

Rezoning Petition Packet

Petitions: **2017-175 through 2017-190**

Petitions that were submitted by November 27, 2017

Staff Review Meeting: **December 14, 2017**

City Public Hearing: **To Be Determined**

Petition #: **2017-175**

Date Originally Filed: 10/27/2017

Date Amended: 11/17/17

Received By: R.Hobbs

AMENDED
REZONING APPLICATION
CITY OF CHARLOTTE

Complete All Fields
(Use additional pages if needed)

Please indicate reason for amended application (i.e. change in acreage, ownership, proposed district, etc.):

Updating the property owner information to reflect a change in ownership and the name of the Petitioner.

For Conditional Rezoning Only:

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

Property Owner: 332 West Bland Street, LLC, a North Carolina limited liability company

Owner's Address: 733 3rd Avenue, 16th Floor City, State, Zip: New York, NY

Date Property Acquired: 11/8/2017

Location of Property (Address or Description): SEE SCHEDULE ATTACHED HERETO

Tax Parcel Number(s): SEE SCHEDULE ATTACHED HERETO

Current Land Use: vacant/industrial Size (Acres): ±1.69

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

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

Keith MacVean and Jeff Brown

Name of Rezoning Agent

Moore & Van Allen, PLLC

100 N. Tryon Street, Suite 4700

Agent's Address

Charlotte, NC 28202

City, State, Zip

704.331.3531 (KM) 704-378-1954(KM)

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

Telephone Number

Fax Number

keithmacvean@mvalaw.com;

jeffbrown@mvalaw.com

E-Mail Address

Signature of Property Owner(s)

(Name Typed/Clearly Printed)

332 West Bland Street, LLC (Attn: Vishal Arora)

Name of Petitioner(s)

733 3rd Avenue, 16th floor

Address of Petitioner(s)

New York, NY 10017

City, State, Zip

646.790.5838

Telephone Number

Fax Number

va@magnuscapitalpartners.com

E-Mail Address



Signature of Petitioner

Vishal Arora

(Name Typed/Clearly Printed)

SCHEDULE 1

Parcel	Property Address	Owner	Owner's Address	Acreage	Date Acquired
073-083-01	346 W Bland Street, Charlotte, NC 28203	332 West Bland, LLC, a North Carolina limited liability company	733 3 rd Avenue, 16 th floor, New York, NY 10017	.15	11/8/2017
073-083-02	340 W Bland Street, Charlotte, NC 28203			.17	
073-083-03	314 W Bland Street, Charlotte, NC 28203			1.03	
073-083-05	N/A			.17	
073-083-14	N/A			.17	

2017-175 : 332 West Bland Street, LLC

Rezoning Map

Current Zoning I-2TS, I-2 (General Industrial Transit Supportive Overlay, General Industrial)

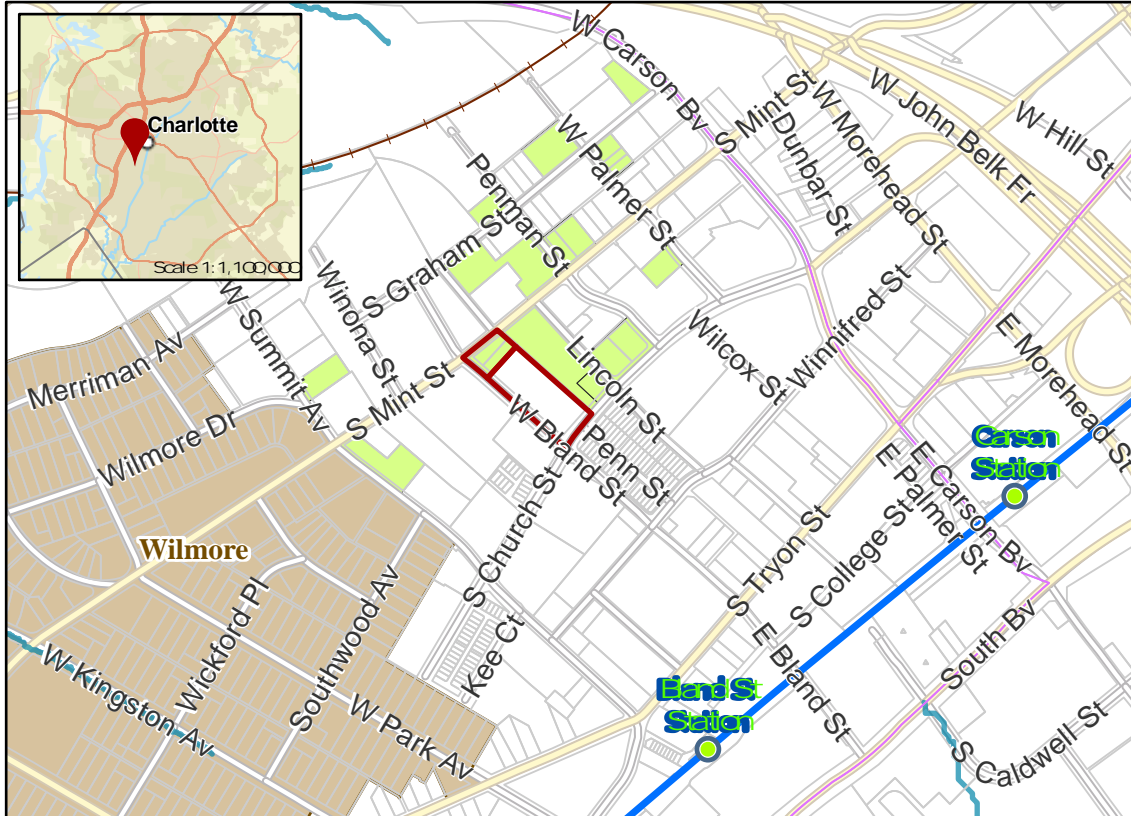
Requested Zoning TOD-M (Transit Oriented Development-Mixed Use)

Approximately 1.69 acres



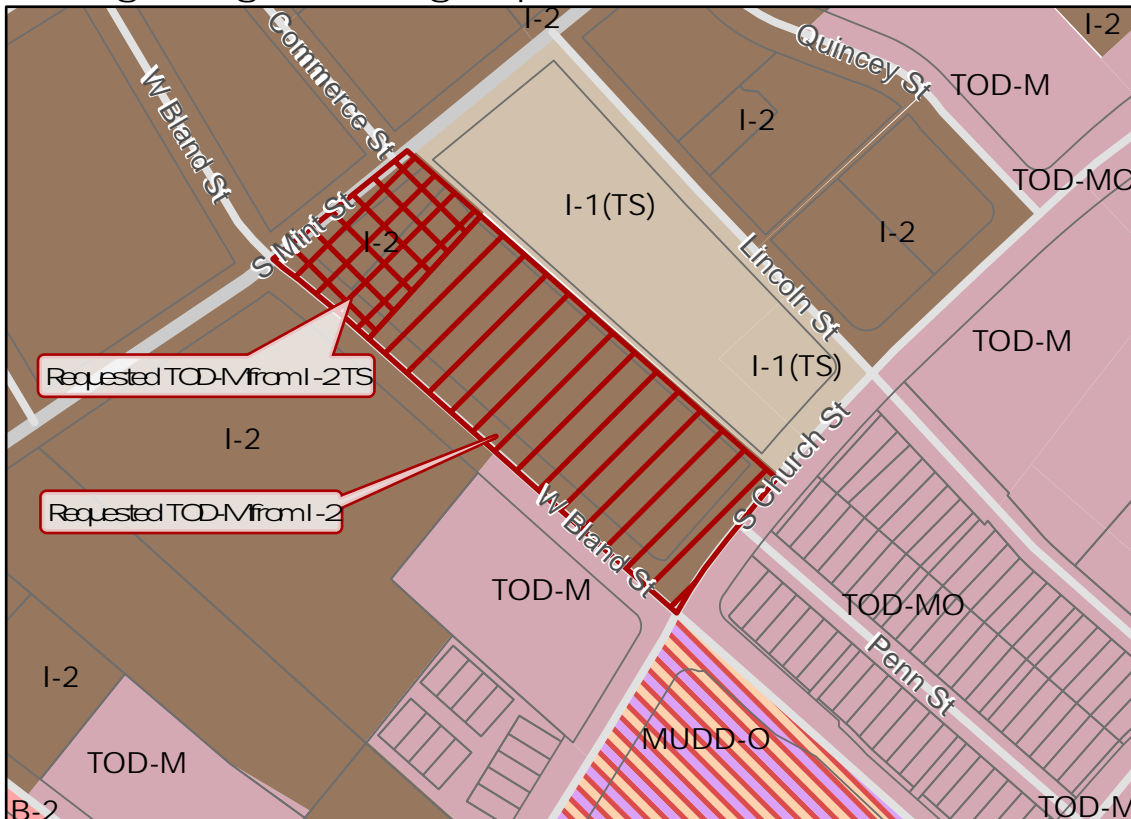
CHARLOTTE
CHARLOTTE-MECKLENBURG
PLANNING

Location of Requested Rezoning



- 2017-175
- Inside City Limits
- Parcel
- LYNK Blue Line Station
- LYNK Blue Line
- Railway
- Streams
- FEMA Flood Plain
- Historic Districts
- Transit Supportive Overlay
- City Council District
- 3rd Ward

Existing Zoning & Rezoning Request



- Requested TOD-M from I-2TS
- Requested TOD-M from I-2

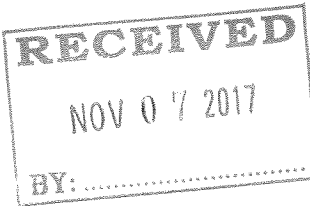
Zoning Classification

- Business
- Light Industrial
- Heavy Industrial
- Mixed Use
- Transit-Oriented



Map Created 12/11/2017

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-176

Petition #:	
Date Filed:	11/7/2017
Received By:	Bf

Property Owners: Mildred Gaunt Gaffney - unmarried

Owner's Addresses: 3626 Shopton Road, Charlotte, NC 28217

Date Properties
Acquired: 1988 or later

Property Addresses: 3622 and 3626 Shopton Road

Tax Parcel Numbers: 141-251-14 and 141-071-20

Current Land Use: vacant/residential (Acres): ± 39.26

Existing Zoning: R-3 Proposed Zoning: 141-251-14 to I-1(CD) and 141-071-20 to I-2(CD)

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

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

Date of meeting: 10/17/17

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: To allow the development of the Site with a light industrial warehouse distribution park as well as a limited variety of uses allowed in the I-2 zoning district.

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

Mildred Gaunt Gaffney
Signature of Property Owner - Mildred Gaunt Gaffney

McDonald Development Company (Attn: Tracy White)

Name of Petitioner

525 N Tryon Street, Ste. 1600

Address of Petitioner

Charlotte, NC 28202

City, State, Zip

704.378.8757

Telephone Number

Fax Number

twhite@mcdco.com

E-mail Address

Tracy White, Senior Vice President
Signature of Petitioner - McDonald Development Company

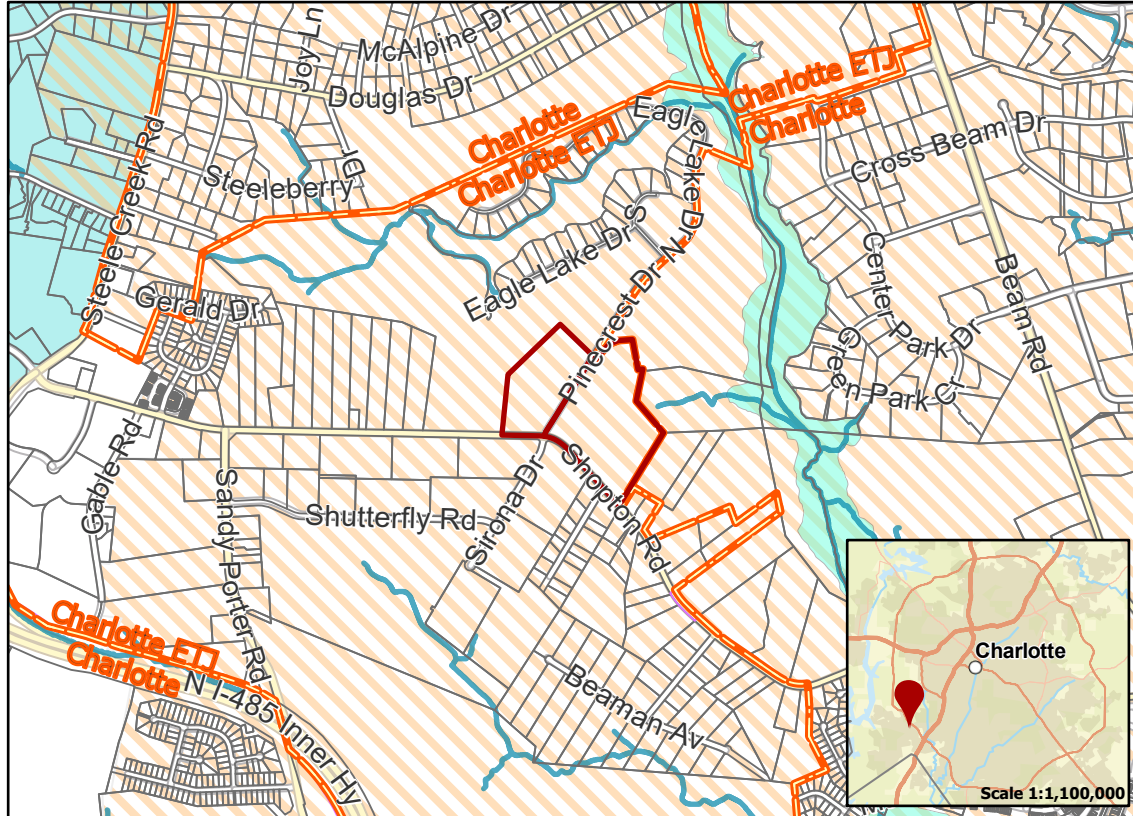
2017-176 : McDonald Development Company

Current Zoning R-3 AIR(Single Family Residential, Airport Noise Overlay)

Requested Zoning I-1(CD) AIR, I-2(CD) AIR (Light Industrial, Conditional, Airport Noise Overlay; General Industrial, Conditional, Airport Noise Overlay)

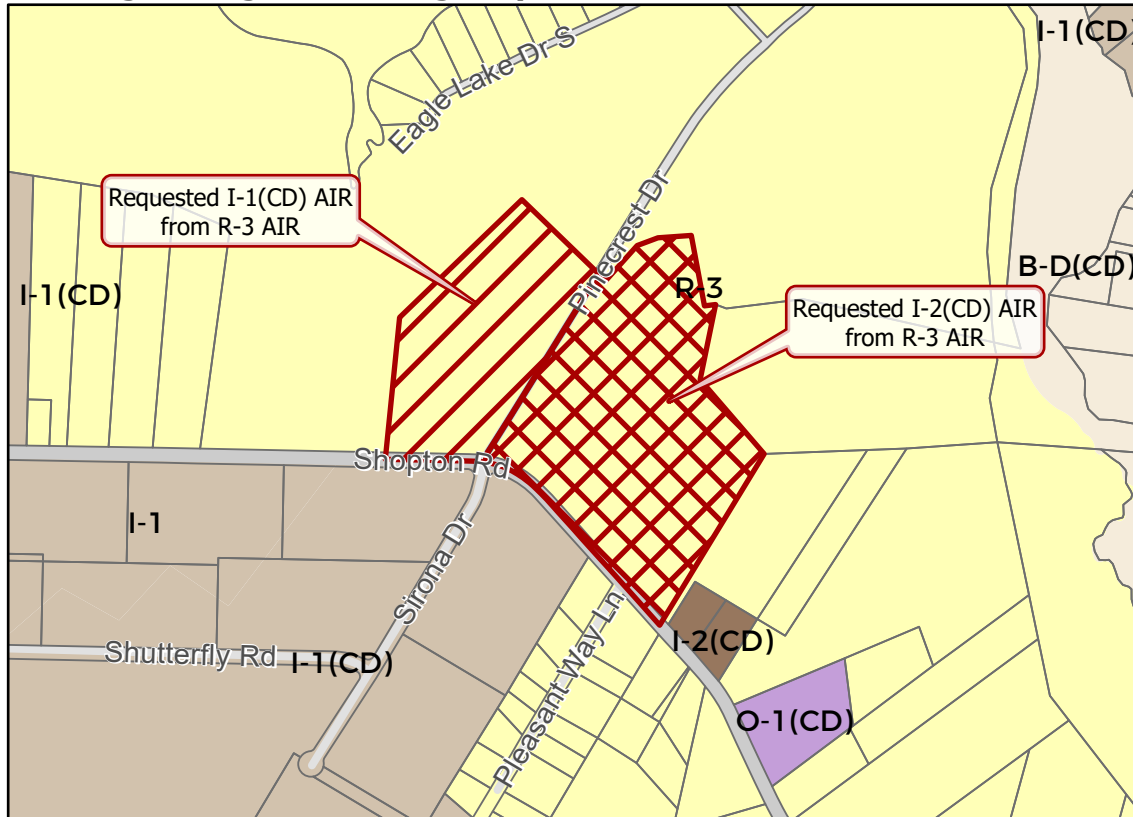
Approximately 39.26 acres

Location of Requested Rezoning



- 2017-176
- Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Airport Noise Overlay
- Watershed Overlay
 - Lower Lake Wylie - Protected Area

Existing Zoning & Rezoning Request

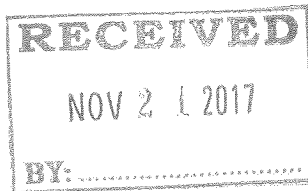


- Requested I-1(CD) AIR from R-3 AIR
- Requested I-2(CD) AIR from R-3 AIR
- Zoning Classification
 - Single Family
 - Office
 - Business-Distribution
 - Light Industrial
 - Heavy Industrial



Map Created 12/11/2017

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-177

Petition #: _____
Date Filed: 11/21/2017
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Baldwin SRE-A, LLC; Hampstead SC (SRE) LLC; Baldwin SRE-C, LLC; and 125 Baldwin LLC

Owner's Address: 4201 Congress St, Suite 170 City, State, Zip: Charlotte, NC 28209

Date Property Acquired: 8/11/2016 and 9/26/2007

Property Address: 1610 E 4th Street and 125 Baldwin Ave, Charlotte NC

Tax Parcel Number(s): 12511804 and 12511801

Current Land Use: Commercial / Office Size (Acres): +/- 3.4 acres

Existing Zoning: MUDD-O and O-2 Proposed Zoning: MUDD-O → MUDD⁰SPA

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

Required Rezoning Pre-Application Meeting* with: Kathy Cornett, Tammie Keplinger, Kent Main, Alan Goodwin, Laura Harmon, Kory Hendrick

Date of meeting: 1/25/2017 *OK per OK - other meetings have been held w/ staff.*

(*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, 5 years

Purpose/description of Conditional Zoning Plan: To accommodate a mixed-use redevelopment with office, hotel and street-level retail uses.

