

# **Rezoning Petition Packet**

## **Petitions: 2017-142 through 2017-158**

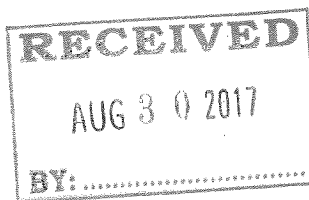
Petitions that were submitted by September 25, 2017

Staff Review Meeting:           **October 19, 2017**

City Public Hearing:           **To Be Determined**



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2017-142

Petition #: \_\_\_\_\_  
Date Filed: 8/30/2017  
Received By: BH

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

Property Owner: JDSI, LLC

Owner's Address: 17537 Jetton Rd City, State, Zip: Cornelius, NC 28031

Date Property Acquired: 03/28/2016 & 04/18/2016

Property Address: 1610 Gum Branch Rd, 2050 Tom Sadler

Tax Parcel Number(s): 03105667 & 03105701

Current Land Use: Vacant Land Size (Acres): 9.19 + 8.58 = 17.77

Existing Zoning: R3 Proposed Zoning: R4

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

Required Rezoning Pre-Application Meeting\* with: Claire Lyte-Graham, et al

Date of meeting: 08/29/2017

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

Name of Rezoning Agent

Agent's Address

City, State, Zip

Telephone Number Fax Number

E-Mail Address

Signature of Property Owner

(Name Typed / Printed)

Judson Stringfellow

Name of Petitioner(s)

17537 Jetton Rd

Address of Petitioner(s)

Cornelius, NC 28031

City, State, Zip

704-361-7777

Telephone Number Fax Number

judsonstringfellow@gmail.com

E-Mail Address

Signature of Petitioner

Judson Stringfellow

(Name Typed / Printed)

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



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

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

Property Owner: Patricia Power

Owner's Address: 8311 Luckey Point Rd City, State, Zip: Denver, NC 29037

Date Property Acquired: 07-16-1993

Property Address: XXX Gum Branch Rd

Tax Parcel Number(s): 03105704

Current Land Use: Vacant Land Size (Acres): 8.58 + 9.19 = 17.77

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

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

Required Rezoning Pre-Application Meeting\* with: Claire Lyke-Graham et al

Date of meeting: 8/24/17

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

Judson Stringfellow  
Name of Rezoning Agent

17537 Jetton Rd  
Agent's Address

Cornelius, NC 28031  
City, State, Zip

04-361-7777  
Telephone Number

judsonstringfellow@gmail.com  
E-Mail Address

Patricia Power  
Signature of Property Owner

Patricia Power  
(Name Typed / Printed)

Judson Stringfellow  
Name of Petitioner(s)

17537 Jetton Rd  
Address of Petitioner(s)

Cornelius, NC 28031  
City, State, Zip

704-361-7777  
Telephone Number

judsonstringfellow@gmail.com  
E-Mail Address

Judson Stringfellow  
Signature of Petitioner

Judson Stringfellow  
(Name Typed / Printed)

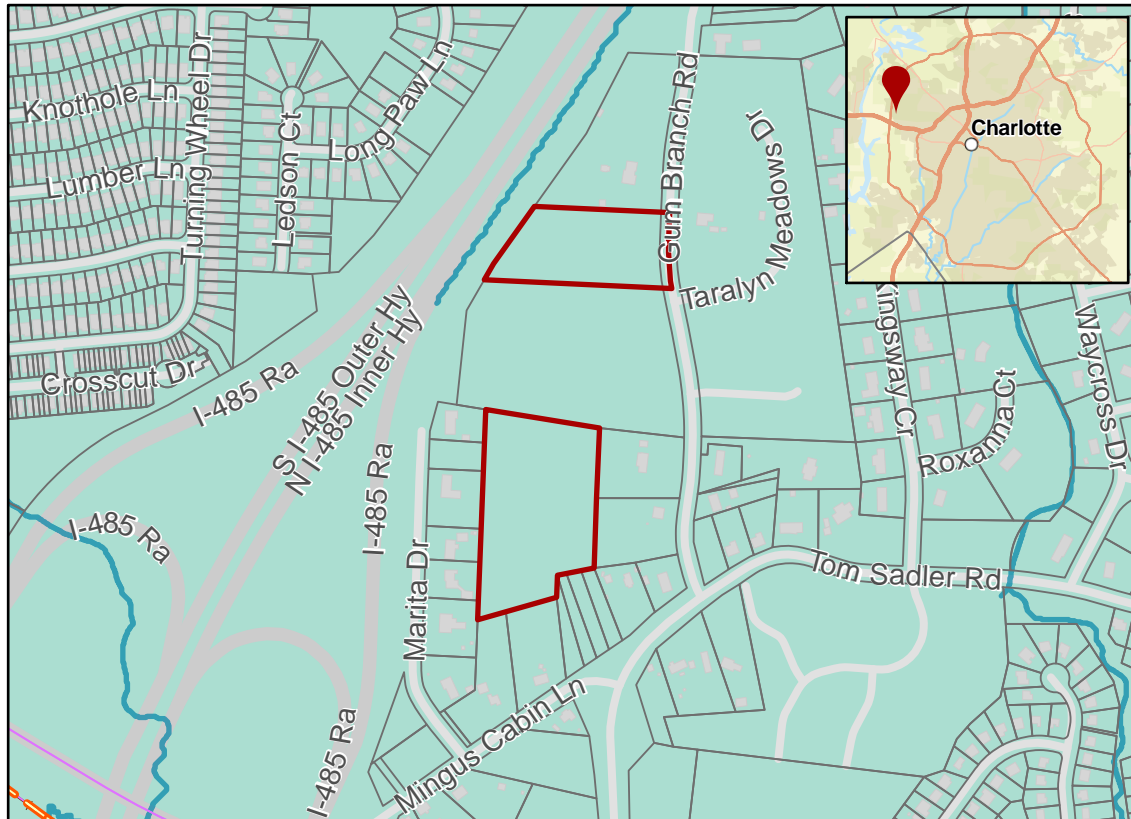


# Rezoning Map 2017-142 : Judson Stringfellow

Current Zoning R-3LWPA (Single Family Residential, Lake Vylie Protected Area)  
Requested Zoning R-4LWPA (Single Family Residential, Lake Vylie Protected Area)  
Approximately 17.77 acres

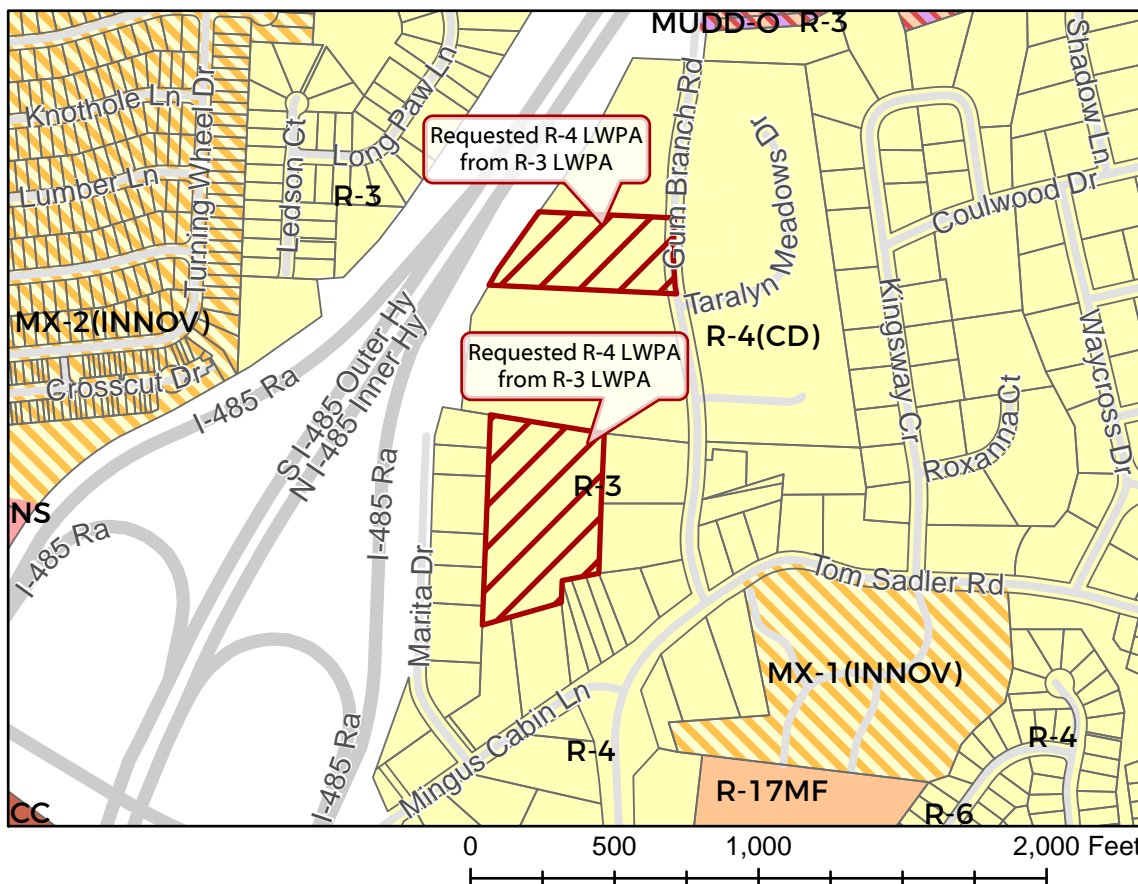


## Location of Requested Rezoning



- 2017-142
- Inside City Limits
- Parcel
- Buildings
- Railway
- Streams
- Watershed Overlay**
  - Lake Vylie - Protected Area
- City Council District**
  - 2-Carteria Ivory

## Existing Zoning & Rezoning Request



- Requested R-4LWPA from R-3LWPA
- Parcel
- Zoning Classification**
  - Single Family
  - Multi-Family
  - Mixed Residential
  - Business
  - Commercial Center
  - Mixed Use

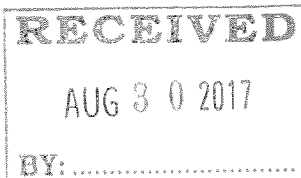
N



Map Created 9/28/2017



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2017-143

Petition #:	_____
Date Filed:	8/30/2017
Received By:	<i>[Signature]</i>

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

Property Owner: JDSI, LLC

Owner's Address: 17537 Jetton Rd City, State, Zip: Cornelius, NC 28031

Date Property Acquired: 08/22/2017

Property Address: 13402 Eastfield Rd Legal Description = Lot 1, Map Book 48 Pg 47

Tax Parcel Number(s): 02929161

Current Land Use: Vacant Land Size (Acres): 1.39

Existing Zoning: Inst(CD) Proposed Zoning: R4

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

Required Rezoning Pre-Application Meeting\* with: Claire Lyte-Graham, et al

Date of meeting: 08/29/2017

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

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

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

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

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

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

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

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

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

JDSI, LLC

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

17537 Jetton Rd

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

Cornelius, NC 28031

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

704-361-7777

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

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

judsonstringfellow@gmail.com

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

*[Signature]*  
\_\_\_\_\_  
Signature of Petitioner

by: Judson Stringfellow Manager Member

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

# Rezoning Map 2017-143 : JDSI, LLC

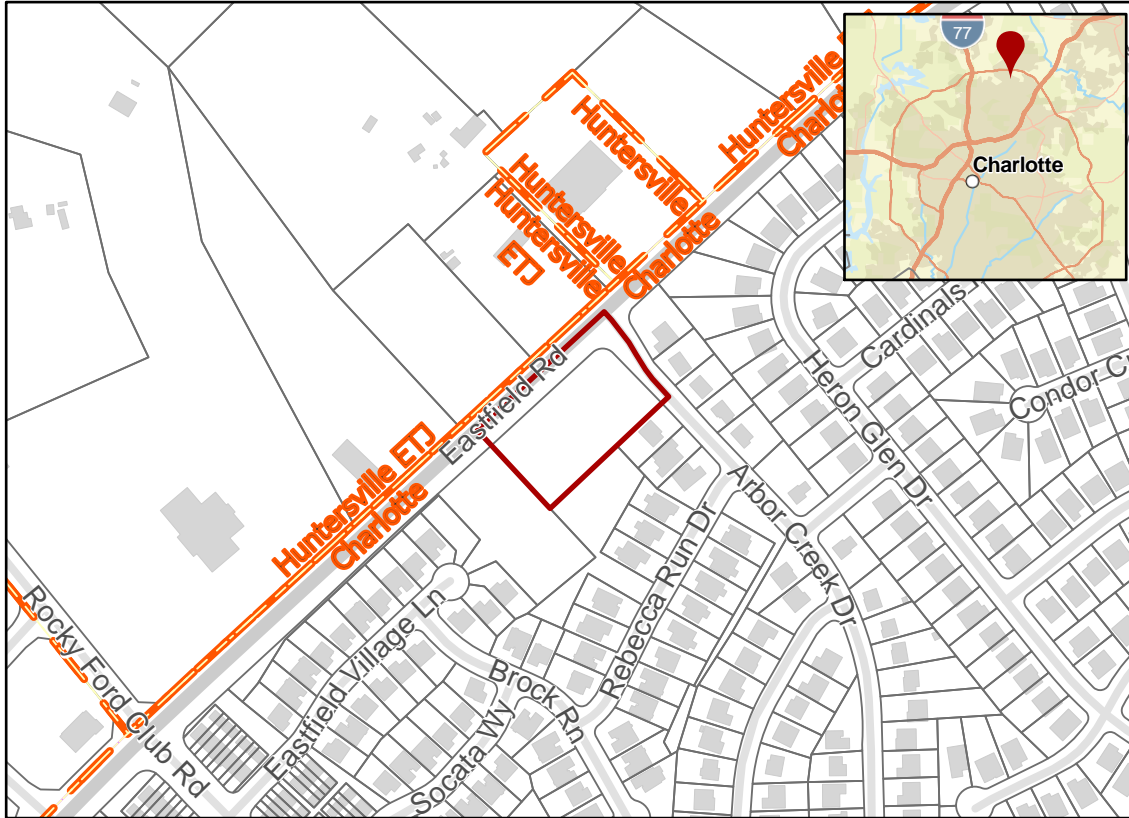
Current Zoning INST(CD) (Institutional, Conditional)

Requested Zoning R-4 (Single Family Residential)

Approximately 1.39 acres

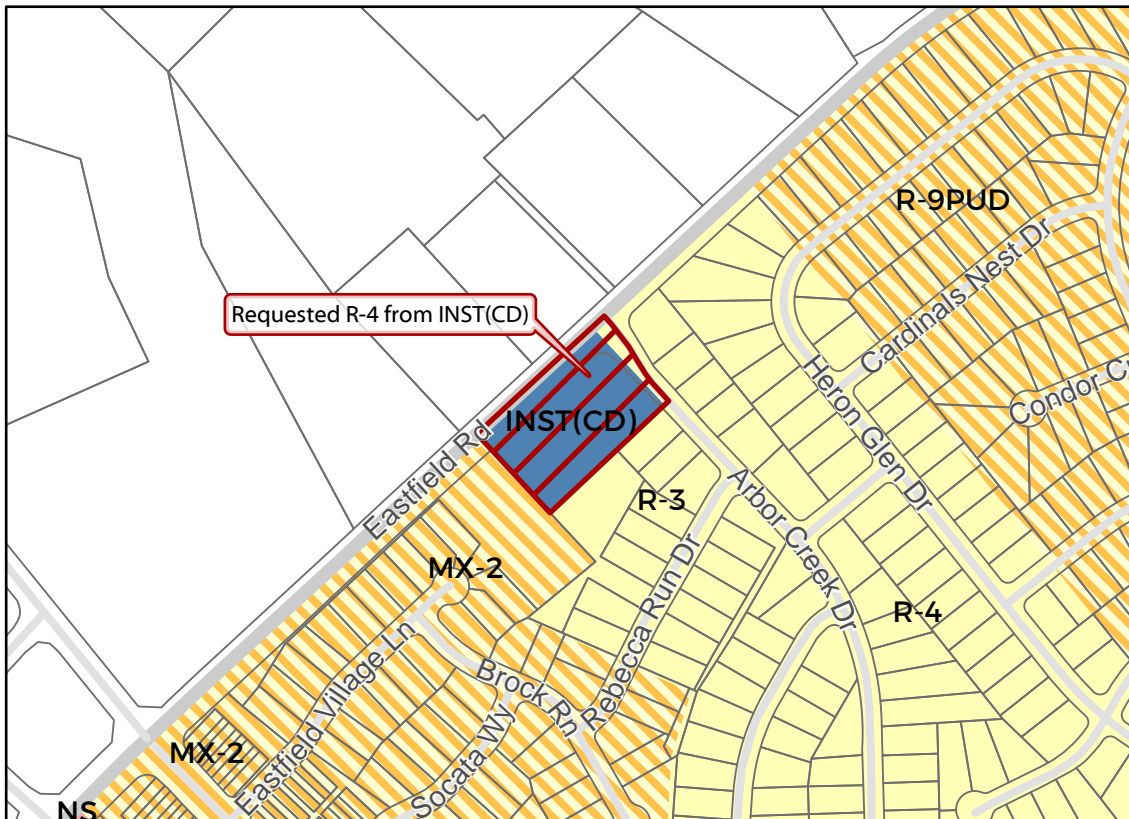


## Location of Requested Rezoning



- 2017-143
- Inside City Limits
- Parcel
- Buildings
- City Council District
- 4Gregory A Phipps

## Existing Zoning & Rezoning Request



- Requested R-4 from INST(CD)
- Parcel
- Zoning Classification
- Single Family
- Mixed Residential
- Institutional
- Business



0 250 500 1,000 Feet

Map Created 9/26/2017

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2017-144

Petition #:	_____
Date Filed:	9/19/2017
Received By:	BL

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

Property Owner: Double L Investments of Charlotte, LLP

Owner's Address: 5226 Terminal Street City, State, Zip: Charlotte, NC 28208

Date Property Acquired: August 17, 2017

Property Address: 511 S. Hoskins Road, Charlotte, NC 28208

Tax Parcel Number(s): 06302102

Current Land Use: Warehouse/Industrial Size (Acres): 2.374 Acres

Existing Zoning: B-1 Proposed Zoning: B-D

Overlay: Irwin Watershed, Central Catawba PC District (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting\* with: Claire Lyte-Graham & Alberto Gonzalez

Date of meeting: September 18, 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: \_\_\_\_\_

David W. Murray, The Odom Firm, PLLC  
Name of Rezoning Agent

1109 Greenwood Cliff  
Agent's Address

Charlotte, NC 28204  
City, State, Zip

704-377-7333 704-377-5747  
Telephone Number Fax Number

davidmurray@mecklaw.com  
E-Mail Address

[Signature]  
Signature of Property Owner

Wayne Y. Lee, General Partner and Manager  
(Name Typed / Printed)

Double L Investments of Charlotte, LLP  
Name of Petitioner(s)

5226 Terminal Street  
Address of Petitioner(s)

Charlotte, NC 28208  
City, State, Zip

704-621-1688 704-398-1590  
Telephone Number Fax Number

jeffrey@bigLfood.com  
E-Mail Address

[Signature]  
Signature of Petitioner

Wayne Y. Lee, General Partner and Manager  
(Name Typed / Printed)



