

# Rezoning Petition Packet

## **Petitions: 2018-016 through 2018-031**

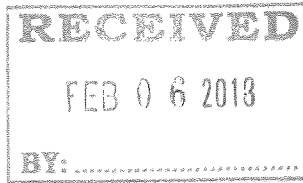
Petitions that were submitted by February 26, 2018

Staff Review Meeting: **March 22, 2018**

City Public Hearing: **To Be Determined**



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-016

Petition #:	
Date Filed:	2/6/18
Received By:	RH

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

Property Owner: Michael Loeb

Owner's Address: 615 N Center St City, State, Zip: Hickory, NC 28601

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

Property Address: 1300 E Sugar Creek Rd, Charlotte, NC 28205

Tax Parcel Number(s): 09302207

Current Land Use: Vacant Land Size (Acres): 0.35

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

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

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

Date of meeting: 1/23/2018

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

**For Conditional Rezoning Only:**

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

Purpose/description of Conditional Zoning Plan: \_\_\_\_\_

Michael Loeb  
Name of Rezoning Agent

615 N Center St  
Agent's Address

Hickory, NC 28601  
City, State, Zip

828-999-2033  
Telephone Number

828-999-2033  
Fax Number

michael.loeb22@gmail.com  
E-Mail Address

Michael Loeb  
Signature of Property Owner

Michael Loeb  
(Name Typed / Printed)

Michael Loeb  
Name of Petitioner(s)

615 N Center St  
Address of Petitioner(s)

Hickory, NC 28601  
City, State, Zip

828-999-2033  
Telephone Number

828-999-2033  
Fax Number

michael.loeb22@gmail.com  
E-Mail Address

Michael Loeb  
Signature of Petitioner

Michael Loeb  
(Name Typed / Printed)

## 2018-016: Michael Loeb

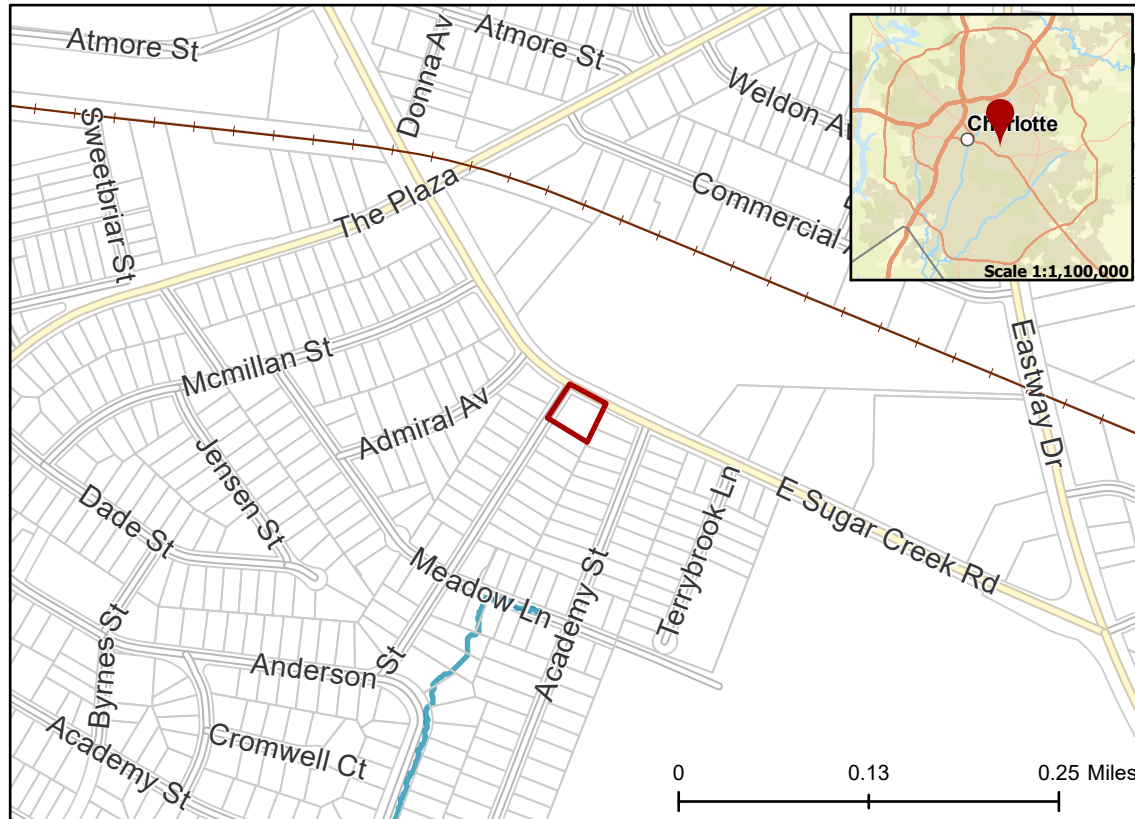
**Current Zoning** R-4 (Single Family Residential)

**Requested Zoning** R-5(Single Family Residential)

Approximately .35 acres

### Location of Requested Rezoning

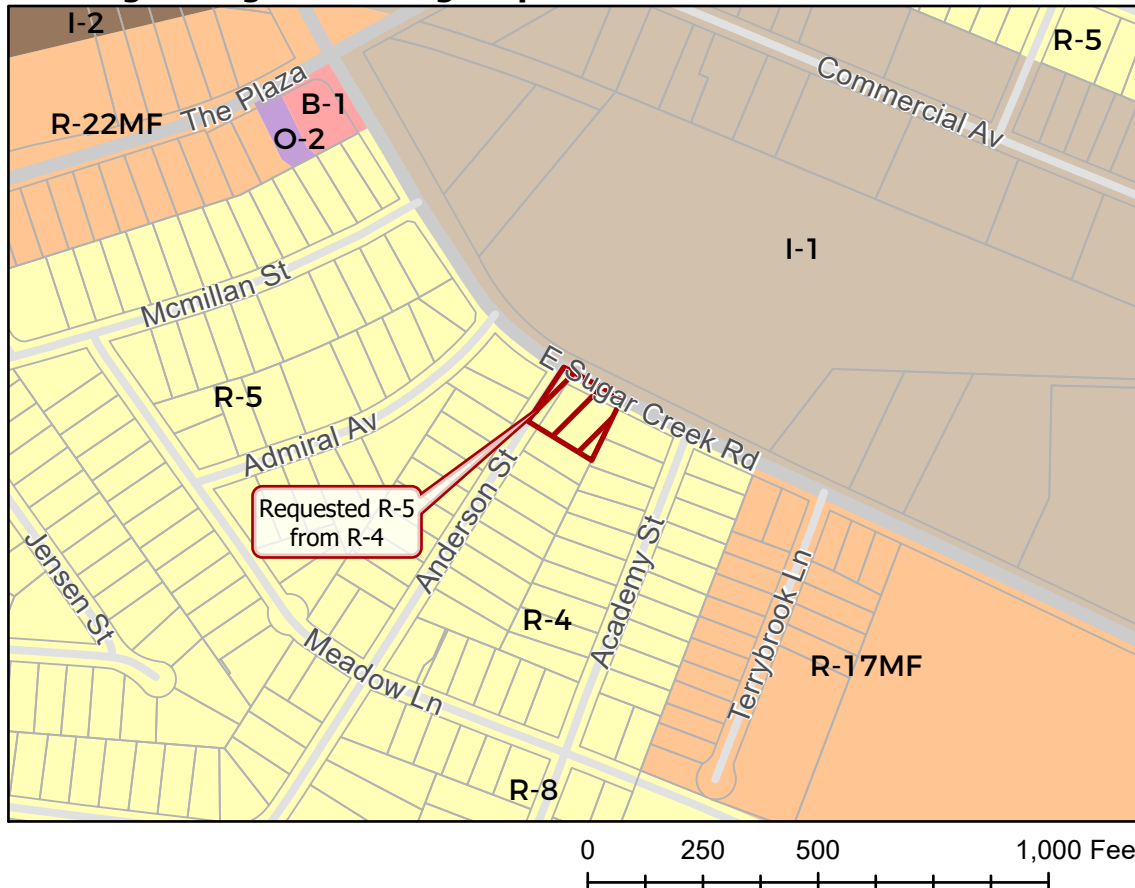
## Rezoning Map



- 2018-016
- Inside City Limits
- Parcel
- Railway
- Streams
- City Council District
- 1-Larken Eggleston



### Existing Zoning & Rezoning Request



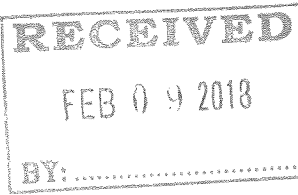
- Requested R-5 from R-4
- Zoning Classification
- Single Family
- Multi-Family
- Office
- Business
- Light Industrial
- General Industrial



Map Created 3/1/2018



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



Petition #: 2018-017  
Date Filed: 2/9/18  
Received By: [Signature]

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

Property Owner: Underdogs LLC

Owner's Address: 1700 Mecklenburg Ave City, State, Zip: Charlotte, NC 28205

Date Property Acquired: November 28, 2017

Property Address: 901 E Arrowood Rd, Charlotte, NC 28217

Tax Parcel Number(s): 20523105

Current Land Use: Commercial Size (Acres): 2.09 acres

Existing Zoning: B-1 SCD Proposed Zoning: TOD-M

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

Required Rezoning Pre-Application Meeting\* with: John Kinley, Kent Main, Peter Grisewood, Carlos Alzate

Date of meeting: January 30, 2018

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

Caren Wingate  
Name of Rezoning Agent

1030 Edgehill Rd S, Unit 103  
Agent's Address

Charlotte, NC 28207  
City, State, Zip

704-641-2154  
Telephone Number Fax Number

cwingate@wingadgroup.com  
E-Mail Address

[Signature]  
Signature of Property Owner

Alex Smereczniak  
(Name Typed / Printed)

Underdogs LLC  
Name of Petitioner(s)

1700 Mecklenburg Avenue, Suite 1  
Address of Petitioner(s)

Charlotte, NC 28205  
City, State, Zip

651.764.0342  
Telephone Number Fax Number

alex@2ULaundry.com  
E-Mail Address

[Signature]  
Signature of Petitioner

Alex Smereczniak  
(Name Typed / Printed)

## 2018-017: Underdogs LLC

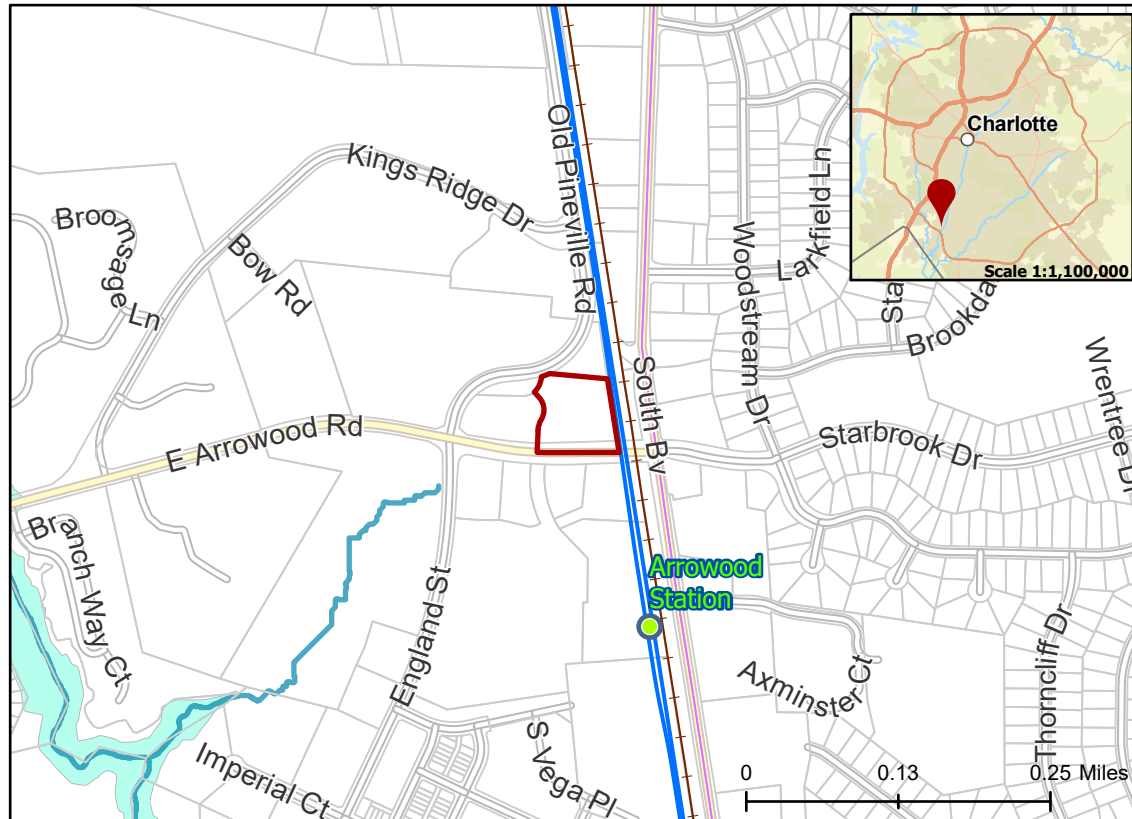
**Current Zoning** B-1 SCD (Business Shopping Center)

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

Approximately 2.09 acres

### Location of Requested Rezoning

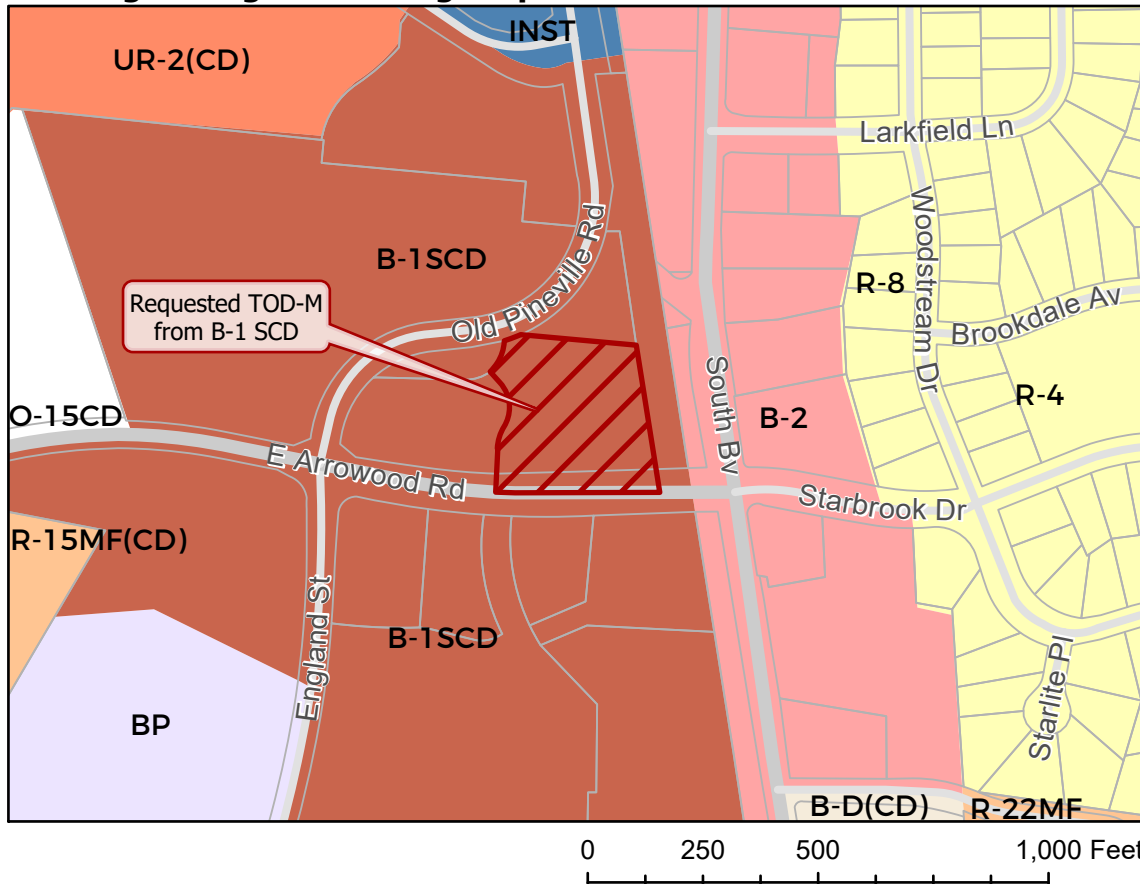
## Rezoning Map



- 2018-017
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Railway
- Streams
- FEMA Flood Plain
- City Council District
- 3-LaWana Mayfield



### Existing Zoning & Rezoning Request



- Requested TOD-M from B-1 SCD

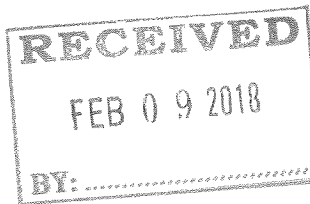
### Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Institutional
- Business Park
- Business
- Commercial Center
- Business-Distribution



Map Created 3/1/2018

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-018

Petition #:	_____
Date Filed:	2/9/2018
Received By:	<i>[Signature]</i>

**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: 2010 The Plaza, 1926 The Plaza, 1925 Nassau Boulevard

Tax Parcel Number(s): 095-061-01, 095-061-02, and 095-061-26

Current Land Use: Hotel and events facility (Vanlandingham Estate) and single family residential Size (Acres): 4.54 acres

Existing Zoning: R-5, R-5(HD-O) & B-2(CD)(HD-O) Proposed Zoning: MUDD-O (HD-O)

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

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

Date of meeting: 01/24/18 2/8/18

(\*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: Requesting MUDD-O (HD-O) zoning to allow townhomes and uses allowed within MUDD district for the existing hotel as described in the development standards noted on sheet RZ-200 of the rezoning documents.

