1 zoning district and that would together contain a maximum of 277,000 square feet of gross floor area.

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

See Attached Joinder Agreements
Signature of Property Owner

(Name Typed / Printed)

Eastgroup Properties, L.P. (c/o John Coleman)
Name of Petitioner(s)

2966 Commerce Park Drive, Suite 450
Address of Petitioner(s)

Orlando, FL 32819
City, State, Zip

407-251-7075
Telephone Number Fax Number

John.Coleman@eastgroup.net
E-Mail Address

EASTGROUP PROPERTIES, L.P.
By: [Signature]
Signature of Petitioner

JOHN COLEMAN
(Name Typed / Printed)

Exhibit A to Rezoning Application Filed by Eastgroup Properties, L.P.

Property Owner Information, Acquisition Dates and Site Addresses

Tax Parcel No. 201-071-10

Eastgroup Steele Creek, LLC
2966 Commerce Park Drive
Suite 450
Orlando, FL 32819

Site Address: Sandy Porter Road

Date Property Acquired: March 23, 2016

Tax Parcel No. 201-082-02

Eastgroup Properties, L.P.
2966 Commerce Park Drive
Suite 450
Orlando, FL 32819

Site Address: Sandy Porter Road

Date Property Acquired: March 30, 2017

Tax Parcel No. 201-082-01

Eastgroup Properties, L.P.
2966 Commerce Park Drive
Suite 450
Orlando, FL 32819

Site Address: Sandy Porter Road

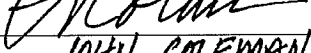
Date Property Acquired: February 25, 2016

**REZONING APPLICATION FILED BY EASTGROUP PROPERTIES, L.P.
JOINDER AGREEMENT**

The undersigned, as the owner of those parcels of land subject to the attached Rezoning Application filed by Eastgroup Properties, L.P. that are designated as Tax Parcel Nos. 201-082-02 and 201-082-01 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 I-1 (CD) S.P.A. zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan.

This 20TH day of July, 2017.

EASTGROUP PROPERTIES, L.P.

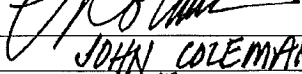
By: 
Name: JOHN COLEMAN
Title: EVP

**REZONING APPLICATION FILED BY EASTGROUP PROPERTIES, L.P.
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by Eastgroup Properties, L.P. that is designated as Tax Parcel Nos. 201-071-10 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 I-1 (CD) zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan.

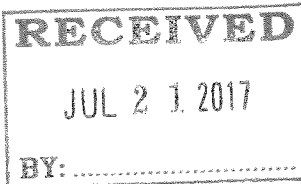
This 20th day of July, 2017.

EASTGROUP STEELE CREEK, LLC


By: 
Name: JOHN COLEMAN
Title: EVP

Map Created 8/2/2017

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-126

Petition #:	_____
Date Filed:	7/21/2017
Received By:	

Complete All Fields (Use additional pages if needed)

Property Owner: MPV Mallard Oaks LLC

Owner's Address: 521 E Morehead Street City, State, Zip: Suite 400, Charlotte, NC 28202

Date Property Acquired: 08-14-2015

Property Address: 1030 Mallard Oaks Drive

Tax Parcel Number(s): 02902213

Current Land Use: Undeveloped

Size (Acres): 2.497

Existing Zoning: O-1 (CD)

Proposed Zoning: B-1 conventional

Overlay: None

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

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

Date of meeting: July 13, 2017

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: _____

Michael R. McLeod Architect P.A.
Name of Rezoning Agent

72 South End Court
Agent's Address

Hampstead, NC 28443
City, State, Zip

910-270-9778 ofc 910-620-7674 cell 910-270-9461 fax
Telephone Number Fax Number

mike@mcleodarchitectpa.com
E-Mail Address


Signature of Property Owner

James E. Merrifield
(Name Typed / Printed)

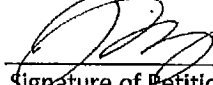
Corporation of the Presiding Bishop of
The Church of Jesus Christ of Latter-day Saints,
A Utah Corporation Sole
Name of Petitioner(s)

50 East North Temple Street
Address of Petitioner(s)

Salt Lake City, Utah 84150
City, State, Zip

801-240-2991
Telephone Number Fax Number

JohnsonDJ@ldschurch.org a.sanchez@ldschurch.org
E-Mail Address


Signature of Petitioner

Augustus Sanchez
(Name Typed / Printed)