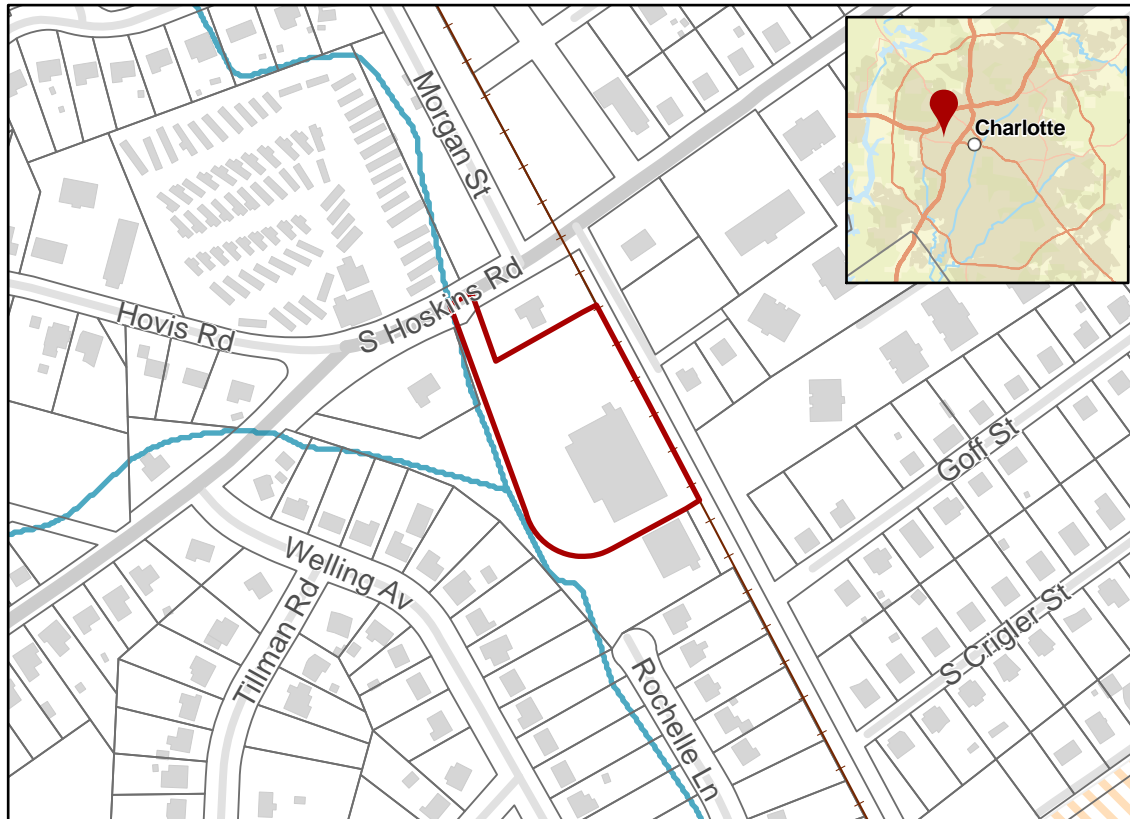
# Rezoning Map

## 2017-144 : Double L Investments or Charlotte, LLP

Current Zoning B-1 (Neighborhood Business)  
Requested Zoning B-D (Distributive Business)  
Approximately 2374 acres

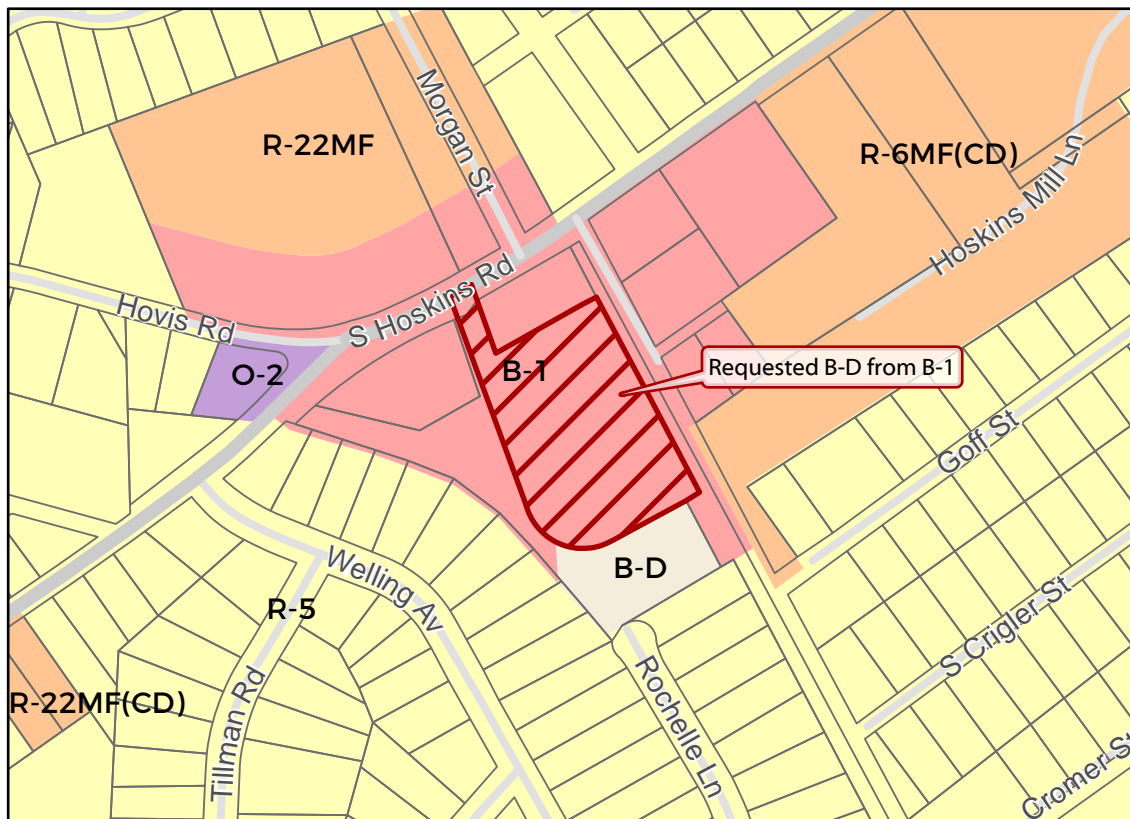


Location of Requested Rezoning



- 2017-144
- Inside City Limits
- Parcel
- Buildings
- Railway
- Streams
- Airport Noise Overlay
- City Council District**
- 2-Carteria Ivory

Existing Zoning & Rezoning Request



- Requested B-D from B-1
- Parcel
- Zoning Classification**
- Single Family
- Multi-Family
- Office
- Business
- Business-Distribution



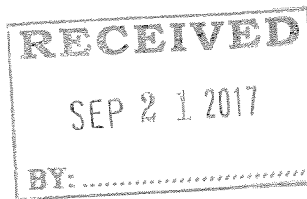
N



0 250 500 1,000 Feet

Map Created 9/26/2017

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2017-145

Petition #: \_\_\_\_\_  
Date Filed: 9/21/2017  
Received By: Bj

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

Property Owner: Summit Avenue URP LLC.  
Owner's Address: 1440 South Tryon St., Suite 104 City, State, Zip: Charlotte, NC., 28203  
Date Property Acquired: 12/6/2011  
Property Address: 1 Technology Drive, Charlotte, NC.,  
Tax Parcel Number(s): 04713199 & 04713157  
Current Land Use: Vacant Size (Acres): +/- 22.8 Acres  
Existing Zoning: MUDD-O Proposed Zoning: UR-2 (CD)  
Overlay: N/A (Specify PED, Watershed, Historic District, etc.)  
Required Rezoning Pre-Application Meeting\* with: Alberto Gonzalez et al.  
Date of meeting: 7/11/17

(\*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): 5  
Purpose/description of Conditional Zoning Plan: To accommodate a master planned community with "for sale" single family attached dwelling units.

K&L Gates (Attn: Collin Brown)  
Name of Rezoning Agent  
Hearst Tower, 214 North Tryon Street, 47th Floor  
Agent's Address  
Charlotte, NC, 28202  
City, State, Zip  
(704)-331-7531  
Telephone Number Fax Number  
collin.brown@klgates.com  
E-Mail Address  
See Attached Joinder Agreement  
Signature of Property Owner  
See Attached Joinder Agreement  
(Name Typed / Printed)

Mattamy Homes (Attn: Bob Wiggins)  
Name of Petitioner(s)  
2025 Ayrley Town Blvd.  
Address of Petitioner(s)  
Charlotte, NC., 28273  
City, State, Zip  
(704)-375-9373  
Telephone Number Fax Number  
Bob.Wiggins@mattamycorp.com  
E-Mail Address  
[Signature]  
Signature of Petitioner  
Bob Wiggins  
(Name Typed / Printed)

City of Charlotte – Conditional District Rezoning – UR2 (CD)

Tax Parcel ID: 04713199 & 04713157

04713199 - Deed Book 26940, Page 583

04713157 - Deed Book 26940, Page 583

**Petitioner Joinder Agreement**

The undersigned, as the owner of the parcel of land located on 1 Technology Drive in Charlotte, North Carolina that is designated as Parcel Identification Number 04713199 & 04713157 on the Mecklenburg County Tax Map and which is the subject of the attached Conditional District Rezoning Application, hereby join and give permission to Mattamy Homes to request and file this Application with the City of Charlotte for the parcel referenced above.

This 14 day of September 2017  
(day) (month)

By: [Signature]  
(Owner Signature)

SIGN HERE

Summit Avenue URP LLC.  
1440 South Tryon St., Suite 104  
Charlotte, NC 28203

North Carolina

County of Mecklenburg

Matthew Browder, appearing before the undersigned  
Name of Property Owner (printed)

Notary and being duly sworn, says that:

1. I am the owner of the property described above
2. All statements above are true and correct

Property Owners Signature

Sworn to (or affirmed) and subscribed before me this the 14 day of September 2017.

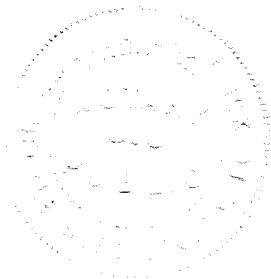
(Official Seal)

Amanda Bratnick  
Official Signature of Notary

SIGN HERE

Amanda Bratnick, Notary Public  
Notary's Name (printed)

My commission expires: 2/28/21





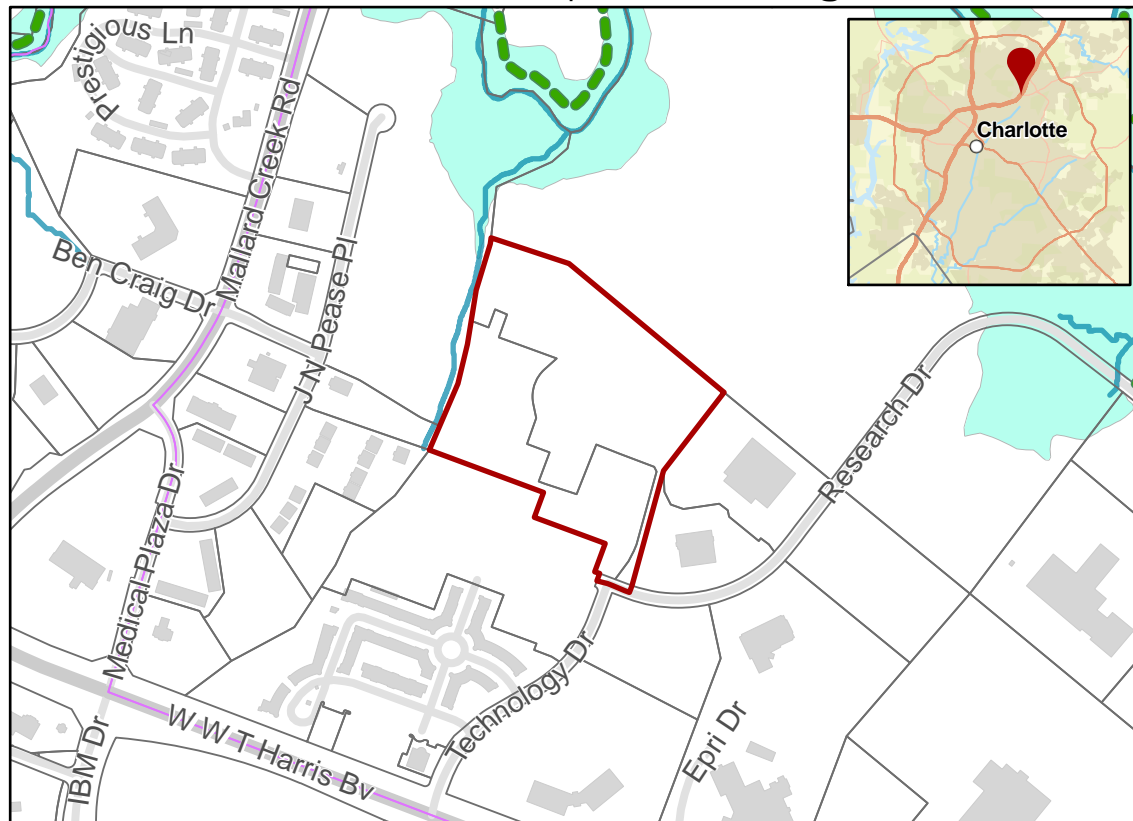
# Rezoning Map 2017-145 : Mattamy Homes

Current Zoning UR-2(CD) (Urban Residential)

Requested Zoning MUDD-O (Mixed Use Development District-Optional  
with 5 Year Vested Rights)

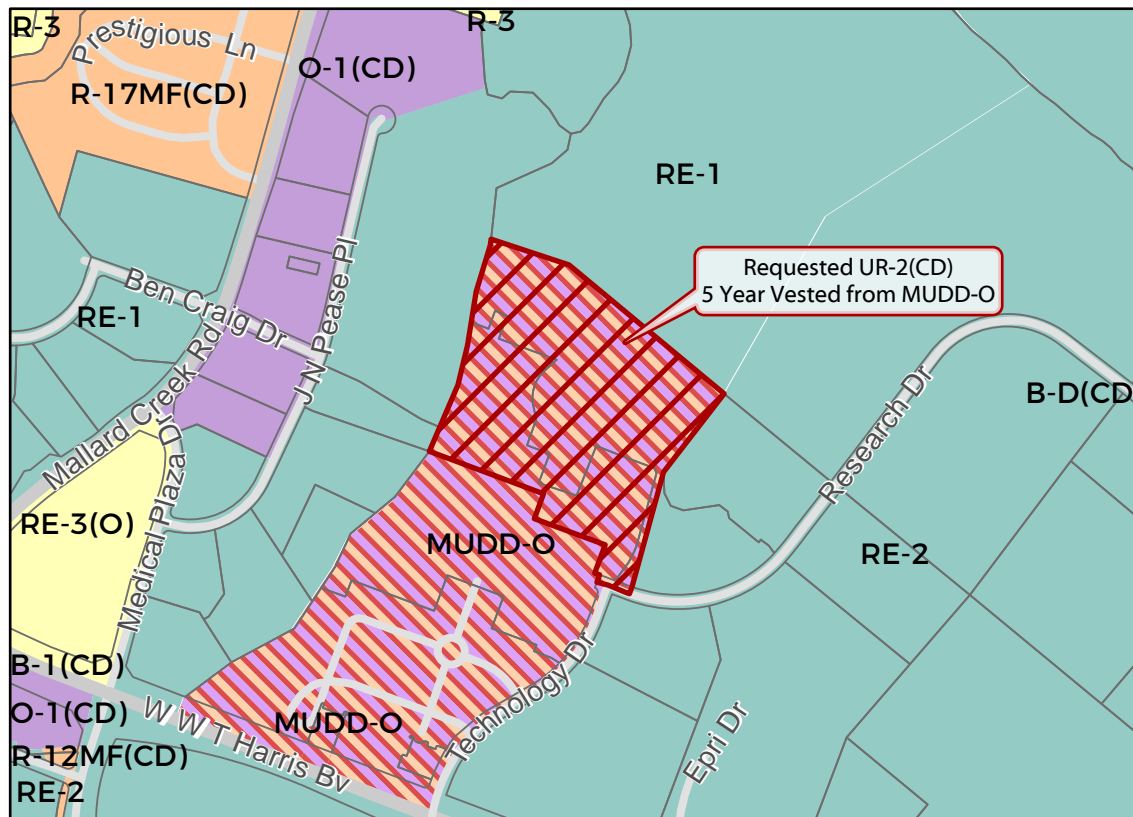
Approximately 228 acres

Location of Requested Rezoning



- 2017-145
- Inside City Limits
- Parcel
- Buildings
- FEMA Flood Plain
- Greenway
- Streams
- City Council District
- 4Gregory A Phipps

## Existing Zoning & Rezoning Request



- Requested UR-2(CD)  
5 Year Vested from MUDD-O
- Parcel
- Zoning Classification
- Single Family
- Multi-Family
- Research
- Office
- Business
- Business-Distribution
- Mixed Use



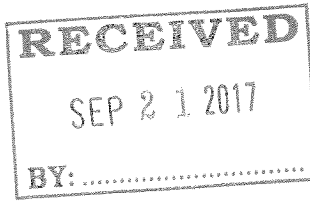
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0 500 1,000 2,000 Feet

Map Created 9/26/2017



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2017-146

Petition #:	_____
Date Filed:	<u>9/21/2017</u>
Received By:	<u>BJ</u>

Property Owners: SEE SCHEDULE 1 ATTACHED HERETO

Owner's Addresses: SEE SCHEDULE 1 ATTACHED HERETO

Date Properties  
Acquired: SEE SCHEDULE 1 ATTACHED HERETO

Property Addresses: SEE SCHEDULE 1 ATTACHED HERETO

Tax Parcel Numbers: SEE SCHEDULE 1 ATTACHED HERETO

Current Land Use: vacant/residential (Acres): ± 4.35

Existing Zoning: R-3 Proposed Zoning: UR-2(CD)

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

Required Rezoning Pre-Application Meeting\* with: John Kinley, Carlos Alzate, Grant Meacci, and Kent Main

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): N/A

Purpose/description of Conditional Zoning Plan: To allow the development of the parcels with a high quality 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 ATTACHMENTS A-D**

Signature of Property Owner

**North State Development, LLC (Attn: Shane Seagle)**

Name of Petitioner

**16930 W. Catawba Avenue, Ste. 205**

Address of Petitioner

**Cornelius, NC 28097**

City, State, Zip

**704.902.7412**

Telephone Number

Fax Number

**sseagle@citisculpt.com**

E-mail Address

**SEE ATTACHMENT E**

Signature of Petitioner

**SCHEDULE 1**

Parcel	Property Address	Owner	Owner's Address	Acreage	Date Acquired
223-141-46	10200 Old Ardrey Kell Rd, Charlotte, NC 28277	Yas Ansari and Armita Marashi	11364 Ballantyne Crossing Ave, Charlotte, NC 28277	.91	3/2/2016
223-141-29	N/A	Jerry W and Peggy J Dorman	10226 Ardrey Kell Rd, Charlotte, NC 28277	1	6/24/1994
223-141-11	10226 Old Ardrey Kell Rd, Charlotte, NC 28277			.47	5/16/1990
223-141-28	N/A	Haskell G and Faye W Earnheart	10304 Ardrey Kell Rd, Charlotte, NC 28277	1	7/5/1997
223-141-09	10304 Old Ardrey Kell Rd, Charlotte, NC 28277			.48	01/01/1975
223-141-10	10236 Old Ardrey Kell Rd, Charlotte, NC 28277	Joseph Craig Stanley	2028 Fitzhugh Ln, Weddington, NC 28104	.49	3/11/1997

**ATTACHMENT A**

**North State Development, LLC**

**OWNER JOINDER AGREEMENT**

**Yas Ansari**

The undersigned, as the owner of the parcel of land located at 10200 Old Ardrey Kell Road, Charlotte, NC that is designated as Tax Parcel No. 223-141-46 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 R-3 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 17 day of August 2017.