Collin W. 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
Telephone Number Fax Number

Collin.Brown@klgates.com
E-Mail Address

[Signature]
Signature of Property Owner

Caldwell R. Rose
(Name Typed / Printed)

NAI Southern Real Estate
Name of Petitioner(s)

4201 Congress Street, Suite 170
Address of Petitioner(s)

Charlotte, NC 28209
City, State, Zip

704-632-7622
Telephone Number

704-375-2384
Fax Number

crose@srenc.com
E-Mail Address

[Signature]
Signature of Petitioner

Caldwell Rose, President of NAI Southern Real Estate
(Name Typed / Printed)

2017-177 : NAI Southern Real Estate

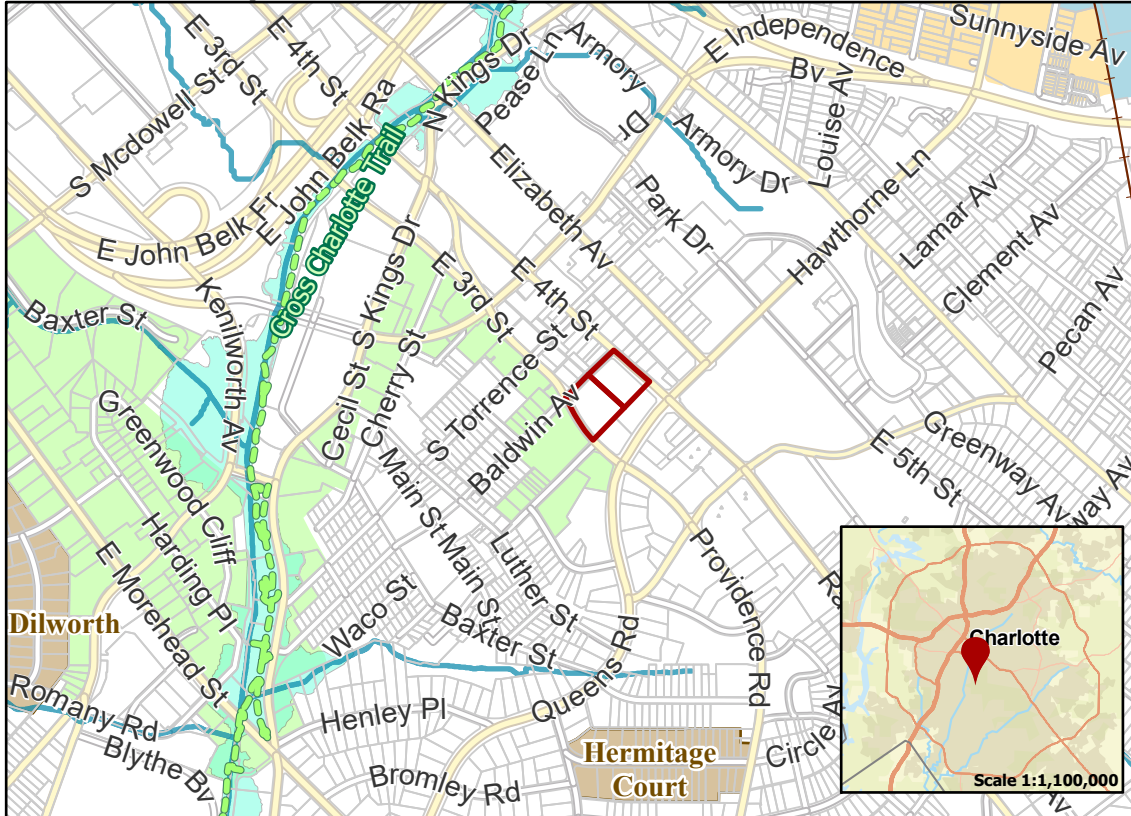
Current Zoning O-2, MUDD-O (Office, Mixed Use Development District-Optional)

Requested Zoning MUDD-O, MUDD-O SPA, 5 Year Vested

(Mixed Use Development District-Optional, Mixed Use Development District-Optional, Site Plan Amendment, with 5 Years Vested Rights)

Approximately 3.4 acres

Location of Requested Rezoning



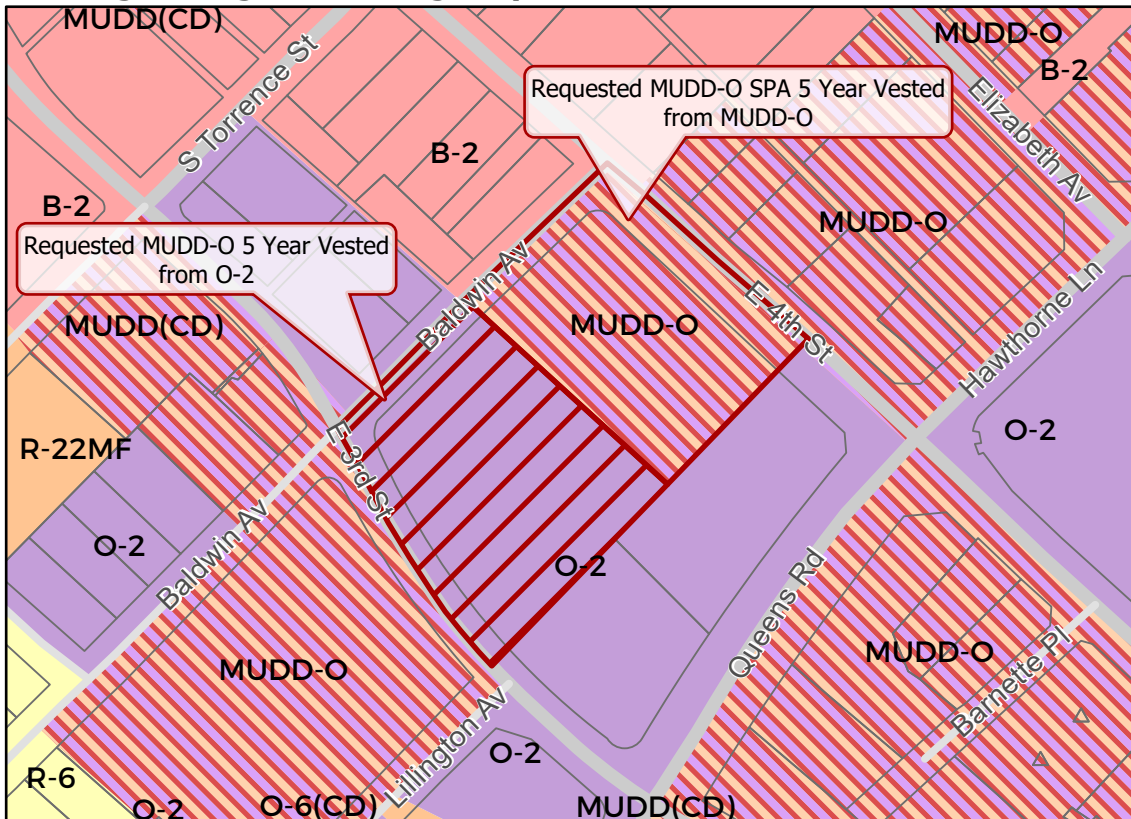
Rezoning Map



- 2017-177
- Inside City Limits
- Cross Charlotte Trail
- Railway
- Parcel
- Streams
- FEMA Flood Plain
- Historic Districts
- Pedestrian Overlay
 - Midtown Morehead Cherry
 - Plaza Central Pedscape
 - Sunnyside Land Use and Pedscape

City Council District
1-Larken Egleston

Existing Zoning & Rezoning Request



- Requested MUDD-O SPA 5 Year Vested from MUDD-O
- Requested MUDD-O 5 Year Vested from O-2

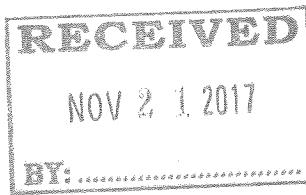
Zoning Classification

- Single Family
- Multi-Family
- Office
- Business
- Mixed Use



Map Created 12/6/2017

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-178

Petition #: _____
Date Filed: 11/21/2017
Received By: BK

Complete All Fields (Use additional pages if needed)

Property Owner: Mike P Rea (under contract to Atlantic Coast Contractors, inc)

Owner's Address: 201 East South St City, State, Zip: Greensboro, Ga 30642

Date Property Acquired: 2003

Property Address: 1435 Cressida Drive

Tax Parcel Number(s): 20701120

Current Land Use: Water/Sewer Size (Acres): 4.34

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

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

Required Rezoning Pre-Application Meeting* with: John Kinney

Date of meeting: 8-12-17

(*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 No Number of years (maximum of 5): _____

Purpose/description of Conditional Zoning Plan: Allow for the existing use established in 2009 to remain and be able to expand

Walter Fields
Name of Rezoning Agent

1919 South Blvd., Suite 101
Agent's Address

Charlotte, NC 28203
City, State, Zip

704-372-7855 704-272-7856
Telephone Number Fax Number

walter@walterfieldsgroup.com
E-Mail Address

WMPRea
Signature of Property Owner

WATSON M. REA
(Name Typed / Printed)

Atlantic Coast Contractors, inc.
Name of Petitioner(s)

PO Box 463
Address of Petitioner(s)

Denver, NC 28037
City, State, Zip

704-483-7120 704-483-7310
Telephone Number Fax Number

mbutler@atlanticcoastcontractors.net
E-Mail Address

Matthew S. Butler President
Signature of Petitioner

MATTHEW S. BUTLER
(Name Typed / Printed)

2017-178 : Atlantic Coast Contractors, Inc.

Current Zoning I-1 (Light Industrial)

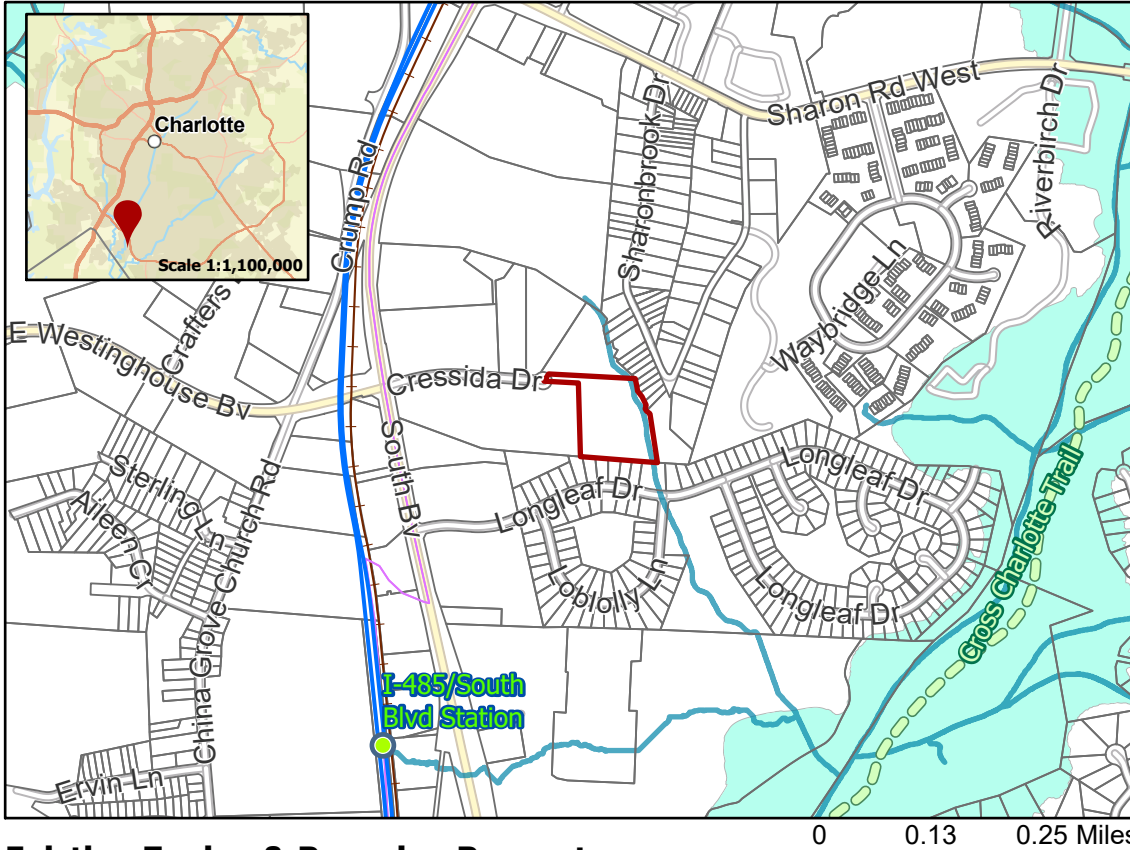
Requested Zoning I-2 (CD) (General Industrial, Conditional)

Approximately 4.34 acres

Rezoning Map

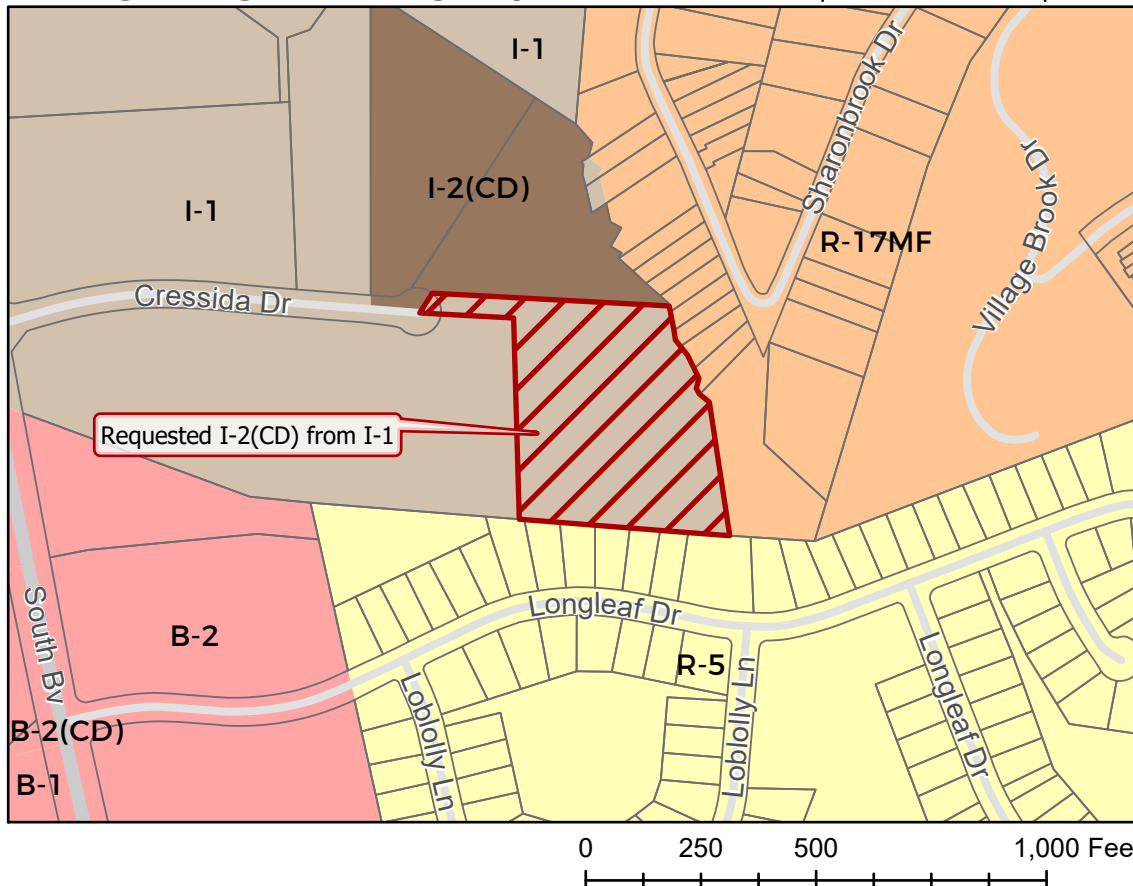


Location of Requested Rezoning



- 2017-178
- Inside City Limits
- LYNX Blue Line Station
- Cross Charlotte Trail
- LYNX Blue Line
- Railway
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 6-Tariq Bokhari

Existing Zoning & Rezoning Request

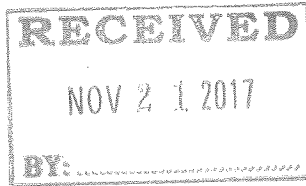


- Requested I-2(CD) from I-1
- Zoning Classification
- Single Family
- Multi-Family
- Business
- Light Industrial
- General Industrial



Map Created 12/11/2017

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-179

Petition #:	_____
Date Filed:	11/21/2017
Received By:	BF

Complete All Fields (Use additional pages if needed)

Property Owner: See Exhibit A

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

Date Property Acquired: See Exhibit A

Property Address: See Exhibit A

Tax Parcel Number(s): All of 029-191-04, and portions of 029-191-14 and 029-191-15

Current Land Use: Vacant and residential Size (Acres): +/- 19.52 acres

Existing Zoning: R-3 Proposed Zoning: R-12 MF (CD)

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

Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham, Grant Meacci, et al.

Date of meeting: October 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): n/a

Purpose/description of Conditional Zoning Plan: To accommodate the development of up to 234 multi-family dwelling units on the site.

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

704-377-8341/704-377-8142
Telephone Number Fax Number

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

See attached joinder agreements
Signature of Property Owner

(Name Typed / Printed)

Davis Development, Inc. (c/o Lance Chernow)
Name of Petitioner(s)

403 Corporate Center Drive, Suite 201
Address of Petitioner(s)

Stockbridge, GA 30281
City, State, Zip

770-474-4345
Telephone Number Fax Number

lance.chernow@davisdevga.com
E-Mail Address

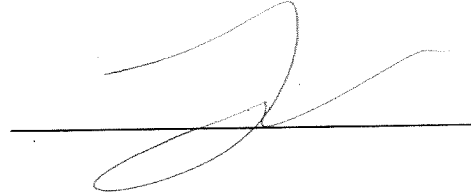
See attached signature page
Signature of Petitioner

(Name Typed / Printed)

[Signature Page of Petitioner, Davis Development, Inc., to Rezoning Application]

Petitioner:

DAVIS DEVELOPMENT, INC.

A handwritten signature in black ink, appearing to be 'Lance Chernow', is written over a horizontal line.

By: Lance Chernow, General Counsel

Exhibit A

Tax Parcel No. 029-191-04

Owners: Richard M. McCoy and Dixie McCoy
Address: 13032 Mallard Creek Rd.
Charlotte, NC 28262
Date Acquired: 11/19/1999

Tax Parcel No. 029-191-14

Owner: Phyllis Stewart
Address: 5100 Glen Forest Dr.
Raleigh, NC 27612
Date Acquired: 7/10/1998

Tax Parcel No. 029-191-15

Owner: Phyllis Stewart
Address: 5100 Glen Forest Dr.
Raleigh, NC 27612
Date Acquired: 2/8/1999

Petitioner:

DAVIS DEVELOPMENT,
INC.