Colin M. Jenest, PE  
ColeJenest & Stone, PA

Name of Rezoning Agent

200 South Tryon Street, Suite 1400

Agent's Address

Charlotte, NC 28202

City, State, Zip

704-971-4510 704-376-7851

Telephone Number Fax Number

cjenest@colejeneststone.com

E-Mail Address

See Attached Joinder Agreement

Signature of Property Owner

(Name Typed / Printed)

Unique Southern Estates, LLC  
c/o Billy Maddalon

Name of Petitioner(s)

2010 The Plaza

Address of Petitioner(s)

Charlotte, NC 28205

City, State, Zip

704-376-3357

Telephone Number Fax Number

billy@vanlandinghamestate.com

E-Mail Address

See Attached Signature Page

Signature of Petitioner

(Name Typed / Printed)

Exhibit A to Rezoning Application Filed by Unique Southern Estates, LLC

Property Owner Information and Acquisition Dates

**Tax Parcel No. 095-061-01**

Unique Southern Estates, LLC  
c/o Billy Maddalon  
2010 The Plaza  
Charlotte, NC 28205-3032

Date Property Acquired: April 2, 1998

**Tax Parcel No. 095-061-02**

Mark A. Maddalon  
1926 The Plaza  
Charlotte, NC 28205-3030

Date Property Acquired: October 29, 1999

**Tax Parcel No. 095-061-26**

Unique Southern Estates, LLC  
c/o Billy Maddalon  
2010 The Plaza  
Charlotte, NC 28205-3032

Date Property Acquired: April 1, 2002

Signature of Unique Southern Estates, LLC

**UNIQUE SOUTHERN ESTATES, LLC**

By: B. D. D.

Name: BILLY MADDALON

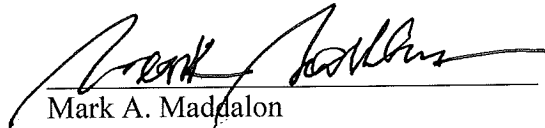
Title: MANAGING MEMBER

Date: January 21, 2018

**REZONING APPLICATION NO. 2018 - \_\_\_\_\_**  
**UNIQUE SOUTHERN ESTATES, LLC, PETITIONER**  
**JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by Unique Southern Estates, LLC that is designated as Tax Parcel No. 095-061-02 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site to the MUDD-O zoning district.

This 21 day of January, 2018.

  
Mark A. Maddalon

## 2018-018: Unique Southern Estates, LLC

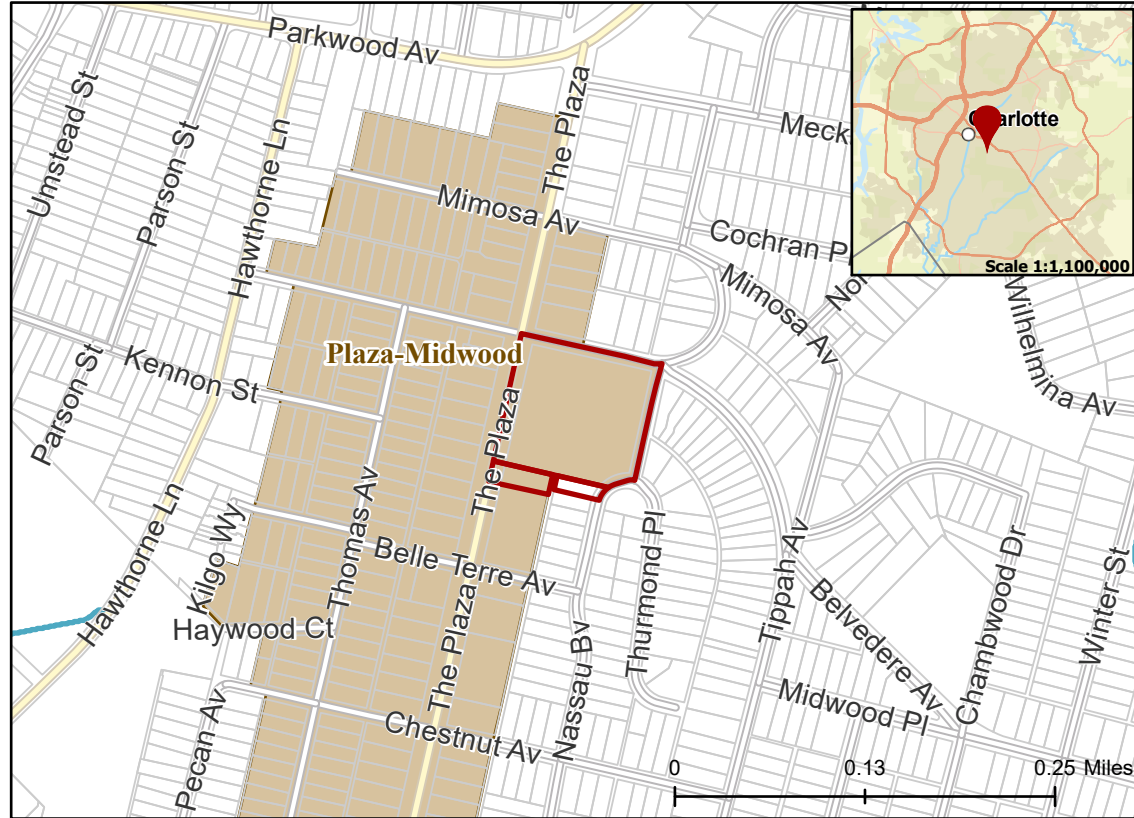
**Current Zoning** R-5(Single Family Residential) R-5(HD-O) (Single Family Residential, Historic District Overlay)  
B-2 (CD) (HD-O) (General Business, Conditional, Historic District Overlay)

**Requested Zoning** MUDD-O (HD-O) (Mixed Use Development District, Optional, Historic District Overlay)  
with 5-Year Vested Rights.

Approximately 4.54 acres

### Location of Requested Rezoning

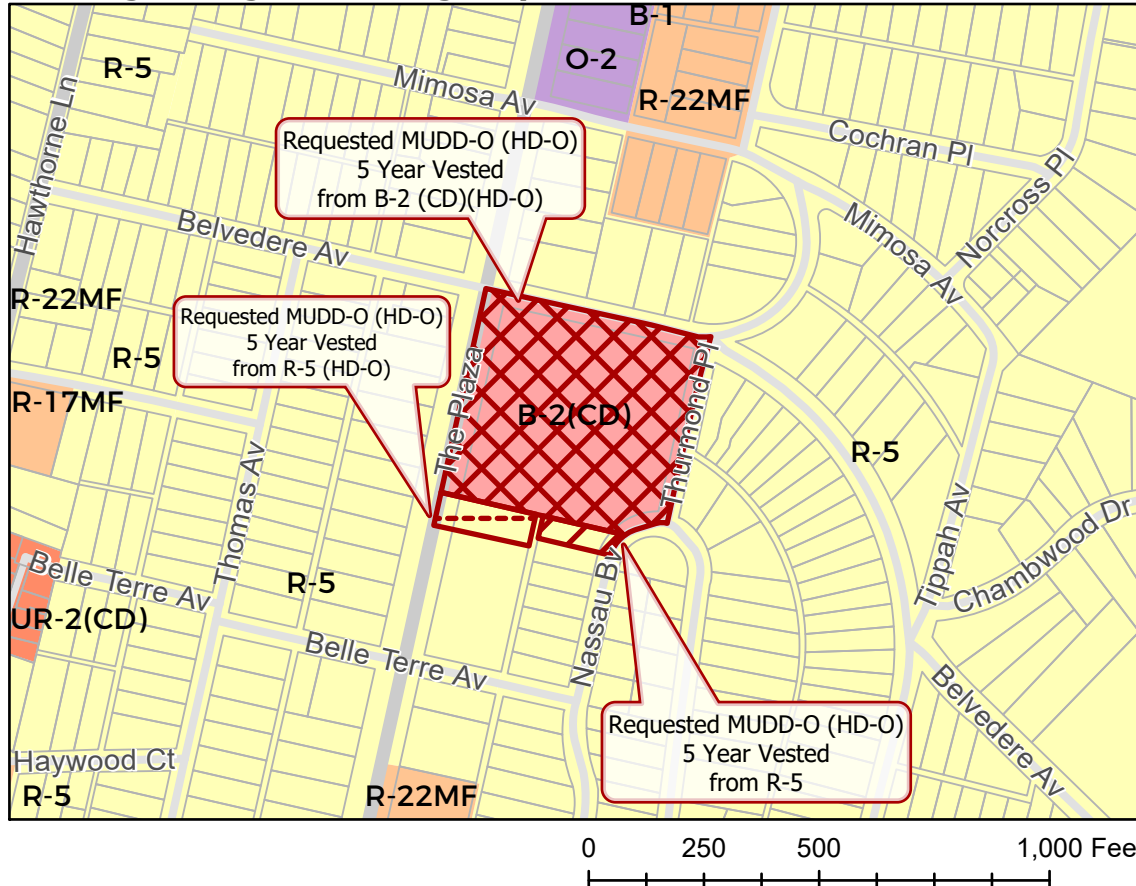
## Rezoning Map



- 2018-018
- Inside City Limits
- Parcel
- Streams
- Historic Districts
- City Council District
- 1-Larken Egleston



### Existing Zoning & Rezoning Request



- Requested MUDD-O (HD-O)  
5 Year Vested  
from R-5
- Requested MUDD-O (HD-O)  
5 Year Vested  
from R-5(HD-O)
- Requested MUDD-O (HD-O)  
5 Year Vested  
from B-2 (CD)(HD-O)

#### Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Office
- Business

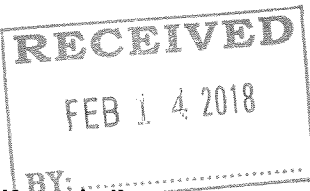


Map Created 3/1/2018





**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-019

Petition #: \_\_\_\_\_  
Date Filed: 2/14/2018  
Received By: Bf

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

Property Owner: Ricardo Torres

Owner's Address: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_

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

Property Address: 3540 N. Sharon Amity Rd

Tax Parcel Number(s): 10301112

Current Land Use: OFFICE Size (Acres): .52 Ac

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

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

Required Rezoning Pre-Application Meeting\* with: Sonja Sanders, Mandy Rosen, Isaiah Washington  
Date of meeting: 2/11/18

(\*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: To replace existing building with a new structure. All other conditions of prior rezoning remain.

LUCIA GRIFFITH  
Name of Rezoning Agent

224 W 10<sup>th</sup> St.  
Agent's Address

Charlotte NC 28202  
City, State, Zip

704 526 7600  
Telephone Number Fax Number

lucia@metrolandmarks.com  
E-Mail Address

[Signature]  
Signature of Property Owner

Ricardo Torres  
(Name Typed / Printed)

Ricardo Torres  
Name of Petitioner(s)

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

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

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

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

[Signature]  
Signature of Petitioner

Ricardo Torres  
(Name Typed / Printed)

## 2018-019: Ricardo Torres

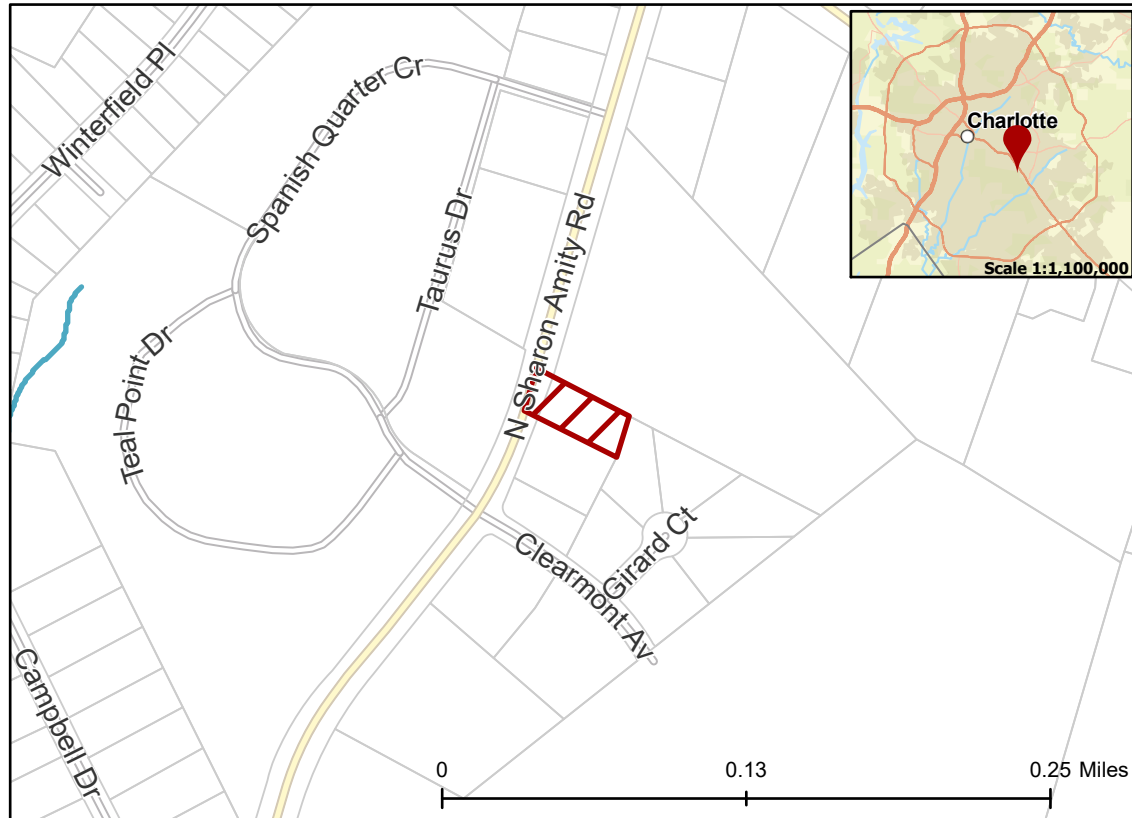
**Current Zoning** O-1(CD) (Office, Conditional)

**Requested Zoning** O-1(CD) SPA (Office, Conditional, Site Plan Amendment)

Approximately .52 acres

### Location of Requested Rezoning

## Rezoning Map



- 2018-019
- Inside City Limits
- Parcel
- Streams
- City Council District**
  - 5-Matt Newton



### Existing Zoning & Rezoning Request



- Requested O-1(CD) SPA from O-1(CD)

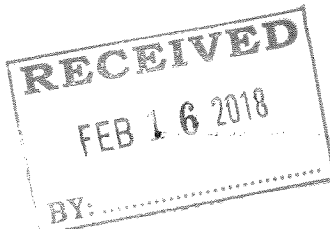
### Zoning Classification

- Single Family
- Multi-Family
- Office
- Business



Map Created 3/1/2018

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-020

Petition #:	_____
Date Filed:	2/16/2018
Received By:	BH

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

Property Owner: LCRE Arrowood LLC

Owner's Address: 333 W Trade St, Suite 370 City, State, Zip: Charlotte, NC 28202

Date Property Acquired: September 1, 2017

Property Address: 809 E Arrowood Rd, Charlotte NC 28217

Tax Parcel Number(s): 20523107

Current Land Use: Commercial/Retail Strip Center Size (Acres): 3.16 acres

Existing Zoning: B-1 SCD Proposed Zoning: TOD=M

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

Required Rezoning Pre-Application Meeting\* with: John Kinley, Grant Meacci, Jason Prescott, Michael Russell, Carlos Alzate

Date of meeting: February 12, 2018

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

\_\_\_\_\_

\_\_\_\_\_

Caren Wingate  
Name of Rezoning Agent

1030 Edgehill Rd S, Unit 103  
Agent's Address

Charlotte, NC 28207  
City, State, Zip

704-641-2154 \_\_\_\_\_  
Telephone Number Fax Number

cwingate@wingadgroup.com  
E-Mail Address

[Signature]  
Signature of Property Owner

Jon Dixon  
(Name Typed / Printed)

LCRE Arrowood LLC  
Name of Petitioner(s)

333 W Trade St, Suite 370  
Address of Petitioner(s)

Charlotte, NC 28202  
City, State, Zip

704.900.7307 \_\_\_\_\_  
Telephone Number Fax Number

Jon.Dixon@lcrepartners.com  
E-Mail Address

[Signature]  
Signature of Petitioner

Jon Dixon  
(Name Typed / Printed)