A handwritten signature in black ink, appearing to read 'Yas Ansari', is written over a horizontal line.

By: Managing Member  
Name: Yas Ansari

**ATTACHMENT B**

**North State Development, LLC**

**OWNER JOINDER AGREEMENT**

**Jerry W. and Peggy J. Dorman**

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

1. 10226 Old Ardrey Kell Road, Charlotte, NC that is designated as Tax Parcel No. 223-141-11
2. N/A, Charlotte, NC that is designated as Tax Parcel No. 223-141-29

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 R-3 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 22 day of Aug., 2017.

**Jerry W. Dorman**

Jerry W. Dorman

**Peggy J. Dorman**

Peggy J. Dorman

**ATTACHMENT C**

**North State Development, LLC**

**OWNER JOINDER AGREEMENT**

**Haskell G. and Faye W. Earnheart**

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

1. 10304 Old Ardrey Kell Road, Charlotte, NC that is designated as Tax Parcel No. 223-141-09
2. N/A, Charlotte, NC that is designated as Tax Parcel No. 223-141-28

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 R-3 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 22<sup>nd</sup> day of AUGUST, 2017.

**Haskell G. Earnheart**

Haskell Earnheart P.A. Gary Earnheart

**Faye W. Earnheart**

Faye W Earnheart P.A. Gary Earnheart

**ATTACHMENT D**

**North State Development, LLC**

**OWNER JOINDER AGREEMENT**

**Joseph Craig Stanley**

The undersigned, as the owner of the parcel of land located at 10236 Old Ardrey Kell Rd, Charlotte, NC that is designated as Tax Parcel No. 223-141-10 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in this Rezoning Application and consents to the change in zoning for the Parcel from the R-3 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 20th day of August, 2017.

**Joseph Craig Stanley**

*Joseph Craig Stanley*



**ATTACHMENT E**

**REZONING PETITION NO. 2017-000**  
**North State Development, LLC**

**Petitioner:**

**North State Development, LLC**

By: 

Name: SHANE SEAGLE

Title: MEMBER

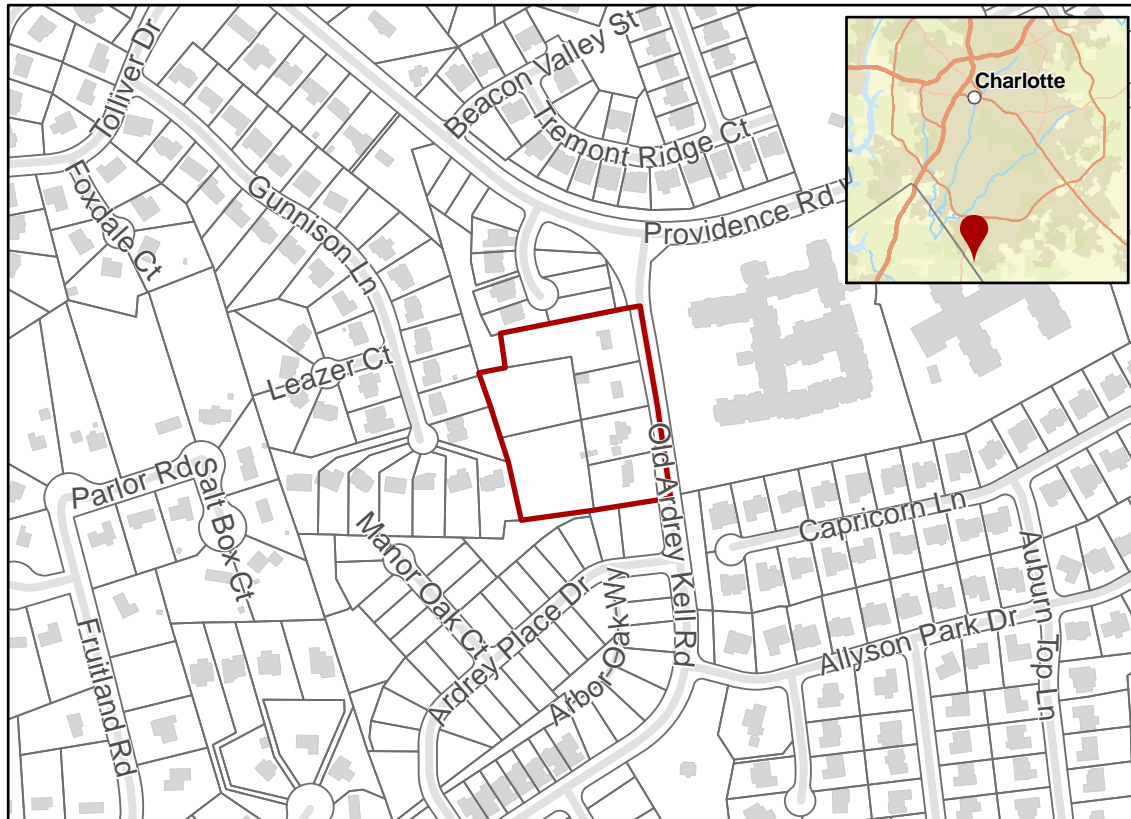
# Rezoning Map

## 2017-146 : North State Development, LLC

Current Zoning R-3 (Single Family Residential)  
Requested Zoning UR-2(CD) (Urban Residential, Conditional)  
Approximately 4.35 acres

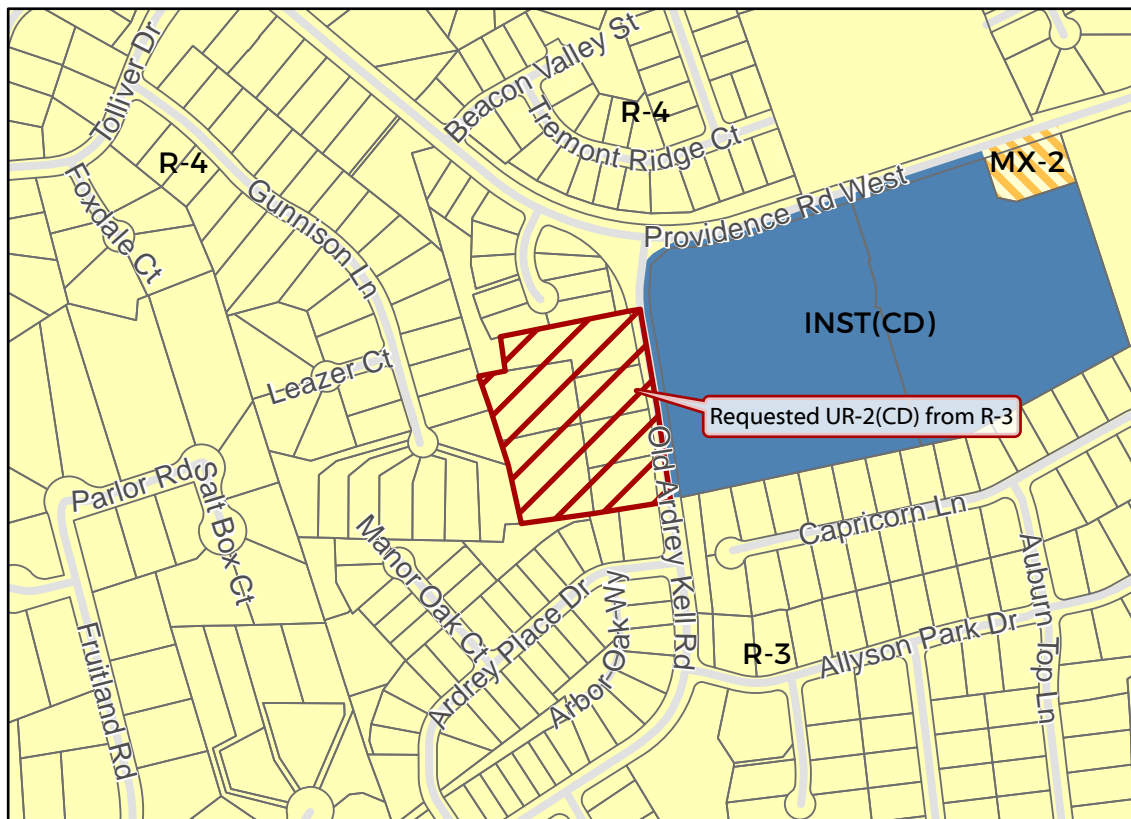


### Location of Requested Rezoning



- 2017-146
- Inside City Limits
- Parcel
- Buildings
- City Council District**
- 7-Edmund H Driggs

### Existing Zoning & Rezoning Request



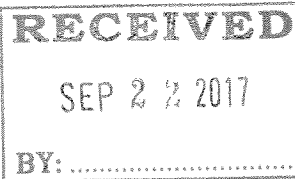
- Requested UR-2(CD) from R-3
- Parcel
- Zoning Classification**
- Single Family
- Mixed Residential
- Institutional

0 250 500 1,000 Feet



Map Created 9/26/2017

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2017-147

Petition #:	_____
Date Filed:	9/22/2017
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): 039-044-07 and a portion of 039-044-05

Current Land Use: Commercial and single family residential Size (Acres): +/- 2.045 acres

Existing Zoning: B-1 (CD) and R-5 Proposed Zoning: B-1(CD) S.P.A. and B-1 (CD)

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

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

Date of meeting: August 29, 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 the relocation of the required tree save area for the QuikTrip convenience store with gasoline sales onto a portion of Tax Parcel No. 039-044-05 and an increase in the number of parking spaces on Tax Parcel No. 039-044-07.

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)

QuikTrip Corporation (c/o Judy Allie)  
Name of Petitioner(s)

3701 Arco Corporate Drive, Suite 150  
Address of Petitioner(s)

Charlotte, NC 28173  
City, State, Zip

704-559-8014  
Telephone Number Fax Number

jallie@quiktrip.com  
E-Mail Address

QuikTrip Corporation  
By: Judy Allie  
Signature of Petitioner and Property Owner

Judy Allie  
(Name Typed / Printed)

**Exhibit A to Rezoning Application Filed by QuikTrip Corporation**

**Property Owner Information, Acquisition Dates and Site Addresses**

**Tax Parcel No. 039-044-07**

QuikTrip Corporation  
3701 Arco Corporate Drive  
Suite 150  
Charlotte, NC 28173

Site Address: 202 North Cloudman Street

Date Property Acquired: September 20, 2016

**Tax Parcel No. 039-044-05**

Dorothy R. Keistler  
302 Dakota Street  
Charlotte, NC 28216

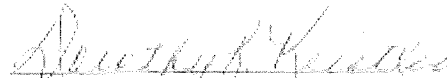
Site Address: 206 North Cloudman Street

Date Property Acquired: July 15, 2014

**REZONING APPLICATION FILED BY QUIKTRIP CORPORATION  
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by QuikTrip Corporation that is designated as Tax Parcel No. 039-044-05 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-1 (CD) zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the conditional rezoning plan.

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

  
DOROTHY R. KEISTLER

# Rezoning Map 2017-147 : QuikTrip Corporation

Current Zoning R-5 B-1(CD)

(Single Family Residential, Neighborhood Business, Conditional)  
Requested Zoning B-1(CD), B-1(CD) SPA (Neighborhood Business, Conditional;  
Neighborhood Business, Conditional, Site Plan Amendment)

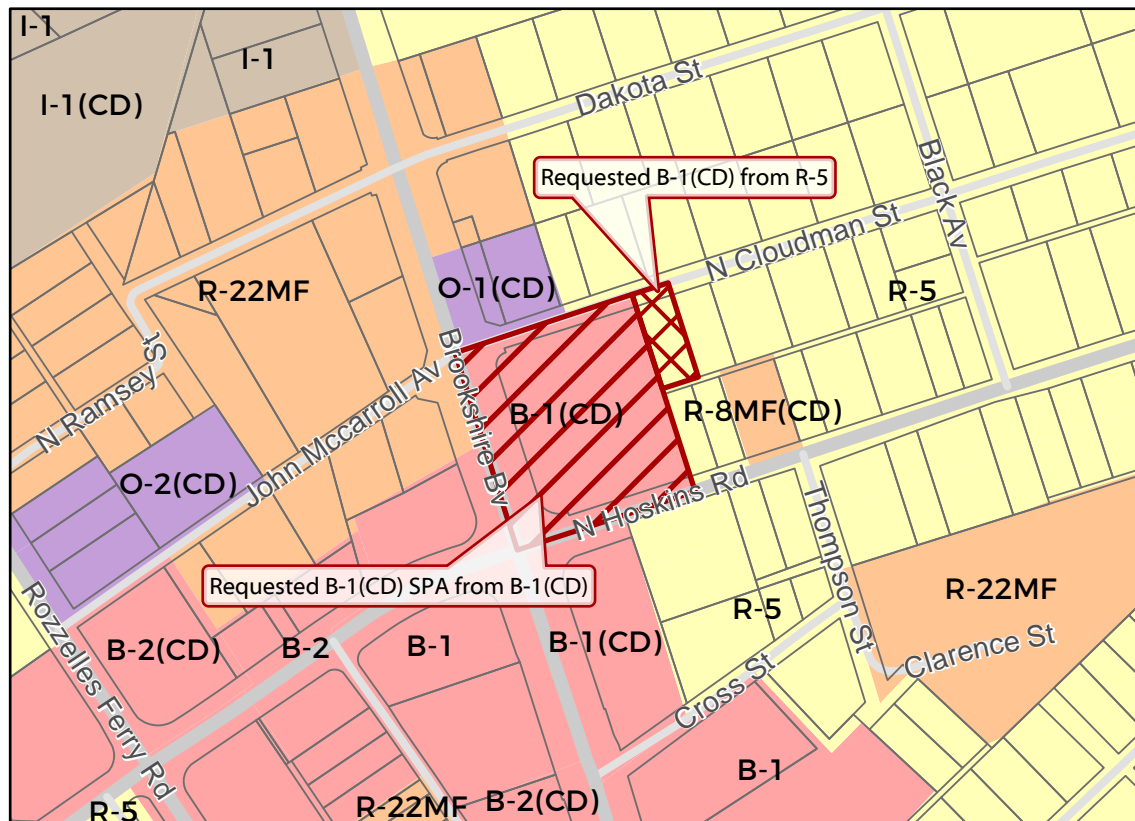
Approximately 2045 acres

## Location of Requested Rezoning



- 2017-147
- Inside City Limits
- Parcel
- Buildings
- Railway
- City Council District**
- 7-Edmund H Driggs

## Existing Zoning & Rezoning Request



- Requested B-1(CD) from R-5
- Requested B-1(CD) SPA from B-1(CD)
- Parcel
- Zoning Classification**
- Single Family
- Multi-Family
- Office
- Business
- Light Industrial



Map Created 9/26/2017

RECEIVED

SEP 22 2017

BY: .....

2017-148

Petition #: .....

Date Filed: 9/22/17

Received By: BH

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

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

Property Owner: Eastgroup Properties, L.P.

Owner's Address: 2966 Commerce Park Drive, Suite 450 City, State, Zip: Orlando, FL 32819

Date Property Acquired: April 4, 2013

Property Address: 8350 Steele Creek Place Drive, 4725 Entrance Drive and 4630 Entrance Drive

Tax Parcel Number(s): Portion of 201-072-29

Current Land Use: Office, Distribution and Warehouse Size (Acres): +/- 3.96 acres

Existing Zoning: I-2 (CD) Proposed Zoning: I-2 (CD) S.P.A.

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

Required Rezoning Pre-Application Meeting\* with: Alberto Gonzalez, Claire Lyte-Graham, Carlos Alzate et al.

Date of meeting: September 5, 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 obtain an amendment to the approved conditional rezoning plan relating to Rezoning Petition No. 2013-021 to allow a revision to the orientation and layout of Building 5 and the elimination of a buffer due to a change in the zoning classification of an adjacent parcel of land.

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

EASTGROUP PROPERTIES, L.P.

By: [Signature]

Signature of Property Owner

JOHN COLEMAN

(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)



# Rezoning Map

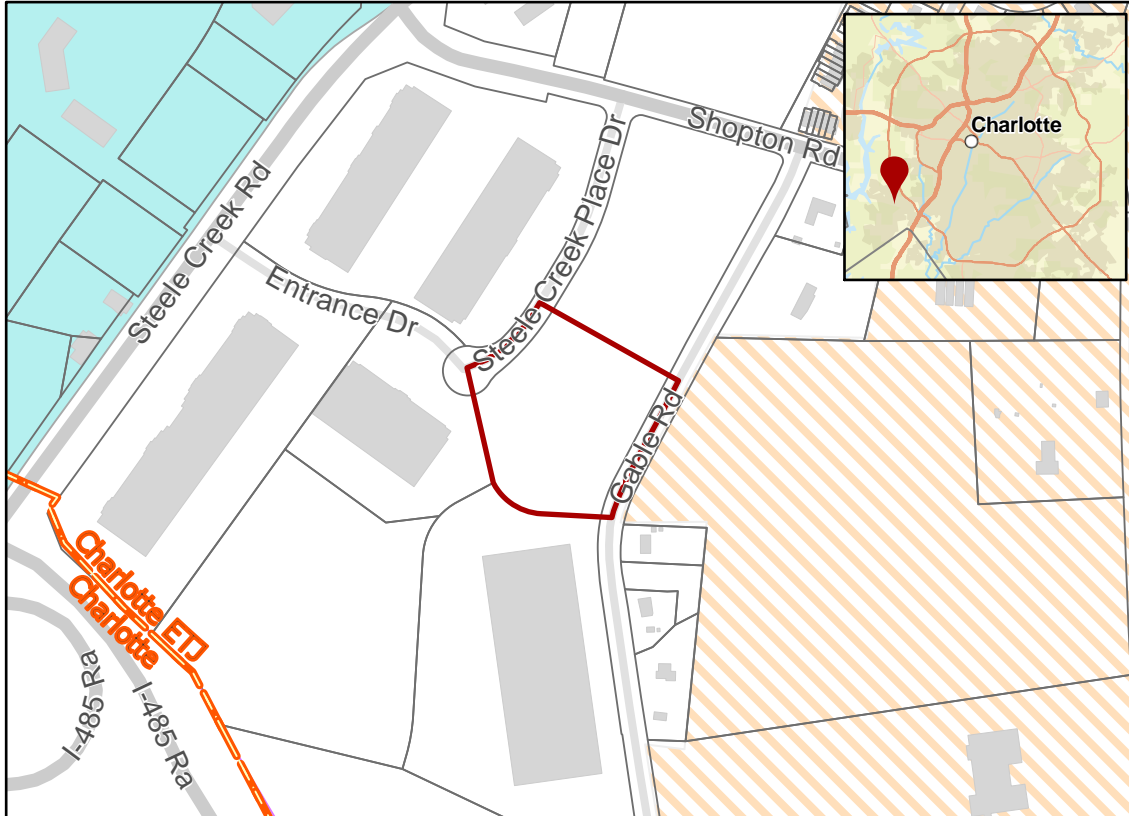
## 2017-148 : Eastgroup Properties, L.P.