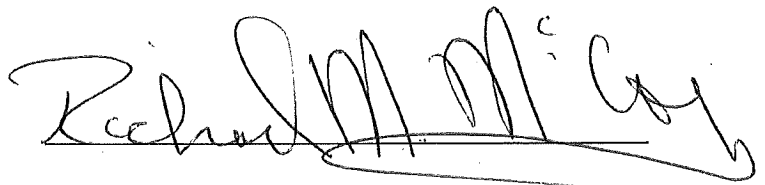
By: Lance Chernow, General

Counsel

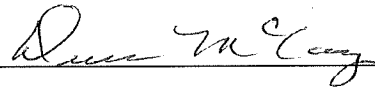
REZONING APPLICATION
DAVIS DEVELOPMENT, INC., PETITIONER
JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land subject to the attached Rezoning Application filed by Davis Development, Inc. that is designated as Tax Parcel No. 029-191-04 on the Mecklenburg County Tax Maps (the "Site"), hereby join in this Rezoning Application and consent to the change in zoning for the Site from the R-3 zoning district to the R-12 MF (CD) zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the related conditional rezoning plan.

This 15 day of November, 2017.



Richard M. McCoy



—
Dixie McCoy

**REZONING APPLICATION
DAVIS DEVELOPMENT, INC., PETITIONER
JOINDER AGREEMENT**

The undersigned, as the owner of those parcels of land subject to the attached Rezoning Application filed by Davis Development, Inc. that are designated as Tax Parcel Nos. 029-191-14 and 029-191-15 on the Mecklenburg County Tax Maps (the “Site”), hereby joins in this Rezoning Application and consents to the change in zoning for the relevant portions of the Site from the R-3 zoning district to the R-12 MF (CD) zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the related conditional rezoning plan.


This _____ day of November, 2017.

—
Phyllis Stewart

**REZONING APPLICATION
DAVIS DEVELOPMENT, INC., PETITIONER
JOINDER AGREEMENT**

The undersigned, as the owner of those parcels of land subject to the attached Rezoning Application filed by Davis Development, Inc. that are designated as Tax Parcel Nos. 029-191-14 and 029-191-15 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the relevant portions of the Site from the R-3 zoning district to the R-12 MF (CD) zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the related conditional rezoning plan.

This 17th day of November, 2017.



Phyllis Stewart

2017-179 : Davis Development, Inc.

Current Zoning R-3 (Single Family Residential)

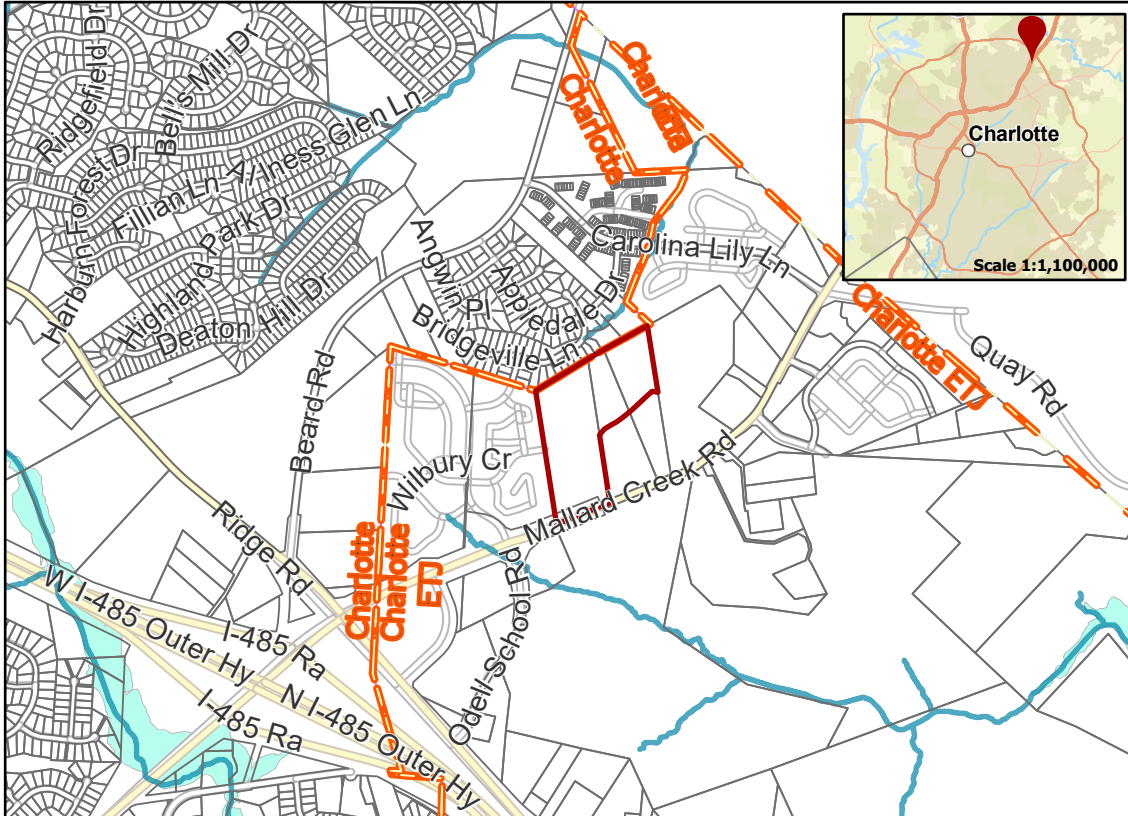
Requested Zoning R-12MF(CD) (Multi-Family Residential, Conditional)

Approximately 19.52 acres

Rezoning Map

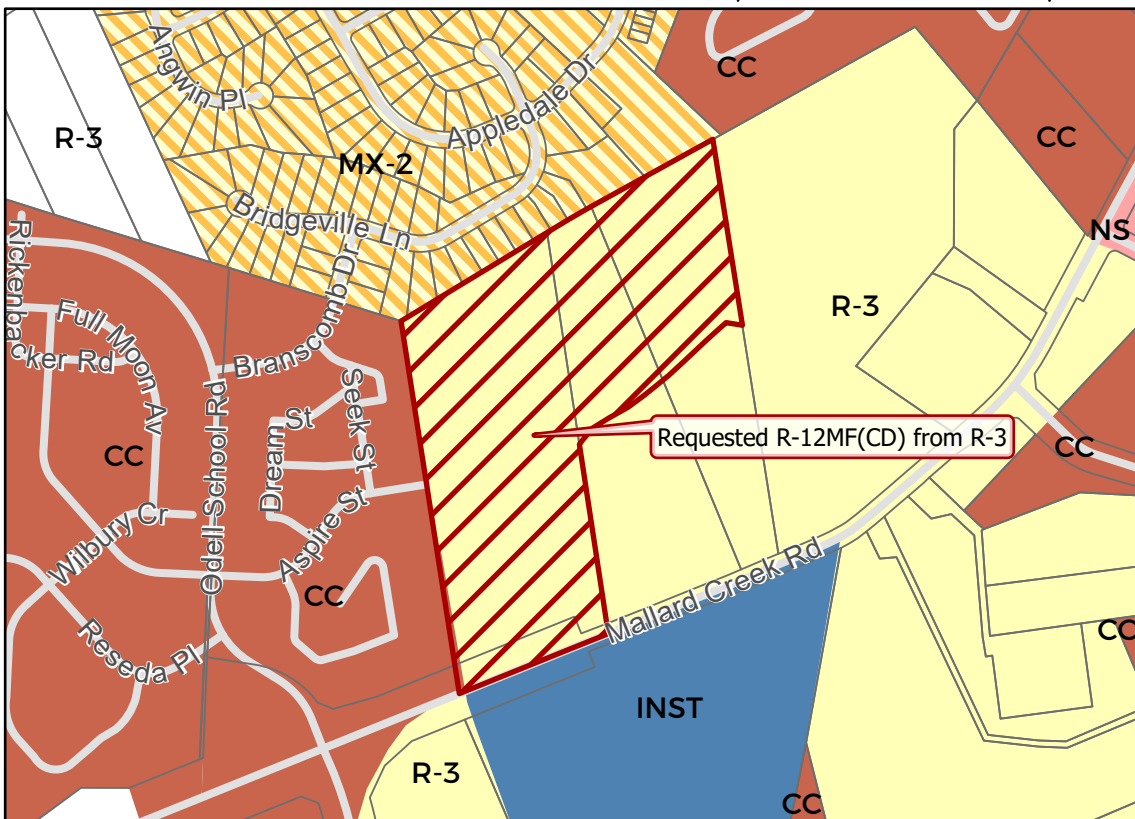


Location of Requested Rezoning



- 2017-179
- Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain

Existing Zoning & Rezoning Request

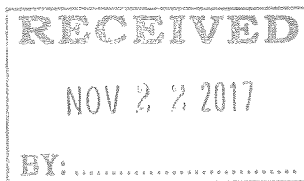


- Requested R-12MF(CD) from R-3
- Zoning Classification
 - Single Family
 - Mixed Residential
 - Institutional
 - Business
 - Commercial Center



Map Created 12/11/2017

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-180
Petition #: _____
Date Filed: 11/22/2017
Received By: [Signature]

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 and single family use (Acres): ± 66.90

Existing Zoning: R-3 Proposed Zoning: NS and MX-1

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

Required Rezoning Pre-Application Meeting* with: Mandy Rosen, Isaiah Washington, Jason Prescott, and Sonja Sanders

Date of meeting: 9/21/17

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

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 Site with a residential based pedestrian-friendly mixed-use 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

[Signature]
Signature of Property Owner

for JS Helms Family
Properties, LLC

CHAR2\1951578v1

JS Helms Family Properties, LLC (Attn: Jerry Helms)

Name of Petitioner

11901 Albemarle Road

Address of Petitioner

Charlotte, NC 28227

City, State, Zip

704.609.5263

Telephone Number Fax Number

bbhelms@yahoo.com

E-mail Address

[Signature]
Signature of Petitioner

for JS Helms Family
Properties, LLC

SCHEDULE 1

Parcel	Property Address	Owner	Owner's Address	Date Acquired
111-46-103	NA	JS Helms Family Properties, LLC	11901 Albemarle Road, Charlotte, NC 28227	03/22/2012
111-46-104	NA			03/22/2012
111-46-105	11901 Albemarle Road, Charlotte, NC 28227			03/22/2012
111-46-108	NA			3/22/2012
111-46-109	NA			3/22/2012

2017-180 : JS Helms Family Properties, LLC

Current Zoning R-3(Single Family Residential)

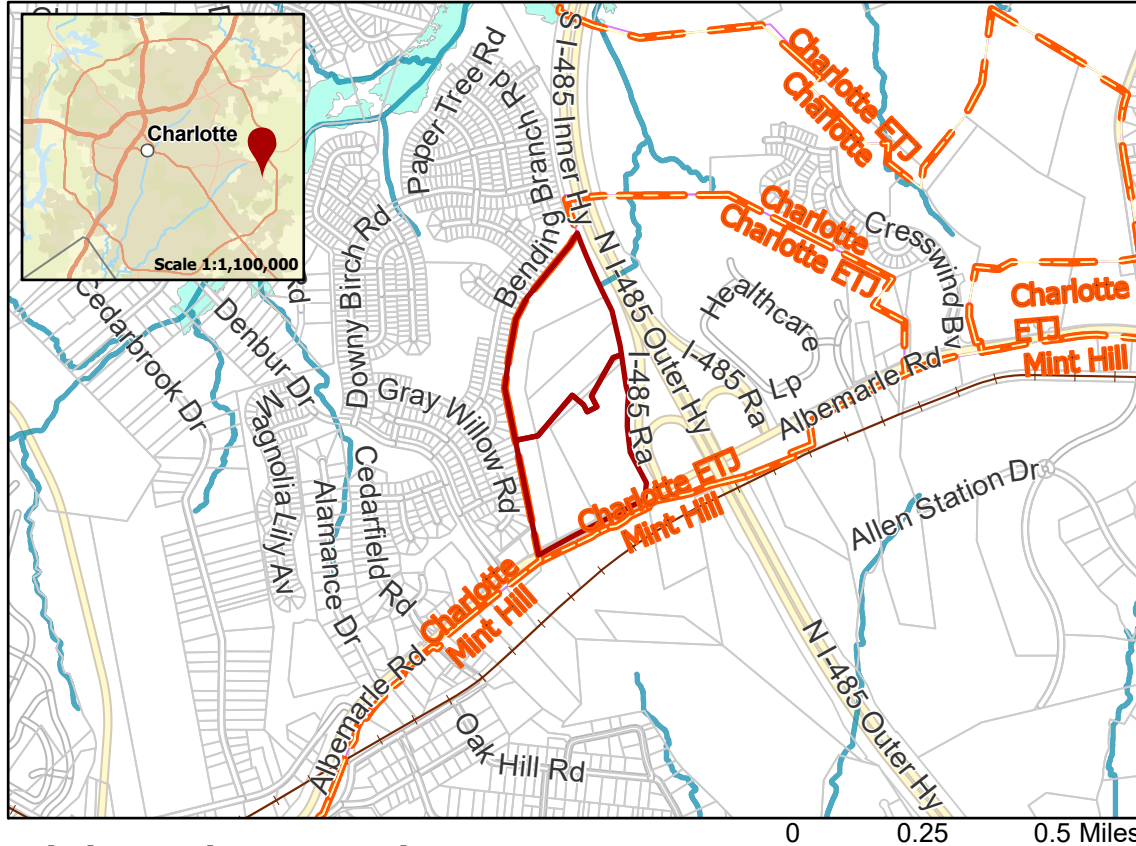
Requested Zoning NS, MX-1(Neighborhood Services, Mixed Use)

Approximately 66.9 acres

Rezoning Map

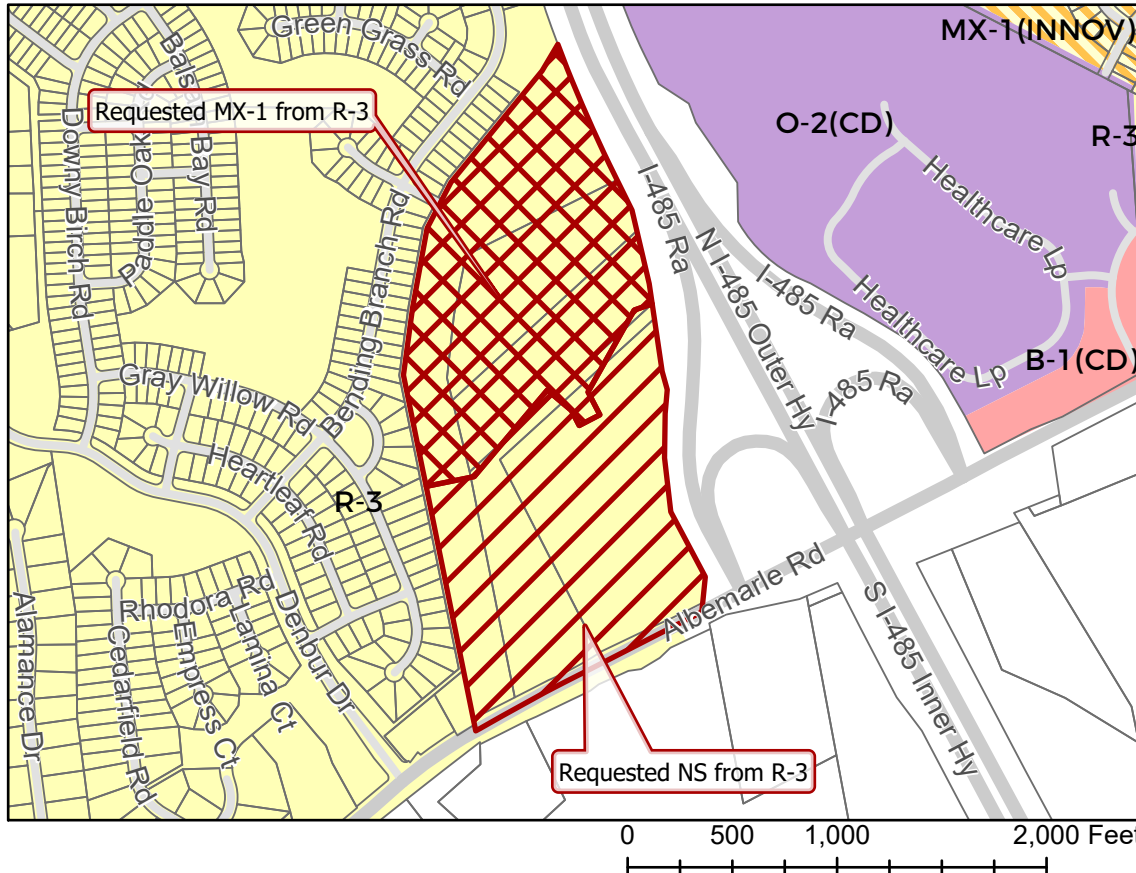


Location of Requested Rezoning



- 2017-180
- Outside City Limits
- Railway
- Parcel
- Streams
- FEMA Flood Plain

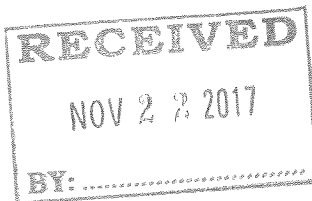
Existing Zoning & Rezoning Request



- Requested NS from R-3
- Requested MX-1 from R-3
- Zoning Classification
- Single Family
- Mixed Residential
- Office
- Business



Map Created 12/11/2017



**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2017-181

Petition #:	_____
Date Filed:	<u>11/22/2017</u>
Received By:	<u>R</u>

Complete All Fields (Use additional pages if needed)

Property Owner: DDR Belgate, LP

Owner's Address: 3300 Enterprise Parkway City, State, Zip: Beachwood, OH 44122

Date Property Acquired: 6/18/2012

Property Address: Unnumbered parcel on University Pointe Blvd

Tax Parcel Number(s): Portion of 047-461-07

Current Land Use: Vacant Size (Acres): +/- 3.58

Existing Zoning: CC Proposed Zoning: CC S.P.A.

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

Required Rezoning Pre-Application Meeting* with: Solomon Fortune ; SONJA SANDERS + MANDY ROSEN
Date of meeting: 8/16/2017 ; 11/21/2017

(*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): No.

Purpose/description of Conditional Zoning Plan: To accommodate hotel uses on Parcel B3, without increasing the number of hotel rooms within the overall Belgate Development, as described in Approved Rezoning Plan No. 2008-059.