## 2018-020:LCRE Arrowood LLC

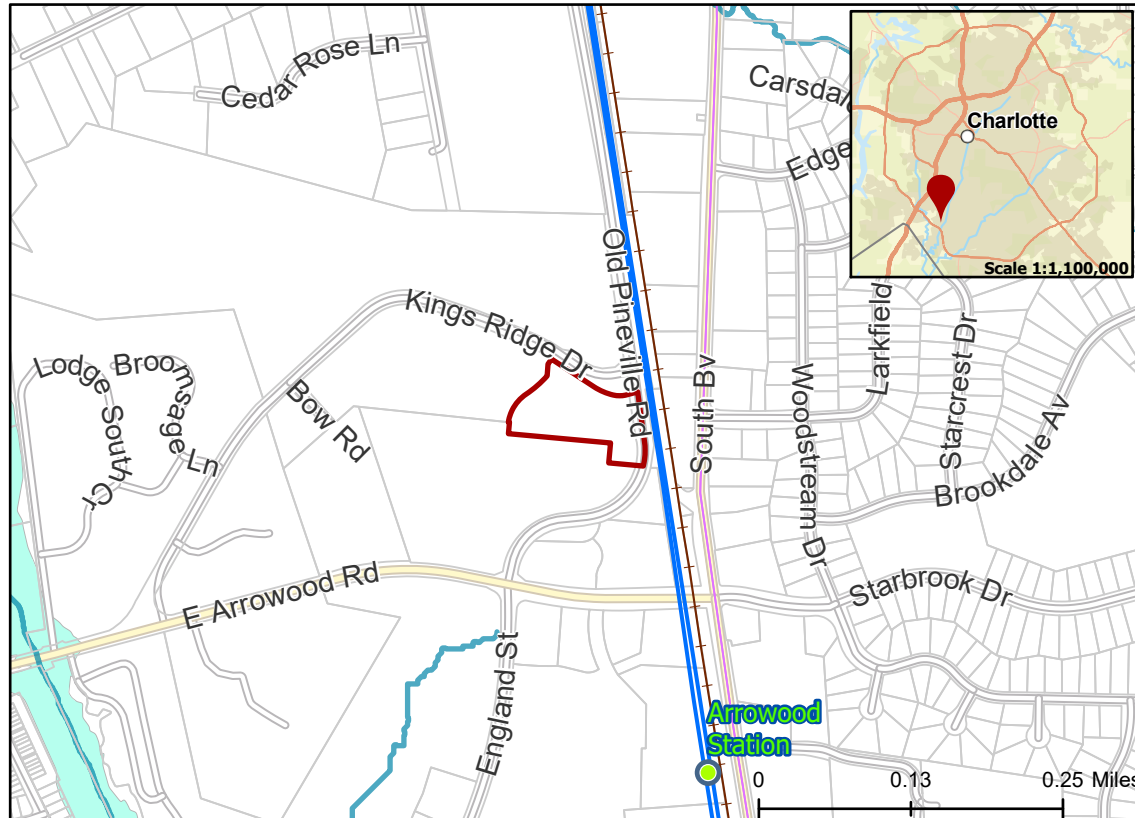
**Current Zoning** B-1 SCD (Business Shopping Center)

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

Approximately 3.16 acres

### Location of Requested Rezoning

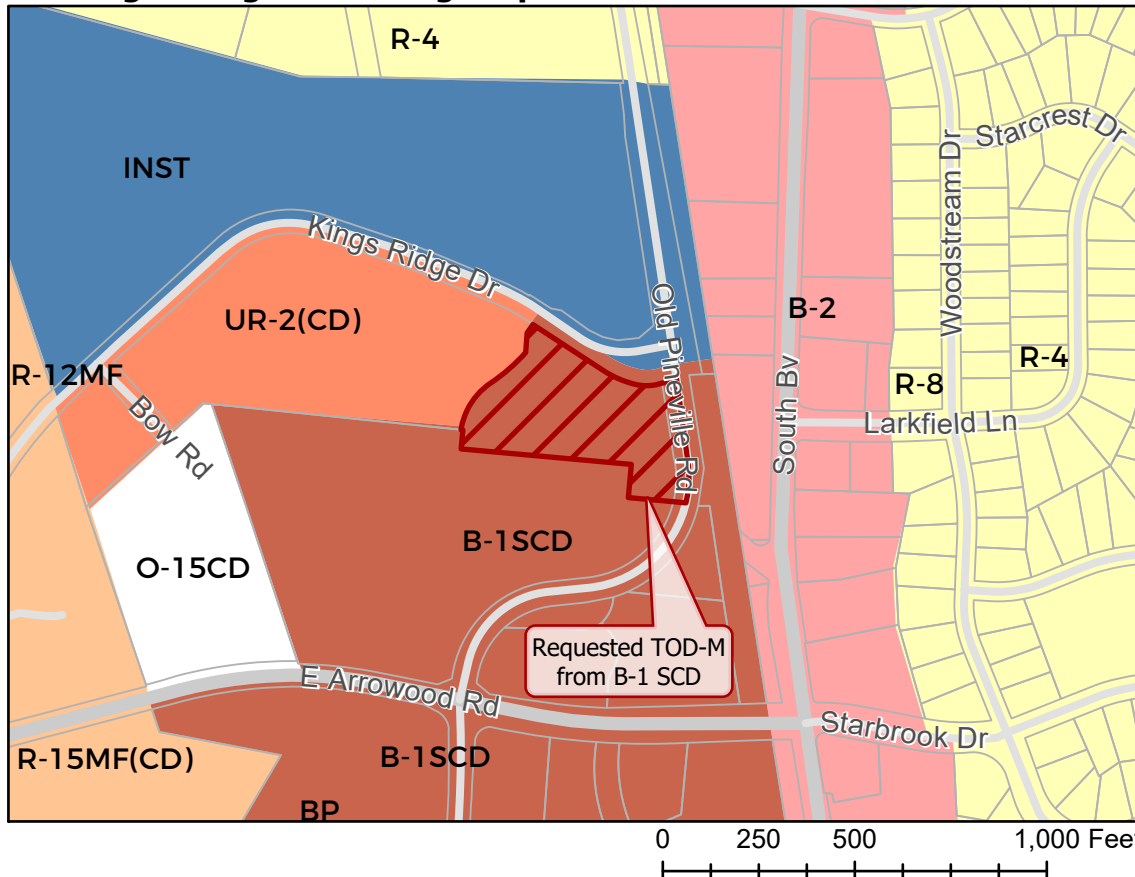
## Rezoning Map



- 2018-020
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Railway
- Streams
- FEMA Flood Plain
- City Council District
- 3-LaWana Mayfield



### Existing Zoning & Rezoning Request



- Requested TOD-M from B-1 SCD

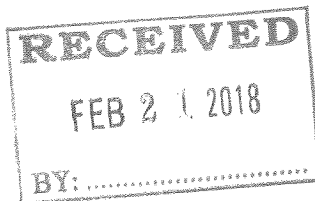
### Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Institutional
- Business Park
- Business
- Commercial Center



Map Created 3/1/2018

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-021

Petition #: \_\_\_\_\_  
Date Filed: 2/21/2018  
Received By: [Signature]

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

Property Owner: Michael Melton  
Owner's Address: 3000 Johnston Dehler Rd City, State, Zip: Charlotte NC 28205  
Date Property Acquired: 10-25-06  
Property Address: 3100 The Plaza Charlotte NC 28205  
Tax Parcel Number(s): 09309201  
Current Land Use: Retail Size (Acres): 0.370 GIS Acres  
Existing Zoning: Conditional B-1(CD) Proposed Zoning: Conventional B-1  
Overlay: Retail Store (Specify PED, Watershed, Historic District, etc.)  
Required Rezoning Pre-Application Meeting\* with: Soldman Fortune  
Date of meeting: 2-20-18

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

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

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

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

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

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

mike@TheTireDepot.com  
E-Mail Address

[Signature]  
Signature of Property Owner

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

Michael Melton  
Name of Petitioner(s)

3000 Johnston Dehler Rd  
Address of Petitioner(s)

Charlotte NC 28269  
City, State, Zip

704-201-3664 704-334-0646  
Telephone Number Fax Number

mike@TheTireDepot.com  
E-Mail Address

[Signature]  
Signature of Petitioner

Michael Melton  
(Name Typed / Printed)

## 2018-021: Michael Melton

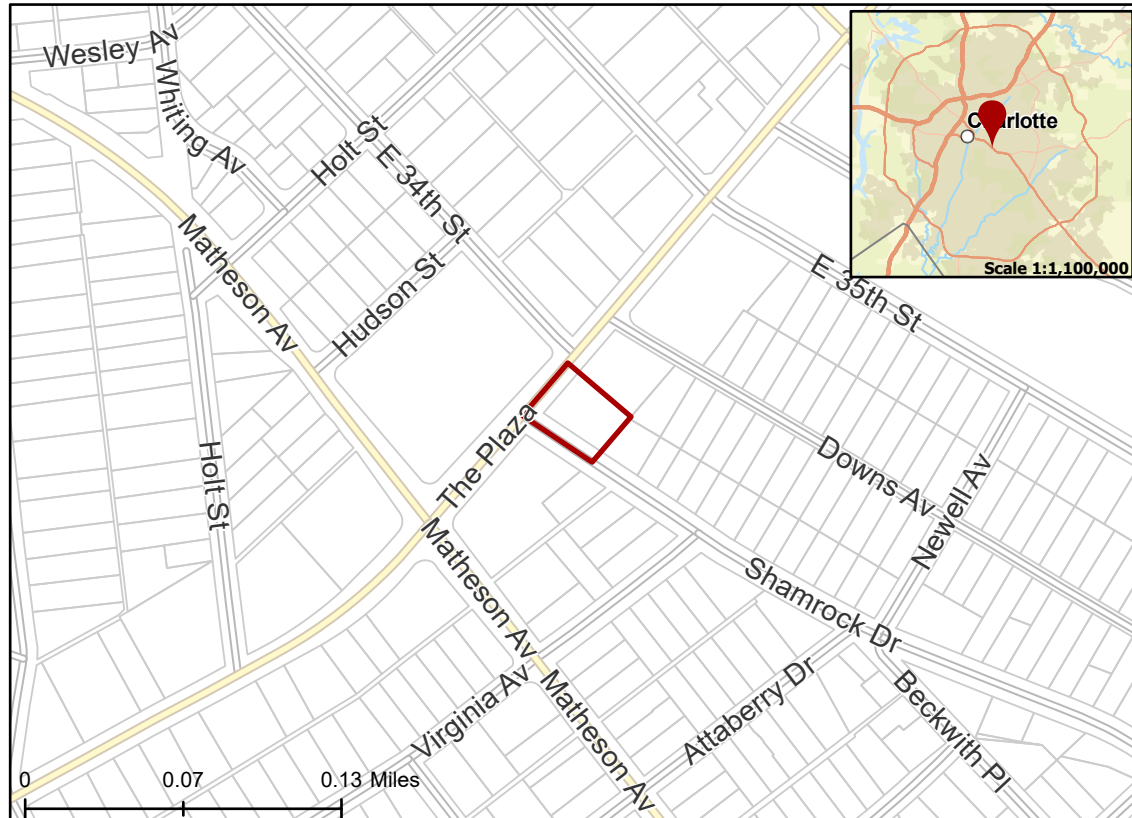
**Current Zoning** B-1(CD) (Neighborhood Business, Conditional)

**Requested Zoning** B-1 (Neighborhood Business)

Approximately .37 acres

### Location of Requested Rezoning

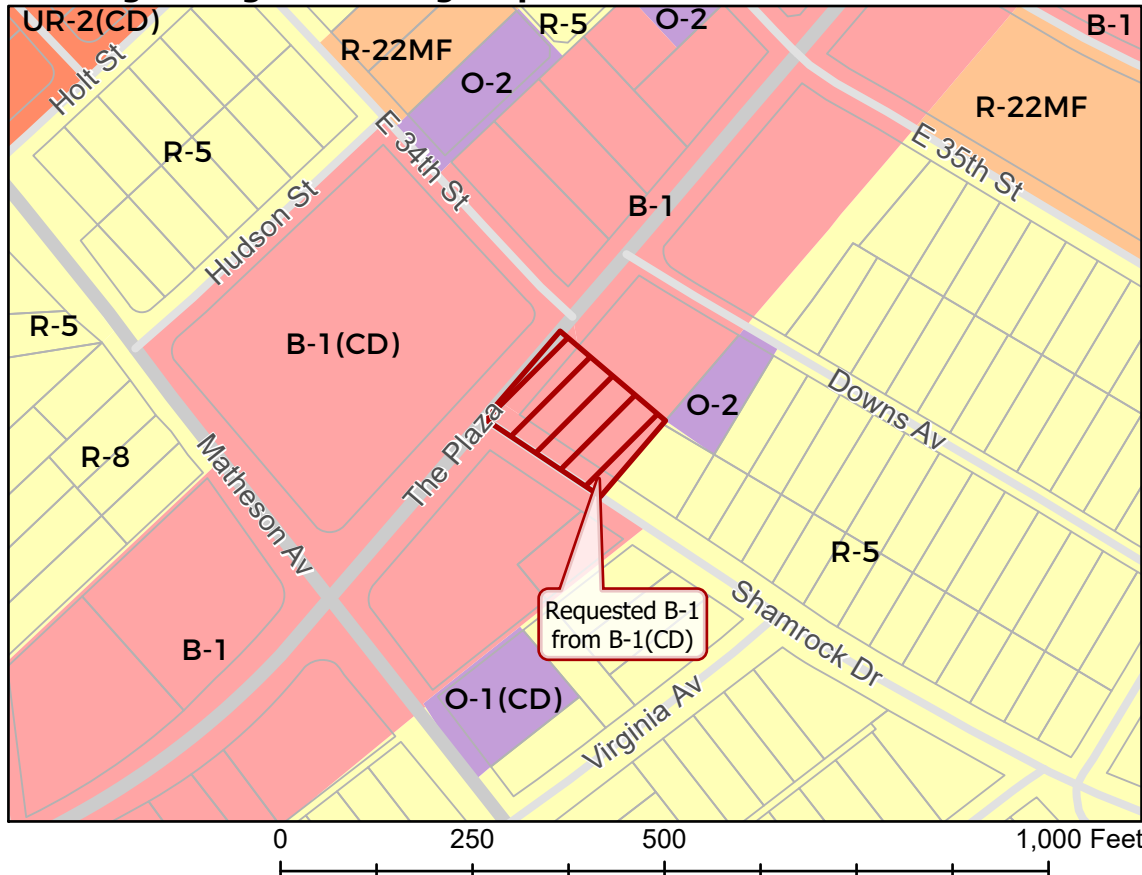
## Rezoning Map



- 2018-021
- Inside City Limits
- Parcel
- City Council District
- 1-Larken Egleston



### Existing Zoning & Rezoning Request

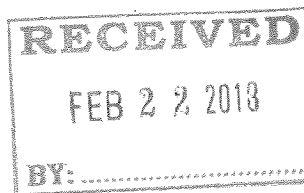


- Requested B-1 from B-1(CD)
- Zoning Classification
- Single Family
- Multi-Family
- Urban Residential
- Office
- Business



Map Created 3/1/2018

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-022

Petition #:	
Date Filed:	2/22/2018
Received By:	[Signature]

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

Property Owner: Short Development Group, LLC

Owner's Address: 2328 Bay Street City, State, Zip: Charlotte, NC, 28205

Date Property Acquired: October 8, 2013

Property Address: 700 East Woodlawn Road, Charlotte, NC 28209

Tax Parcel Number(s): 17101152

Current Land Use: Single Family Size (Acres): 1.57 Acres

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

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

Required Rezoning Pre-Application Meeting\* with: John Kinley

Date of meeting: February 6, 2018

(\*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): No

Purpose/description of Conditional Zoning Plan: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Brian Smith  
Name of Rezoning Agent

1318 E-6 Central Avenue  
Agent's Address

Charlotte, NC, 28205  
City, State, Zip

(704)334-3303 (704)334-3305  
Telephone Number Fax Number

Brian@urbandesignpartners.com  
E-Mail Address

[Signature]  
Signature of Property Owner

Kyle Short  
(Name Typed / Printed)

Kyle Short  
Name of Petitioner(s)

2328 Bay Street  
Address of Petitioner(s)

Charlotte, NC, 28205  
City, State, Zip

(704)258-2396  
Telephone Number Fax Number

Kyle.A.Short@Gmail.com  
E-Mail Address

[Signature]  
Signature of Petitioner

Kyle Short  
(Name Typed / Printed)