Current Zoning I-2(CD) (General Industrial, Conditional)  
Requested Zoning I-2(CD) SPA (General Industrial, Conditional, Site Plan Amendment)



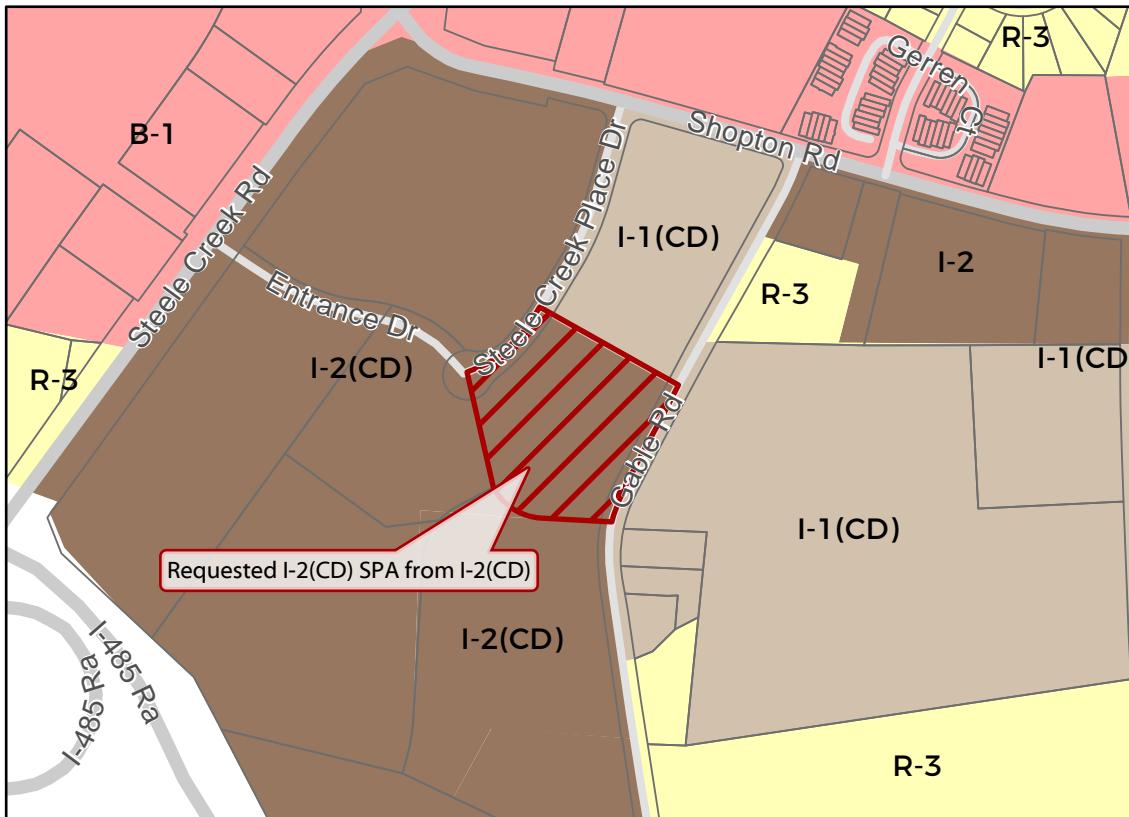
Approximately 396 acres

### Location of Requested Rezoning



- 2017-148
- Outside City Limits
- Parcel
- Buildings
- Airport Noise Overlay
- Watershed Overlay**
- Lower Lake Vylie - Protected Area

### Existing Zoning & Rezoning Request



- Requested I-2(CD) SPA from I-2(CD)
- Parcel
- Zoning Classification**
- Single Family
- Business
- Light Industrial
- Heavy Industrial

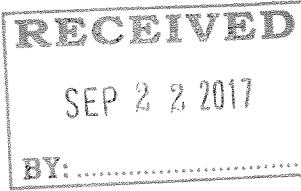
0 300 600 1,200 Feet



Map Created 9/27/2017



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



Petition #: 2017-149  
Date Filed: 9/22/2017  
Received By: [Signature]

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

Property Owner: ABW CHARLOTTE, LLC.

Owner's Address: 210 MANOR LAKE WAY City, State, Zip: MILTON, GA 30004

Date Property Acquired: 2/2/2017

Property Address: 1700 & 1708 SOUTH BOULEVARD CHARLOTTE, NC

Tax Parcel Number(s): PID: 12306406 & 12306407

Current Land Use: OFFICE/AUTOMOTIVE SERVICE STATION Size (Acres): PID:12306406=0.261 ACRES  
PID:12306407=0.268 ACRES 0.529 ac

Existing Zoning: PID:12306406 = TOD-M Proposed Zoning: TOD-M (O)  
PID:12306407 = B-1

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

Required Rezoning Pre-Application Meeting\* with: SOLOMON FORTUNE

Date of meeting: 07/26/2017

(\*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: THE PROPOSED REZONING WILL ALLOW AN EXISTING, HISTORIC BUILDING TO BE ADAPTED AND REUSED AS AN EATING, DRINKING, AND ENTERTAINMENT ESTABLISHMENT AND ENABLE THE OWNER TO CONVERT A HIGHLY VISIBLE STREET-FRONT CORNER PARCEL INTO A VIBRANT OPEN SPACE RATHER THAN A SURFACE PARKING LOT.

COLLIN BROWN & BAILEY PATRICK, JR.  
Name of Rezoning Agent  
214 NORTH TRYON STREET  
Agent's Address  
CHARLOTTE, NC 28202  
City, State, Zip  
704-331-7400 N/A  
Telephone Number Fax Number  
COLLIN.BROWN@KLGATES.COM  
BRITTANY.LINS@KLGATES.COM  
E-Mail Address  
[Signature]  
Signature of Property Owner  
CAREY FALCONE  
(Name Typed / Printed)

ABW CHARLOTTE, LLC.  
Name of Petitioner(s)  
1708 South Boulevard  
Address of Petitioner(s)  
Charlotte, NC 28203  
City, State, Zip  
N/A N/A  
Telephone Number Fax Number  
CAREY@AMERICANBEERWORKS.COM  
E-Mail Address  
[Signature]  
Signature of Petitioner  
CAREY FALCONE  
(Name Typed / Printed)

# Rezoning Map

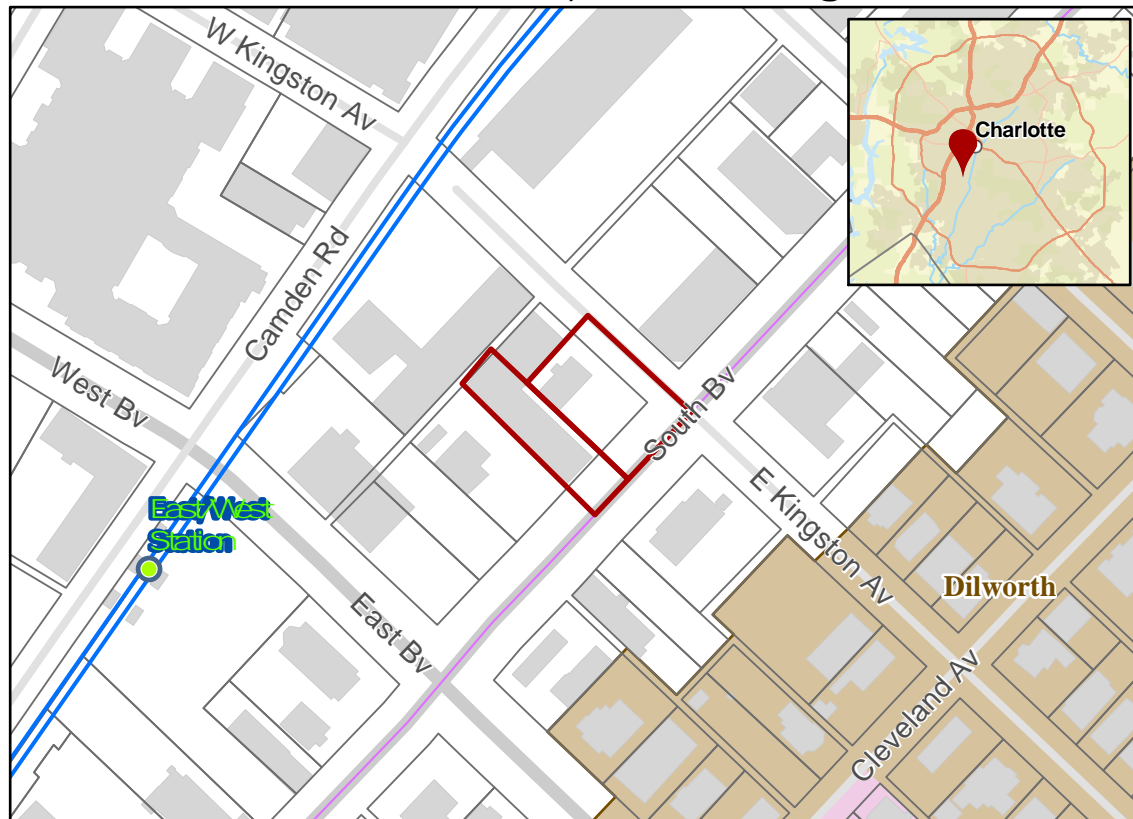
## 2017-149 : ABW Charlotte, LLC

Current Zoning B-1, TOD-M (Neighborhood Business  
Transit Oriented Development-Mixed Use)

Requested Zoning TOD-M(O) (Transit Oriented Development-Mixed Use, Optional)

Approximately 0.53 acres

Location of Requested Rezoning

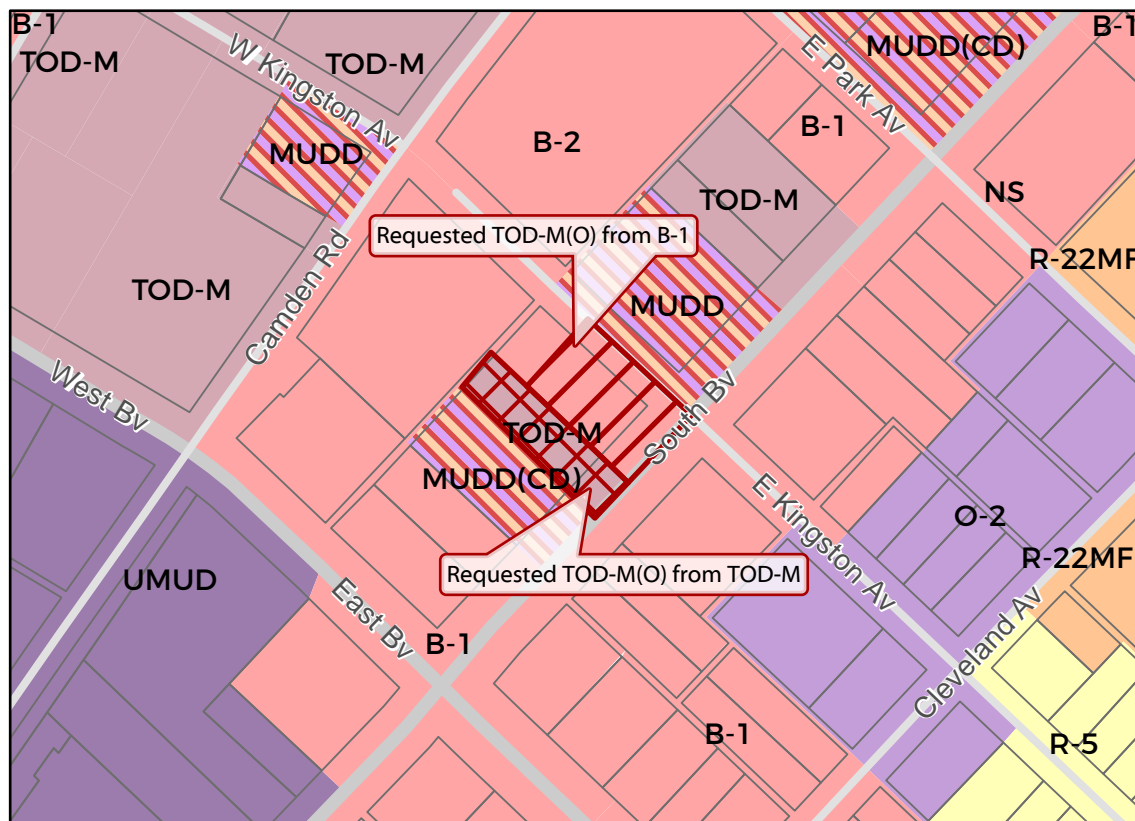


- 2017-149
- Inside City Limits
- Parcel
- Buildings
- LYNX Blue Line
- LYNX Blue Line Station

### Pedestrian Overlay

- East Blvd Pedscape Plan
- Historic Districts
- City Council District
- 3-Lakeville Mayfield

### Existing Zoning & Rezoning Request

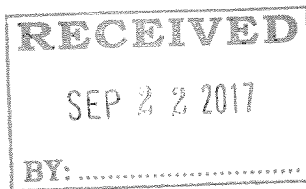


- Requested TOD-M(O) from B-1
- Requested TOD-M(O) from TOD-M
- Parcel
- Single Family
- Multi-Family
- Office
- Business
- Uptown Mixed Use
- Mixed Use
- Transit-Oriented



Map Created 9/29/2017

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2017-150

Petition #:	_____
Date Filed:	9/22/2017
Received By:	BH

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

Property Owner: Brian K. Schneider, Robin Morrison & James Parker Lumpkin II

Owner's Address: See Attached Joinder Agreements City, State, Zip: See Attached Joinder Agreements

Date Property Acquired: #02912114 - 08/24/2001, #02912106 - 10/16/2009, #02912107 - 08/25/1986 & #02912108 - 02/13/2017

Property Address: See Attached Joinder Agreements

Tax Parcel Number(s): 02912114, 02912106, 02912107 & 02912108

Current Land Use: Vacant & Single Family Residential Size (Acres): +/- 20.6 Acres

Existing Zoning: R-3 Proposed Zoning: UR-2 (CD)

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

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

Date of meeting: 7/11/17

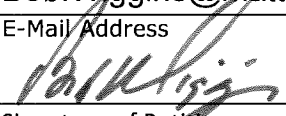
(\*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

**For Conditional Rezoning Only:**

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

Purpose/description of Conditional Zoning Plan: To accommodate a master planned community with "for sale" single family attached dwelling units.

K&L Gates (Attn: Collin Brown)  
Name of Rezoning Agent  
Hearst Tower, 214 North Tryon Street, 47th Floor  
Agent's Address  
Charlotte, NC, 28202  
City, State, Zip  
(704)-331-7531  
Telephone Number Fax Number  
collin.brown@klgates.com  
E-Mail Address  
See Attached Joinder Agreement  
Signature of Property Owner  
  
(Name Typed / Printed)

Mattamy Homes (Attn: Bob Wiggins)  
Name of Petitioner(s)  
2025 Ayrsley Town Blvd.  
Address of Petitioner(s)  
Charlotte, NC., 28273  
City, State, Zip  
(704)-375-9373  
Telephone Number Fax Number  
Bob.Wiggins@mattamycorp.com  
E-Mail Address  
  
Signature of Petitioner  
BOB WIGGINS  
(Name Typed / Printed)

City of Charlotte – Conditional District Rezoning – UR2 (CD)

Tax Parcel ID: 02912106, 02912107

Deed Book 25153, Page 581

Deed Book 05307, Page 423

**Petitioner Joinder Agreement**

The undersigned, as the owner of the parcel of land located on 1500 Galloway Rd. in Charlotte, North Carolina that is designated as Parcel Identification Number **02912106 & 02912107** on the Mecklenburg County Tax Map and which is the subject of the attached Conditional District Rezoning Application, hereby join and give permission to Mattamy Homes to request and file this Application with the City of Charlotte for the parcel referenced above.

This 14<sup>th</sup> day of September 2017  
(day) (month)

By: Robin G. Morrison  
(Owner Signature)

SIGN HERE

Robin Morrison  
1500 Galloway Road  
Charlotte, NC 28262

North Carolina

County of Lincoln

Robin G. Morrison, appearing before the undersigned  
Name of Property Owner (printed)

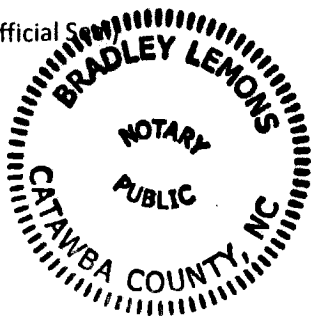
Notary and being duly sworn, says that:

1. I am the owner of the property described above
2. All statements above are true and correct

Property Owners Signature

Sworn to (or affirmed) and subscribed before me this the 14<sup>th</sup> day of September, 2017.

(Official S



Bradley Lemons  
Official Signature of Notary

SIGN HERE

Bradley Lemons, Notary Public  
Notary's Name (printed)

My commission expires: 6/25/2022

City of Charlotte – Conditional District Rezoning – UR2 (CD)

Tax Parcel ID: 02912108

Deed Book 31563, Page 786

**Petitioner Joinder Agreement**

The undersigned, as the owner of the parcel of land located on 1400 Galloway Rd. in Charlotte, North Carolina that is designated as Parcel Identification Number 02912108 on the Mecklenburg County Tax Map and which is the subject of the attached Conditional District Rezoning Application, hereby join and give permission to Mattamy Homes to request and file this Application with the City of Charlotte for the parcel referenced above.

This 14<sup>th</sup> day of SEPTEMBER 2017  
(day) (month)

By: [Signature]  
(Owner Signature)

James Parker Lumpkin II  
109 North Main St., P.O. Box 505  
Louisburg, NC. 27549

North Carolina  
County of Franklin

James Parker Lumpkin, II, appearing before the undersigned  
Name of Property Owner (printed)

Notary and being duly sworn, says that:  
1. I am the owner of the property described above  
2. All statements above are true and correct

Property Owners Signature

Sworn to (or affirmed) and subscribed before me this the 14<sup>th</sup> day of September 2017.

(Official Seal)

[Signature]  
Official Signature of Notary

Janice Gilliam, Notary Public  
Notary's Name (printed)

My commission expires: 09-30-2020



**City of Charlotte – Conditional District Rezoning – UR2 (CD)**

**Tax Parcel ID: 02912114**

**Deed Book 12589, Page 140**

**Petitioner Joinder Agreement**

The undersigned, as the owner of the parcel of land located on 1421 Garrison Rd. in Charlotte, North Carolina that is designated as Parcel Identification Number **02912114** on the Mecklenburg County Tax Map and which is the subject of the attached Conditional District Rezoning Application, hereby join and give permission to Mattamy Homes to request and file this Application with the City of Charlotte for the parcel referenced above.

This 21<sup>st</sup> day of Sept 2017  
(day) (month)

By: Brian K. Schneider  
(Owner Signature)

Brian K. Schneider  
220 Queens Cove Road  
Mooresville, NC. 28117

North Carolina  
County of Iredell

Brian K. Schneider, appearing before the undersigned  
Name of Property Owner (printed)

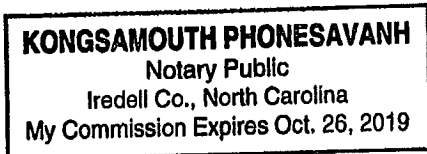
Notary and being duly sworn, says that:

1. I am the owner of the property described above
2. All statements above are true and correct

Property Owners Signature

Sworn to (or affirmed) and subscribed before me this the 21<sup>st</sup> day of Sept 2017.