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 / brittany.lins@klgates.com
E-Mail Address

DDR Belgate LP
Kenneth L. Stern
Signature of Property Owner

Kenneth L. STERN
(Name Typed / Printed)

Dakota Legacy Group
Name of Petitioner(s)

1202 Westrac Drive, 3rd Floor
Address of Petitioner(s)

Fargo, ND 58103
City, State, Zip

701-293-4077
Telephone Number Fax Number

tlm@dakotalegacy.com
E-Mail Address

Richard Larson
Signature of Petitioner

Richard Larson
(Name Typed / Printed)

2017-181 : Dakota Legacy Group

Current Zoning CC (Commercial Center)

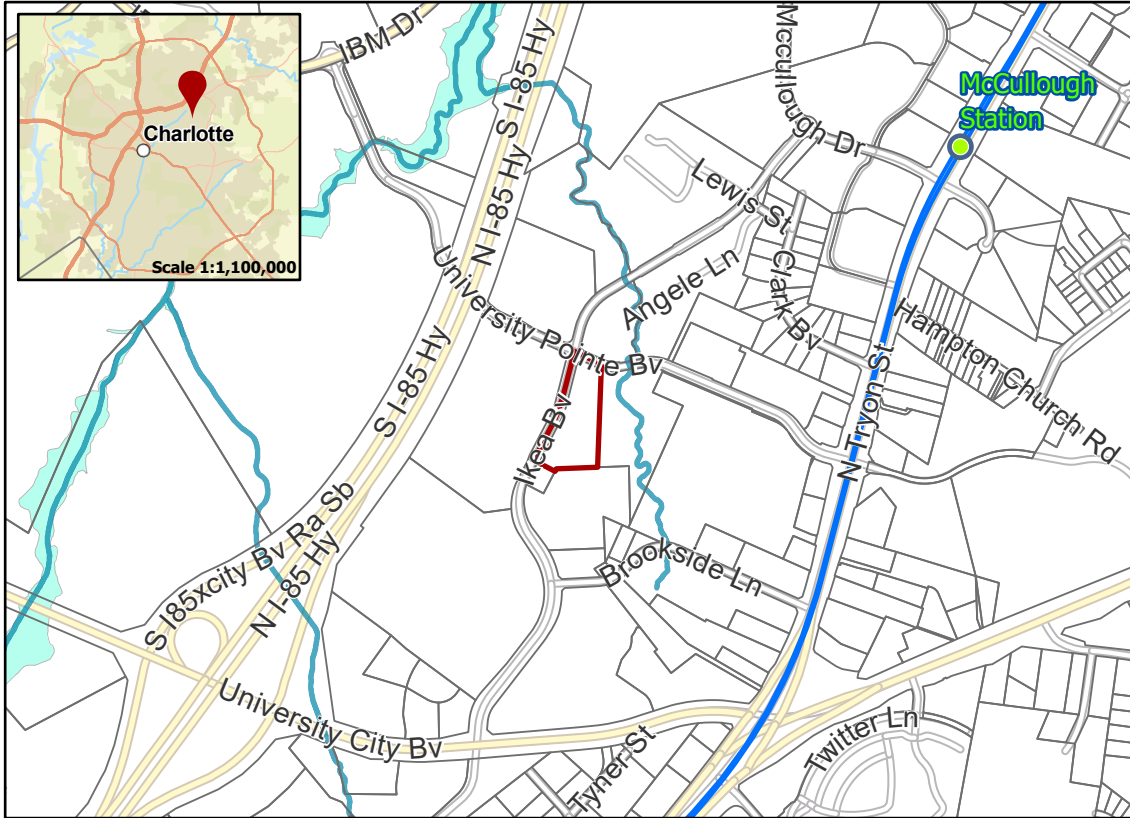
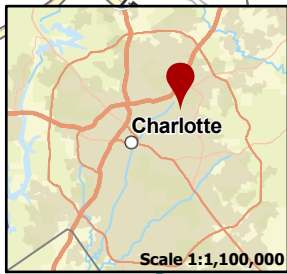
Requested Zoning CC SPA (Commercial Center, Site Plan Amendment)

Approximately 3.58 acres

Rezoning Map

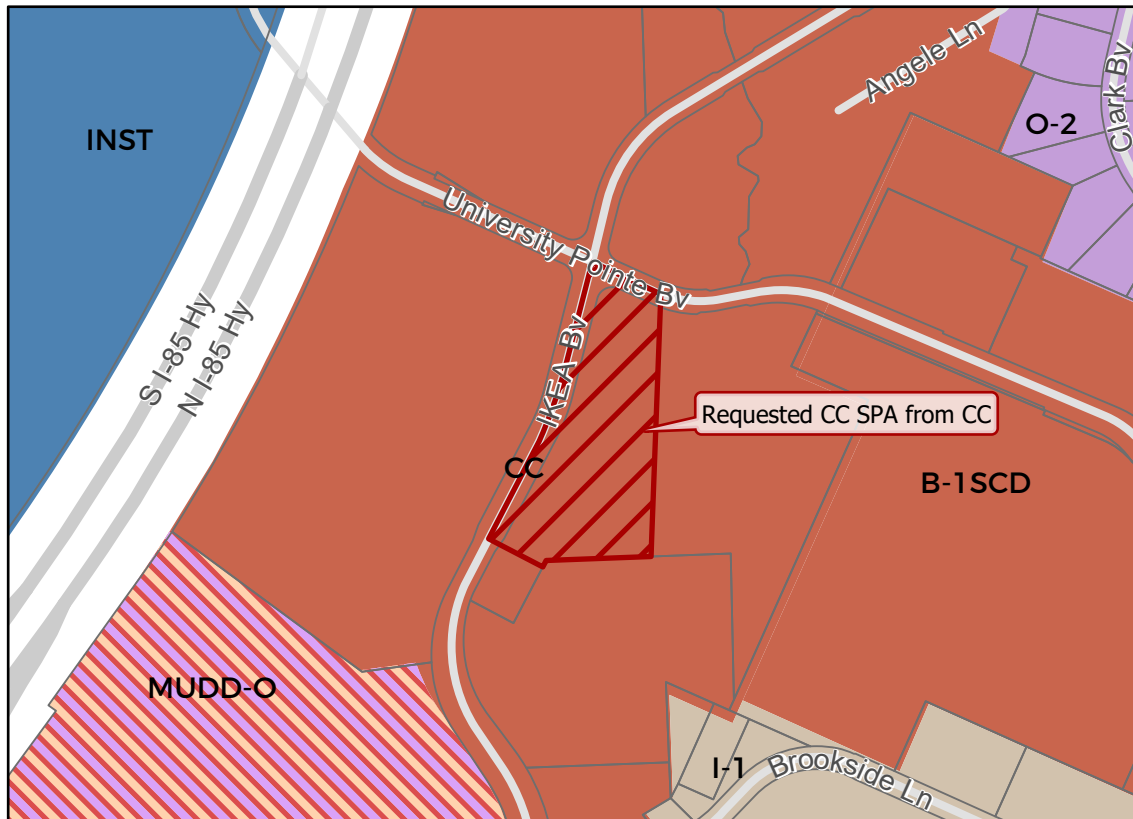


Location of Requested Rezoning



- 2017-181
- Inside City Limits
- LYNX Blue Line Station
- LYNX Blue Line
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 4-Gregory A. Phipps

Existing Zoning & Rezoning Request

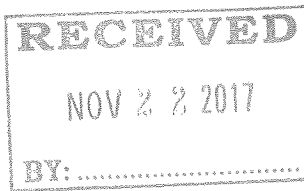


- Requested CC SPA from CC
- Zoning Classification
- Institutional
- Office
- Commercial Center
- Light Industrial
- Mixed Use



Map Created 12/11/2017

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-182

Petition #:	_____
Date Filed:	11/22/2017
Received By:	Bj

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: 8291 West W.T. Harris Boulevard

Tax Parcel Number(s): 025-211-98, 025-211-99 and 025-211-93

Current Land Use: Vacant single family residential Size (Acres): +/- 12.1397 acres

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

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

Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham, Julia Lund and Rick Grochoske

Date of meeting: November 13, 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 accommodate the development of a QuikTrip convenience store with fuel sales and other non-residential uses specified on the conditional rezoning plan 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 Joinder Agreements
Signature of Property Owner

(Name Typed / Printed)

QuikTrip Corporation (c/o Paulette Morin)
Name of Petitioner(s)

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

Charlotte, NC 28273
City, State, Zip

704-559-8015
Telephone Number Fax Number

pmorin@quiktrip.com
E-Mail Address

QuikTrip Corporation
By: Paulette Morin
Signature of Petitioner

Paulette Morin
(Name Typed / Printed)

Exhibit A to Rezoning Application Filed by QuikTrip Corporation

Property Owners Information, Site Addresses and Acquisition Dates

Tax Parcel No. 025-211-98

Dorothy B. Florentine
63 Kingfisher Lane
Palm Coast, FL 32137-3379

Site Address: West W.T. Harris Boulevard

Date Property Acquired: January 23, 2014

Tax Parcel No. 025-211-99

Dorothy B. Florentine, Trustee, or her successors in trust under the DOROTHY B. FLORENTINE FAMILY LEGACY TRUST, dated December 17, 2015, and any amendments thereto
63 Kingfisher Lane
Palm Coast, FL 32137-3379

Edwin Lee Blythe
6658 Kidville Road
Denver, NC 28037

Angela B. Ares
8913 Cypress Forest Drive
Charlotte, NC 28216

Melanie B. Moreau
28933 Crags Drive
Agoura, CA 91301

Floyd McCoy Blythe, Jr.
1132 Carlos Road
Lincolnton, NC 28092

Bryan Kelly Blythe
203 Robert E. Lee Street
Stanley, NC 28164

Site Address: 8291 West W.T. Harris Boulevard

Date Property Acquired: May 26, 2004

Tax Parcel No. 025-211-93

Dorothy B. Florentine, Trustee, or her successors in trust under the DOROTHY B. FLORENTINE FAMILY LEGACY TRUST, dated December 17, 2015, and any amendments thereto

63 Kingfisher Lane

Palm Coast, FL 32137-3379

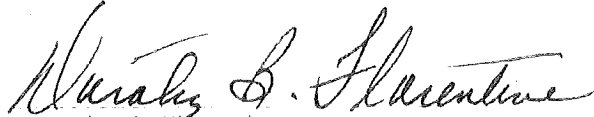
Site Address: West W.T. Harris Boulevard

Date Property Acquired: February 14, 1995

**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. 025-211-98 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in the Rezoning Application and consents to the change in zoning for the Site to the B-2 (CU) zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the conditional rezoning plan.

This 17 day of November, 2017.


Dorothy B. Florentine

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

The undersigned, as the owners of that parcel of land subject to the attached Rezoning Application filed by Quik Trip Corporation that is designated as Tax Parcel No. 025-211-99 on the Mecklenburg County Tax Maps (the "Site"), hereby join in this Rezoning Application and consent to the change in zoning for 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 conditional rezoning plan.

This 17 day of November, 2017.

Dorothy B. Florentine, Trustee, or her successors in trust under the DOROTHY B. FLORENTINE FAMILY LEGACY TRUST, dated December 17, 2015, and any amendments thereto

By: *Dorothy B. Florentine, Trustee*
Name: *Dorothy B. Florentine Family Legacy Trust*
Title: *Trustee*

Edwin Lee Blythe

Angela B. Ares

Melanie B. Moreau

Floyd McCoy Blythe, Jr.

Brian Kelly Blythe

REZONING APPLICATION FILED BY QUIKTRIP CORPORATION
JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land subject to the attached Rezoning Application filed by QuikTrip Corporation that is designated as Tax Parcel No. 025-211-99 on the Mecklenburg County Tax Maps (the "Site"), hereby join in this Rezoning Application and consent to the change in zoning for 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 conditional rezoning plan.

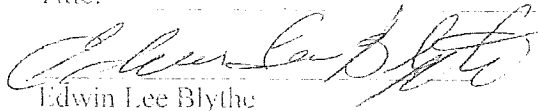
This 16 day of November, 2017.

Dorothy B. Florentine, Trustee, or her successors in trust under the DOROTHY B. FLORENTINE FAMILY LEGACY TRUST, dated December 17, 2015, and any amendments thereto

By: _____

Name: _____

Title: _____


Edwin Lee Blythe

Angela B. Ares

Melanie B. Moreau

Floyd McCoy Blythe, Jr.

Brian Kelly Blythe

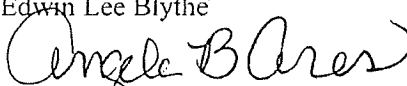
**REZONING APPLICATION FILED BY QUIKTRIP CORPORATION
JOINDER AGREEMENT**

The undersigned, as the owners of that parcel of land subject to the attached Rezoning Application filed by QuikTrip Corporation that is designated as Tax Parcel No. 025-211-99 on the Mecklenburg County Tax Maps (the "Site"), hereby join in this Rezoning Application and consent to the change in zoning for 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 conditional rezoning plan.

This _____ day of November, 2017.

Dorothy B. Florentine, Trustee, or her successors in trust under the DOROTHY B. FLORENTINE FAMILY LEGACY TRUST, dated December 17, 2015, and any amendments thereto

By: _____
Name: _____
Title: _____

Edwin Lee Blythe


Angela B. Ares

Melanie B. Moreau

Floyd McCoy Blythe, Jr.

Brian Kelly Blythe

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

The undersigned, as the owners of that parcel of land subject to the attached Rezoning Application filed by QuikTrip Corporation that is designated as Tax Parcel No. 025-211-99 on the Mecklenburg County Tax Maps (the "Site"), hereby join in this Rezoning Application and consent to the change in zoning for 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 conditional rezoning plan.

This day of November, 2017.

Dorothy B. Florentine, Trustee, or her successors in trust under the DOROTHY B. FLORENTINE FAMILY LEGACY TRUST, dated December 17, 2015, and any amendments thereto

By: _____

Name: _____

Title: _____

Edwin Lee Blythe

Angela B. Ares


Melanie B. Moreau

Floyd McCoy Blythe, Jr.

Brian Kelly Blythe

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

The undersigned, as the owners of that parcel of land subject to the attached Rezoning Application filed by Quik Trip Corporation that is designated as Tax Parcel No. 025-211-99 on the Mecklenburg County Tax Maps (the "Site"), hereby join in this Rezoning Application and consent to the change in zoning for 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 conditional rezoning plan.

This *19th* day of November, 2017.

Dorothy B. Florentine, Trustee, or her successors in trust under the DOROTHY B. FLORENTINE FAMILY LEGACY TRUST, dated December 17, 2015, and any amendments thereto:

By:
Name:
Title:

Edwin Lee Blythe

Angela B. Ares

Melanie B. Moreau

Floyd Mc Coy Blythe Jr
Floyd McCoy Blythe, Jr.

Brian Kelly Blythe

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

The undersigned, as the owners of that parcel of land subject to the attached Rezoning Application filed by QuikTrip Corporation that is designated as Tax Parcel No. 025-211-99 on the Mecklenburg County Tax Maps (the "Site"), hereby join in this Rezoning Application and consent to the change in zoning for 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 conditional rezoning plan.

This 14th day of November, 2017.

Dorothy B. Florentine, Trustee, or her successors in trust under the DOROTHY B. FLORENTINE FAMILY LEGACY TRUST, dated December 17, 2015, and any amendments thereto

By: _____
Name: _____
Title: _____

Edwin Lee Blythe

Angela B. Arcs

Melanie B. Moreau

Floyd McCoy Blythe, Jr.



Brian Kelly Blythe

**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. 025-211-93 on the Mecklenburg County Tax Maps (the "Site"), hereby joins to the Rezoning Application and consents to the change in zoning for the Site to the B-2 (C-13) zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the conditional rezoning plan.

This 17 day of November, 2017.

Dorothy B. Florentine, Trustee, or her successors in trust under the DOROTHY B. FLORENTINE FAMILY LEGACY TRUST, dated December 17, 2015, and any amendments thereto

By: Dorothy B. Florentine, Trustee
Name: Dorothy B. Florentine Family legacy Trust
Title: Trustee

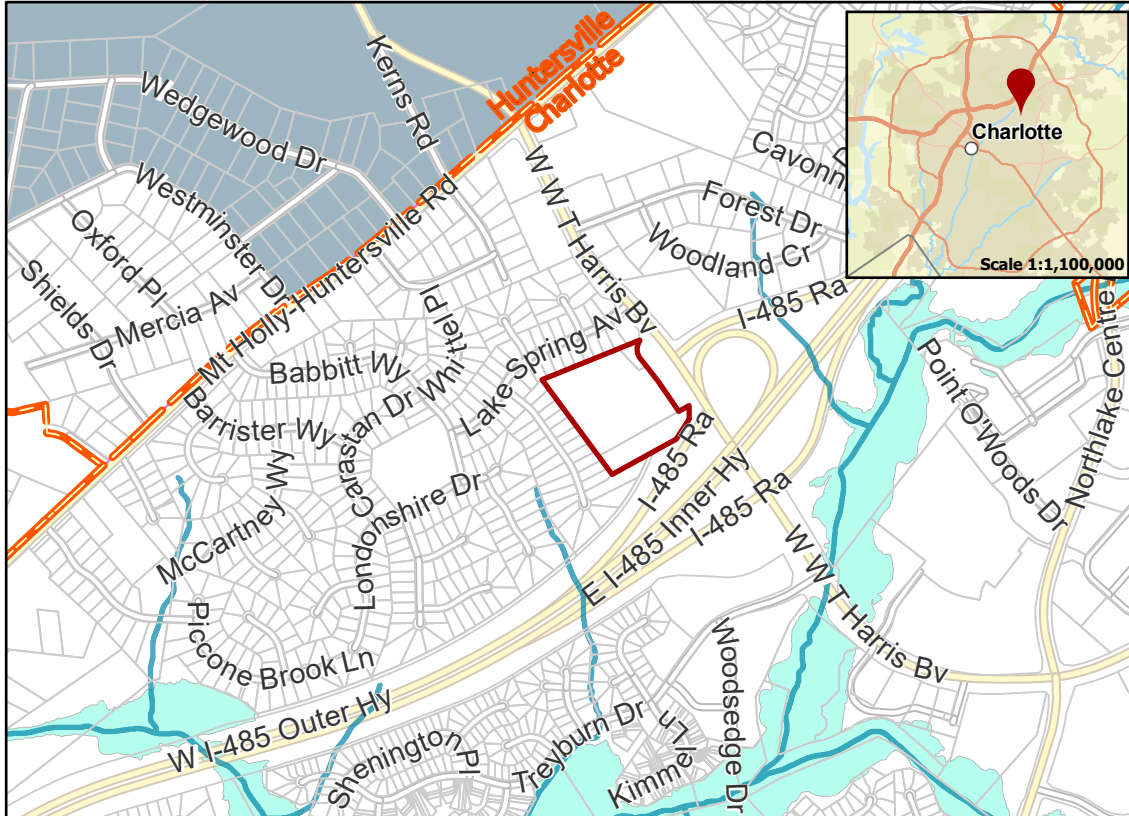
2017-182 : QuikTrip

Current Zoning R-3 (Single Family Residential)

Requested Zoning B-2(CD) 5 Year Vested (General Business, Conditional, with 5 Year Vested Rights)