## 2018-022: Kyle Short

**Current Zoning** UR-2 (CD) (SPA)(Urban Residential, Conditional, Site Plan Amendment)

**Requested Zoning** UR-2 (CD) (SPA)(Urban Residential, Conditional, Site Plan Amendment)

Approximately 1.57 acres

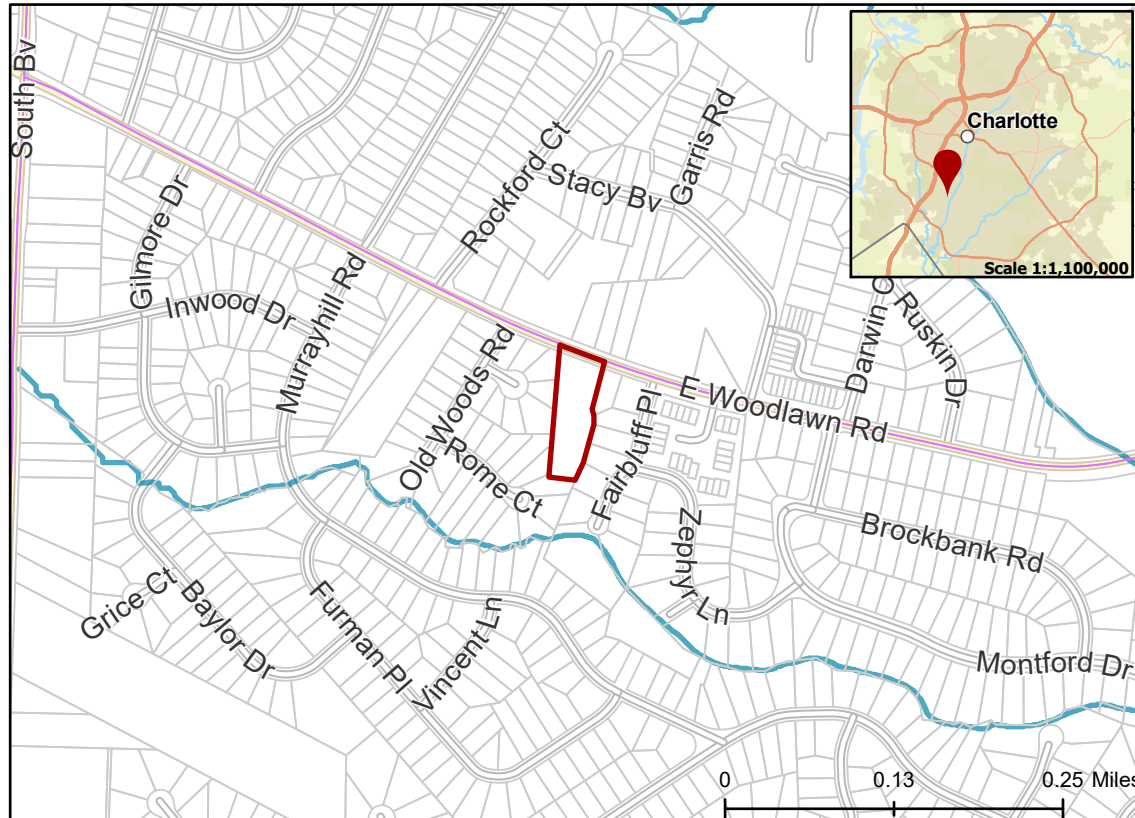
### Location of Requested Rezoning

## Rezoning Map



CHARLOTTE

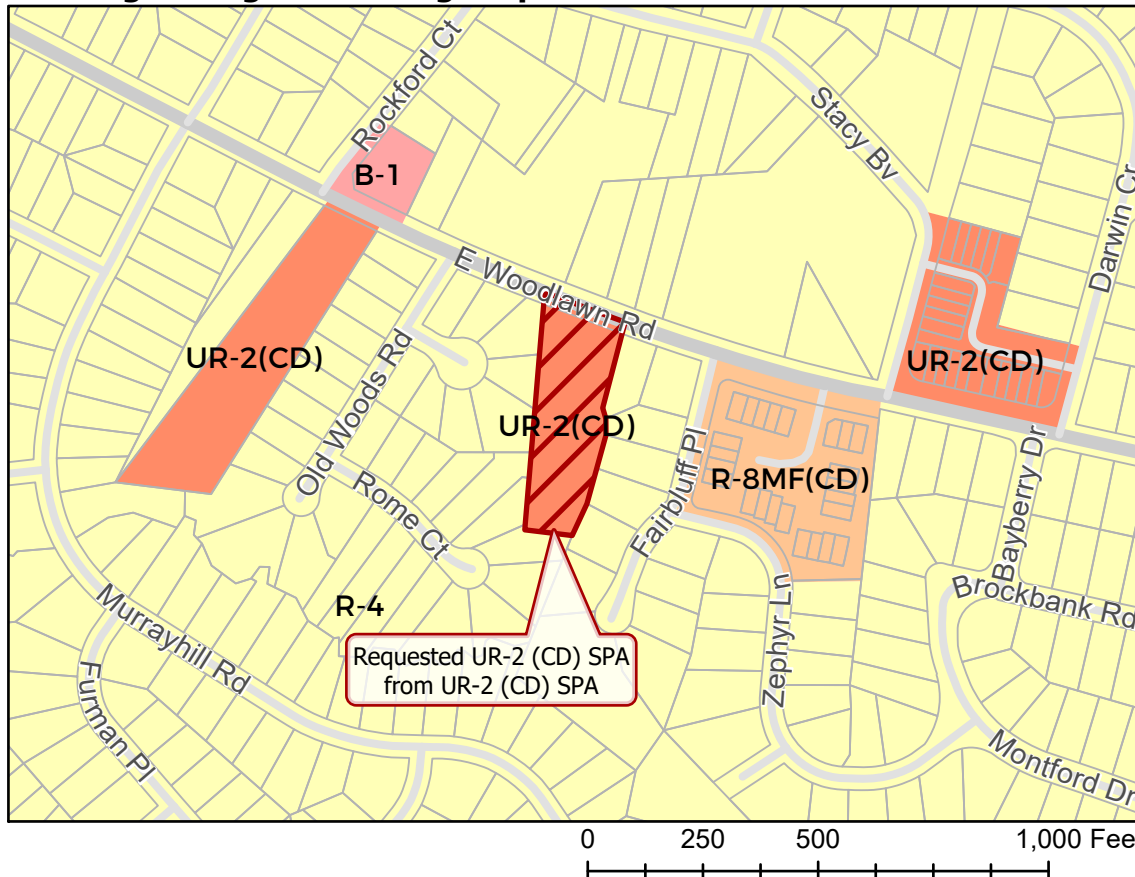
CHARLOTTE-MECKLENBURG  
PLANNING



- 2018-022
- Inside City Limits
- Parcel
- Streams
- City Council District
- 6-Tariq Bokhari



### Existing Zoning & Rezoning Request



- Requested UR-2 (CD) SPA from UR-2 (CD) SPA

#### Zoning Classification

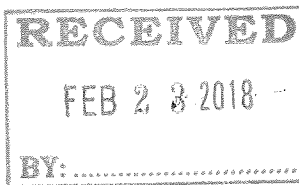
- Single Family
- Multi-Family
- Urban Residential
- Business



Map Created 3/1/2018



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-023

Petition #:	
Date Filed:	2/23/2018
Received By:	[Signature]

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

Property Owner: Jason Idilbi

Owner's Address: 509 Spring Street City, State, Zip: Davidson, NC 28036

Date Property Acquired: 2016

Property Address: 3346 Spencer Street Charlotte, NC 28205

Tax Parcel Number(s): 091-091-29

Current Land Use: Residential Size (Acres): 0.54

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

Overlay: 36th Street Station (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting\* with: Planning, CDOT, Subdivision

Date of meeting: 2/15/2018 2:00pm

(\*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): n/a

Purpose/description of Conditional Zoning Plan: Provide for up to 3 detached residential units - reference site plan for additional information.

Urban Design Partners PLLC  
Name of Rezoning Agent

1318-e6 Central Ave  
Agent's Address

Charlotte, NC 28205  
City, State, Zip

704-334-3303 704-334-3304  
Telephone Number Fax Number

Paul@UrbanDesignPartners.com  
E-Mail Address

[Signature]  
Signature of Property Owner

Jason Idilbi  
(Name Typed / Printed)

Jason Idilbi  
Name of Petitioner(s)

509 Spring Street  
Address of Petitioner(s)

Davidson, NC 28036  
City, State, Zip

202-531-8999  
Telephone Number

Jason.Idilbi@gmail.com  
E-Mail Address

[Signature]  
Signature of Petitioner

Jason Idilbi  
(Name Typed / Printed)

## 2018-023: Jason Idilbi

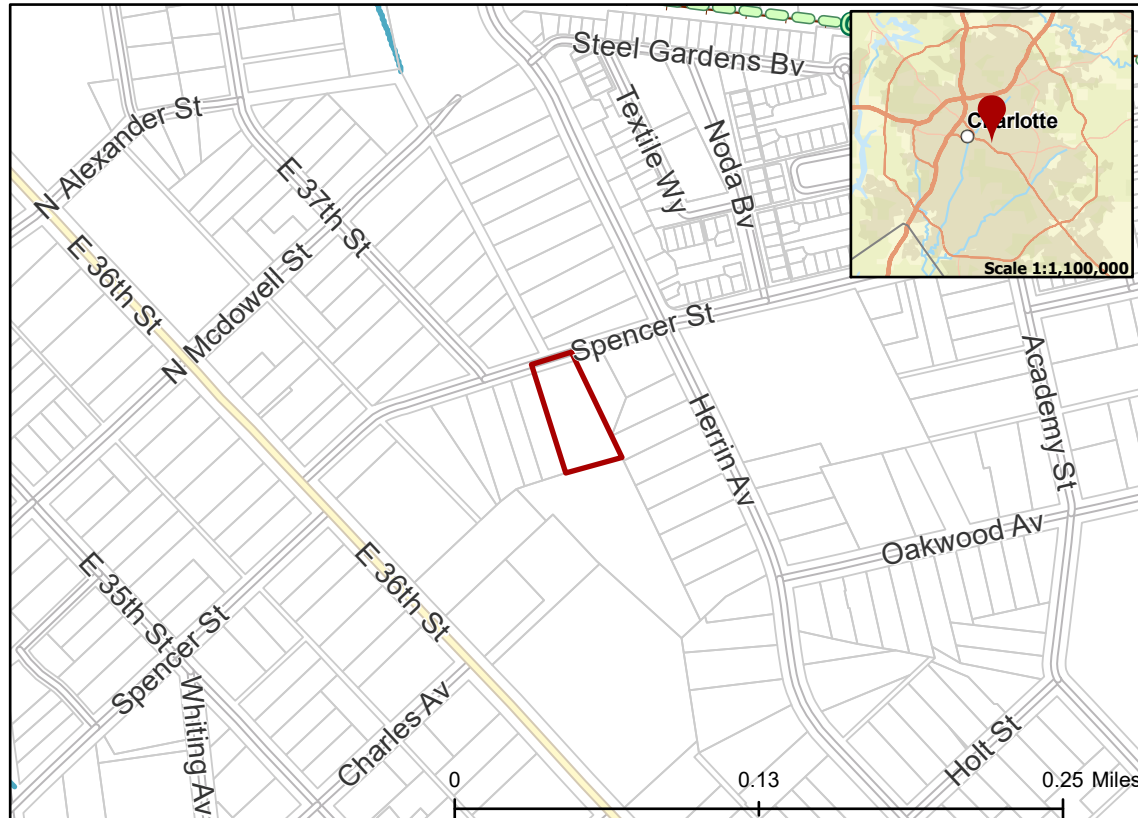
**Current Zoning** R-5 (Single Family Residential)

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

Approximately .54 acres

### Location of Requested Rezoning

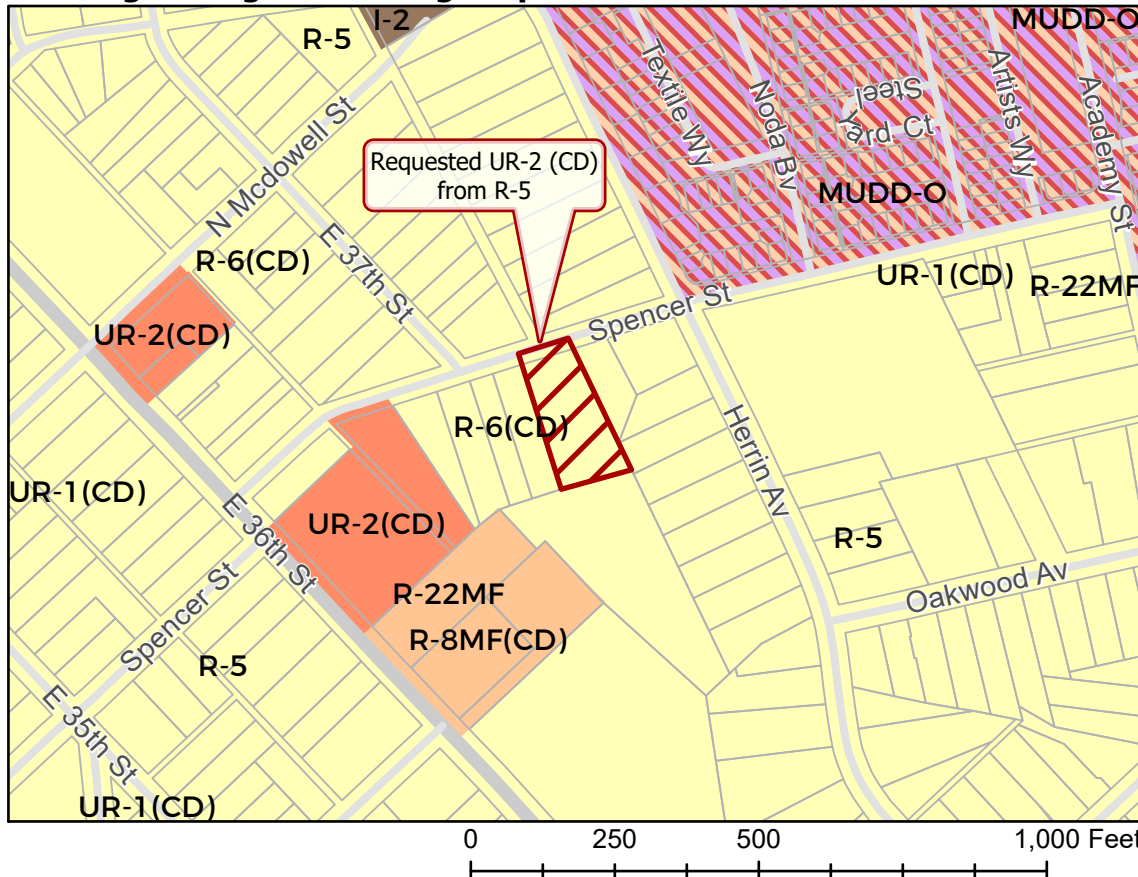
## Rezoning Map



- 2018-023
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Railway
- Streams
- City Council District
- 1-Larken Egleston



### Existing Zoning & Rezoning Request



- Requested UR-2 (CD) from R-5

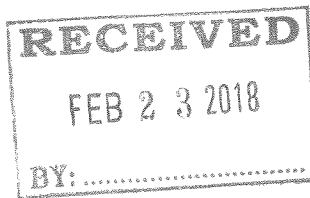
### Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- General Industrial
- Mixed Use



Map Created 3/1/2018

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-024

Petition #:	_____
Date Filed:	<u>2/23/2018</u>
Received By:	<u>RF</u>

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

Property Owner: Marcelo Halpern; Kenneth W. and Mary K. Turco; Nicholas and Christine Irwin; David C. Welling

Owner's Address: 2742 Picardy Pl; 1305, 1309 Reece Rd; 405 Jefferson Rd City, State, Zip: Charlotte, NC 28209; 28270

Date Property Acquired: 4/18/2008; 3/5/2012; 2/27/2014; 11/21/1991

Property Address: 1301, 1305, 1309, 1313 Reece Road

Tax Parcel Number(s): 175-182-21, 175-182-22, 175-182-23, and 175-182-24

Current Land Use: Residential Size (Acres): +/- .87 acres

Existing Zoning: R-22MF Proposed Zoning: NS

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

Required Rezoning Pre-Application Meeting\* with: Solomon Fortune, Isalah Washington, and Catherine Mahoney  
Date of meeting: 9/27/2017

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

**For Conditional Rezonings Only:**

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

Purpose/description of Conditional Zoning Plan: To accommodate the development of up to 20 "for sale" single-family townhome units with potential for a live-work housing component.