(Official Seal)



Kongsamouth Phonesavanh  
Official Signature of Notary

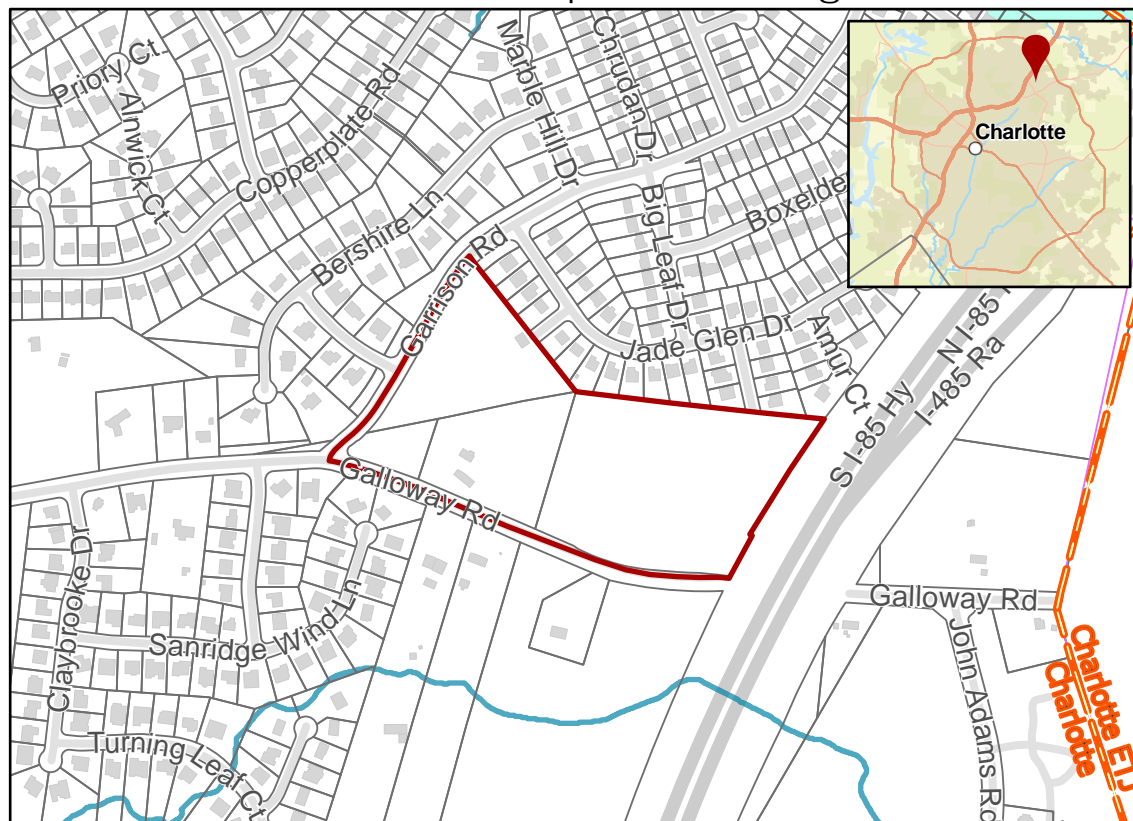
Kongsamouth Phonesavanh Notary Public  
Notary's Name (printed)

My commission expires: October 26, 2019

# Rezoning Map

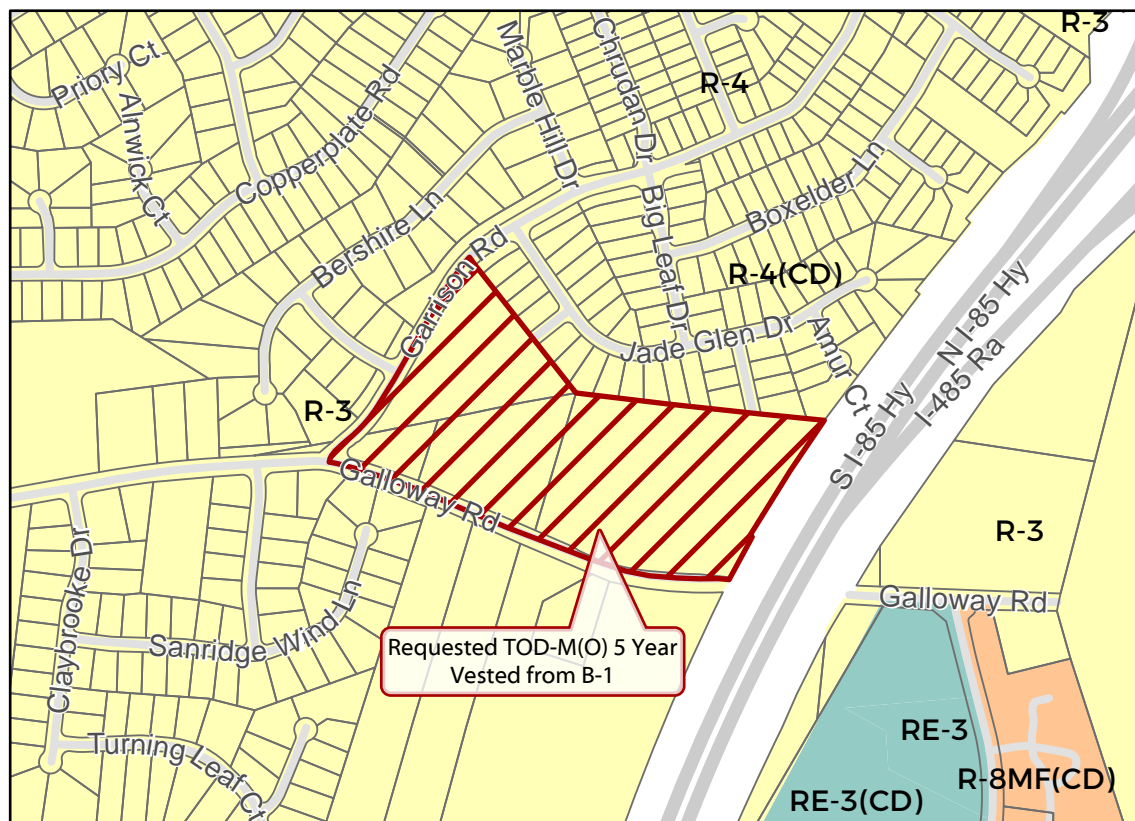
## 2017-150 : Mattamy Homes

Current Zoning R-3 (Single Family Residential)  
Requested Zoning UR-2(CD) (Urban Residential, Conditional  
with 5 Year Vested Rights)  
Approximately 206 acres  
Location of Requested Rezoning



- 2017-150
- Inside City Limits
- Parcel
- Buildings
- FEMA Flood Plain
- Streams
- City Council District**
- 4Gregory A Phipps

### Existing Zoning & Rezoning Request



- Requested UR-2(CD)  
5 Year Vested from R-3
- Parcel
- Zoning Classification**
- Single Family
- Multi-Family
- Research

0 400 800 1,600 Feet

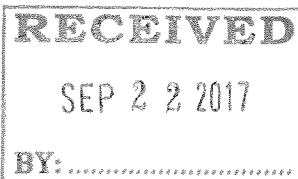


Map Created 9/26/2017





**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2017-151

Petition #:	
Date Filed:	9/22/2017
Received By:	BH

Property Owners: The Proverbs 31 Ministry Inc.

Owner's Addresses: 630 Team Road, Ste. 100, Matthews, NC 28105

Date Properties  
Acquired: 04/07/2016

Property Addresses: Northwest intersection of Nolley Ct and Galleria Boulevard, Charlotte, NC 28270

Tax Parcel Numbers: 213-221-74

Current Land Use: vacant (Acres): ± 3.69

Existing Zoning: NS Proposed Zoning: MUDD-O

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

Required Rezoning Pre-Application Meeting\* with: Mandy Vari

Date of meeting: 08/10/2017

(\*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 construction of a senior living facility.

**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**

**704.331.2379 (BG) 704-378-1973(BG)**

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

Telephone Number Fax Number

**bridgetgrant@mvalaw.com; jeffbrown@mvalaw.com**

E-mail Address

**SEE ATTACHMENT A**

Signature of Property Owner

**The Housing Partnership (Attn: Julie Porter)**

Name of Petitioner

**4601 Charlotte Park Drive, Ste. 350**

Address of Petitioner

**Charlotte, NC 28217**

City, State, Zip

**704.342.0933**

Telephone Number

**704.342.2745**

Fax Number

**fdodson@cmhp.org**

E-mail Address

**SEE ATTACHMENT B**

Signature of Petitioner

**ATTACHMENT A**

**REZONING PETITION NO. [2017-\_\_\_\_]  
The Housing Partnership**

**OWNER JOINDER AGREEMENT  
The Proverbs 31 Ministry Inc.**

The undersigned, as the owner of the parcel of land located at the northwest intersection of Nolley Court and Galleria Boulevard that is designated as Tax Parcel No. 213-221-74 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Application and consents to the change in zoning for the parcel from NS zoning district to the MUDD-O 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 21 day of September, 2017.

**The Proverbs 31 Ministry Inc.**

By: Barbara Spencer  
Name: Barbara Spencer  
Its: Exec. Dir. of Finance & Operations

**ATTACHMENT B**

**REZONING PETITION NO. [2017- ]  
The Housing Partnership**

**Petitioner:**

**The Housing Partnership**

By: 

Name: Julie A. Porter

Title: President

# Rezoning Map 2017-151 : The Housing Partnership

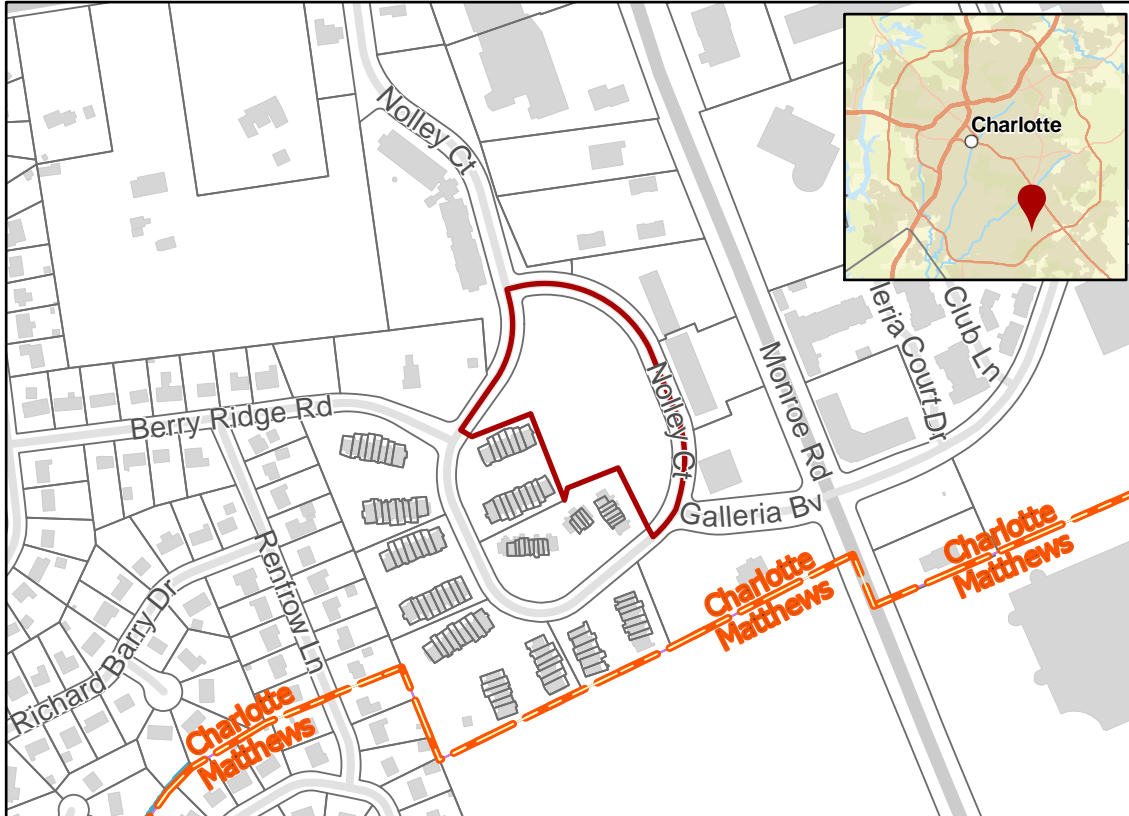
Current Zoning NS (Neighborhood Services)

Requested Zoning MUDD-O

(Mixed Use Development District-Optional, with 5 Year Vested Rights)

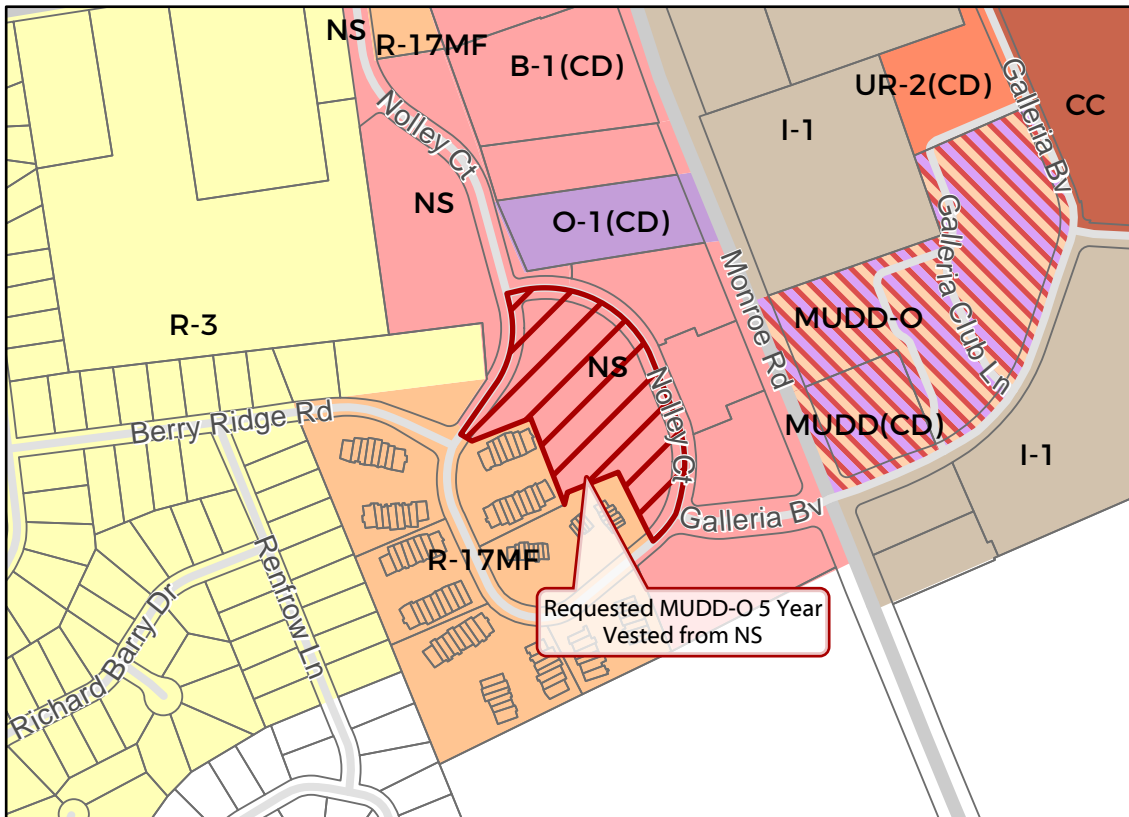
Approximately 369 acres

Location of Requested Rezoning



- 2017-151
- Inside City Limits
- Parcel
- Buildings
- Streams
- City Council District**
- 6Kerry Smith

## Existing Zoning & Rezoning Request



- Requested MUDD-O 5 Year Vested from NS
- Parcel

### Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Office
- Business
- Commercial Center
- Light Industrial
- Mixed Use



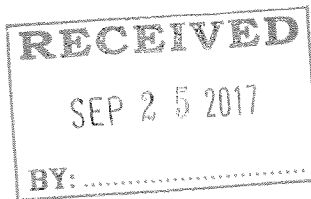
N



0 400 800 1,600 Feet

Map Created 9/27/2017

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2017-152

Petition #: \_\_\_\_\_  
Date Filed: 9/25/2017  
Received By: RL

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

Property Owner: Lockard Midland Square, L.L.C., Midland Tower Properties, L.L.C. and Lockard Development, Inc., as tenants in common

Owner's Address: 4501 Prairie Parkway City, State, Zip: Cedar Falls, Iowa 50613

Date Property Acquired: March 9, 2016

Property Address: 5336 Docia Crossing Road, Charlotte, North Carolina 28269

Tax Parcel Number(s): 029-32-134

Current Land Use: Retail Shopping Center

Size (Acres): 8.914+- Acres

Existing Zoning: NS

Proposed Zoning: MUDD-O

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

Required Rezoning Pre-Application Meeting\* with: Alberto Gonzalez

Date of meeting: August 9, 2017

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

**For Conditional Rezoning Only:**

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

Purpose/description of Conditional Zoning Plan: To accommodate uses allowed in MUDD zoning designation

Bryan P. Durrett

Name of Rezoning Agent

6000 Fairview Road, Suite 1200

Agent's Address

Charlotte, North Carolina 28210

City, State, Zip

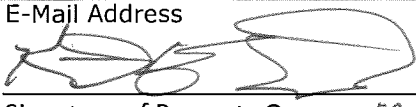
(704) 724-7464

Telephone Number

Fax Number

Bryan.durrett@fisherbroyles.com

E-Mail Address



Signature of Property Owner

Kenneth Lockard

(Name Typed / Printed)

Lockard Development Inc.