Approximately 12.14 acres

Location of Requested Rezoning



2017-182

Inside City Limits

Parcel

Streams

FEMA Flood Plain

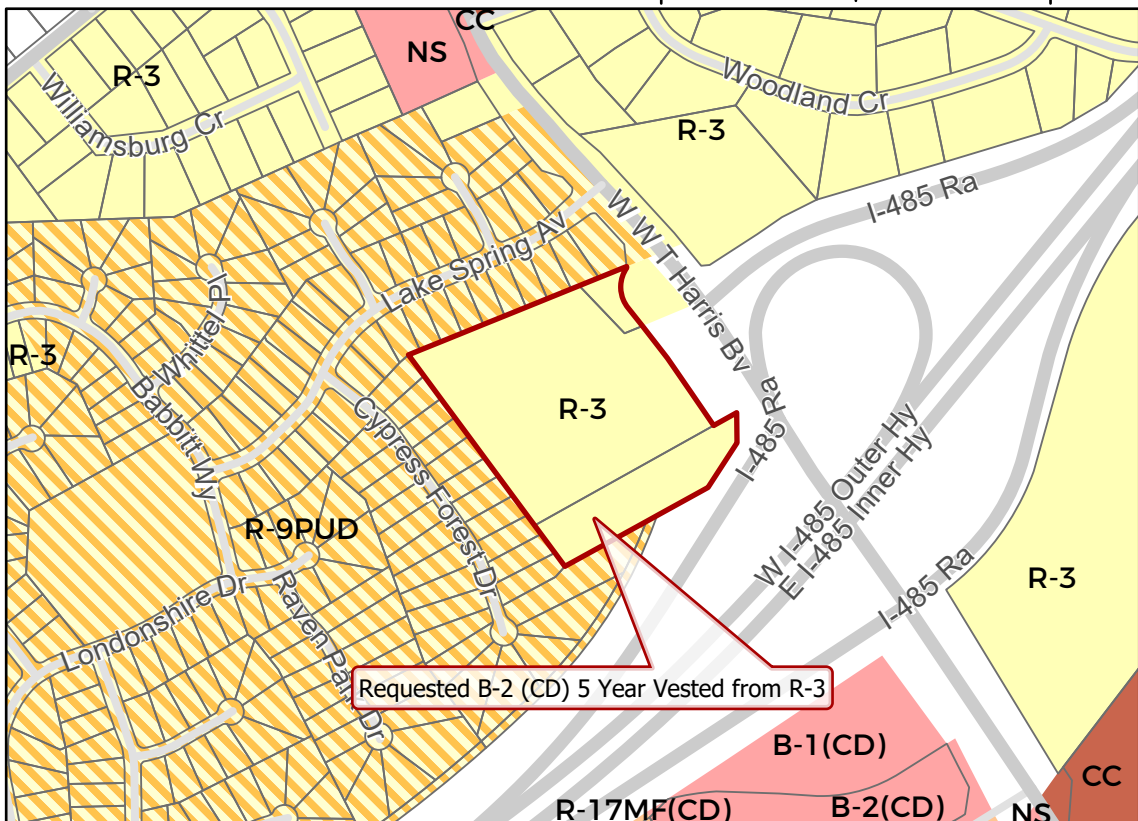
Watershed Overlay

Mtn. Island lake - Critical Area

City Council District

2-Justin Harlow

Existing Zoning & Rezoning Request



Requested B-2 (CD) 5 Year Vested from R-3

Zoning Classification

Single Family

Multi-Family

Mixed Residential

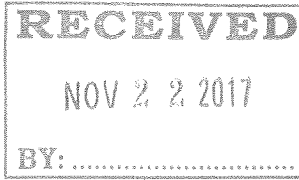
Business

Commercial Center



Map Created 12/6/2017

I. REZONING APPLICATION CITY OF CHARLOTTE



Petition #:	
Date Filed:	11/21/2017
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): 175-094-44, 175-094-45, 175-094-46, 175-094-47 and 175-094-48

Current Land Use: Single family residential Size (Acres): +/- 2.962 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: Solomon Fortune, Carlos Alzate, Alan Goodwin et al.

Date of meeting: October 11, 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 development of a residential community on the site that could contain up to 26 for sale single family attached dwelling units.

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)

Hopper Communities, Inc. (c/o Bart Hopper)
Name of Petitioner(s)

1814 Euclid Avenue
Address of Petitioner(s)

Charlotte, NC 28203
City, State, Zip

704-805-4801
Telephone Number Fax Number

bhopper@hoppercommunities.com
E-Mail Address

HOPPER COMMUNITIES, INC.

By: G. Barton / Pres.
Signature of Petitioner

J. Bart Hopper
(Name Typed / Printed)

Exhibit A to Rezoning Application Filed by Hopper Communities, Inc.

Property Owner Information, Acquisition Dates and Property Addresses

Tax Parcel Nos. 175-094-44 & 175-094-45

W. Scarborough Chandler, Jr.
P.O. Box 5421
Pinehurst, NC 28374

Dates Property Acquired: March 29, 1979 and November 15, 2012

Property Addresses: 2508 Runnymede Lane and 2500 Runnymede Lane

Tax Parcel No. 175-094-46

Collin W. Brown
2446 Runnymede Lane
Charlotte, NC 28209

Date Property Acquired: April 30, 2003

Property Address: 2446 Runnymede Lane

Tax Parcel No. 175-094-47

Thomas B. Grice, Jr.
Suzanne F. Grice
2440 Runnymede Lane
Charlotte, NC 28209

Date Property Acquired: May 24, 2013

Property Address: 2440 Runnymede Lane

Tax Parcel No. 175-094-48

Shane M. Bernard
2430 Runnymede Lane
Charlotte, NC 28209

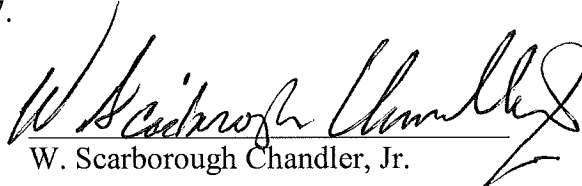
Date Property Acquired: May 24, 2013

Property Address: 2430 Runnymede Lane

**REZONING APPLICATION
HOPPER COMMUNITIES, INC., PETITIONER
JOINDER AGREEMENT**

The undersigned, as the owner of those parcels of land subject to the attached Rezoning Application filed by Hopper Communities, Inc. that are designated as Tax Parcel Nos. 175-094-44 and 175-094-45 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site from the R-3 zoning district to the UR-2 (CD) zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the related conditional rezoning plan.

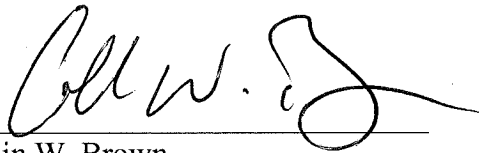
This 15 day of November, 2017.


W. Scarborough Chandler, Jr.

**REZONING APPLICATION
HOPPER COMMUNITIES, INC., PETITIONER
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by Hopper Communities, Inc. that is designated as Tax Parcel No. 175-094-46 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site from the R-3 zoning district to the UR-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 15 day of November, 2017.

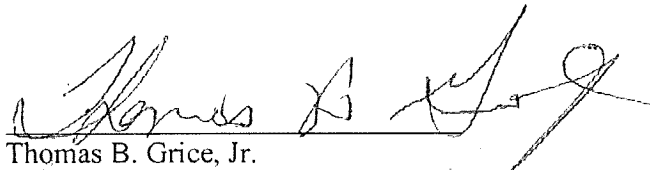



Collin W. Brown

**REZONING APPLICATION
HOPPER COMMUNITIES, INC., PETITIONER
JOINDER AGREEMENT**

The undersigned, as the owners of that parcel of land subject to the attached Rezoning Application filed by Hopper Communities, Inc. that is designated as Tax Parcel No. 175-094-47 on the Mecklenburg County Tax Maps (the "Site"), hereby join in this Rezoning Application and consent to the change in zoning for the Site from the R-3 zoning district to the UR-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 16th day of November, 2017.



Thomas B. Grice, Jr.


Suzanne F. Grice

**REZONING APPLICATION
HOPPER COMMUNITIES, INC., PETITIONER
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by Hopper Communities, Inc. that is designated as Tax Parcel No. 175-094-48 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site from the R-3 zoning district to the UR-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 15 day of November, 2017.


Shane M. Bernard

2017-183 : Hopper Communities, Inc.

Current Zoning R-3 (Single Family Residential)

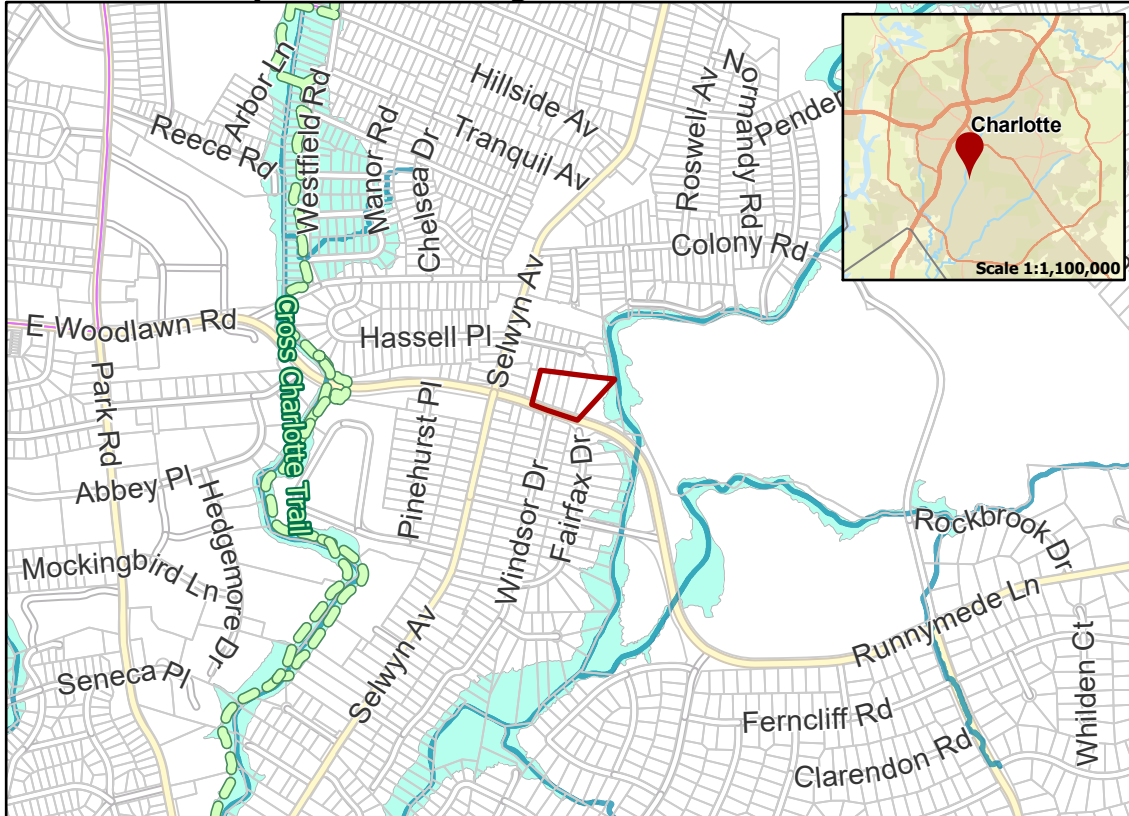
Requested Zoning UR-2(CD) (Urban Residential, Conditional)

Approximately 3.01 acres

Rezoning Map

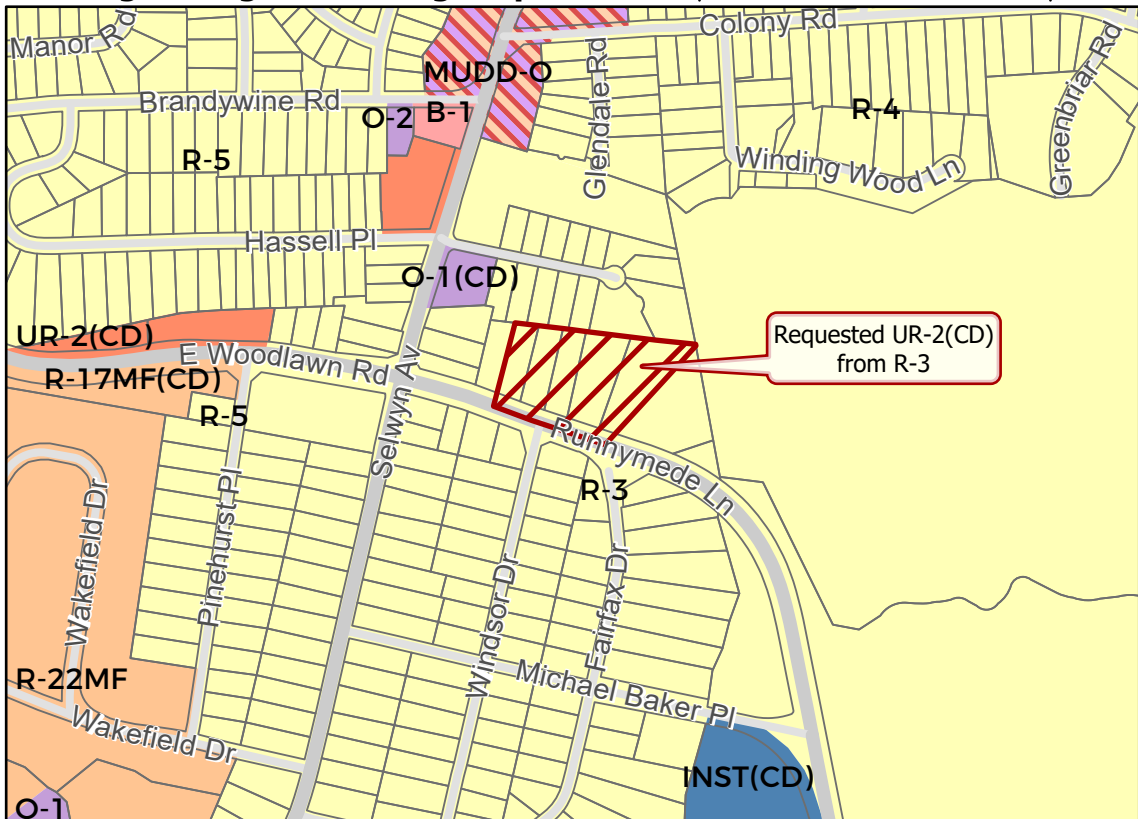


Location of Requested Rezoning



- 2017-183
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Streams
- FEMA Flood Plain
- City Council District
- 6-Tariq Bokhari

Existing Zoning & Rezoning Request



- Requested UR-2(CD) from R-3

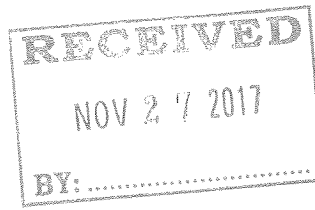
Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Institutional
- Office
- Business
- Mixed Use



Map Created 12/11/2017

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-184

Petition #:	_____
Date Filed:	11/27/2017
Received By:	gf

Complete All Fields (Use additional pages if needed)

Property Owner: Edward Parks Trust; Betty J. Parks Trust; Daniel E. Parks; Myra Triplett; Myra T. Parks

Owner's Address: 169 Cedar Point Rd City, State, Zip: Winnsboro, SC 29180

Date Property Acquired: _____

Property Address: 3230 Mt. Holly-Huntersville Rd, Charlotte, NC28216

Tax Parcel Number(s): 03301201; 03301202; 03301221; 03301223; 03301236

Current Land Use: Single-Family Homes; Wooded Size (Acres): 8.557 acres

Existing Zoning: R-3 Proposed Zoning: R-12MF

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

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

Date of meeting: November 14, 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: _____

Collin W. Brown; Bailey Patrick, Jr.

Name of Rezoning Agent

K & L Gates, Hearst Tower, 47th Floor

214 North Tryon Street

Agent's Address

Charlotte, NC 28202

City, State, Zip

(704) 641-8522 (704) 353-3231

Telephone Number Fax Number

collin.brown@klgates.com

E-Mail Address

Signature of Property Owner

(Name Typed / Printed)

Sean Brady

Name of Petitioner(s)

WJR NC Development, LLC - P.O. Box 1259

Address of Petitioner(s)

Highlands, NC 28741

City, State, Zip

(678) 591-7002

Telephone Number Fax Number

sbrady820@yahoo.com

E-Mail Address

Sean M Brady

Signature of Petitioner

Sean M. Brady

(Name Typed / Printed)

2017-184 : Sean Brady

Current Zoning R-3 (Single Family Residential)

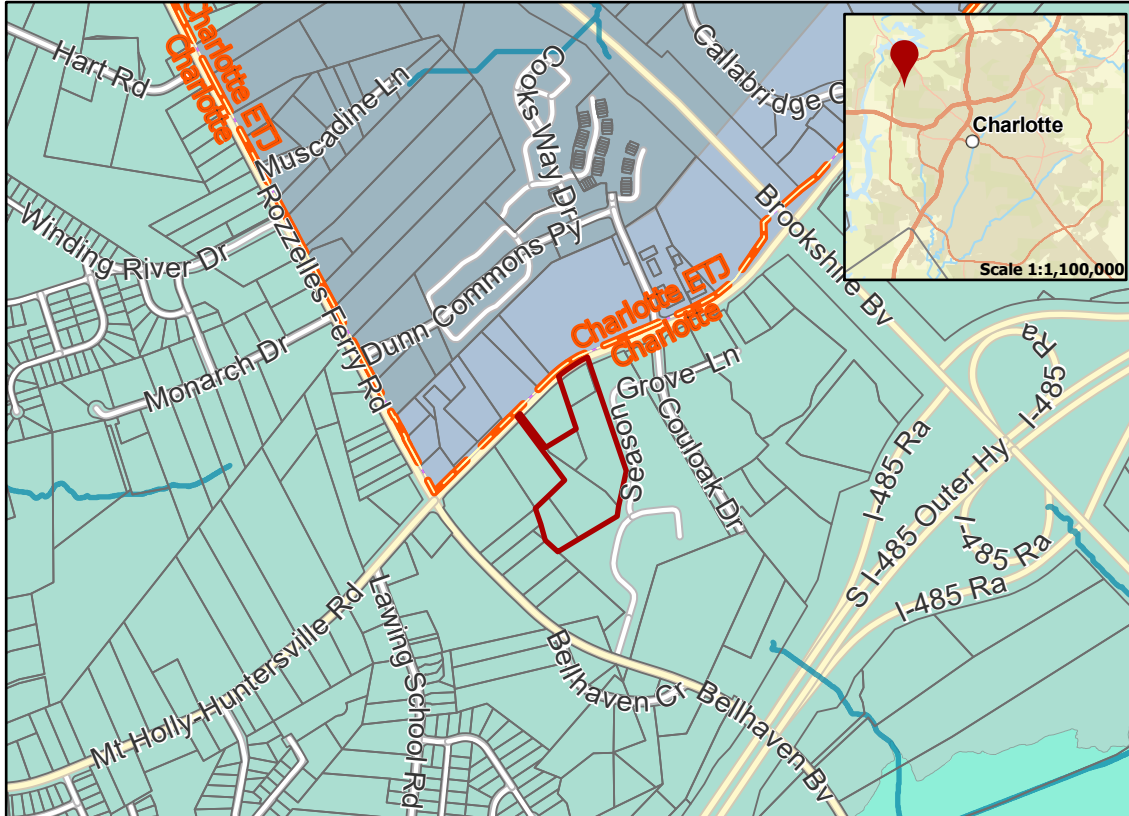
Requested Zoning R-12MF (Multi-Family Residential)