Collin W. Brown & Bailey Patrick, Jr.  
Name of Rezoning Agent

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

Charlotte, NC 28202  
City, State, Zip

704-331-7531 704-353-7598  
Telephone Number Fax Number

Collin.Brown@klgates.com / Brittany.Lins@klgates.com  
E-Mail Address

See attached Joinder Agreement  
Signature of Property Owner

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

The Drakeford Company  
Name of Petitioner(s)

1914 Brunswick Ave, Suite 1A  
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)

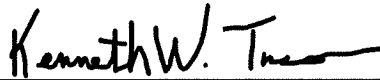
REZONING PETITION NO. 2018-xxx

THE DRAKEFORD COMPANY, PETITIONER

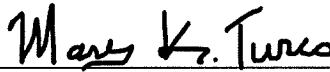
JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located at 1305 Reece Road in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 175-182-22 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 16 day of February, 2018



Kenneth W. Turco



Mary K. Turco

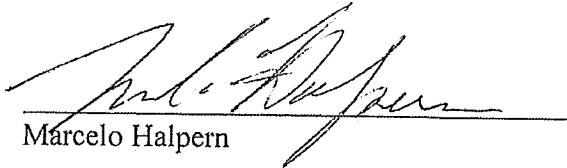
REZONING PETITION NO. 2018-xxx

THE DRAKEFORD COMPANY, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located at 1301 Reece Road in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 175-182-21 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This \_\_15\_\_ day of february\_\_, 2018

  
Marcelo Halpern

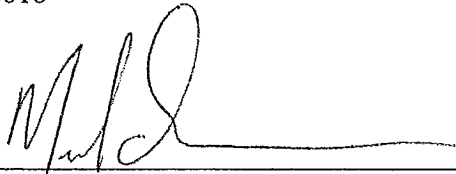
REZONING PETITION NO. 2018-xxx

THE DRAKEFORD COMPANY, PETITIONER

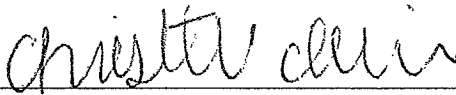
JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located at 1309 Reece Road in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 175-182-23 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 15 day of February, 2018

A handwritten signature in black ink, appearing to read 'N. Irwin', written over a horizontal line.

Nicholas Irwin

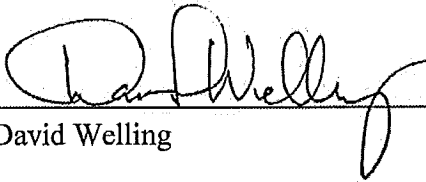
A handwritten signature in black ink, appearing to read 'Christine Irwin', written over a horizontal line.

Christine Irwin

REZONING PETITION NO. 2018-xxx  
THE DRAKEFORD COMPANY, PETITIONER  
JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located at 1313 Reece Road in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 175-182-24 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

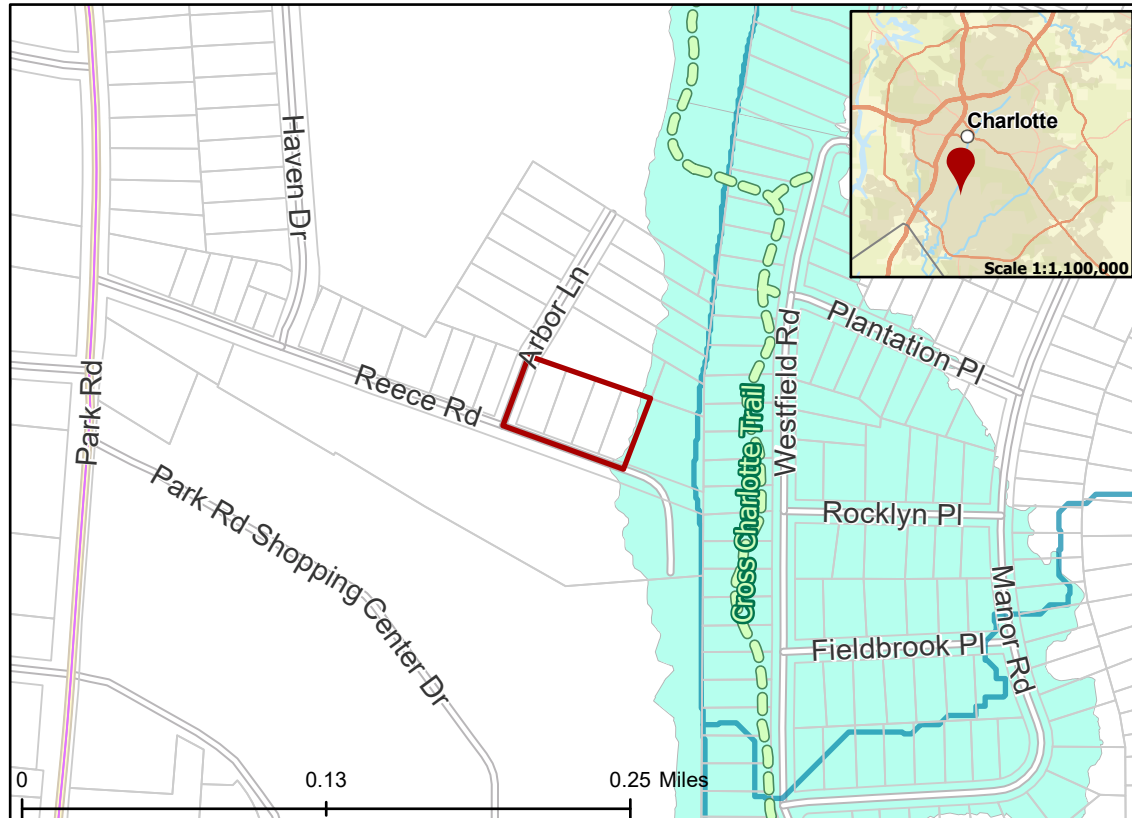
This 21 day of February, 2018

  
\_\_\_\_\_  
David Welling

**2018-024: The Drakeford Company**  
**Current Zoning** R-22MF (Multi-Family Residential)  
**Requested Zoning** NS (Neighborhood Services)  
 Approximately .87 acres

**Location of Requested Rezoning**

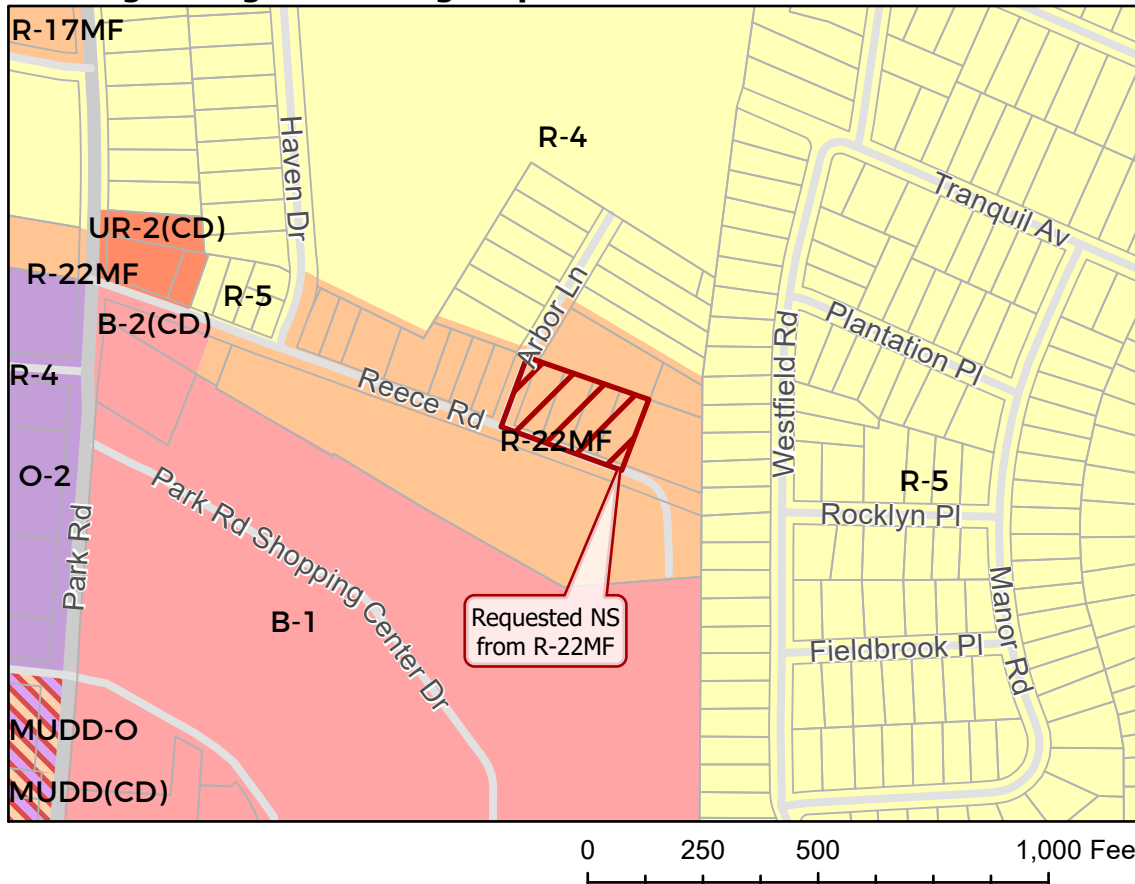
**Rezoning Map**



- 2018-024
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Streams
- FEMA Flood Plain
- City Council District
- 6-Tariq Bokhari



**Existing Zoning & Rezoning Request**

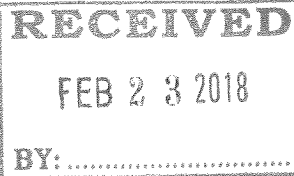


- Requested NS from R-22MF
- Zoning Classification**
- Single Family
- Multi-Family
- Urban Residential
- Office
- Business
- Mixed Use



Map Created 3/1/2018





2018-025

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

Petition #: \_\_\_\_\_  
Date Filed: 2/23/2018  
Received By: P

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): ± 108  
Existing Zoning: B-2, I-2, R-3, and R-MH(LLWPA) Proposed Zoning: I-2(CD)  
Overlay: ~~N/A~~ LLW-PA Airport Noise Overlay  
(Specify PED, Watershed, Historic District, etc.)

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

Date of meeting: 1/23/2018

(\*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 redevelopment of the Site with warehouse distribution uses.

**Stuart Hair**

Name of Rezoning Agent

**5601 Wilkinson Blvd**

Agent's Address

**Charlotte, NC 28208**

**704-359-4895**

Telephone Number

Fax Number

**sphair@cltairport.com**

E-mail Address

**SEE ATTACHMENTS A-B**

Signature of Property Owner

**Charlotte Douglas International Airport**

Name of Petitioner

**600 E Fourth St**

Address of Petitioner

**Charlotte, NC 28202**

City, State, Zip

**704.359.4895**

Telephone Number

Fax Number

**sphair@cltairport.com**

E-mail Address

**SEE ATTACHMENT C**

Signature of Petitioner

**SCHEDULE 1**

Parcel	Property Address	Owner	Owner's Address	Date Acquired
055-381-04	8404 TUCKASEEGEE RD	City of Charlotte	600 East Fourth Street, Charlotte, NC 28202	10/18/2000
055-381-05	8300 TUCKASEEGEE RD			12/03/1999
055-381-09	8124 TUCKASEEGEE RD			2/18/1999
055-381-10	8108 TUCKASEEGEE RD			4/25/2000
055-381-13	8411 TODD RD			2/6/1997
055-381-15	8627 TODD RD			1/27/2005
055-381-16	8635 TODD RD			2/20/1997
055-381-30	8301 TODD RD			2/6/1997
055-381-32	8401 TODD RD			5/13/1998
055-381-33	8529 TODD RD			3/31/1998
055-381-34	8507 TODD RD			5/3/2002
055-381-46	8341 TODD RD			7/26/2000
055-382-02	8600 TODD RD			8/13/1999
055-382-03	8524 TODD RD			3/24/1997
055-382-05	8508 TODD RD			10/15/2003
055-382-06	8502 TODD RD			09/26/1996
055-382-07	8414 TODD RD			5/6/1997
055-382-08	8412 TODD RD			12/04/1996
055-382-09	8408 TODD RD			10/17/1996
055-382-10	8404 TODD RD			7/2/1997
055-531-01	8650 TODD RD			11/03/2006
055-381-08	8200 TUCKASEEGEE RD			10/08/2017
055-381-11	8100 TUCKASEEGEE RD			10/01/2012
055-381-18	8312 TODD RD			12/26/2012
055-381-24	8617 TODD RD			8/11/2009
055-381-25	8621 TODD RD			11/21/2011
055-381-35	8607 TODD RD			11/21/2011
055-381-44	8311 TODD RD			7/19/2013
055-381-47	8420 TUCKASEEGEE RD			9/17/2015
055-381-53	8006 TUCKASEEGEE RD			6/3/2005
055-382-01	8620 TODD RD			11/03/2011
055-382-04	8516 TODD RD			11/3/2011
055-382-11	8312 TODD RD			11/3/2011
055-382-13	5615 S I-85 HY			1/24/2013
055-382-14	N/A			1/24/2013
055-381-01	N/A			7/30/2012
055-381-03	8428 TUCKASEEGEE RD			11/7/2012
055-381-26	8500 TUCKASEEGEE RD			11/7/2012
Portion of 055-371-17	7200 WILKINSON BLVD			10/19/2009
Portion of 055-371-18	7126 WILKINSON BLVD			11/6/2002
Portion of 055-371-01	7913 TUCKASEEGEE RD			12/27/1996
Portion of 055-371-02	7919 TUCKASEEGEE RD			8/13/1998
Portion of 055-371-03	7927 TUCKASEEGEE RD			3/24/1997
Portion of 055-371-11	8321 TUCKASEEGEE RD			4/16/1997
Portion of 055-371-10	8315 TUCKASEEGEE RD			11/7/1997
Portion of 055-371-09	8303 TUCKASEEGEE RD			7/30/1997
Portion of 055-371-07	N/A			7/2/1997
Portion of 055-371-04	8105 TUCKASEEGEE RD			7/2/1997

055-371-12	8403 TUCKASEEGEE RD			2/2018
055-371-05	8021 TUCKASEEGEE RD			2/2018
055-381-14	8419 TODD RD			2/2018
055-381-29	8605 TODD RD	Winnifred H Elliott	8605 Todd Rd, Charlotte, NC 28214	1/1/1975

ATTACHMENT A

**REZONING PETITION NO. 2018-\_\_\_\_**  
**Charlotte Douglas International Airport**

**OWNER JOINDER AGREEMENT**  
**City of Charlotte**

The undersigned, as the owner of the parcels of land with the designated Tax Parcel Nos. on the Mecklenburg County Tax Map and locations, below:

1.	055-381-04	8404 TUCKASEEGEE RD
2.	055-381-05	8300 TUCKASEEGEE RD
3.	055-381-09	8124 TUCKASEEGEE RD
4.	055-381-10	8108 TUCKASEEGEE RD
5.	055-381-13	8411 TODD RD
6.	055-381-15	8627 TODD RD
7.	055-381-16	8635 TODD RD
8.	055-381-30	8301 TODD RD
9.	055-381-32	8401 TODD RD
10.	055-381-33	8529 TODD RD
11.	055-381-34	8507 TODD RD
12.	055-381-46	8341 TODD RD
13.	055-382-02	8600 TODD RD
14.	055-382-03	8524 TODD RD
15.	055-382-05	8508 TODD RD
16.	055-382-06	8502 TODD RD
17.	055-382-07	8414 TODD RD
18.	055-382-08	8412 TODD RD
19.	055-382-09	8408 TODD RD
20.	055-382-10	8404 TODD RD
21.	055-531-01	8650 TODD RD
22.	055-381-08	8200 TUCKASEEGEE RD
23.	055-381-11	8100 TUCKASEEGEE RD
24.	055-381-18	8312 TODD RD
25.	055-381-24	8617 TODD RD
26.	055-381-25	8621 TODD RD
27.	055-381-35	8607 TODD RD
28.	055-381-44	8311 TODD RD
29.	055-381-47	8420 TUCKASEEGEE RD
30.	055-381-53	8006 TUCKASEEGEE RD
31.	055-382-01	8620 TODD RD
32.	055-382-04	8516 TODD RD
33.	055-382-11	8312 TODD RD
34.	055-382-13	5615 S I-85 HY
35.	055-382-14	N/A
36.	055-381-01	N/A
37.	055-381-03	8428 TUCKASEEGEE RD
38.	055-381-14	8419 TODD RD
39.	055-381-26	8500 TUCKASEEGEE RD
40.	Portion of 055-371-17	7200 WILKINSON BLVD
41.	Portion of 055-371-18	7126 WILKINSON BLVD
42.	Portion of 055-371-01	7913 TUCKASEEGEE RD
43.	Portion of 055-371-02	7919 TUCKASEEGEE RD
44.	Portion of 055-371-03	7927 TUCKASEEGEE RD
45.	Portion of 055-371-11	8321 TUCKASEEGEE RD
46.	Portion of 055-371-10	8315 TUCKASEEGEE RD
47.	Portion of 055-371-09	8303 TUCKASEEGEE RD
48.	Portion of 055-371-07	N/A
49.	Portion of 055-371-04	8105 TUCKASEEGEE RD
50.	Portion of 055-371-16	7320 WILKINSON BLVD
51.	Portion of 055-371-12	8403 TUCKASEEGEE RD
52.	Portion of 055-371-05	8021 TUCKASEEGEE RD

ATTACHMENT A cont.

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 B-2, I-2, R-3, and R-MH zoning districts to the I-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.

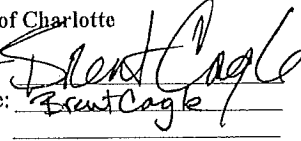
This 22 day of February, 2018.

City of Charlotte

By:

Name:

Its:

  
Brent Cagle

**ATTACHMENT B**

**REZONING PETITION NO. 2018-\_\_\_\_**  
**Charlotte Douglas International Airport**

**OWNER JOINDER AGREEMENT**  
**Winnifred H Elliott**

The undersigned, as the owner of the parcel of land located at 8605 Todd Rd that is designated as Tax Parcel No. 055-381-29 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-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 26<sup>th</sup> day of February, 2018.