Name of Petitioner(s)

Same as property owner

Address of Petitioner(s)

City, State, Zip

Telephone Number

Fax Number

dustinw@lockardonline.com; jackj@lockardonline.com

E-Mail Address

Same as owner

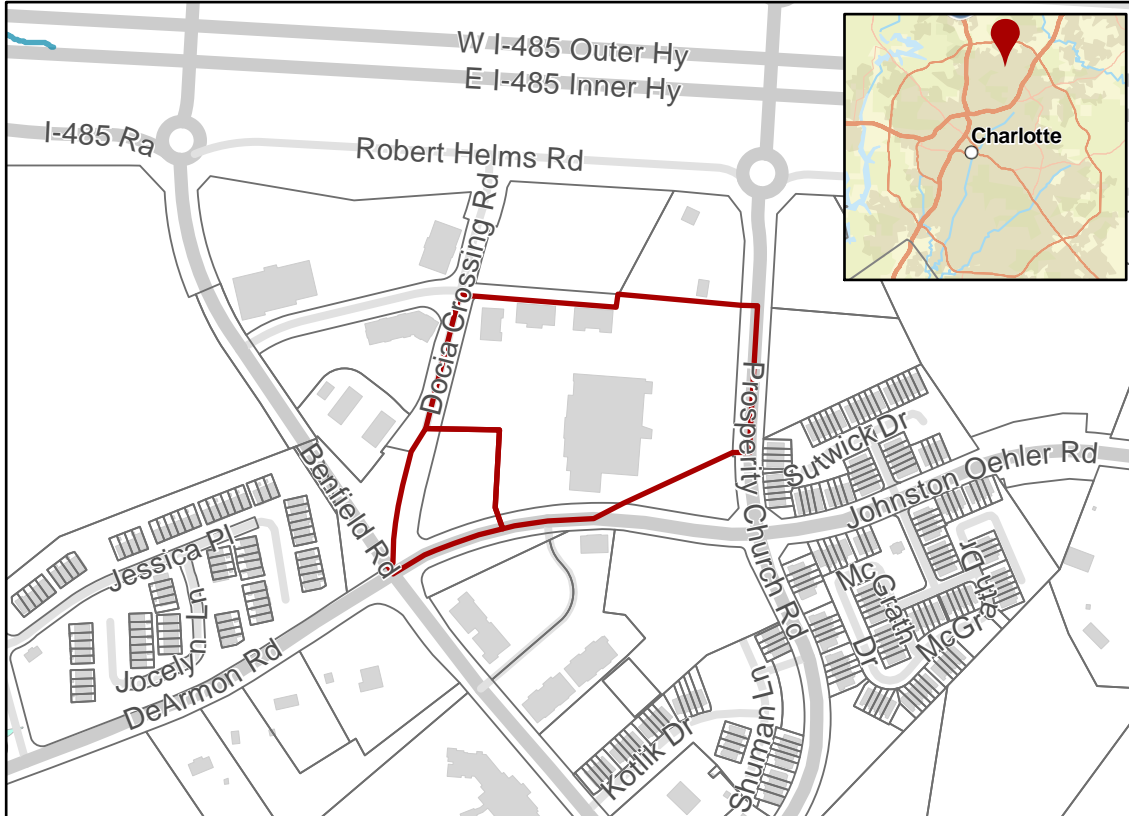
Signature of Petitioner

(Name Typed / Printed)

# Rezoning Map

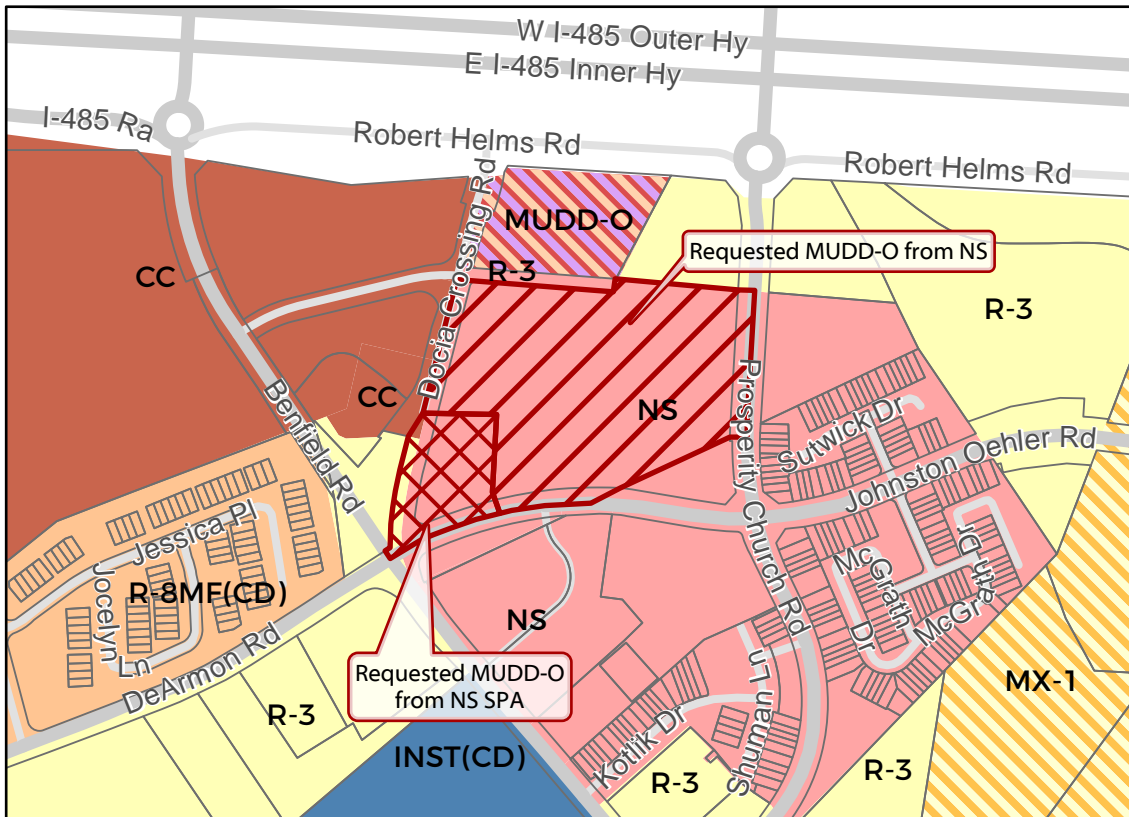
## 2017-152 : Lockard Development, Inc.

Current Zoning NS, NS SPA (Neighborhood Services  
Neighborhood Services Site Plan Amendment)  
Requested Zoning MUDD-O (Mixed Use Development District-Optional)  
Approximately 8,914 acres  
Location of Requested Rezoning



- 2017-152
- Inside City Limits
- Parcel
- Buildings
- FEMA Flood Plain
- Streams
- City Council District
- 4Gregory A Phipps

### Existing Zoning & Rezoning Request



- Requested MUDD-O from NS
- Requested MUDD-O from NS SPA
- Parcel
- Zoning Classification**
- Single Family
- Multi-Family
- Mixed Residential
- Institutional
- Business
- Commercial Center
- Mixed Use

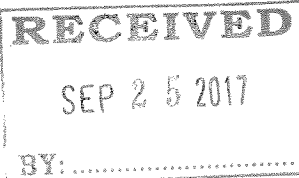


N

0 250 500 1,000 Feet

Map Created 9/27/2017

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2017-153

Petition #:	_____
Date Filed:	9/25/2017
Received By:	BH

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

Property Owner: The Mulvaney Group, Ltd

Owner's Address: PO Box 836 City, State, Zip: Lancaster, SC

Date Property Acquired: 04/30/2002

Property Address: 9232 ROBINSON CHURCH RD CHARLOTTE NC 28215

Tax Parcel Number(s): 10809130

Current Land Use: Vacant Land Size (Acres): 13.99

Existing Zoning: R-3 Proposed Zoning: R-6

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

Required Rezoning Pre-Application Meeting\* with: Sonya Sanders, Shannon Frye, et al

Date of meeting: 09/14/2017

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

\_\_\_\_\_

\_\_\_\_\_

JUDSON STRINGFELLOW  
Name of Rezoning Agent

17537 Jetton Rd  
Agent's Address

Cornelius, NC 28031  
City, State, Zip

704 361 7777  
Telephone Number

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

judsonstringfellow@gmail.com  
E-Mail Address

Signature of Property Owner

The Mulvaney Group, Ltd, by Michael J. Mulvaney, President  
(Name Typed / Printed)

JDSI, LLC by Judson Stringfellow  
Name of Petitioner(s)

17537 Jetton Rd  
Address of Petitioner(s)

Cornelius, NC 28031  
City, State, Zip

704-361-7777  
Telephone Number

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

judsonstringfellow@gmail.com  
E-Mail Address

Signature of Petitioner

Judson Stringfellow  
(Name Typed / Printed)

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

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

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

Property Owner: The Mulvaney Group, Ltd  
Owner's Address: PO Box 836 City, State, Zip: Lancaster, SC  
Date Property Acquired: 04/30/2002  
Property Address: 9232 ROBINSON CHURCH RD CHARLOTTE NC 28215  
Tax Parcel Number(s): 10809130  
Current Land Use: Vacant Land Size (Acres): 13.99  
Existing Zoning: R-3 Proposed Zoning: R-8  
Overlay: \_\_\_\_\_ (Specify PED, Watershed, Historic District, etc.)  
Required Rezoning Pre-Application Meeting\* with: Sonya Sanders, Shannon Frya, et al  
Date of meeting: 09/14/2017

(\*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): \_\_\_\_\_  
Purpose/description of Conditional Zoning Plan: \_\_\_\_\_

MULVANEY Group  
Name of Rezoning Agent P.O. Box 836  
309 N. MAIN STREET  
Agent's Address  
LANCASTER, S.C. 29721  
City, State, Zip  
704-671-1796  
Telephone Number Fax Number  
IRISHMJM@MAC.COM  
E-Mail Address  
Michael J. Mulvaney  
Signature of Property Owner  
MICHAEL J. MULVANEY  
The Mulvaney Group, Ltd, by Michael J. Mulvaney, President  
(Name Typed / Printed)

JDSI, LLC by Judson Stringfellow  
Name of Petitioner(s)  
17537 Jetton Rd  
Address of Petitioner(s)  
Cornelius, NC 28031  
City, State, Zip  
704-361-7777  
Telephone Number Fax Number  
judsonstringfellow@gmail.com  
E-Mail Address  
Judson Stringfellow  
Signature of Petitioner  
Judson Stringfellow  
(Name Typed / Printed)



# Rezoning Map

**2017-153 : JDSI, LLC by Judson Stringfellow**

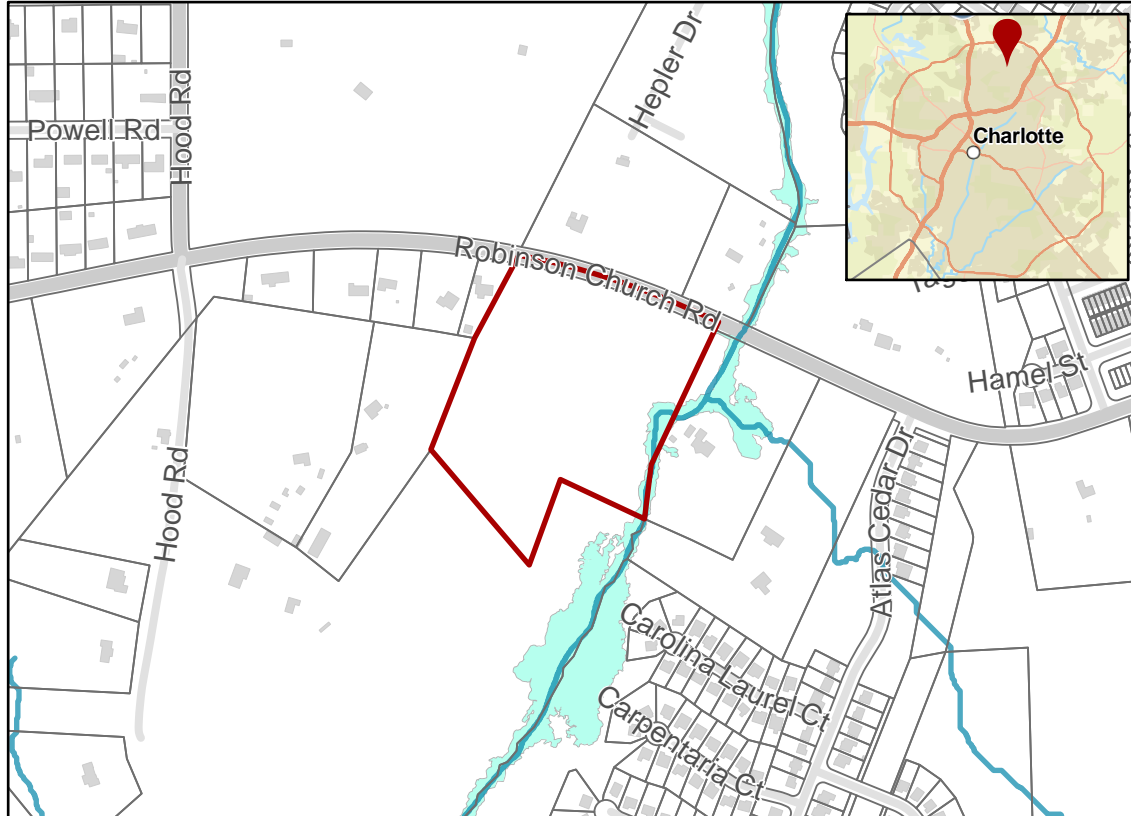
Current Zoning R-3 (Single Family Residential)

Requested Zoning R-6 (Single Family Residential)

Approximately 13.99 acres

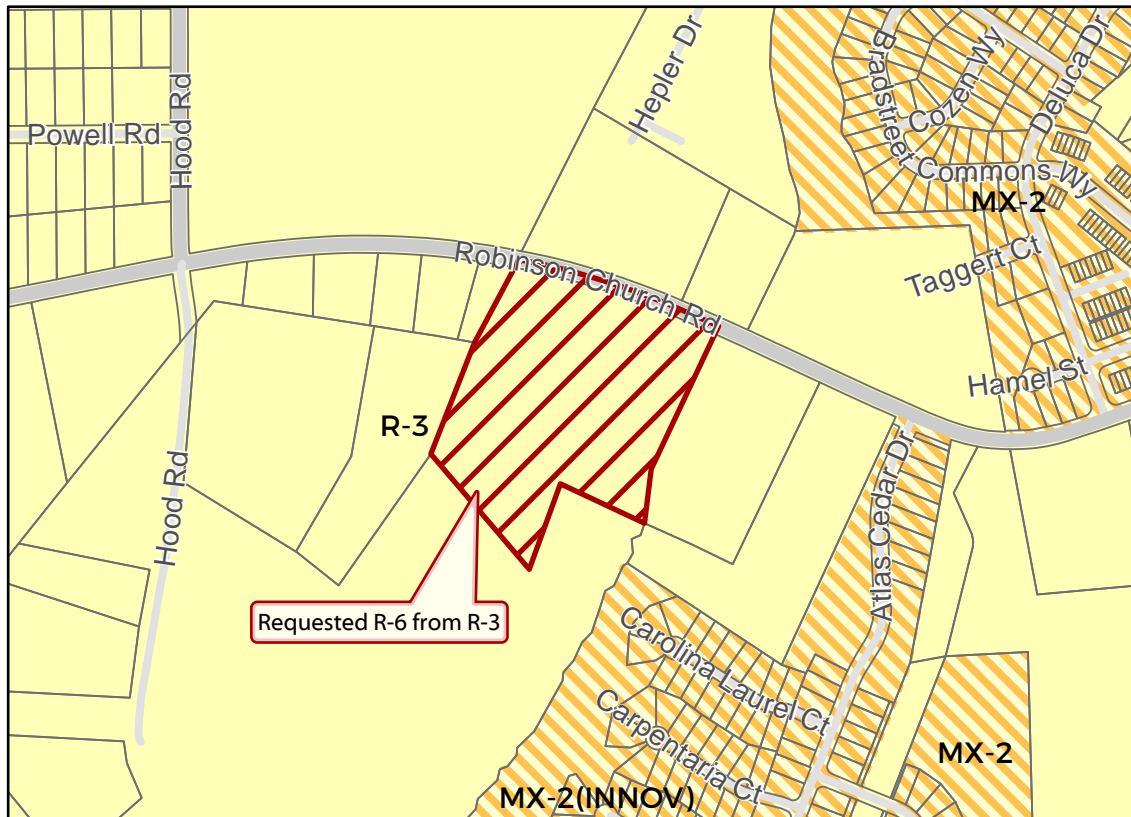


## Location of Requested Rezoning



- 2017-153
- Inside City Limits
- Parcel
- Buildings
- FEMA Flood Plain
- Streams
- City Council District**
- 5-Dimple Ajmera

## Existing Zoning & Rezoning Request



- Requested R-6 from R-3
- Parcel
- Zoning Classification**
- Single Family
- Mixed Residential

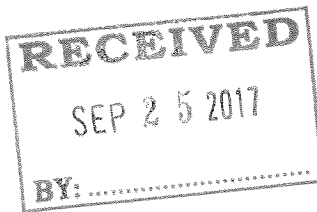
0 400 800 1,600 Feet



Map Created 9/27/2017



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2017-154

Petition #: \_\_\_\_\_  
Date Filed: 9/25/2017  
Received By: RK

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

Property Owner: Gene and Greg LLC.

Owner's Address: 527 W. Tremont Ave City, State, Zip: Charlotte, NC 28203

Date Property Acquired: 12/29/2005 (Deed 19822-532)

Property Address: 527 West Tremont Avenue Charlotte, NC 28203

Tax Parcel Number(s): 119-06-101

Current Land Use: Commercial (automotive) Size (Acres): ±5.58 Acres

Existing Zoning: I-2 (CD) Proposed Zoning: MUDD-O

Overlay: New Bern Station Small Area Plan (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting\* with: Mr. Soloman Fortune

Date of meeting: 08/23/2017

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

**For Conditional Rezonings 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: Single-family attached housing project with multiple buildings and an adjoining public street connection to W. Tremont Avenue.

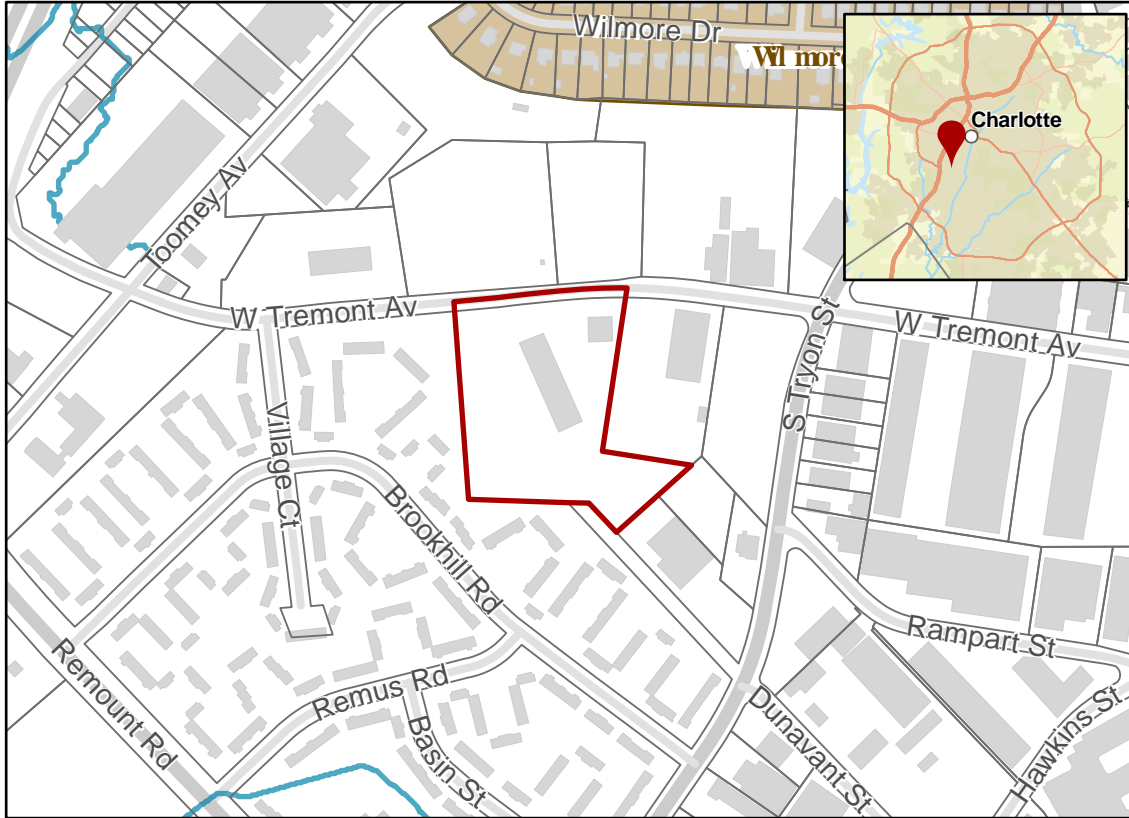
Kevin Ammons - RLA - ColeJenest & Stone  
Name of Rezoning Agent  
200 S. Tryon St. Suite 1400  
Agent's Address  
Charlotte, NC 28202  
City, State, Zip  
704-971-4546  
Telephone Number Fax Number  
kammons@colejeneststone.com  
E-Mail Address Gene & Greg, LLC  
By: Eugene A. Corey  
Signature of Property Owner  
Eugene A. Corey, Manager  
(Name Typed / Printed)