Approximately 8.557 acres

Rezoning Map



Location of Requested Rezoning



2017-184

Inside City Limits

Parcel

Streams

FEMA Flood Plain

Watershed Overlay

Lake Wylie - Protected Area

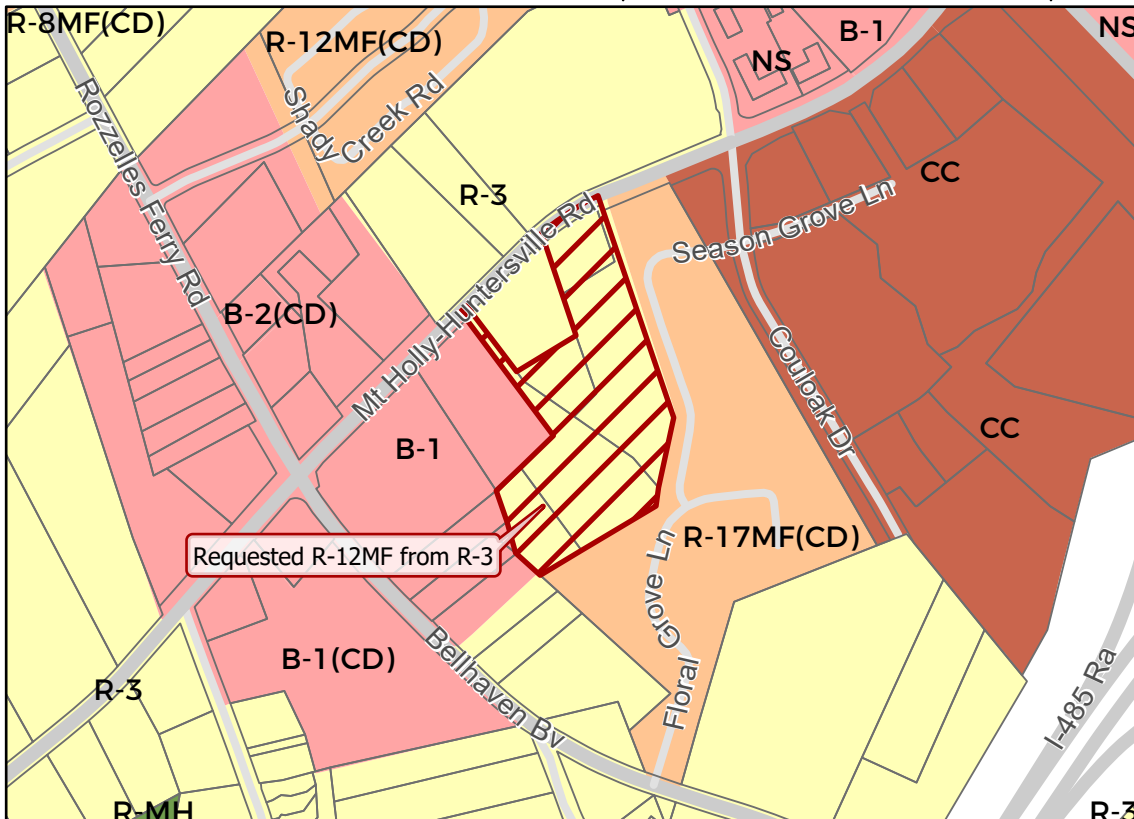
Mtn. Island Lake - Protected Area

Mtn. Island Lake - Critical Area

City Council District

2-Justin Harlow

Existing Zoning & Rezoning Request



Requested R-12MF from R-3

Zoning Classification

Single Family

Manufactured Home

Multi-Family

Business

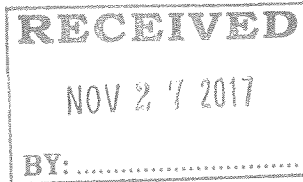
Commercial Center



N

Map Created 12/11/2017

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-185

Petition #:	
Date Filed:	11/27/2017
Received By:	EF

Property Owners: High Family Partnership I LP

Owner's Addresses: PO Box 450233, Atlanta, GA 31145 or PO Box 10008, Lancaster PA 17605

Date Properties Acquired: 12/02/2004
11/09/2000

Property Addresses: N/A
11030 David Taylor Drive, Charlotte, NC 28262

Tax Parcel Numbers: 029-011-32
029-011-20

Current Land Use: vacant (Acres): ± 11.75

Existing Zoning: O-1(CD) Proposed Zoning: UR-2(CD)

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

Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham, Joshua Weaver, Grant Meacci, Rick Grochoske, and Julie Zweifel.

Date of meeting: 6/20 and 9/28

(*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 Site with a residential community composed of high quality multi-family residential dwelling units.

Keith MacVean & Jeff Brown

Name of Rezoning Agent

Moore & Van Allen, PLLC

100 N. Tryon Street, Suite 4700

Agent's Address

Charlotte, NC 28202

704.331.3531(KM) 704-378-1954(KM)

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

Telephone Number Fax Number

keithmacvean@mvalaw.com; jeffbrown@mvalaw.com

E-mail Address

SEE ATTACHMENT A

Signature of Property Owner

High Family Partnership I, LP (Attn: Andrew Basile)

Name of Petitioner

1853 William Penn Way

Address of Petitioner

Lancaster, PA 17601

City, State, Zip

717.209.4058

Telephone Number

717.293.4488

Fax Number

abasile@high.net

E-mail Address

SEE ATTACHMENT B

Signature of Petitioner

ATTACHMENT A

**REZONING PETITION NO. [2017-____]
High Family Partnership I, LP**

**OWNER JOINDER AGREEMENT
*High Family Partnership I, LP***

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

1. At the end David Taylor Drive that are designated as Tax Parcel No.'s 029-011-20 and 32

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) 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 ____ day of _____, 2017.

High Family Partnership I, LP

By:

Name: Mark E. Fitzgerald

Its:

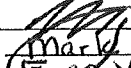
Exec VP & COO

ATTACHMENT B

REZONING PETITION NO. [2017-]
High Family Partnership I, LP

Petitioner:

High Family Partnership I, LP

By: 
Name: Mark C. Fitzgerald
Title: Exec VP & COO

2017-185 : High Family Partnership I, LP

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

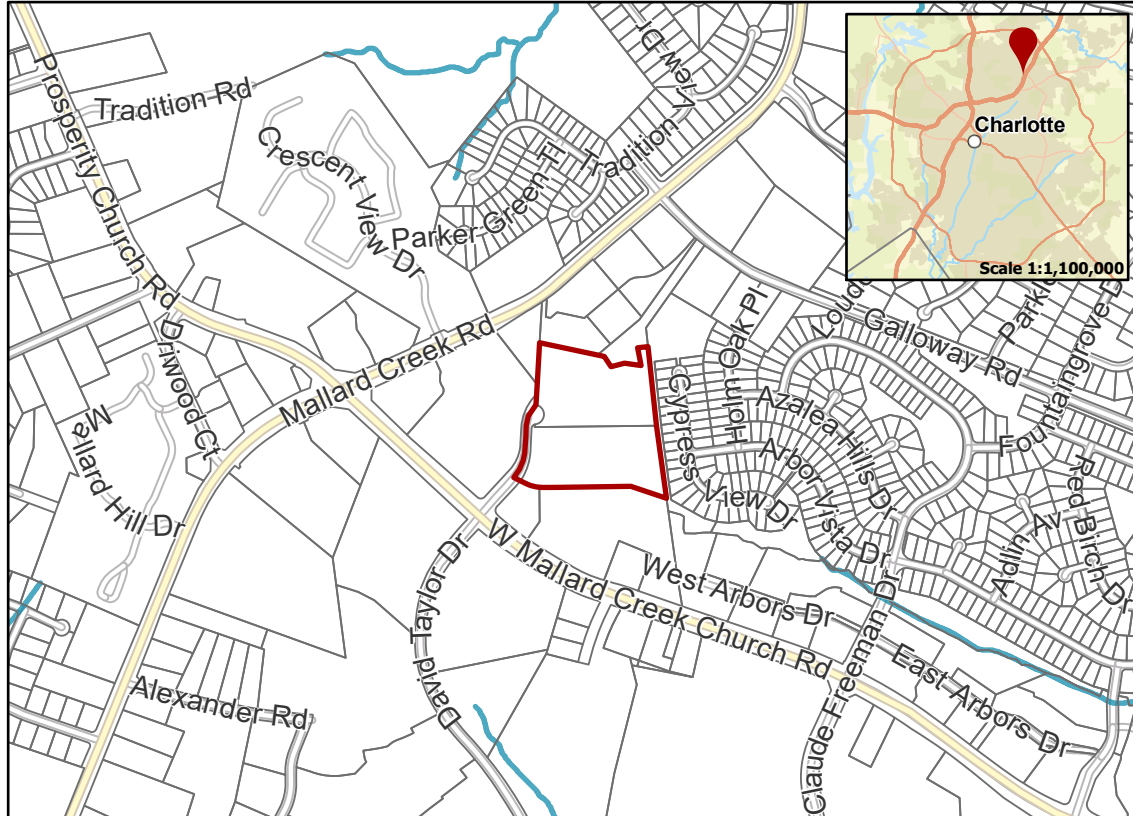
Requested Zoning UR-2(CD) (Urban Residential, Conditional)

Approximately 11.75 acres

Rezoning Map

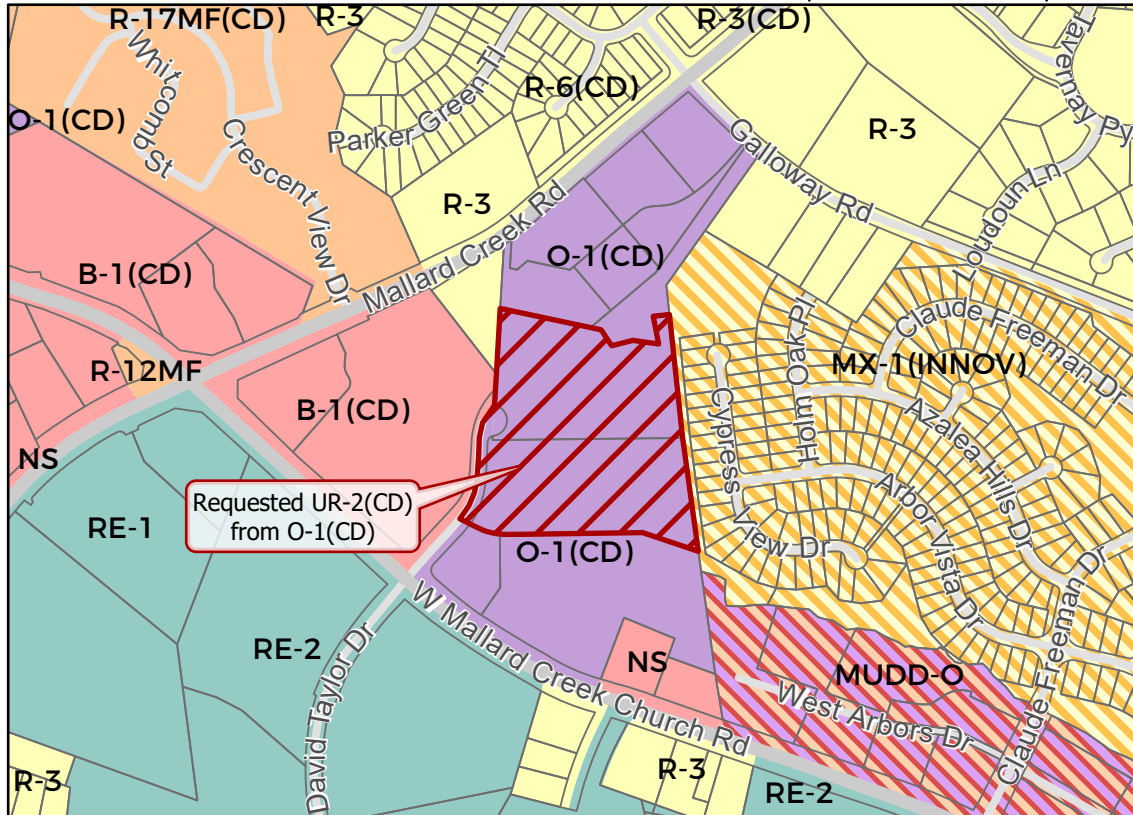


Location of Requested Rezoning



- 2017-185
- Inside City Limits
- Parcel
- Streams
- City Council District
- 4-Gregory A. Phipps

Existing Zoning & Rezoning Request



- Requested UR-2(CD) from O-1(CD)

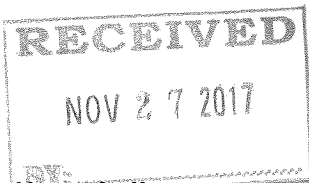
Zoning Classification

- Single Family
- Multi-Family
- Mixed Residential
- Research
- Office
- Business
- Mixed Use



Map Created 12/11/2017

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #: 2017-186
Date Filed: 11/27/2017
Received By: BH

Complete All Fields (Use additional pages if needed)

Property Owner: BrNell Holdings, LLC

Owner's Address: 205 SILVERCLIFF DR. City, State, Zip: MOUNT HOLLY, NC 28129

Date Property Acquired: 08/10/2010

Property Address: 224/228/232/236 W KINGSTON AVENUE

Tax Parcel Number(s): 119-08-907/119-08-906/119-08-905/119-08-904

Current Land Use: BOARDING HOUSE Size (Acres): .87 ACRES

Existing Zoning: R-22 MF Proposed Zoning: UR-220 Transit

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

Required Rezoning Pre-Application Meeting* with: Solomon Fortune, John Howard, Allan Goodwin, Katherine Mahoney

Date of meeting: 10/25/17

(*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): 5

Purpose/description of Conditional Zoning Plan: To allow for an attached housing community.

The Law Offices of Russell Fergusson, PLLC

Name of Rezoning Agent

1208 The Plaza

Agent's Address

Charlotte, NC 28205

City, State, Zip

(704)234-7488 (704) 612-0271

Telephone Number Fax Number

russell.fergusson@russellwfergusson.com

E-Mail Address

LeNell C. Grier
Signature of Property Owner

LeNell C. Grier

(Name Typed / Printed)

The Drakeford Company

Name of Petitioner(s)

1914 Brunswick Ave, Suite 1-A

Address of Petitioner(s)

Charlotte, NC 28207

City, State, Zip

(704) 344-0332 (704) 344-9992

Telephone Number Fax Number

bobby@tdcrealestate.com

E-Mail Address

Robert T. Drakeford
Signature of Petitioner

Robert T. Drakeford

(Name Typed / Printed)

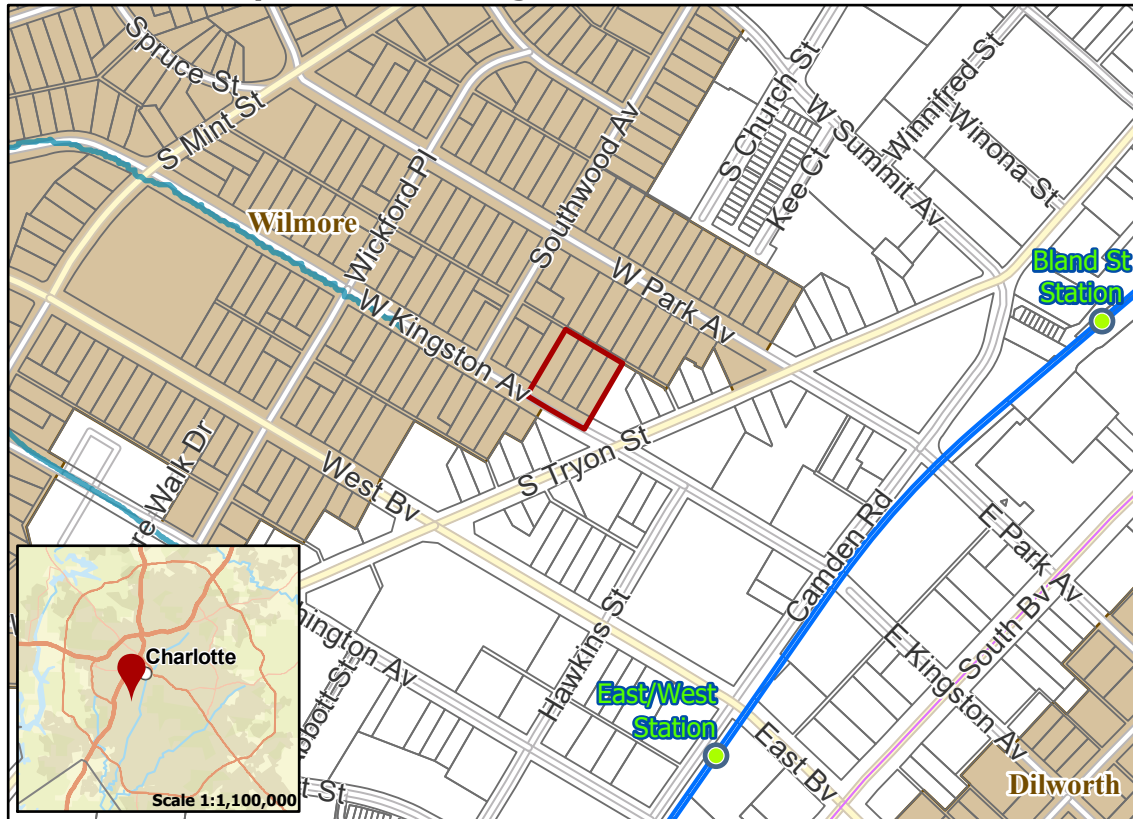
2017-186 : The Drakeford Company

Current Zoning R-22MF HD (Multi-Family Residential, Historic District Overlay)

Requested Zoning UR-2(CD) TS HD, 5 Year Vested (Urban Residential, Conditional, Transit Supportive Overlay, Historic District Overlay with 5 Year Vested Rights)