Winnifred H Elliott  
*Ernie Elliott Clark*  
*attorney-in-fact*

ATTACHMENT C

REZONING PETITION NO. 2018-  
Charlotte Douglas International Airport

Petitioner:

Charlotte Douglas International Airport

By: 

Name: STUART HADER

Title: ECONOMIC & COMMUNITY  
AFFAIRS MANAGER

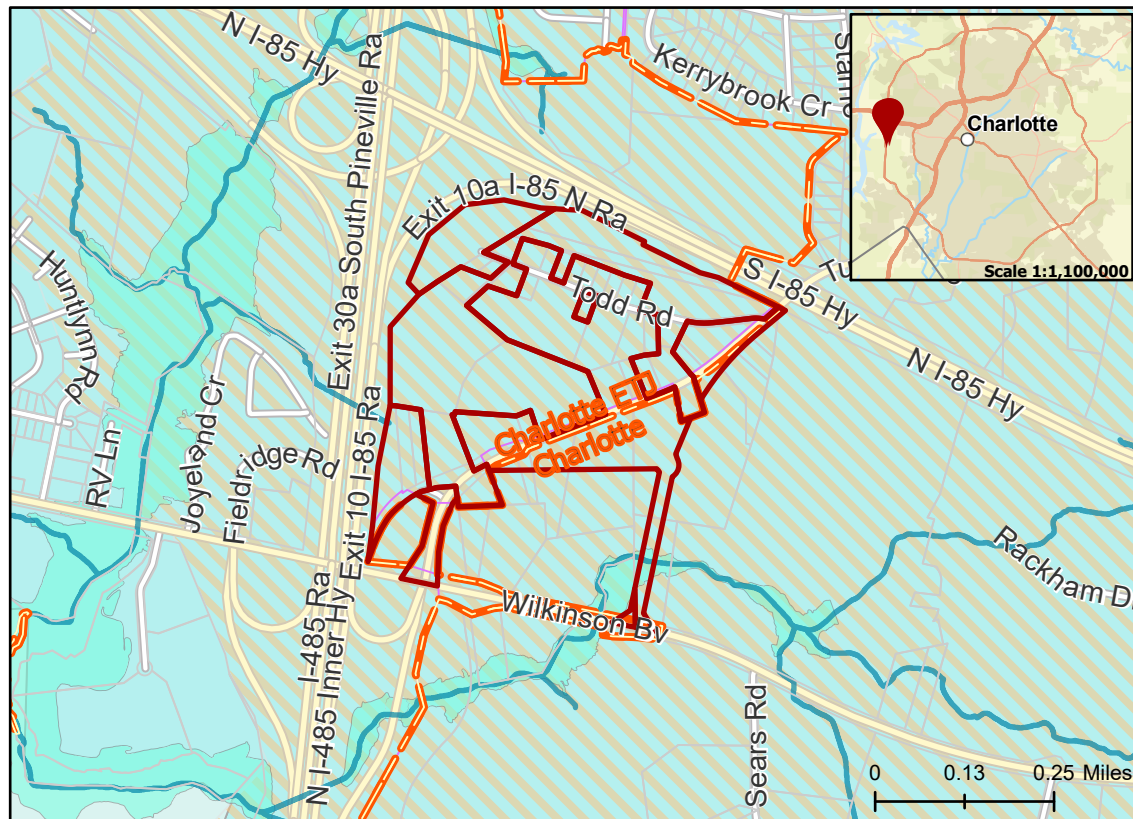
# 2018-025:Charlotte Douglas International Airport

**Current Zoning** B-2 (General Business) I-2 (General Industrial) R-3 (Single Family Residential) R-MH (Residential Manufactured Home) all AIR (Airport Noise Overlay) LLWPA (Lower Lake Wylie Protected Area)  
**Requested Zoning** I-2(CD) AIR LLWPA (General Industrial, Conditional, Airport Noise Overlay, Lower Lake Wylie Protected Area)

Approximately 108 acres

## Location of Requested Rezoning

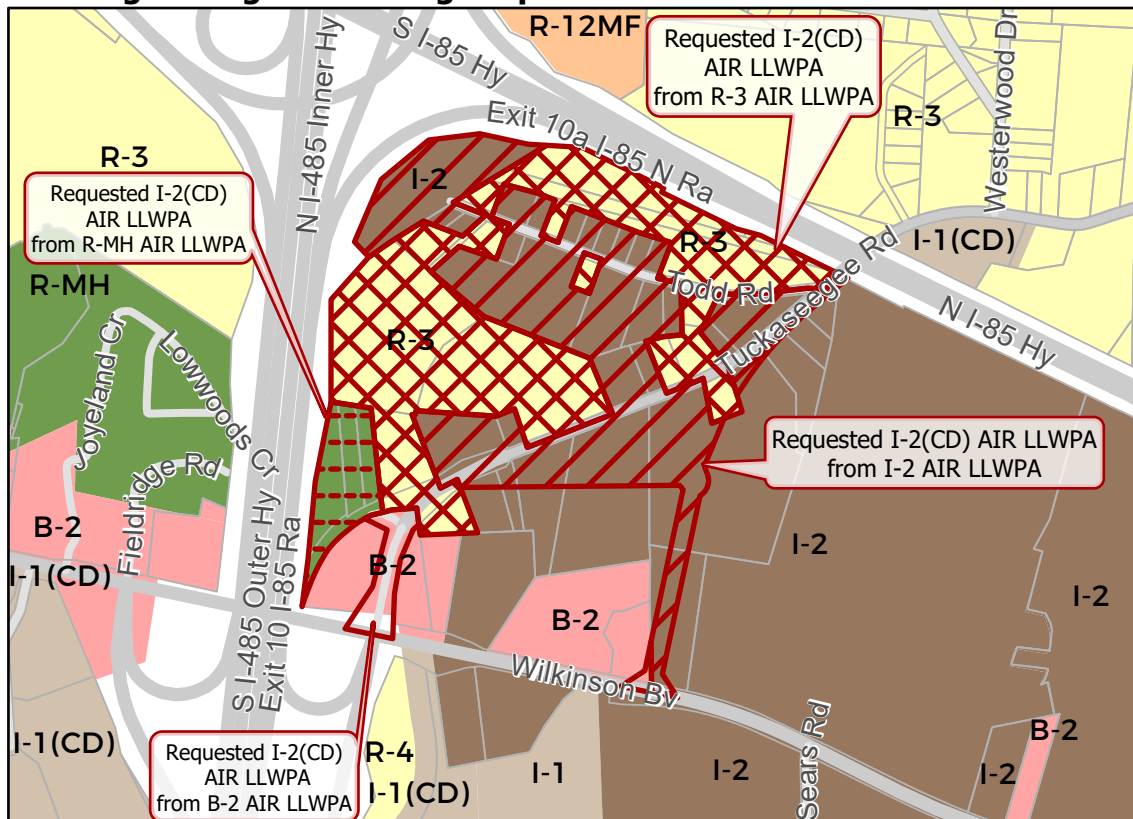
## Rezoning Map



- 2018-025
- Inside & Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Airport Noise Overlay
- Watershed Overlay
  - Lower Lake Wylie - Critical Area
  - Lower Lake Wylie - Protected Area
- City Council District
  - 3-LaWana Mayfield



## Existing Zoning & Rezoning Request



- Requested I-2(CD) AIR LLWPA from B-2 AIR LLWPA
- Requested I-2(CD) AIR LLWPA from I-2 AIR LLWPA
- Requested I-2(CD) AIR LLWPA from R-3 AIR LLWPA
- Requested I-2(CD) AIR LLWPA from R-MH AIR LLWPA

## Zoning Classification

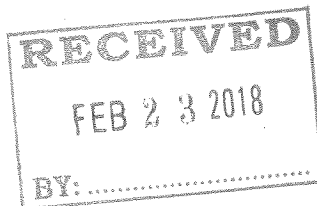
- Single Family
- Manufactured Home
- Multi-Family
- Business
- Light Industrial
- General Industrial



Map Created 3/2/2018



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018 - 026

Petition #: \_\_\_\_\_  
Date Filed: 2/23/18  
Received By: [Signature]

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

Property Owner: see attached sheets

Owner's Address: see attached sheets City, State, Zip: see attached sheets

Date Property Acquired: varies

Property Address: 7823, 7827, 7901 7909 Park Rd.

Tax Parcel Number(s): 17911234, 17911266, 17911299, 17911235, 17911236

Current Land Use: single family Size (Acres): Approx. 3.49 ac. +/-

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

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

Required Rezoning Pre-Application Meeting\* with: John Kinley, et. al

Date of meeting: 2/20/18

(\*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): 5

Purpose/description of Conditional Zoning Plan: Develop the site for 20 townhomes

Walter Fields

Name of Rezoning Agent

1919 South Blvd., suite 101

Agent's Address

Charlotte, NC 28203

City, State, Zip

704-372-7855

Telephone Number

704-372-7856

Fax Number

waltr@walterfieldsgroup.com

E-Mail Address

See attached sheets

Signature of Property Owner

(Name Typed / Printed)

Llewellyn Dvelopment, LLC

Name of Petitioner(s)

PO Box 473023

Address of Petitioner(s)

Charlotte, NC 28247

City, State, Zip

704-408-4830

Telephone Number

Fax Number

terrence@llewellyndevelopment.com

E-Mail Address

[Signature]

Signature of Petitioner

Llewellyn Development, LLC , Terrence Llewellyn

(Name Typed / Printed)

February 15, 2018

Mr. Terrence Llewellyn  
PO Box 473023  
Charlotte, NC 28247

This letter serves to notify all interested parties that I/we consent to Llewellyn Development, LLC petitioning for the rezoning of property known as Tax Parcel 17911234 located at 7823 Park Road. in Charlotte, North Carolina. This letter serves to represent my/our signature on the zoning application.

Thank you.

Owner Mark W. Peters, as manager Date 19 FEB 2018  
Owner for Park Cottage LLC Date \_\_\_\_\_  
Address 9115 Glisson Ct, Charlotte, N.C., 28210  
Phone Number (704)-649-2499

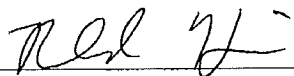
Park Cottage, LLC  
9115 Glisson Ct.  
Charlotte, NC 28210

February 15, 2018

Mr. Terrence Llewellyn  
PO Box 473023  
Charlotte, NC 28247

This letter serves to notify all interested parties that I/we consent to Llewellyn Development, LLC petitioning for the rezoning of property known as Tax Parcels 17911235, 17911299, and 17911266 located at 7827 and 7901 Park Road in Charlotte, North Carolina. This letter serves to represent my/our signature on the zoning application.

Thank you.

Owner  Date 2/15/2018  
Owner \_\_\_\_\_ Date \_\_\_\_\_  
Address 6915 Conservatory Lane, Charlotte, NC 28210  
Phone Number 704 819 0913

Ronald N. Harris  
7827 Park Road  
Charlotte, NC 28210

February 15, 2018

Mr. Terrence Llewellyn  
PO Box 473023  
Charlotte, NC 28247

This letter serves to notify all interested parties that I/we consent to Llewellyn Development, LLC petitioning for the rezoning of property known as Tax Parcel 17911236 located at 7909 Park Road in Charlotte, North Carolina. This letter serves to represent my/our signature on the zoning application.

Thank you.

*Elaine Hoke White*

Owner Elaine Hoke White Date 2/15/2018

Owner \_\_\_\_\_ Date \_\_\_\_\_

Address 5224 Leonardslee Ct. Charlotte, NC 28226

Phone Number 704-617-3333

Elaine Hoke White  
5224 Leonardslee Court  
Charlotte NC 28226

# 2018-026:Llewellyn Development, LLC

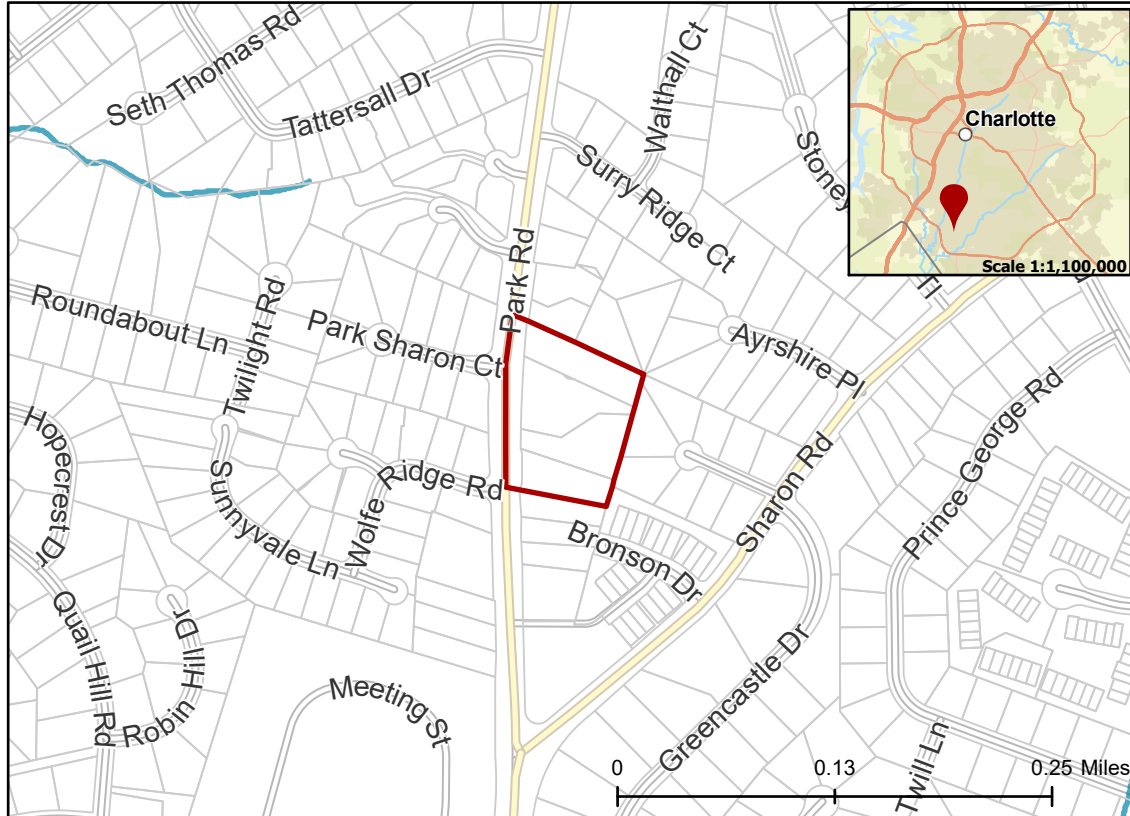
**Current Zoning** R-3 (Single Family)

**Requested Zoning** UR-2(CD) 5 Year Vested (Urban Residential, Conditional)  
with 5 Year Vested Rights

Approximately 3.49 acres

## Location of Requested Rezoning

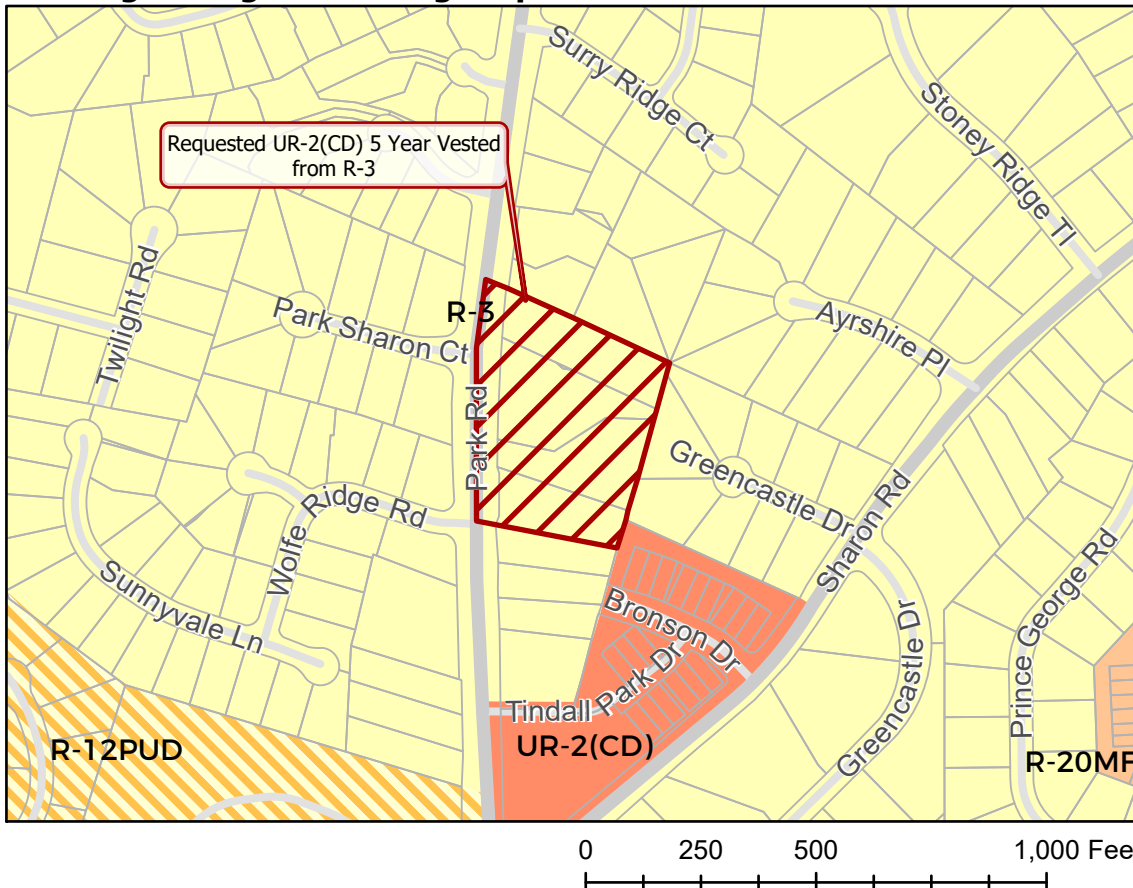
## Rezoning Map



- 2018-026
- Inside City Limits
- Parcel
- Streams
- City Council District
- 6-Tariq Bokhari