Jason Braga - Director of Acquisitions - ICON Residential  
Name of Petitioner(s)  
6911 Pistol Range Rd. Suite 101A  
Address of Petitioner(s)  
Tampa, FL 33635  
City, State, Zip  
239-450-0684  
Telephone Number Fax Number  
jbraga@iconresliving.com  
E-Mail Address  
Jason Braga  
Signature of Petitioner  
Jason Braga  
(Name Typed / Printed)

# Rezoning Map

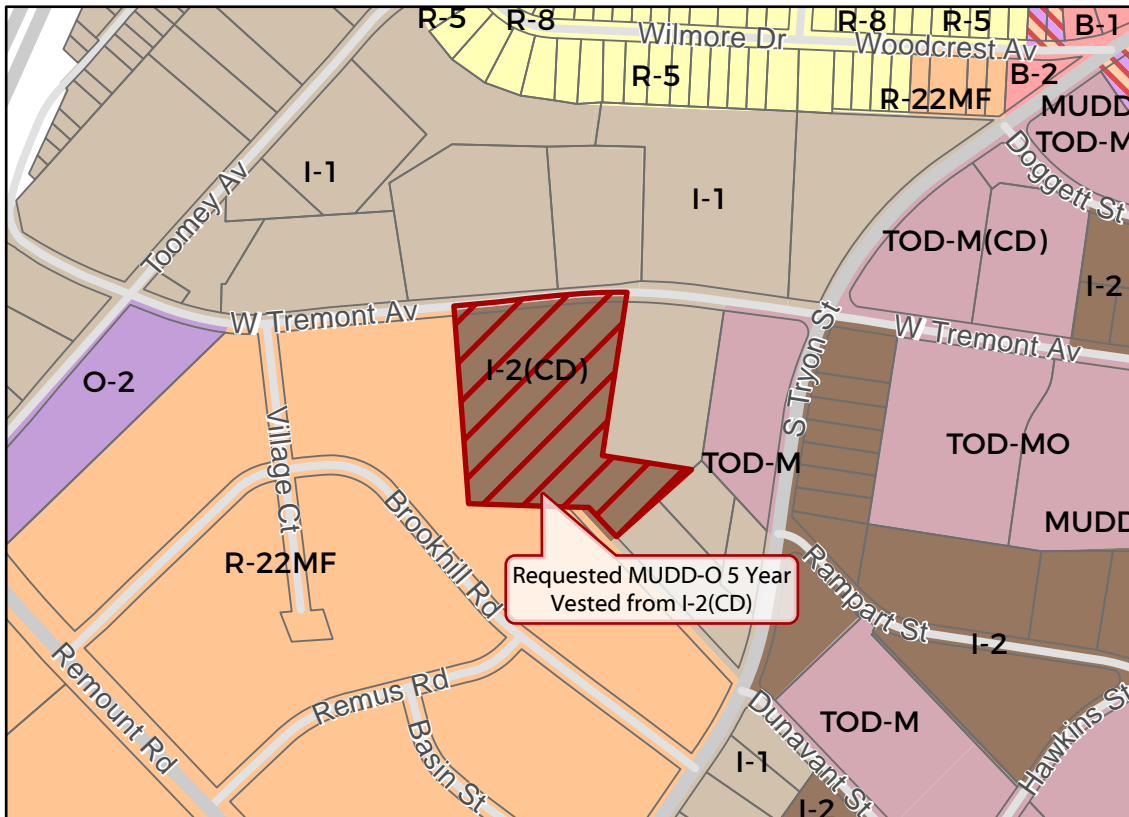
## 2017-154 : Jason Braga

Current Zoning I-2(CD) (General Industrial, Conditional)  
Requested Zoning MUDD-O (Mixed Use Development District-Optional  
with 5 Year Vested Rights)  
Approximately 5.58 acres  
Location of Requested Rezoning



- 2017-154
- Inside City Limits
- Parcel
- Buildings
- Streams
- Historic Districts
- City Council District**
- 3-LaWana Mayfield

### Existing Zoning & Rezoning Request



- Requested MUDD-O 5 Year Vested from I-2(CD)
- Parcel
- Zoning Classification**
- Single Family
- Multi-Family
- Office
- Business
- Light Industrial
- Heavy Industrial
- Mixed Use
- Transit-Oriented

0 300 600 1,200 Feet



Map Created 9/27/2017

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2017-155

Petition #:	
Date Filed:	9/25/2017
Received By:	BH

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

Property Owner: Scouts, LLC

Owner's Address: 401 Patetown Road City, State, Zip: Goldsboro, NC 27530

Date Property Acquired: May 31, 2017

Property Address: 5531 Equipment Drive, Charlotte, NC 28262

Tax Parcel Number(s): 047-011-32

Current Land Use: Commercial Size (Acres): +/- 8.693 acres

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

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

Required Rezoning Pre-Application Meeting\* with: Claire Lyte-Graham and Alberto Gonzalez

Date of meeting: May 16, 2017

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

**For Conditional Rezoning Only:**

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

Purpose/description of Conditional Zoning Plan: To accommodate certain uses permitted in the I-1 zoning district, as well as outdoor storage uses permitted in the I-2 zoning district.

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

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

Charlotte, NC 28246  
City, State, Zip

704-377-8142  
Telephone Number Fax Number

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

See attached signature page  
Signature of Property Owner

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

Scouts, LLC (c/o Ben Seegars)  
Name of Petitioner(s)

401 Patetown Road  
Address of Petitioner(s)

Goldsboro, NC 27530  
City, State, Zip

919-735-8211  
Telephone Number Fax Number

ben@seegarsfence.com  
E-Mail Address

See attached signature page  
Signature of Petitioner

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

*[signature page of Scouts LLC to Rezoning Application for 5531 Equipment Drive, Charlotte, NC]*

Property Owner and Petitioner:

**SCOUTS, LLC**

DocuSigned by:  
*Ben Seegars*  
74EC61BEFC57414...

---

By: Ben Seegars, Member-Manager

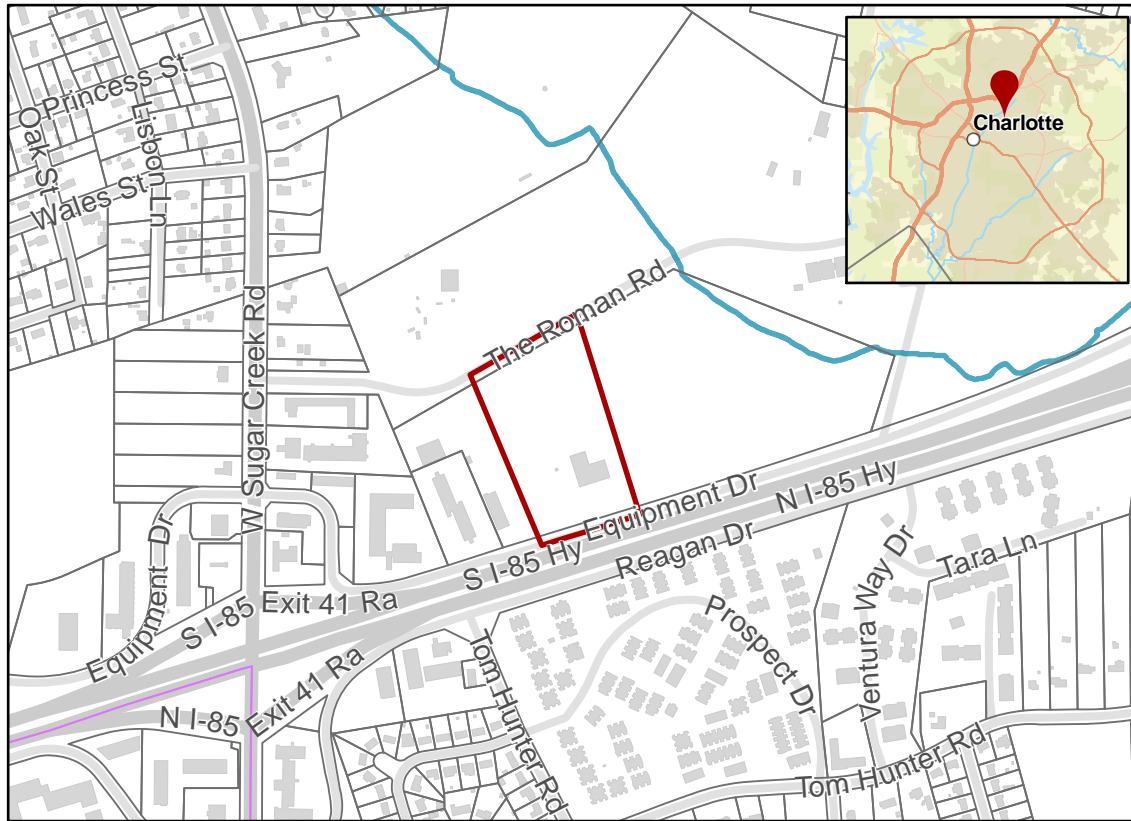
# Rezoning Map 2017-155 : Scouts, LLC

Current Zoning I-1(CD) (Light Industrial, Conditional)  
Requested Zoning I-2(CD) (General Industrial, Conditional)

Approximately 8.693 acres

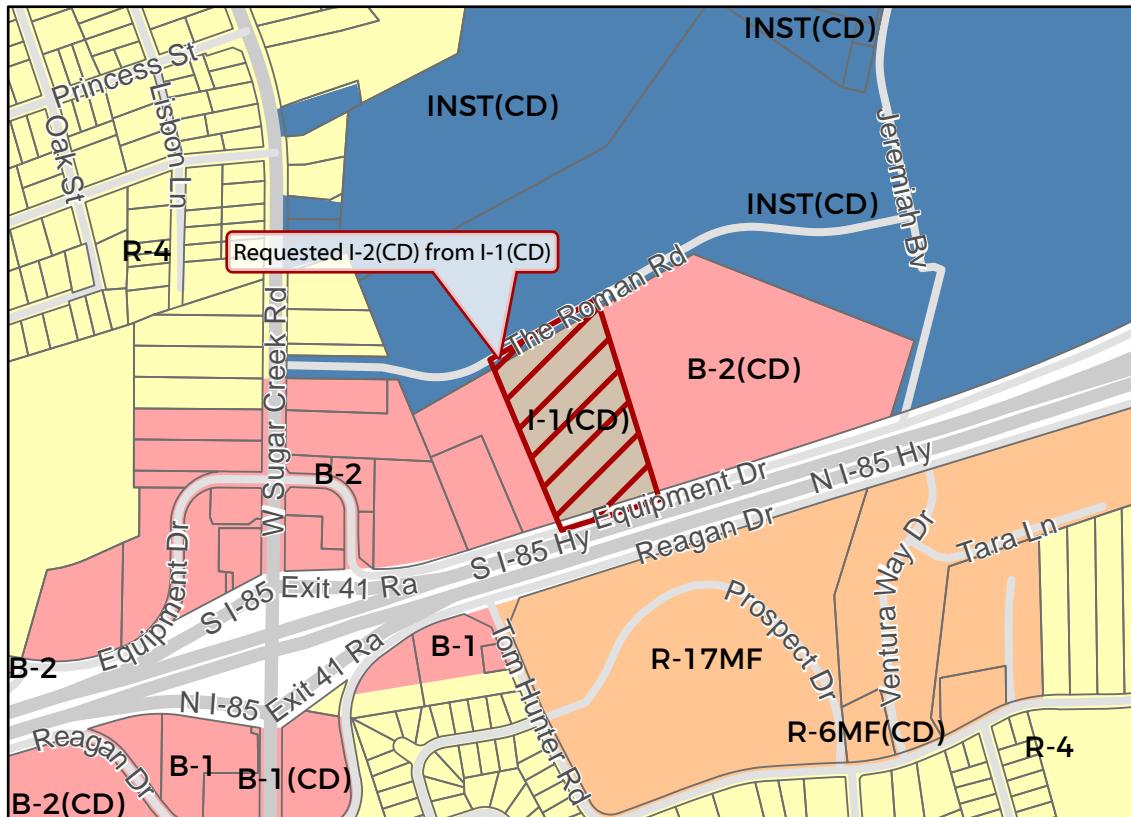


## Location of Requested Rezoning



- 2017-155
- Inside City Limits
- Parcel
- Buildings
- Streams
- City Council District**
- 4Gregory A Phipps

## Existing Zoning & Rezoning Request



- Requested I-2(CD) from I-1(CD)
- Parcel
- Zoning Classification**
- Single Family
- Multi-Family
- Institutional
- Business
- Light Industrial



N

0 500 1,000 2,000 Feet

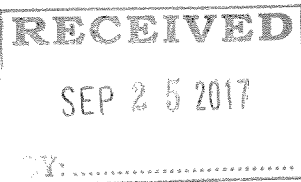
Map Created 9/27/2017





2017-156

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



Petition #: \_\_\_\_\_  
Date Filed: 9/25/2017  
Received By: RH

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

Property Owner: Brownstone Properties II, LLC  
Owner's Address: 442 1/2 E Main St. STE 5 City, State, Zip: Clayton, NC 27520  
Date Property Acquired: Parcel 07105114: 4/4/12, Parcel 07105116 - 3/30/17, Parcel 07105121 - 9/14/16  
Property Address: 2317 Thrift Rd  
Tax Parcel Number(s): 07105114, 07105116, 07105121  
Current Land Use: Automotive Repair Size (Acres): 3.81  
Existing Zoning: I-2 Proposed Zoning: MUDD-O  
Overlay: None (Specify PED, Watershed, Historic District, etc.)  
Required Rezoning Pre-Application Meeting\* with: Carlos Alzate, Alberto Gonzales, Charles Meacci, Josh Weaver, Julia Zweife  
Date of meeting: 8/15/17

(\*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): Yes. 5.  
Purpose/description of Conditional Zoning Plan: Allow parking between the streets and any existing buildings.

George N Whiting, Jr  
Name of Rezoning Agent  
442 1/2 E. Main St STE 5  
Agent's Address  
CLAYTON NC 27520  
City, State, Zip  
704-517-8196 919-550-3814  
Telephone Number Fax Number  
gwhiting@carolina.rr.com  
E-Mail Address  
George N Whiting, Jr  
Signature of Property Owner  
GEORGE N WHITING JR  
(Name Typed / Printed)  
for Brownstone Properties II, LLC

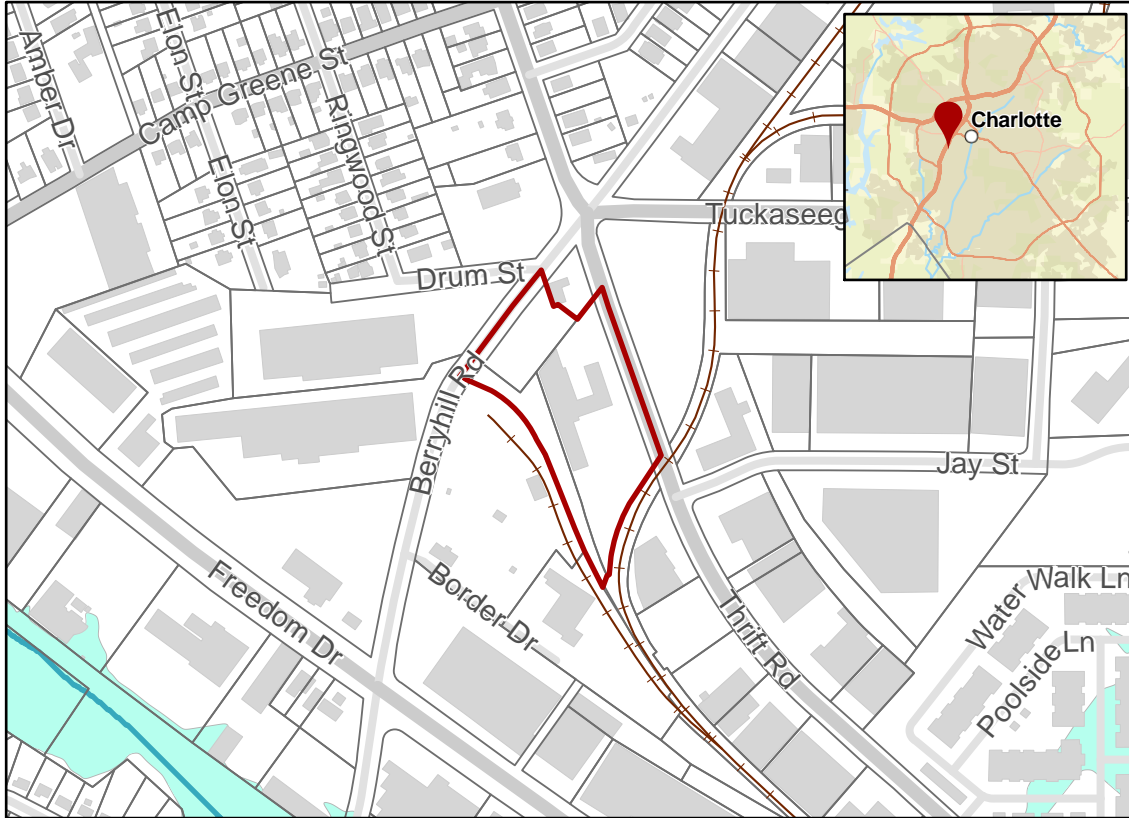
Mark Miller  
Name of Petitioner(s)  
4530 Park Rd Suite 410  
Address of Petitioner(s)  
Charlotte, NC 28209  
City, State, Zip  
704 519 4247  
Telephone Number Fax Number  
mark.h.miller@latpurser.com  
E-Mail Address  
[Signature]  
Signature of Petitioner  
Mark Miller  
(Name Typed / Printed)

Digitally signed by Mark Miller  
DN: cn=Mark Miller, o=Latpurser,  
email=mark.miller@latpurser.com, c=US  
Date: 2017.09.28 15:47:50 -0400