II. Rezoning Application Checklist

Rezoning Map

2017-126 : The Church of Jesus Christ of Latter-day Saints

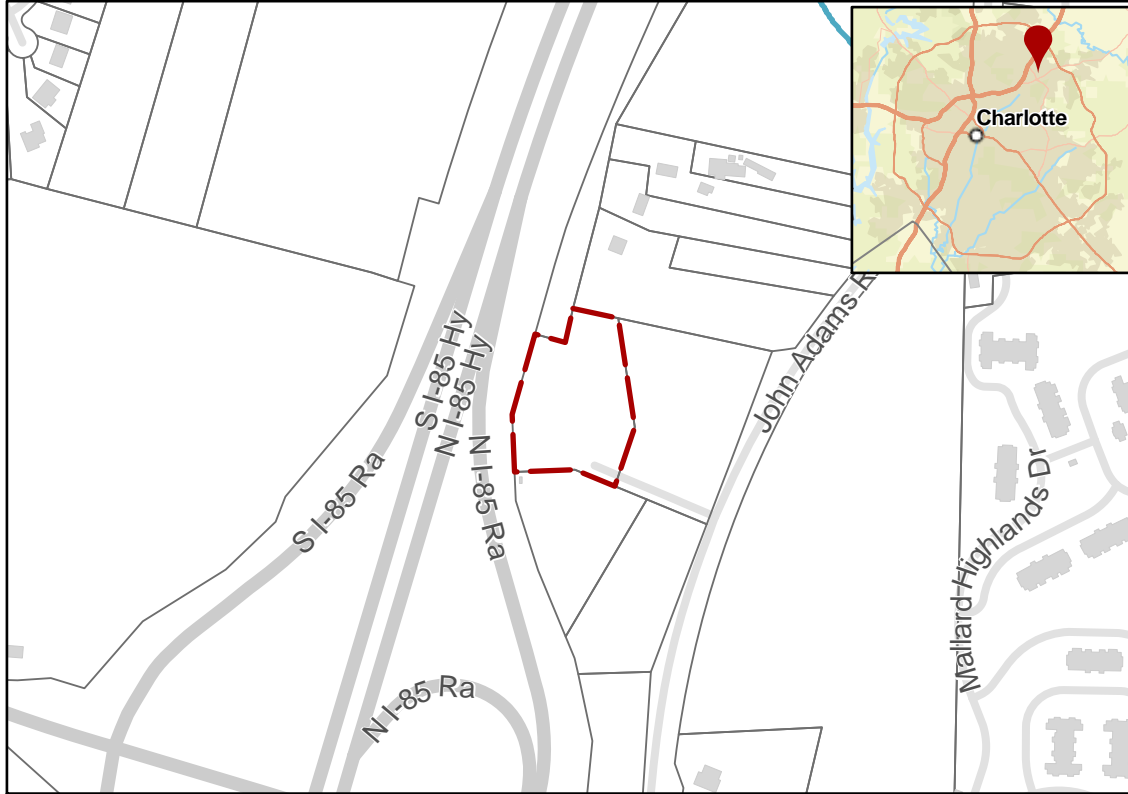
Current Zoning O-1(CD) (Office, Conditional)

Requested Zoning B-1 (Neighborhood Business)

Approximately 2.497 acres

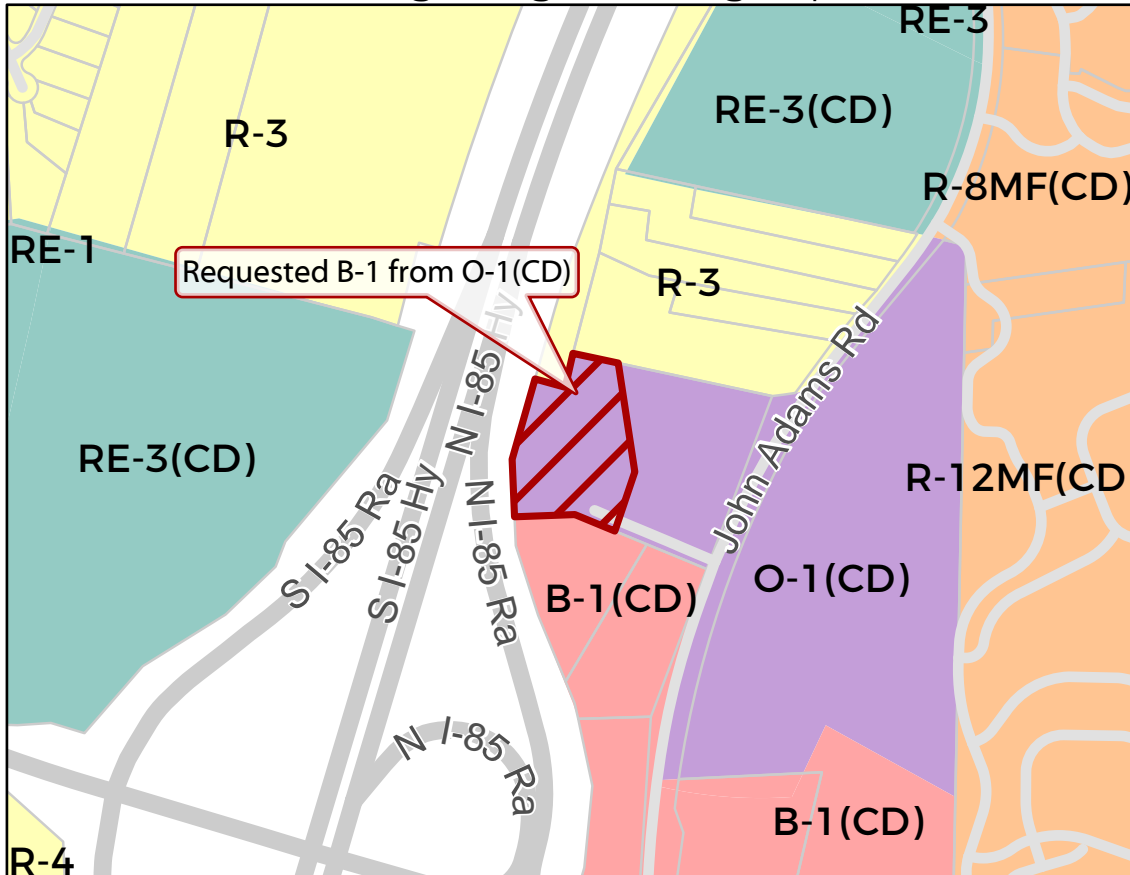


Location of Requested Rezoning



- 2017-126
- Inside City Limits
- Parcel
- Buildings
- Streams
- City Council District**
- 4Gregory A Phipps

Existing Zoning & Rezoning Request



- Requested B-1 from O-1(CD)
- Parcel
- Zoning Classification**
- Single Family
- Multi-Family
- Research
- Office
- Business

0 250 500 1,000 Feet



Map Created 8/1/2017