## Existing Zoning & Rezoning Request



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

## Zoning Classification

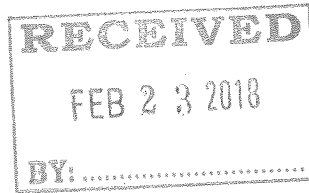
- Single Family
- Multi-Family
- Urban Residential
- Mixed Residential



Map Created 3/2/2018



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-027

Petition #:	_____
Date Filed:	<u>2/23/2018</u>
Received By:	<u>PH</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): ± 8.025

Existing Zoning: INST(CD) and R-3 Proposed Zoning: INST(CD)SPA, R3(CD) and MUDD-O

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

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

Date of meeting: 11/7/17

(\*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 allow the development of the Site with high-quality age restricted residential units with complimentary non-residential uses and open space features

**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 ATTACHMENTS A & B**

Signature of Property Owner

**Sharon Towers – The Presbyterian Home at  
Charlotte, Inc. (Attn: Anne Moffat)**

Name of Petitioner

**5100 Sharon Road, Charlotte, NC 28210**

Address of Petitioner

**Charlotte, NC 28210**

City, State, Zip

**704.553.3709**

Telephone Number

Fax Number

**Anne.O.Moffat@sharontowers.org**

E-mail Address

**SEE ATTACHMENT C**

Signature of Petitioner

**SCHEDULE 1**

<b>Parcel</b>	<b>Property Address</b>	<b>Owner</b>	<b>Owner's Address</b>	<b>Acreage</b>	<b>Date Acquired</b>
179-032-45	5100 Sharon Road, Charlotte, NC 28210	The Presbyterian Home at Charlotte, Inc.	5100 Sharon Road, Charlotte, NC 28210	[22.4]	01/01/1975
179-032-47	4932 Sharon Road, Charlotte, NC 28210			1.324	08/22/2014
179-032-48	4916 Sharon Road, Charlotte, NC 28210			.946	08/22/2017
179-032-01	4900 Sharon Road, Charlotte, NC 28210			.292	10/03/2013
179-032-02	6514 Hazelton Drive, Charlotte, NC 28210	Marshall Glenn and Arlene P Kerns	6507 Tensbury Court, Charlotte, NC 28210	.270	12/06/1972



**ATTACHMENT A**

**REZONING PETITION NO. 2018-\_\_\_\_**  
**Sharon Towers – The Presbyterian Home at Charlotte, Inc.**

**OWNER JOINDER AGREEMENT**  
**The Presbyterian Home at Charlotte, Inc.**

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

1. 5100 Sharon Road, Charlotte, NC 28210 that is designated as a portion of Tax Parcel No. 179-032-45
2. 4932 Sharon Road, Charlotte, NC 28210 that is designated as Tax Parcel No. 179-032-47
3. 4916 Sharon Road, Charlotte, NC 28210 that is designated as Tax Parcel No. 179-032-48
4. 4900 Sharon Road, Charlotte, NC 28210 that is designated as Tax Parcel No. 179-032-02

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 INST(CD) and R-3 zoning districts to the INST(CD), R3(CD) and 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 26<sup>th</sup> day of February, 2018.

**The Presbyterian Home at Charlotte, Inc.**

By: Anne O. Moffat  
Name: Anne O. Moffat  
Its: President & CEO

**ATTACHMENT B**

**REZONING PETITION NO. 2018-\_\_\_\_**  
**Sharon Towers – The Presbyterian Home at Charlotte, Inc.**

**OWNER JOINDER AGREEMENT**  
**Marshall Glenn Kerns and Arlene P. Kerns**

The undersigned, as the owner of the parcel of land located at 6514 Hazelton Drive, Charlotte, NC 28210 that is designated as a portion of Tax Parcel No. 179-032-02 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 parcel from R-3 zoning district to R-3(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 23<sup>rd</sup> day of February, 2018.

Marshall Glenn Kerns

Marshall Glenn Kerns

Arlene P. Kerns

Arlene P. Kerns

**ATTACHMENT C**

**REZONING PETITION NO. 2018-  
Sharon Towers – The Presbyterian Home at Charlotte, Inc.**

**Petitioner:**

**Sharon Towers – The Presbyterian Home at Charlotte, Inc.**

By: Anne O. Moffat  
Name: Anne O. Moffat  
Title: President & CEO

# 2018-027: Sharon Towers- The Presbyterian Homes at Charlotte, Inc.

**Current Zoning** INST(CD) (Institutional, Conditional) R-3 (Single Family Residential)

**Requested Zoning** INST(CD) SPA (Institutional, Conditional, Site Plan Amendment)

R-3(CD) (Single Family Residential, Conditional) MUDD-O (Mixed Use Development District, Optional)

all with 5 Year Vested Rights

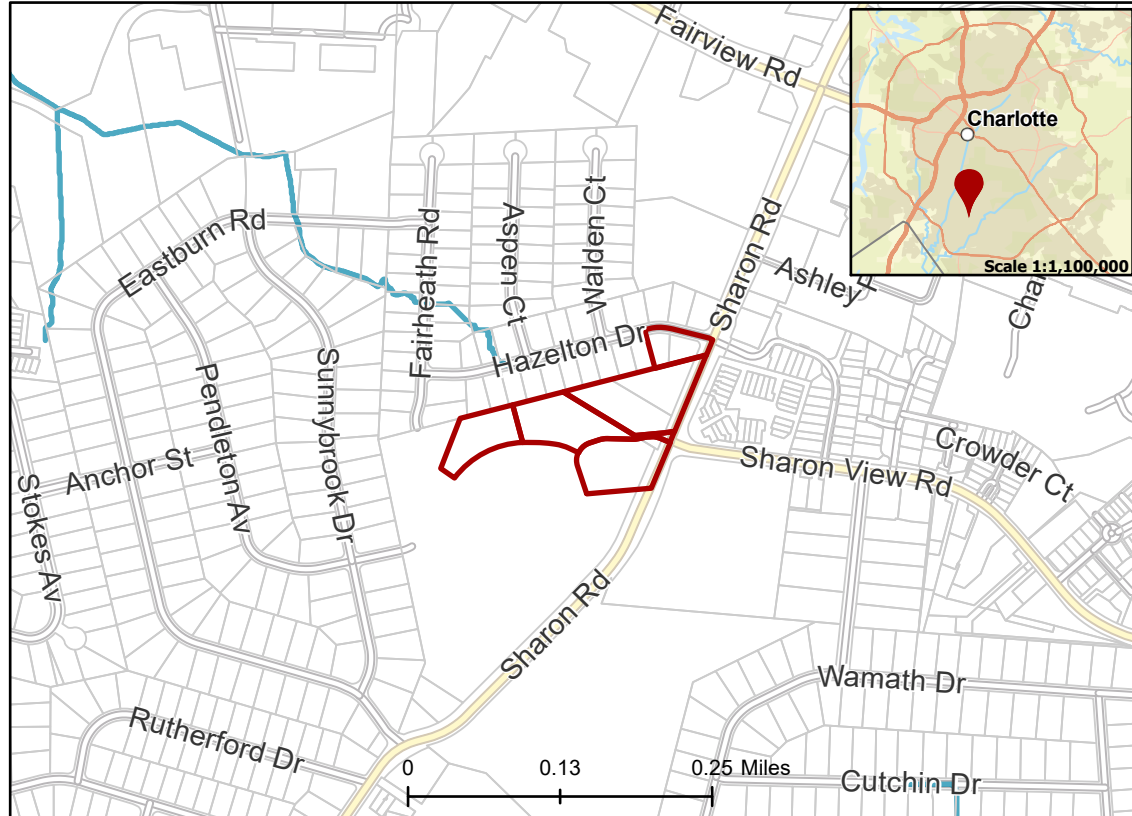
Approximately 8.025 acres

## Location of Requested Rezoning

## Rezoning Map



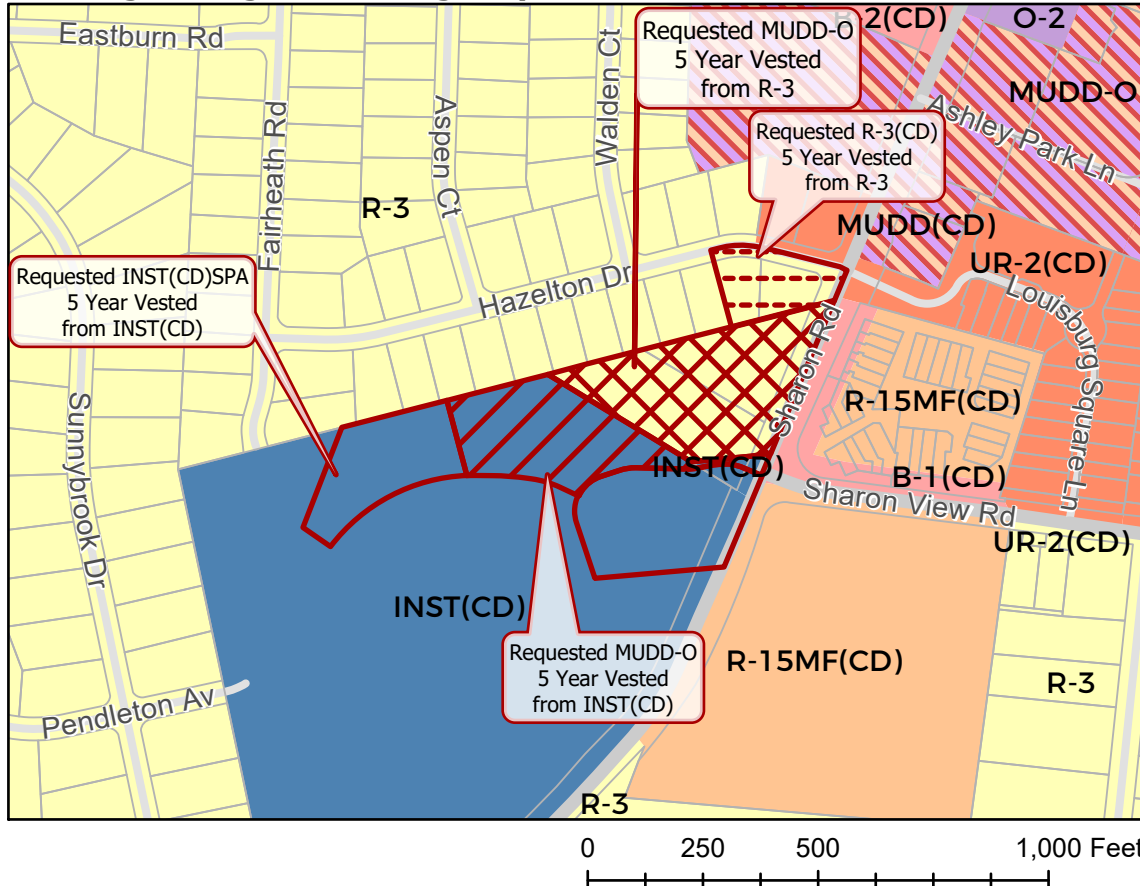
CHARLOTTE-MECKLENBURG  
PLANNING



- 2018-027
- Inside City Limits
- Parcel
- Streams
- City Council District
- 6-Tariq Bokhari



## Existing Zoning & Rezoning Request



- Requested INST(CD)SPA  
5 Year Vested  
from INST(CD)
- Requested MUDD-O  
5 Year Vested  
from INST(CD)
- Requested MUDD-O  
5 Year Vested  
from R-3
- Requested R-3(CD)  
5 Year Vested  
from R-3

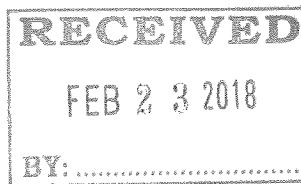
### Zoning Classification

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



Map Created 3/2/2018

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-028

Petition #: \_\_\_\_\_  
Date Filed: 2/23/18  
Received By: R

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/cell tower (Acres): ± 28.05 gross; 27.62(net)

Existing Zoning: MX-1, R-3, and CC Proposed Zoning: R-17MF(CD)(LLWPA)

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

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

Date of meeting: 1/16/18

(\*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 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 ATTACHMENTS A-D**

Signature of Property Owner

**Pollack Shores (Attn: Palmer McArthur)**

Name of Petitioner

**5605 Glenridge Dr. NE, Ste. 775**

Address of Petitioner

**Atlanta, GA 30342**

City, State, Zip

**404.214.5336**

Telephone Number

Fax Number

**pmcarthur@pollackshores.com**

E-mail Address

**SEE ATTACHMENT E**

Signature of Petitioner

**SCHEDULE 1**

<b>Parcel</b>	<b>Property Address</b>	<b>Owner</b>	<b>Owner's Address</b>	<b>Acreage</b>	<b>Date Acquired</b>
141-171-02	NA	E Mae Byrum	13406 Pine Harbor Rd, Charlotte, NC 28278	3.87	06/03/1977
141-141-05	5724 Dixie River Rd, Charlotte, NC 28278	Richard M Byrum	5756 Saint James Ln, York, SC 29745	11.71	06/03/1977
141-171-06	5632 Shopton Rd, Charlotte, NC 28278	Richard Martin Byrum by will	8128 Maude Stewart Rd, Fuquay Varina, NC 27526	2.76	06/03/1977
141-171-07	5616 Shopton Rd, Charlotte, NC 28278	Martha B Kales	8105 Hemby Wood Dr, Indian Trail, NC 28079	3.37	06/13/1977
141-171-08	NA	Martha B Kales	8105 Hemby Wood Dr, Indian Trail, NC 28079	3.87	06/03/1977
141-171-09	5500 Shopton Rd, Charlotte, NC 28278	Charles E Averitt & Frances B Averitt	5500 Shopton Rd, Charlotte, NC 28278	2.04	06/03/1977

**ATTACHMENT A**

**REZONING PETITION NO. 2018-\_\_\_\_**  
**Pollack Shores**

**OWNER JOINDER AGREEMENT**  
**E Mae Byrum**

The undersigned, as the owner of the parcel of land located on the northern side of Shopton Rd. across from Outlet Blvd that is designated as Tax Parcel No. 141-171-02 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 R-17MF(CD)LLWPA 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 February, 2018.

**E. Mae Byrum**

A handwritten signature in cursive script that reads "E. Mae Byrum McGowan".

**ATTACHMENT C**

**REZONING PETITION NO. 2018-\_\_\_\_**  
**Pollack Shores**

**OWNER JOINDER AGREEMENT**  
**Martha B Kales**

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

1. 5616 Shopton Road that is designated as Tax Parcel No. 141-171-07 on the Mecklenburg County Tax Map
2. North side of Shopton Road between Outlet Blvd and New Fashion Way that is designated as Tax Parcel No. 141-171-08 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 R-17MF(CD)LL WPA 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 February, 2018.

**Martha B Kales**

*Martha B Kales*



**ATTACHMENT B****REZONING PETITION NO. 2018-\_\_\_\_**  
**Pollack Shores****OWNER JOINDER AGREEMENT**  
**Richard M Byrum**

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

1. 5724 Dixie River Road that is designated as Tax Parcel No. 141-171-05 on the Mecklenburg County Tax Map
2. 5632 Shopton Road that is designated as Tax Parcel No. 141-171-06 on the Mecklenburg County Tax Map

and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from MX-1 and CC zoning districts to the R-17MF(CD)LLWPA 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 19<sup>th</sup> day of Feb, 2018.

**Richard M Byrum**

Richard M. Byrum  
By Cynthia C. Byrum  
FOA

CHAR2\1991876v1

**ATTACHMENT D**

**REZONING PETITION NO. 2018-\_\_\_\_**  
**Pollack Shores**

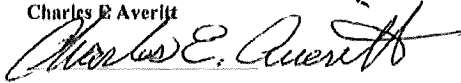
**OWNER JOINDER AGREEMENT**

**Charles E Averitt**  
**Frances B Averitt**

The undersigned, as the owner of the parcel of land located at 5500 Shopton Road that is designated as Tax Parcel No. 141-171-09 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 R-17MF(CD)LLWPA 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 Feb., 2018.