# Rezoning Map

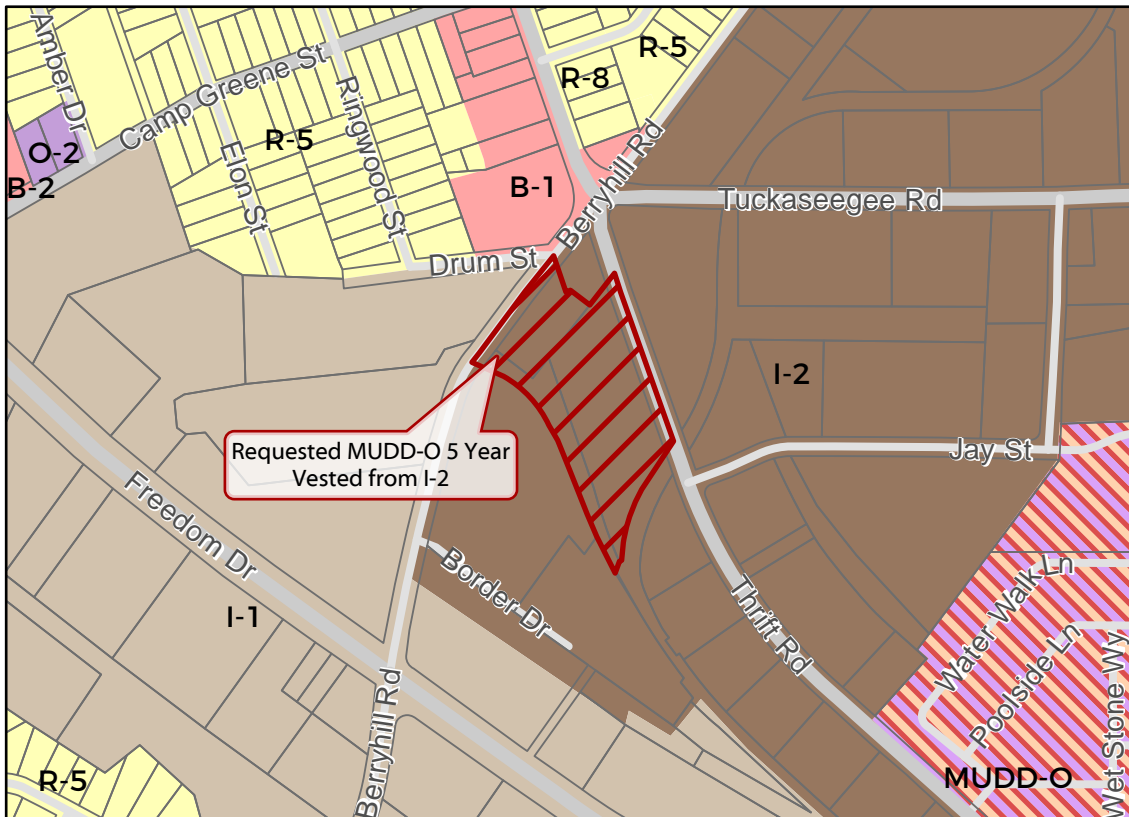
## 2017-156 : Mark Miller

Current Zoning I-2 (Light Industrial)  
Requested Zoning MUDD-O (Mixed Use Development District-Optional  
with 5 Year Vested Rights)  
Approximately 381 acres  
Location of Requested Rezoning



- 2017-156
- Inside City Limits
- Parcel
- Buildings
- FEMA Flood Plain
- Railway
- Streams
- City Council District**
- 3-LaVena Mayfield

### Existing Zoning & Rezoning Request



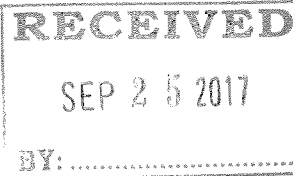
- Requested MUDD-O 5 Year Vested from I-2
- Parcel
- Zoning Classification**
- Single Family
- Office
- Business
- Light Industrial
- Heavy Industrial
- Mixed Use



0 300 600 1,200 Feet

Map Created 9/27/2017

# I. REZONING APPLICATION CITY OF CHARLOTTE



Petition #:	
Date Filed:	9/25/2017
Received By:	RA

Complete All Fields (Use additional pages if needed)

Property Owner: James and Shirley McLaughlin

Owner's Address: 7617 Old Concord Rd City, State, Zip: Charlotte NC 28213

Date Property Acquired: 1998

Property Address: 7617 Old Concord Rd Charlotte NC 28213

Tax Parcel Number(s): 04915109, 04915120, 04915102, 04915124, 04915123, 04915101

Current Land Use: Vacant and/or Large Lot Residential Size (Acres): 28.4 Acres

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

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

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

Date of meeting: 7/13/2017

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

Sara Shirley

American Engineering Associates - Southeast, PA

Name of Rezoning Agent

8008 Corporate Center Drive, Suite 110

Agent's Address

Charlotte, NC 28226

City, State, Zip

(704) 749-1021

Telephone Number

(704) 332-9361

Fax Number

sshirley@american-ea.com

E-Mail Address

Shirley McLaughlin

Signature of Property Owner

Shirley McLaughlin

(Name Typed / Printed)

James McLaughlin

Essex Homes Southeast, Inc.

Name of Petitioner(s)

13310 South Ridge Drive, Suite A

Address of Petitioner(s)

Charlotte, NC 28273

City, State, Zip

(704) 423-8988

Telephone Number

(980) 225-8990

Fax Number

bbennett@essexhomes.net

E-Mail Address

Robert A. Bennett

Signature of Petitioner

Robert A. Bennett

(Name Typed / Printed)

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

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

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

Property Owner: FRANK F. FINCHER  
Owner's Address: 7625 Old Concord City, State, Zip: CHARLOTTE NC 28213  
Date Property Acquired: 1967  
Property Address: 7625 Old Concord Rd CHARLOTTE NC 28213  
Tax Parcel Number(s): 04915109, 04915120, 04915102, 04915124, 04915123, 04915101  
Current Land Use: Vacant and/or Large Lot Residential Size (Acres): 28.4 Acres  
Existing Zoning: R-3 Proposed Zoning: R-4  
Overlay: NA (Specify PED, Watershed, Historic District, etc.)  
Required Rezoning Pre-Application Meeting\* with: Shannon Frye, Sonja Sanders and Mandy Vari  
Date of meeting: 7/13/2017

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

American Engineering Associates - Southeast, PA

Name of Rezoning Agent

8008 Corporate Center Drive, Suite 110

Agent's Address

Charlotte, NC 28226

City, State, Zip

(704) 749-1021

Telephone Number

(704) 332-9361

Fax Number

sshirley@american-ea.com

E-Mail Address

Frank T. Fincher

Signature of Property Owner

FRANK F. FINCHER

(Name Typed / Printed)

Essex Homes Southeast, Inc.

Name of Petitioner(s)

13310 South Ridge Drive, Suite A

Address of Petitioner(s)

Charlotte, NC 28273

City, State, Zip

(704) 423-8988

Telephone Number

(980) 225-8990

Fax Number

bbennett@essexhomes.net

E-Mail Address

Robert M Bennett

Signature of Petitioner

ROBERT M BENNETT

(Name Typed / Printed)

**1. REZONING APPLICATION  
CITY OF CHARLOTTE**

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

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

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

Property Owner: MARGARET McLAUGHLIN LIVING TRUST

Owner's Address: 7651 OLD CONCORD RD City, State, Zip: Charlotte NC 28213

Date Property Acquired: \_\_\_\_\_

Property Address: 7651 OLD CONCORD RD Charlotte, NC 28213

Tax Parcel 04915109, 04915109, 04915120, 04915102, 04915124, 04915123, 04915101

Current Land Use: Vacant and/or Large Lot Residential Size (Acres): \_\_\_\_\_  
28.4 Acres

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

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

Required Rezoning Pre-Application Meeting With: Shannon Frye, Sonja Sanders and Mandy Vari

Date of meeting: 7/13/2017

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

American Engineering Associates - Southeast, Essex Homes Southeast, Inc.

Name of Rezoning Agent

Name of Petitioner(s)

108 Corporate Center Drive, Suite 110  
Agent's Address

13310 South Ridge Drive, Suite A  
Address of Petitioner(s)

Charlotte, NC 28226  
City, State, Zip

Charlotte, NC 28273  
City, State, Zip

(704) 749-1021 (704) 332-9361  
Telephone Number Fax Number

(704) 423-8988 (980) 225-8990  
Telephone Number Fax Number

sshirley@american-ea.com  
E-Mail Address

bbennett@essexhomes.net  
E-Mail Address

Margaret McLaughlin Living Trust POA  
Signature of Property Owner William Dennis Lee

\_\_\_\_\_  
Signature of Petitioner

Margaret McLaughlin Living Trust POA  
(Name Typed / Printed) William Dennis Lee

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



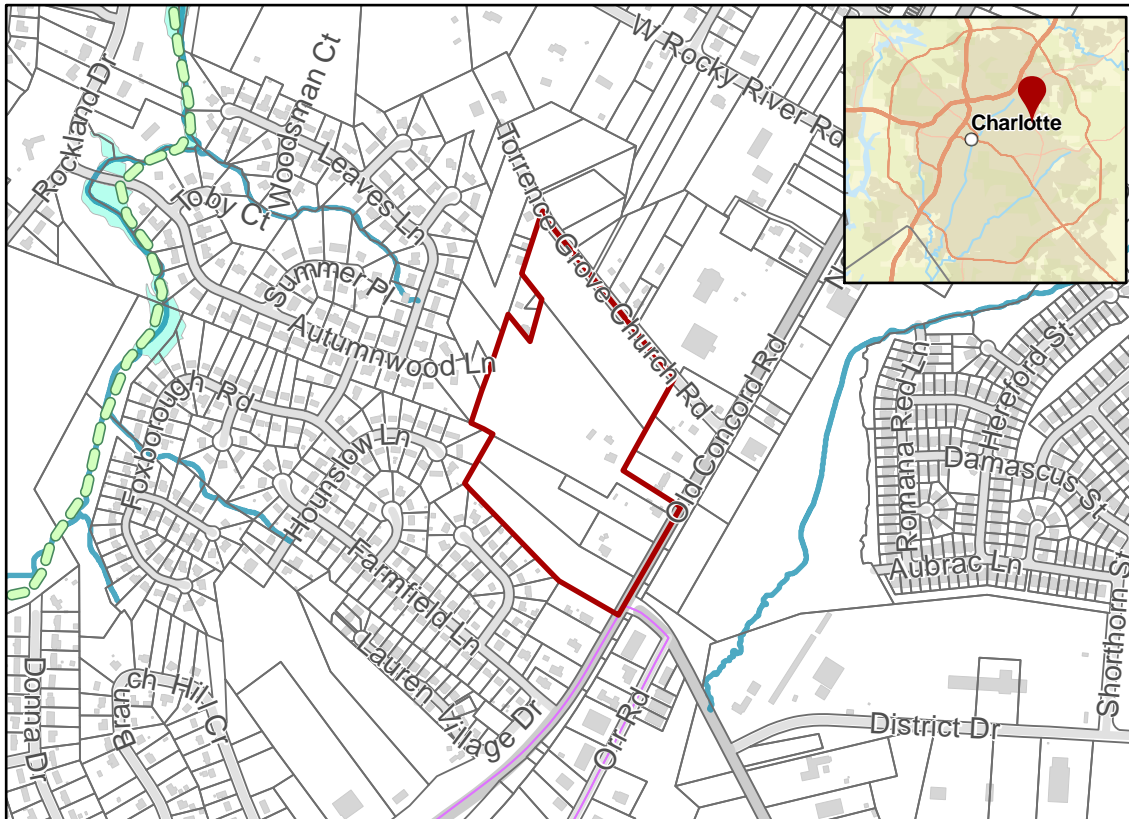
# Rezoning Map

## 2017-157 : Essex Homes Southeast, Inc.

Current Zoning R-3 (Single Family Residential)  
Requested Zoning R-4 (Single Family Residential)

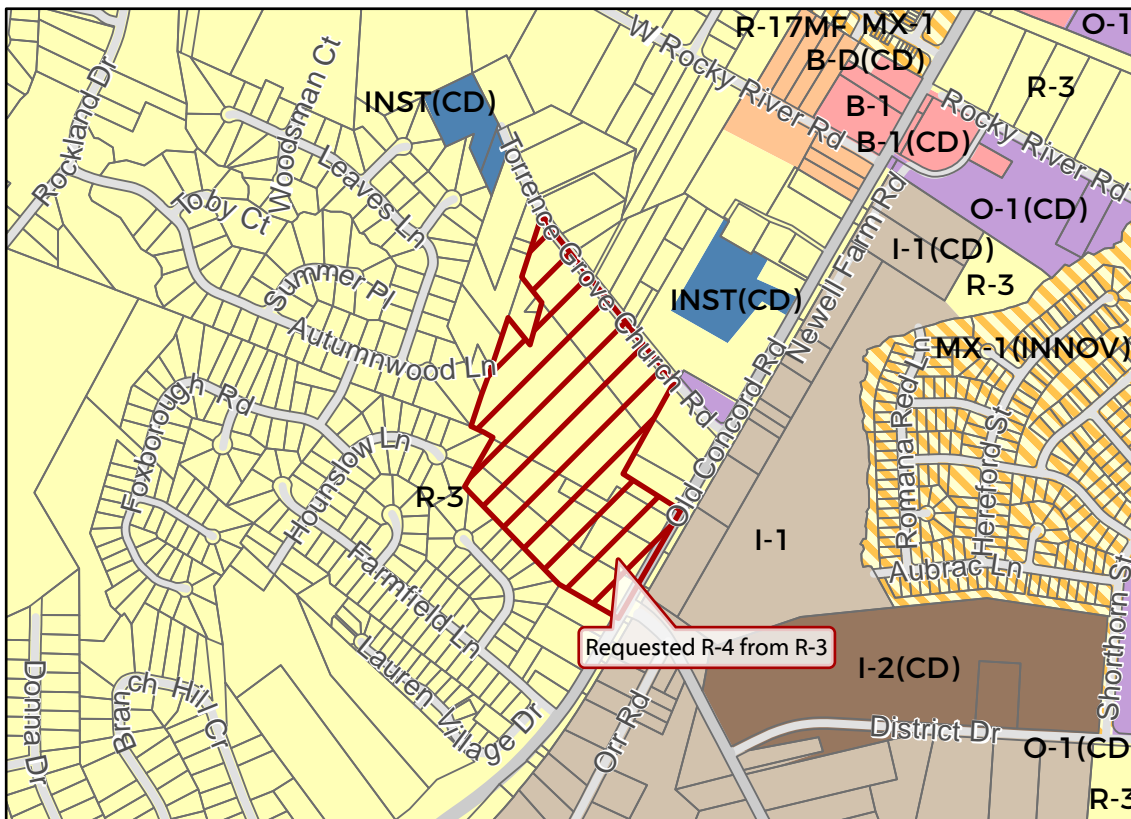
Approximately 28.4 acres

### Location of Requested Rezoning



- 2017-157
- Inside City Limits
- Parcel
- Buildings
- FEMA Flood Plain
- Cross Charlotte Trail
- Streams
- City Council District**
- 4Gregory A Phipps

### Existing Zoning & Rezoning Request



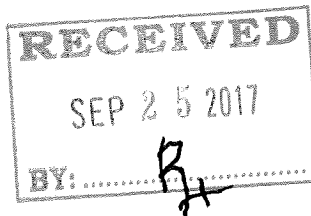
- Requested R-4 from R-3
- Parcel
- Zoning Classification**
- Single Family
- Multi-Family
- Mixed Residential
- Institutional
- Office
- Business
- Business-Distribution
- Light Industrial
- Heavy Industrial

0 600 1,200 2,400 Feet



Map Created 9/27/2017

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2017-158

Petition #:	_____
Date Filed:	9/25/2017
Received By:	[signature]

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

Property Owner: Roman C Garcia

Owner's Address: 4816 William Caldwell Ave City, State, Zip: Charlotte NC 28213

Date Property Acquired: \_\_\_\_\_

Property Address: 13419 Albemarle Rd Charlotte NC

Tax Parcel Number(s): 11123806

Current Land Use: Vacant Size (Acres): 1.58

Existing Zoning: R-12 MF Proposed Zoning: B2

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

Required Rezoning Pre-Application Meeting\* with: Mandy Rosen

Date of meeting: 9-21-17

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

Roman C Garcia  
Name of Rezoning Agent  
4816 William Caldwell Ave  
Agent's Address  
Charlotte NC 28213  
City, State, Zip  
704 904 4368  
Telephone Number Fax Number  
garcia@lawn services@hotmail.com  
E-Mail Address  
[signature]  
Signature of Property Owner  
Roman C Garcia  
(Name Typed / Printed)

Roman C Garcia  
Name of Petitioner(s)  
4816 William Caldwell Ave  
Address of Petitioner(s)  
Charlotte NC 28213  
City, State, Zip  
704 904 4368 704 569 3469  
Telephone Number Fax Number  
garcia@lawn services@hotmail.com  
E-Mail Address  
[signature]  
Signature of Petitioner  
Roman C Garcia  
(Name Typed / Printed)

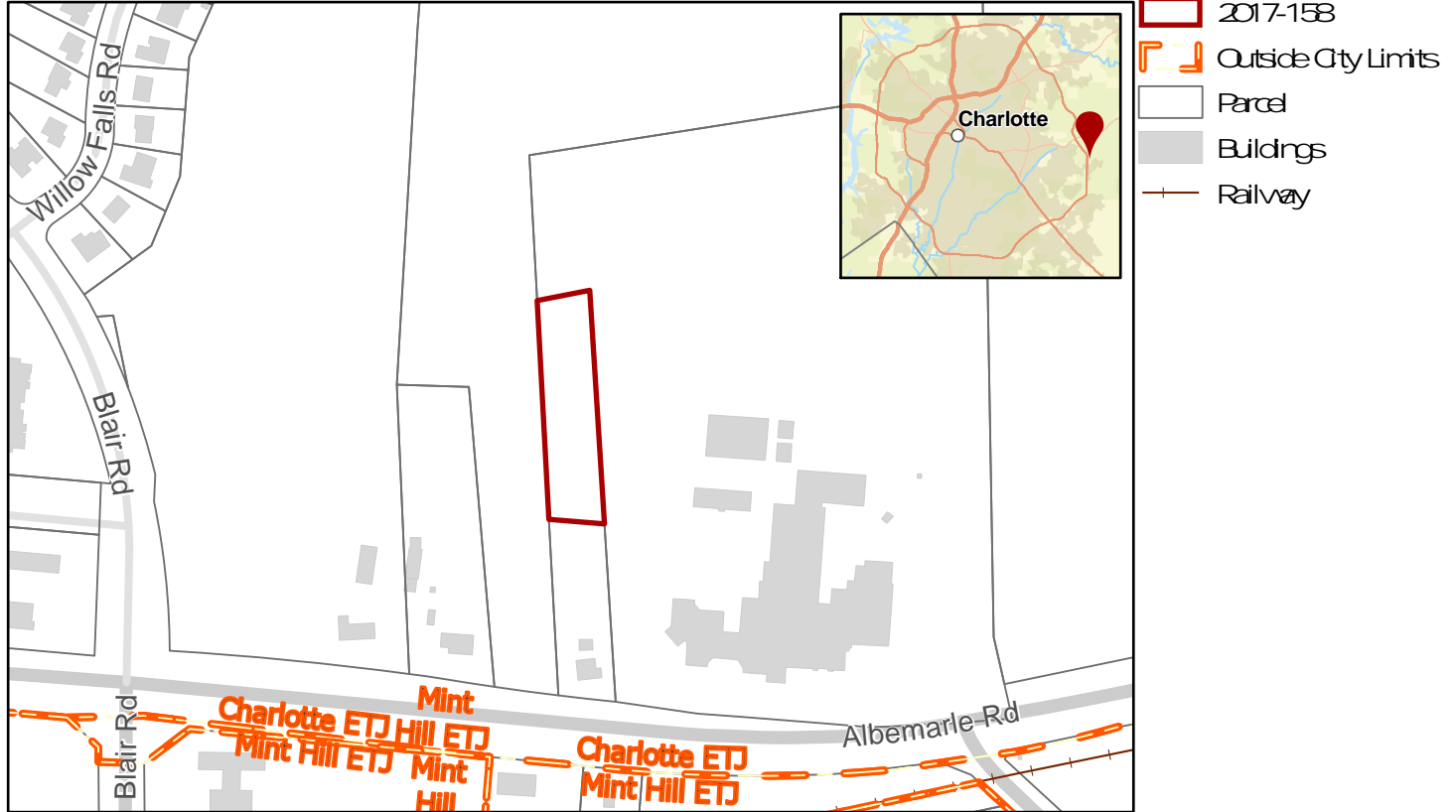
# Rezoning Map

## 2017-158 : Roman C Garcia

Current Zoning R-12MF (Multi-Family Residential)  
Requested Zoning B-2 (General Business)  
Approximately 1.58 Acres



Location of Requested Rezoning



Existing Zoning & Rezoning Request