Approximately 0.87 acres

Location of Requested Rezoning

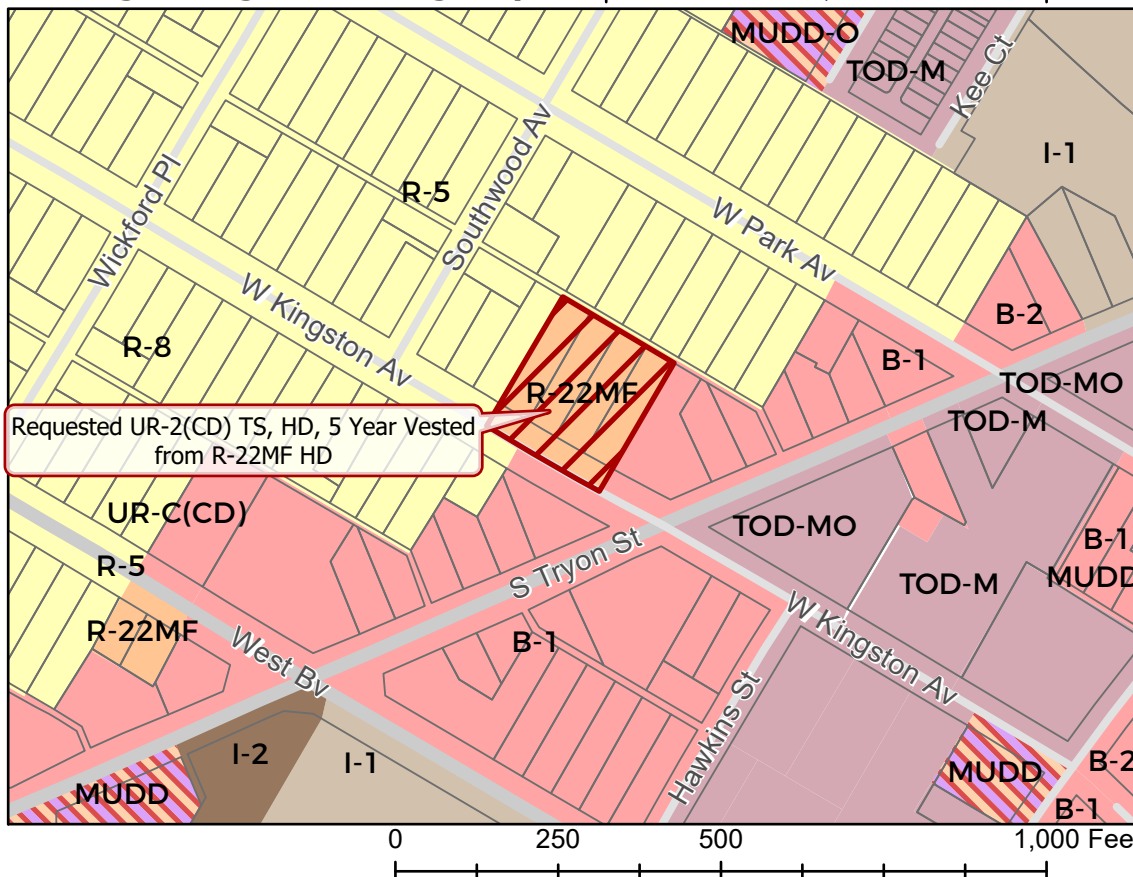


Rezoning Map



- 2017-186
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Streams
- Historic Districts
- City Council District
- 3-LaWana Mayfield

Existing Zoning & Rezoning Request



- Requested UR-2(CD) TS HD
5 Year Vested from R-22MF HD

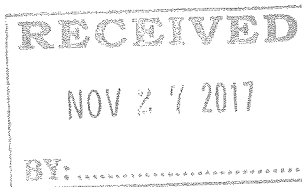
Zoning Classification

- Single Family
- Multi-Family
- Business
- Light Industrial
- Heavy Industrial
- Mixed Use
- Transit-Oriented



Map Created 12/11/2017

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-187

Petition #: _____
Date Filed: 11/27/2017
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: MAGA DEVELOPMENT LLC
Owner's Address: 2410 PROVIDENCE RD SOUTH City, State, Zip: WAXHAW, NC 28173
Date Property Acquired: OCT. 13TH 2017
Property Address: 9500 OLD MOORES CHAPEL RD. CHARLOTTE NC 28214
Tax Parcel Number(s): 05509109, ~~05566328~~
Current Land Use: RESIDENTIAL Size (Acres): ~~79.3~~ 79.3
Existing Zoning: R3, R4, R5, R8 Proposed Zoning: ~~R3~~ R6
Overlay: CR/LWWPA (Specify PED, Watershed, Historic District, etc.)
Required Rezoning Pre-Application Meeting* with: CLAIRE / TAMMY KEPLINGER / ALBERTO
Date of meeting: 11/27/17

(*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: _____

MAGA DEVELOPMENT LLC
TY A. MATTHEWS
Name of Rezoning Agent
2410 PROVIDENCE RD. SOUTH
Agent's Address
WAXHAW NC 28173
City, State, Zip
704-369-1145
Telephone Number Fax Number
TY @ MAGA DEVELOPMENT . COM
E-Mail Address
[Signature]
Signature of Property Owner
TY A. MATTHEWS
(Name Typed / Printed)

MAGA DEVELOPMENT LLC
Name of Petitioner(s)
2410 PROVIDENCE RD. SOUTH
Address of Petitioner(s)
WAXHAW NC 28173
City, State, Zip
704-369-1145
Telephone Number Fax Number
TY @ MAGA DEVELOPMENT . COM
E-Mail Address
[Signature]
Signature of Petitioner
TY A. MATTHEWS
(Name Typed / Printed)

2017-187 : MAGA Development LLC

Current Zoning R-3, R-4, R-8 LWPA (Single Family Residential, Lower Lake Wylie Protected Area)

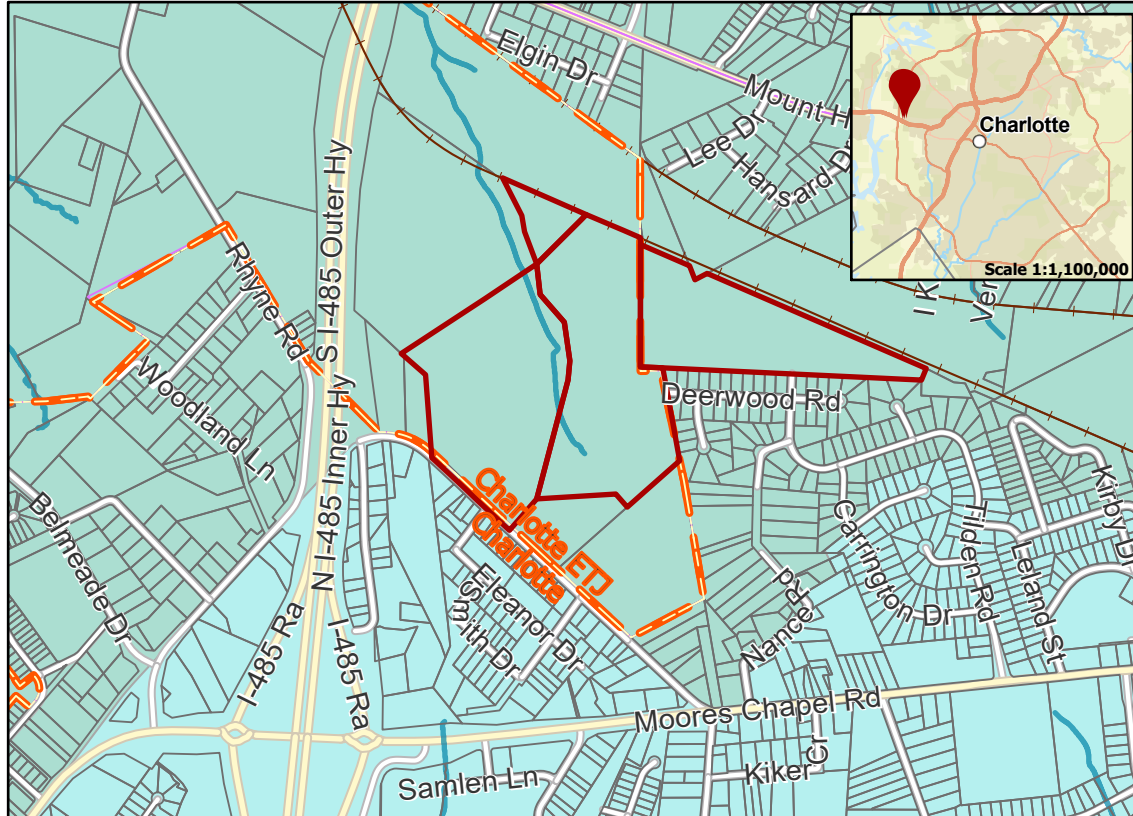
Requested Zoning R-6 LWPA (Single Family Residential, Lower Lake Wylie Protected Area)

Approximately 79.3 acres

Rezoning Map

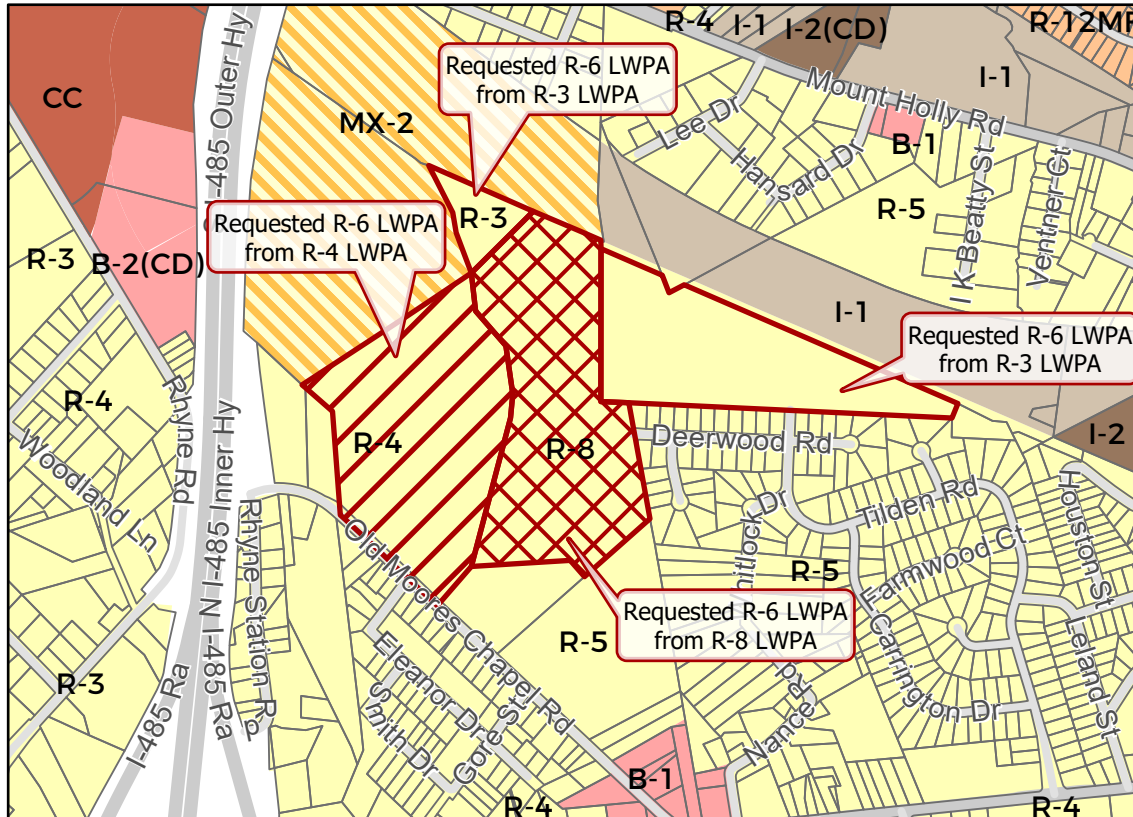


Location of Requested Rezoning



- 2017-187
- Inside & Outside City Limits
- Parcel
- Railway
- Streams
- Watershed Overlay
 - Lake Wylie - Protected Area
 - Lower Lake Wylie - Protected Area
- City Council District
 - 3-LaWana Mayfield

Existing Zoning & Rezoning Request



- Requested R-6 LWPA from R-3 LWPA
- Requested R-6 LWPA from R-4 LWPA
- Requested R-6 LWPA from R-8 LWPA

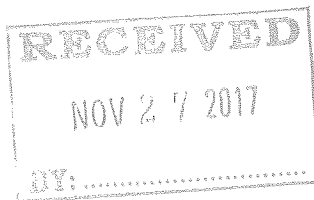
Zoning Classification

- Single Family
- Multi-Family
- Mixed Residential
- Business
- Commercial Center
- Light Industrial
- Heavy Industrial



Map Created 12/11/2017

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-188

Petition #: _____
Date Filed: 11/27/2017
Received By: [Signature]

Property Owners: SEE SCHEDULE 1 ATTACHED HERETO

Owner's Addresses: SEE SCHEDULE 1 ATTACHED HERETO

Date Properties
Acquired: SEE SCHEDULE 1 ATTACHED HERETO

Property Addresses: SEE SCHEDULE 1 ATTACHED HERETO

Tax Parcel Numbers: SEE SCHEDULE 1 ATTACHED HERETO

Current Land Use: vacant/commercial (Acres): ± 5.96

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

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

Required Rezoning Pre-Application Meeting* with: Solomon Fortune, Catherine Mahoney, Carlos Alzate, Alan Goodwin, and Brent Wilkinson

Date of meeting: 10/25/17

(*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 re-use of the existing buildings and to allow redevelopment of the Site as allowed by the TOD-M zoning district.

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

Providence Group Capital, LLC (Attn: J.Q. Freeman)

Name of Petitioner

1616 Camden Road, Ste. 550

Address of Petitioner

Charlotte, NC 28203

City, State, Zip

704.904.0713

Telephone Number

Fax Number

jfreeman@providencegroup.com

E-mail Address

SEE ATTACHMENT B

Signature of Petitioner

SCHEDULE 1

Parcel	Property Address	Owner	Owner's Address	Acreage	Date Acquired
149-024-05	200 E Cama Street, Charlotte, NC 28217	Barringer Partners LLC	4020 Old Pineville Road, Charlotte, NC 28217	3.04	10/19/20117
149-024-14	4006 and 4010 Old Pineville Road, Charlotte, NC 28217			1.69	07/21/2016
149-024-16	4020 Old Pineville Road, Charlotte, NC 28217			1.23	08/26/2015

ATTACHMENT A

**REZONING PETITION NO. [2017-_____]
 Providence Group Capital, LLC**

**OWNER JOINDER AGREEMENT
 Barringer Partners LLC**


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

1. 200 E Cama Street, Charlotte, NC 28217 that is designated as Tax Parcel No. 149-024-05
2. 4006 and 4010 Old Pineville Road, Charlotte, NC 28217 that is designated as Tax Parcel No. 149-024-14
3. 4020 Old Pineville Road, Charlotte, NC 28217 that is designated as Tax Parcel No. 149-024-16

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 TOD-M zoning district to the TOD-M(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 NOVEMBER, 2017.

Barringer Partners LLC

By: 
Name: CHRISTOPHER A BUTLAK
Its: EXP / MEMBER MANAGER

ATTACHMENT B

**REZONING PETITION NO. 2017-
Providence Capital Group**

Petitioner:

Providence Group Capital, LLC

By: 

Name: James O. Freeman

Title: Member/Manager & Principal

2017-188 : Providence Group Capital, LLC

Current Zoning TOD-M (Transit-Oriented Development - Mixed Use)

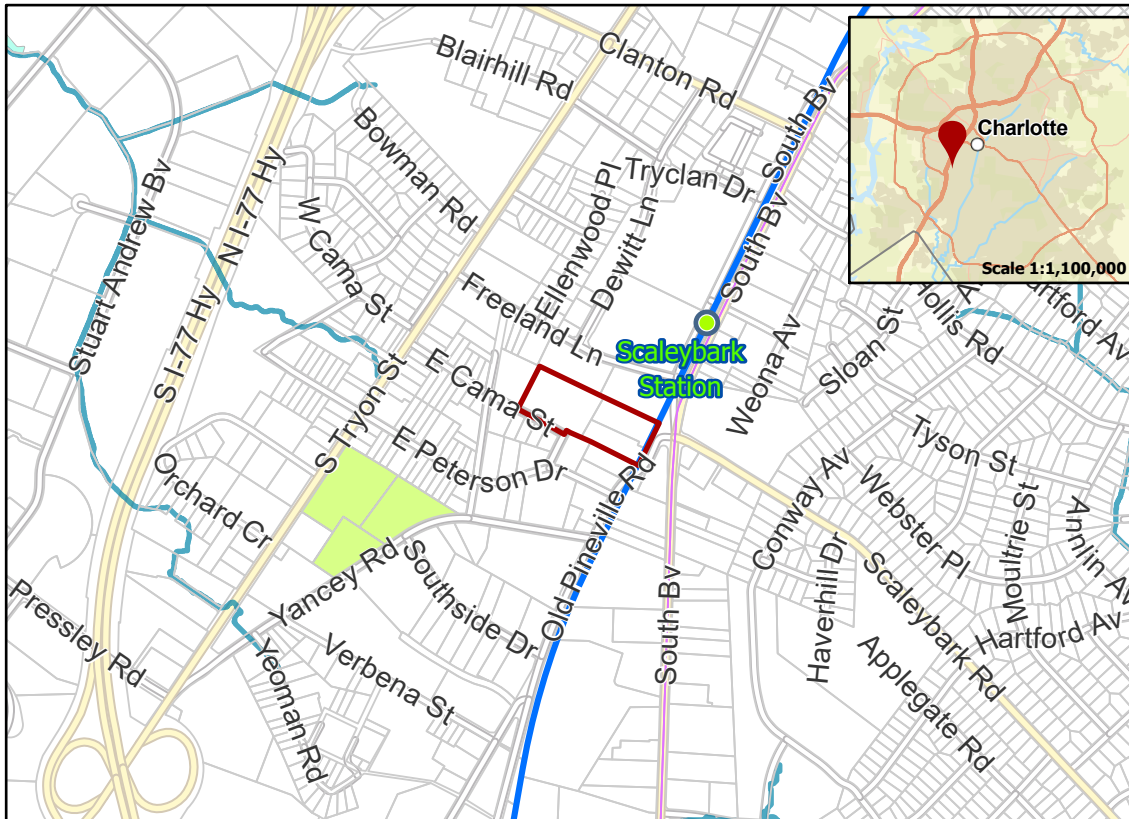
Requested Zoning TOD-M(O) (Transit-Oriented Development - Mixed Use, Optional)

Approximately 5.96 acres

Rezoning Map

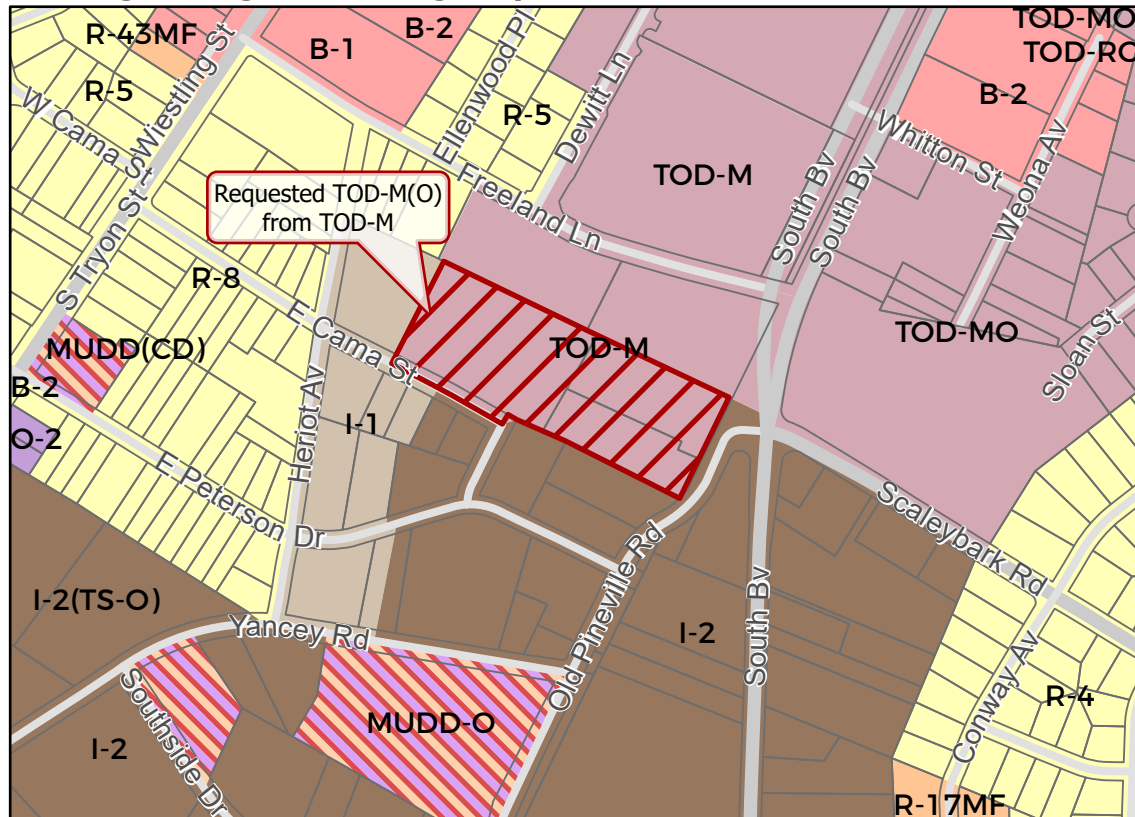


Location of Requested Rezoning



- 2017-188
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Streams
- FEMA Flood Plain
- Transit Supportive Overlay
- City Council District
- 3-LaWana Mayfield

Existing Zoning & Rezoning Request

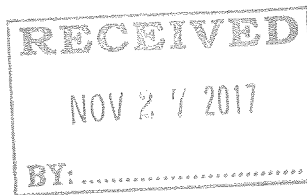


- Requested TOD-M(O) from TOD-M
- Single Family
- Multi-Family
- Office
- Business
- Light Industrial
- Heavy Industrial
- Mixed Use
- Transit-Oriented



Map Created 12/5/2017

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-189

Petition #: _____
Date Filed: 11/27/2017
Received By: [Signature]

Property Owners: William H Kelley III
Owner's Addresses: 10137 Horton Road, Charlotte, NC 28278
Date Properties Acquired: 06/28/1984
Property Addresses: 10137 Horton Road, Charlotte, NC 28278
Tax Parcel Numbers: 141-181-02
Current Land Use: Vacant (Acres): ± 42.6
Existing Zoning: R-3 Proposed Zoning: I-1(CD)
Overlay: Airport Noise Overlay & Lower Lake Wylie Watershed - Protected Area
(Specify PED, Watershed, Historic District, etc.)
Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham, Alberto Gonzalez, Carlos Alzate, Joshua Weaver, Grant Meacci
Date of meeting: November 6, 2017

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

For Conditional Rezoning Only:

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

Purpose/description of Conditional Zoning Plan: To allow the development of industrial uses on the Site.

Bridget Grant & 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

SL Horton Road, LLC

c/o The Silverman Group (Attn: Dan Lacz)

Name of Petitioner

788 Morris Turnpike

Address of Petitioner

Short Hills, NJ 07078

City, State, Zip

973.765.0100 x4063

Telephone Number

973.765.0101

Fax Number

DanLacz@silvermangroup.net

E-mail Address

SEE ATTACHMENT B

Signature of Petitioner

ATTACHMENT A

**REZONING PETITION NO. 2017-_____
SL Horton Road, LLC**

**OWNER JOINDER AGREEMENT
William H Kelley III**

The undersigned, as the owner of the parcel of land located at 10137 Horton Road, Charlotte, NC 28278 that is designated as Tax Parcel No. 141-181-02 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 R-3 zoning district to the I-1 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 November, 2017.

William H Kelley III

William H. Kelley III

ATTACHMENT B

**REZONING PETITION NO. 2017-
SL Horton Road, LLC**

Petitioner:

SL Horton Road, LLC

By: _____
Name: Blake Silverman
Title: Member

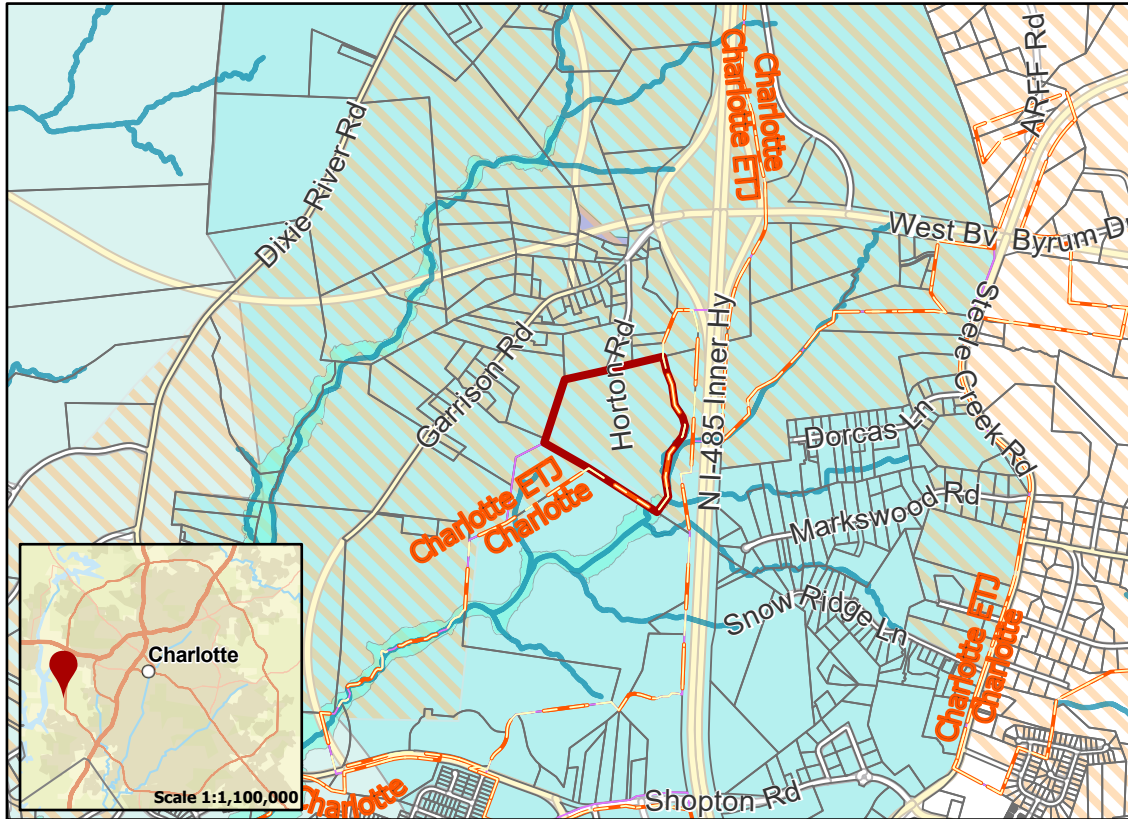
2017-189 : SL Horton Road, LLC

Current Zoning R-3 AIR LLWPA (Single Family Residential, Airport Noise Overlay, Lower Lake Wylie Protected Area)

Requested Zoning I-1(CD) AIR LLWPA(Light Industrial, Conditional, Airport Noise Overlay, Lower Lake Wylie Protected Area)

Approximately 42.6 acres

Location of Requested Rezoning



2017-189

Outside City Limits

Parcel

Streams

FEMA Flood Plain

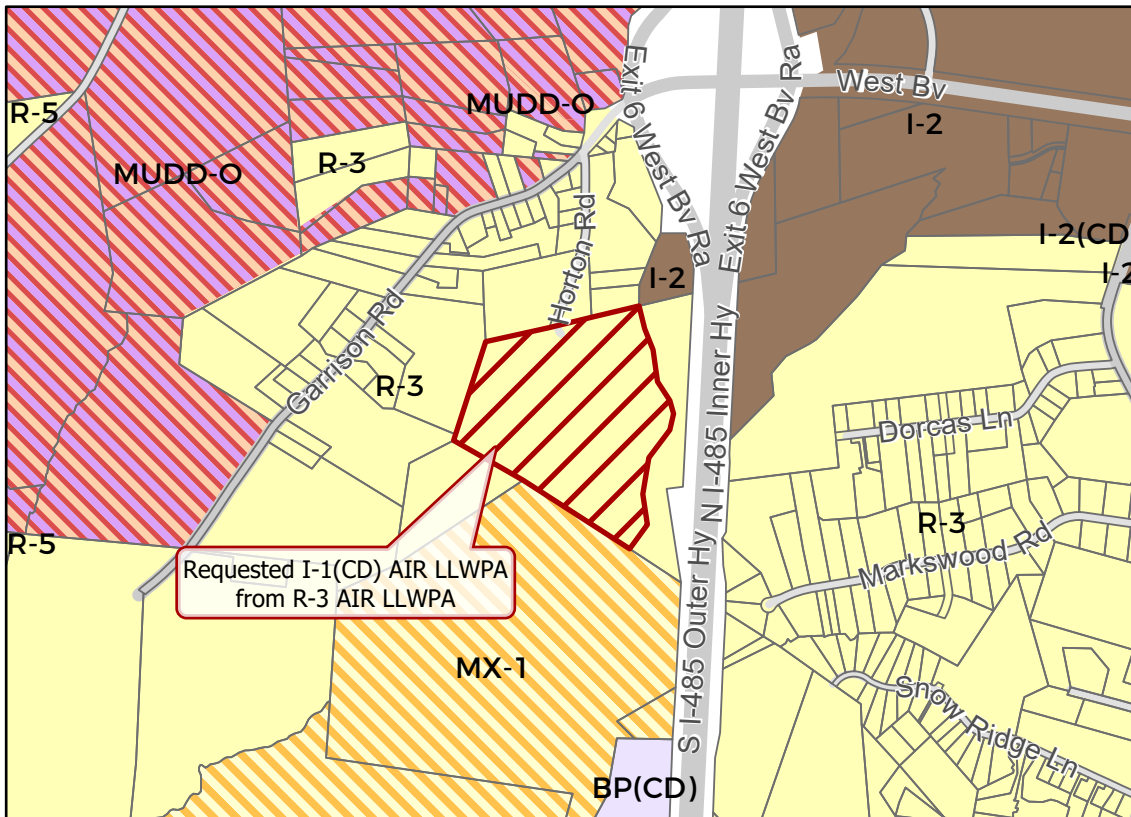
Airport Noise Overlay

Watershed Overlay

Lower Lake Wylie - Critical Area

Lower Lake Wylie - Protected Area

Existing Zoning & Rezoning Request



Requested I-1(CD) AIR LLWPA from R-3 AIR LLWPA

Zoning Classification

Single Family

Mixed Residential

Business Park

Heavy Industrial

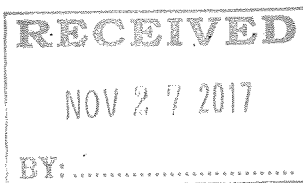
Mixed Use



N

Map Created 12/11/2017

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-190

Petition #:	
Date Filed:	11/27/2017
Received By:	[Signature]

Property Owners: Royal Properties LLC
Owner's Addresses: 3331 Johnny Cake Lane, Charlotte, NC 28226
Date Properties Acquired: 04/15/2005
Property Addresses: 924 W Sugar Creek Road, Charlotte, NC 28213
Tax Parcel Numbers: 089-064-39
Current Land Use: vacant (Acres): ± 9.82
Existing Zoning: R-4 Proposed Zoning: UR-2(CD)
Overlay: N/A
(Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Sonja Sanders, Mandy Rosen, Monica Holmes, Shannon Frye, and Isaiah Washington
Date of meeting: 11/21/17

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

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? ☐ 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

C4 Investments, LLC (Attn: Barry James)
Name of Petitioner
121 West Trade Street, Ste. 2550
Address of Petitioner
Charlotte, NC 28202
City, State, Zip
704.414.7477
Telephone Number Fax Number
bjames@csere.com
E-mail Address
SEE ATTACHMENT B
Signature of Petitioner

ATTACHMENT A

**REZONING PETITION NO. [2017-_____]
 C4 Investments, LLC**

**OWNER JOINDER AGREEMENT
 Royal Properties LLC**

The undersigned, as the owner of the parcel of land located at 924 W Sugar Creek Road that is designated as Tax Parcel No. 089-064-39 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 R-4 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 20 day of November, 2017.

Royal Properties LLC

By: [Signature]
Name: D. H. Patel
Its: Owner / Manager

ATTACHMENT B

**REZONING PETITION NO. 2017-
C4 Investments, LLC**

Petitioner:

C4 Investments, LLC

By: 

Name: Timothy D. Sitema

Title: Manager

2017-191 : New Petitioner

Current Zoning R-4 (Single Family Residential)

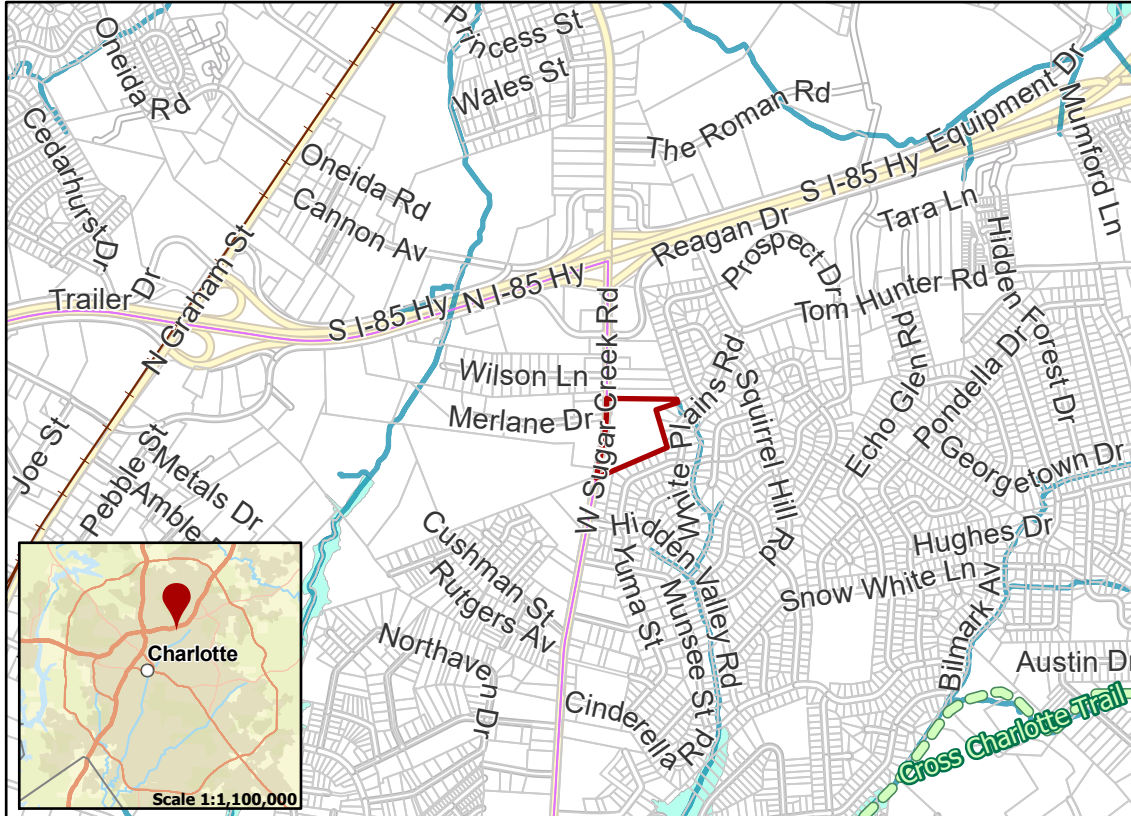
Requested Zoning UR-2(CD) (Urban Residential, Conditional)

Approximately 9.82 acres

Rezoning Map



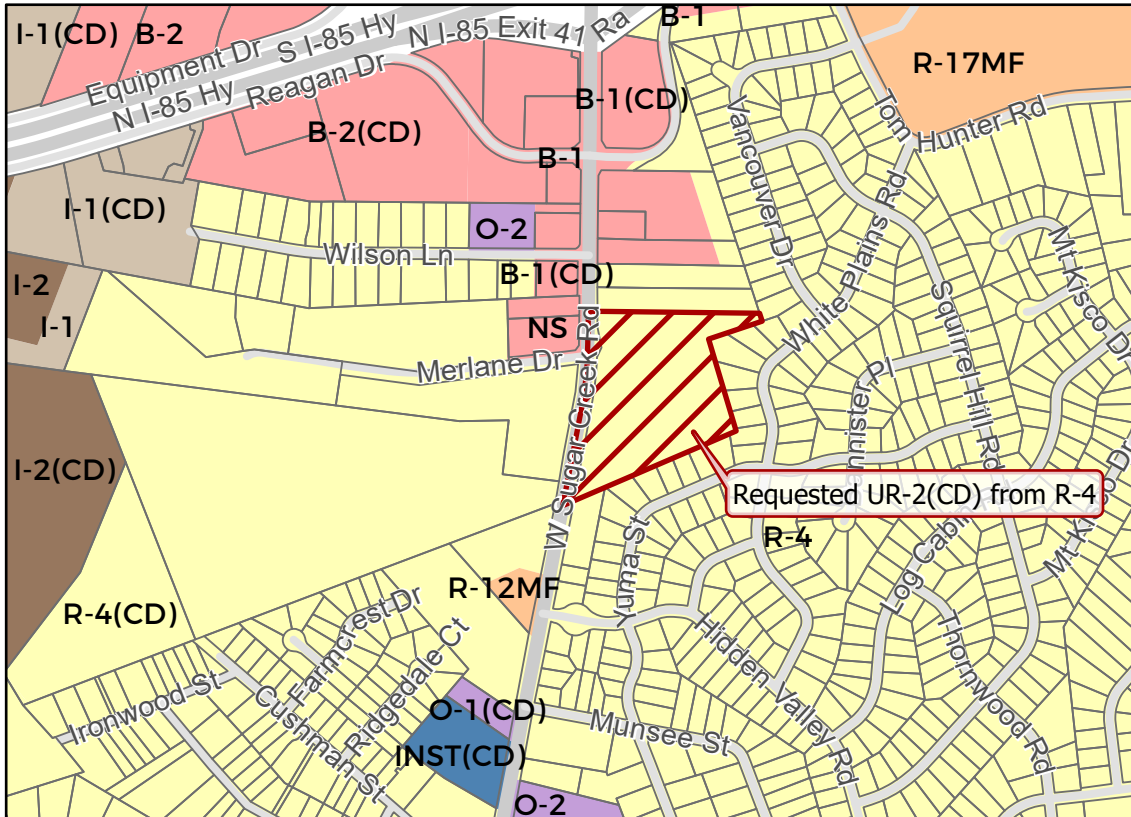
Location of Requested Rezoning



- 2017-190
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Railway
- Streams
- FEMA Flood Plain

City Council District
4-Gregory A. Phipps

Existing Zoning & Rezoning Request



Requested UR-2(CD)
from R-4

Zoning Classification

- Single Family
- Multi-Family
- Institutional
- Office
- Business
- Light Industrial
- General Industrial



Map Created 12/11/2017