Charles E Averitt



Frances B Averitt




**ATTACHMENT E**

**REZONING PETITION NO. 2018-  
Pollack Shores**

**Petitioner:**

**Pollack Shores**

By:   
Name: Palmer McArthur  
Title: VP

## 2018-028: Pollack Shores

**Current Zoning** MX-1 (Mixed Use) R-3 (Single Family Residential) CC (Commercial Center)

all LLWPA (Lower Lake Wylie Protected Area)

**Requested Zoning** R-17MF(CD)(LLWPA) (Multi-Family Residential, Conditional, Lower Lake Wylie Protected Area)

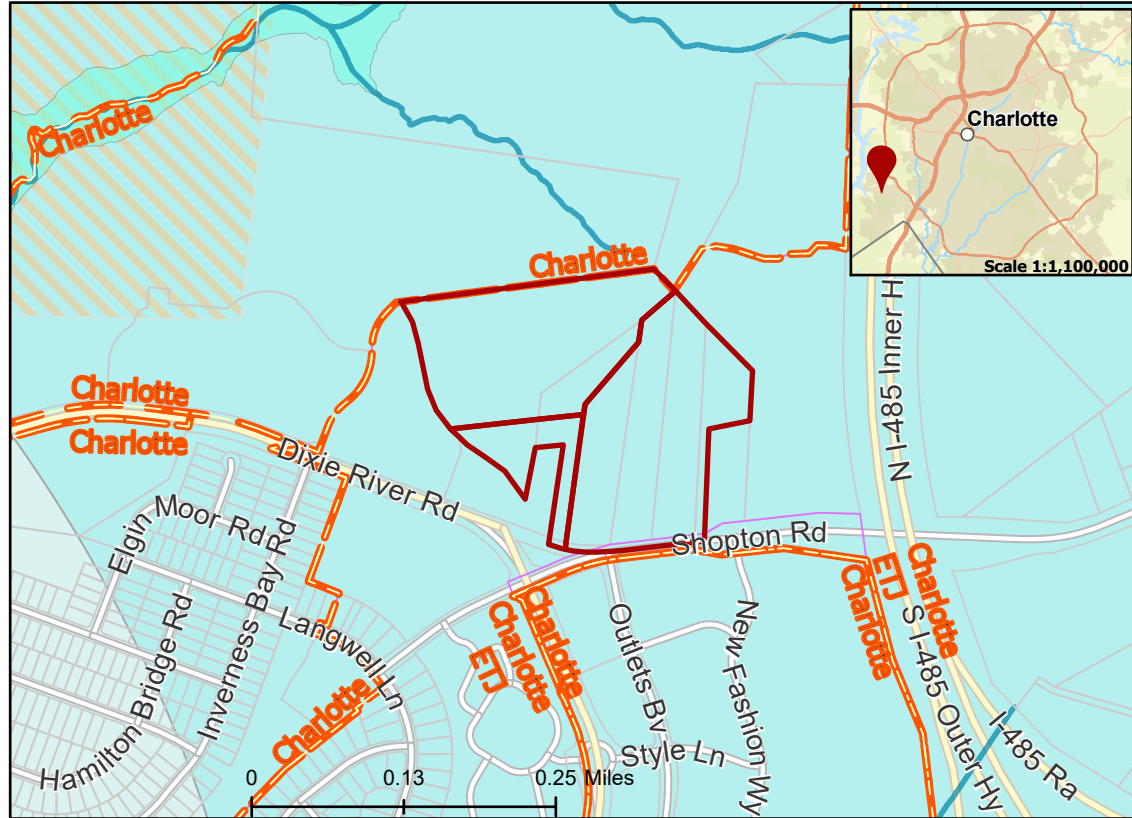
Approximately 28.05 acres

## Location of Requested Rezoning

## Rezoning Map



**CHARLOTTE**  
CHARLOTTE-MECKLENBURG  
PLANNING



2018-028

Outside City Limits

Parcel

Streams

FEMA Flood Plain

Airport Noise Overlay

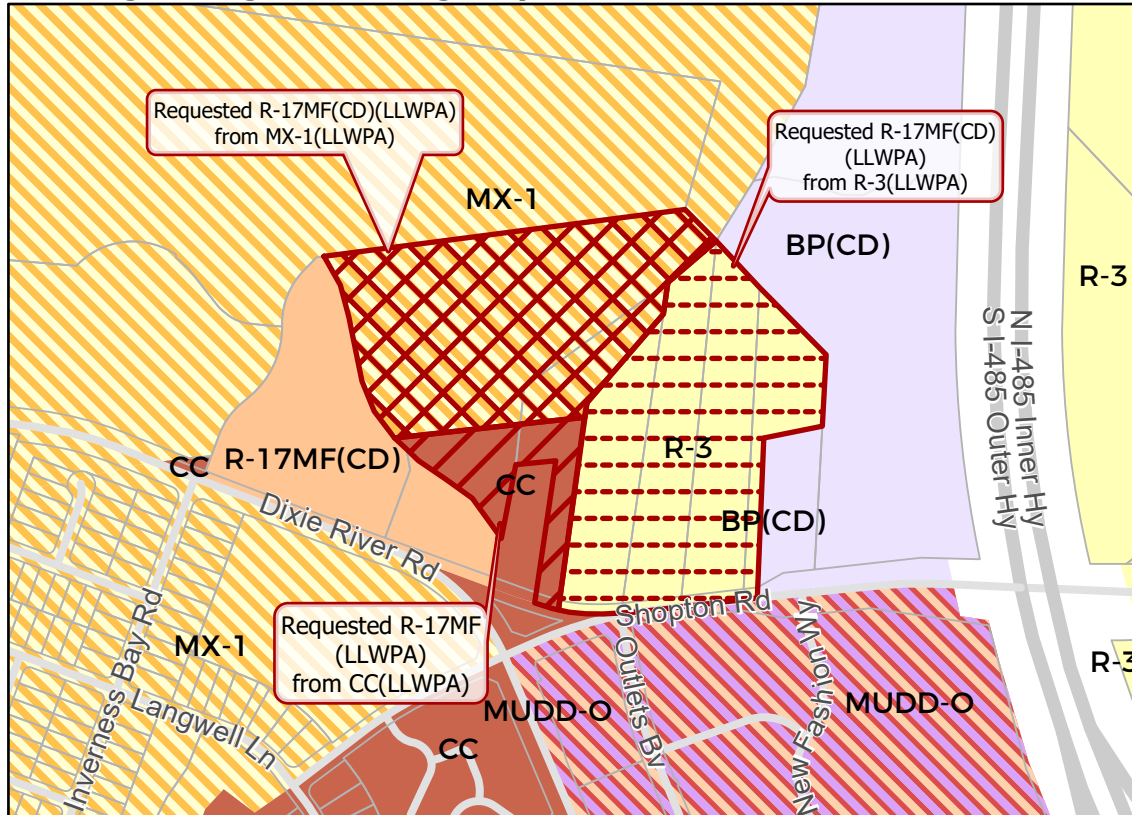
### Watershed Overlay

Lower Lake Wylie - Critical Area

Lower Lake Wylie - Protected Area



## Existing Zoning & Rezoning Request



Requested R-17MF  
(LLWPA)  
from CC(LLWPA)

Requested R-17MF(CD)  
(LLWPA)  
from MX-1(LLWPA)

Requested R-17MF(CD)  
(LLWPA)  
from R-3(LLWPA)

### Zoning Classification

Single Family

Multi-Family

Mixed Residential

Business Park

Commercial Center

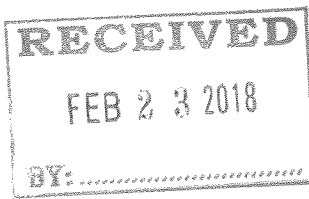
Mixed Use



0 250 500 1,000 Feet

Map Created 3/2/2018

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-029

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

Date Filed: 2/23/2018

Received By: PH

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 (Acres): ± 15.78

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

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

Required Rezoning Pre-Application Meeting\* with: Claire Lyte-Graham, Alberto Gonzalez, Carlos Alzate, Julie Lund, Grant Meacci

Date of meeting: 1/30/18

(\*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 quality multi-family 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 B**

Signature of Property Owner

**Metrolina Properties Limited Partnership**

Name of Petitioner

**1341 E Morehead St., Ste. 201**

Address of Petitioner

**Charlotte, NC 28226**

City, State, Zip

**704.344.1868**

Telephone Number

Fax Number

**twilliams@withrowcapital.com**

E-mail Address

**SEE ATTACHMENT B**

Signature of Petitioner

**SCHEDULE 1**

<b>Parcel</b>	<b>Property Address</b>	<b>Owner</b>	<b>Owner's Address</b>	<b>Date Acquired</b>
025-081-22	N/A	Metrolina Properties LP	1341 E Morehead St, Ste 201 Charlotte, NC 28209	05/05/2009
A portion of 025-081-23	N/A			06/21/1988
025-103-02	N/A			07/13/2004
025-103-09	N/A			12/22/2014

**ATTACHMENT B**

**REZONING PETITION NO. 2018-**

**Owner /** Petitioner:

**Metrolina Properties Limited Partnership**

**By: Withrow Capital Investments, LLC**

**Its General Partner**

By: 

Name: Ronald J. Withrow

Title: Manager

## 2018-029:Metrolina Properties Limited Partnership

**Current Zoning** R-3 (Single Family Residential) BP (Distributive Business)

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

Approximately 15.78 acres

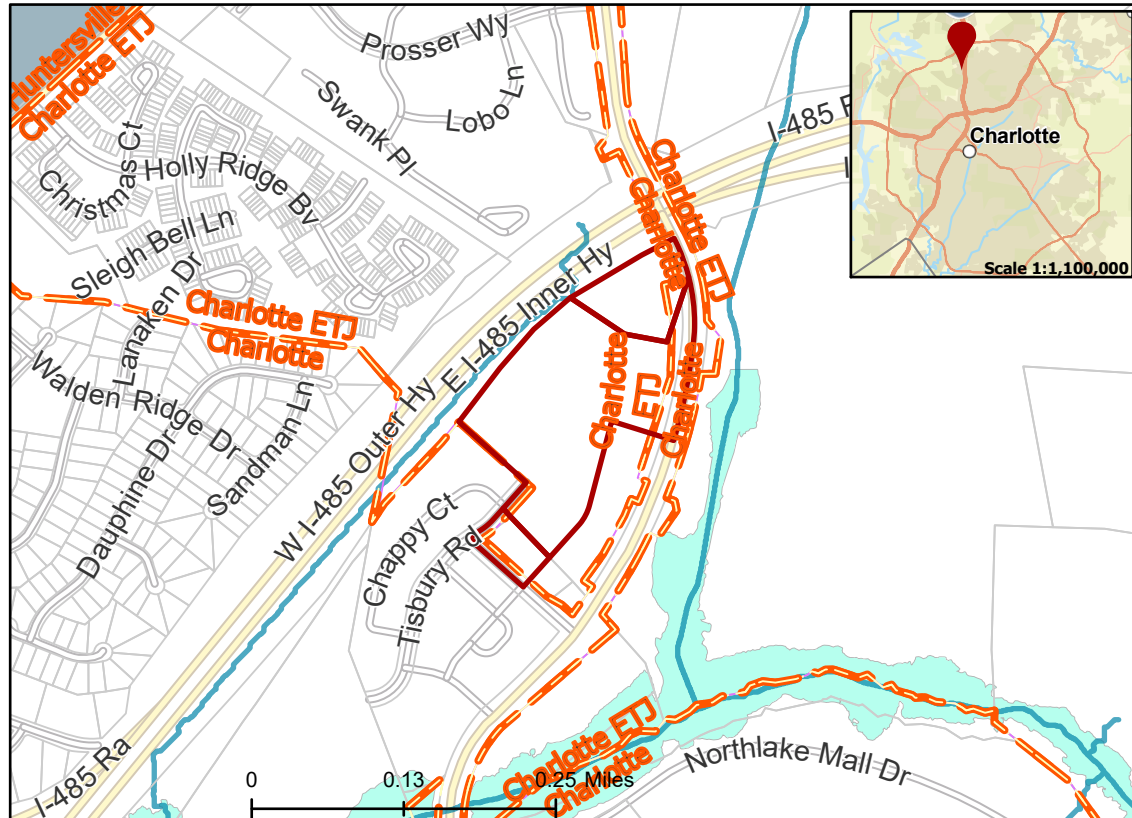
### Location of Requested Rezoning

## Rezoning Map



CHARLOTTE

CHARLOTTE-MECKLENBURG  
PLANNING



2018-029

Outside City Limits

Parcel

Streams

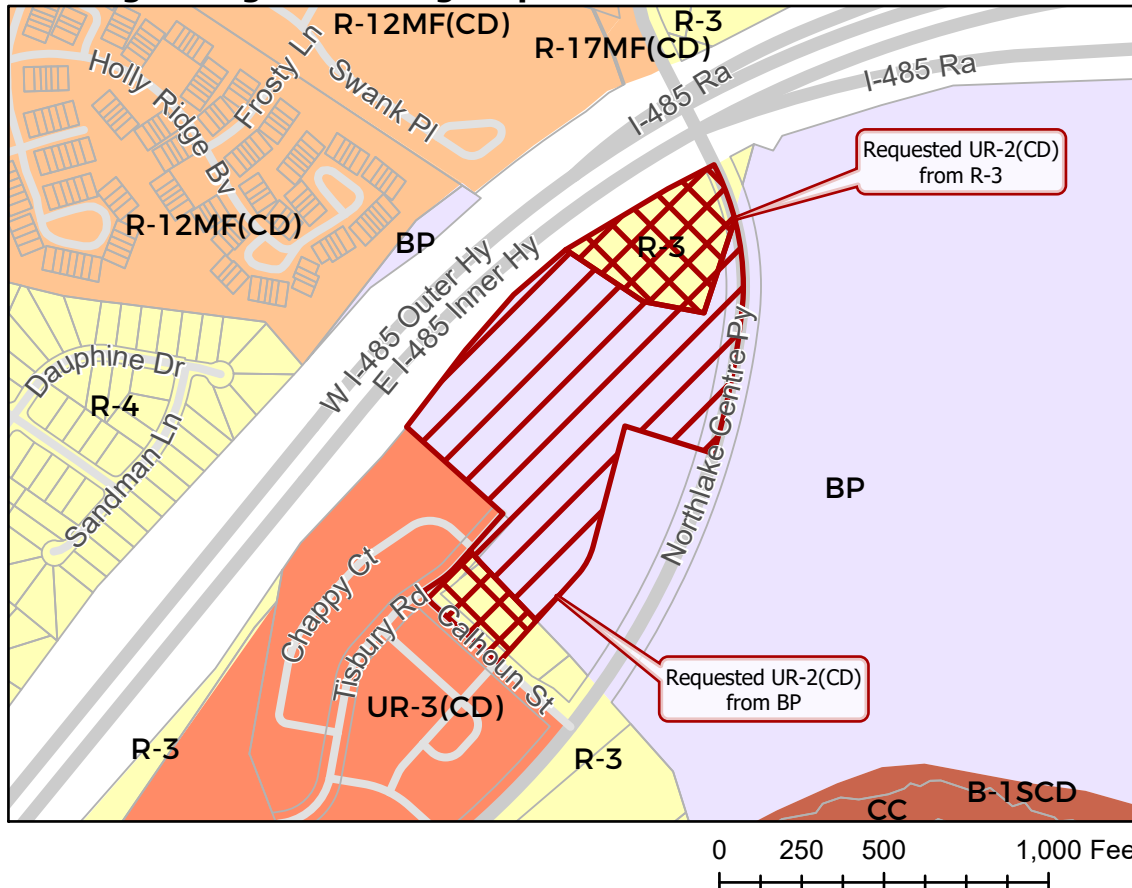
FEMA Flood Plain

Watershed Overlay

Mtn. Island lake - Critical Area



### Existing Zoning & Rezoning Request



Requested UR-2(CD)  
from BP

Requested UR-2(CD)  
from R-3

### Zoning Classification

Single Family

Multi-Family

Urban Residential

Business Park

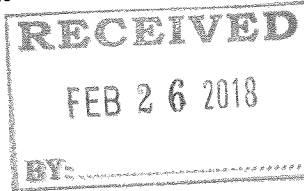
Commercial Center



Map Created 3/2/2018



# I. REZONING APPLICATION CITY OF CHARLOTTE



2018-030

Petition #:	
Date Filed:	2/26/2018
Received By:	<i>[Signature]</i>

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

Property Owner: Patti A Blackwell

Owner's Address: P.O. Box 824 City, State, Zip: Cornelius, NC 28031

Date Property Acquired: 02/06/2017

Property Address: 4200 and 4420 Northpointe Industrial Blvd Charlotte, NC 28216

Tax Parcel Number(s): 03910205 + 03910206

Current Land Use: Raw Land Size (Acres): 2.75

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

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

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

Date of meeting: 02/20/2018

(\*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): NO

Purpose/description of Conditional Zoning Plan: To take out certain I-2 uses.

Ty Chapman  
Name of Rezoning Agent

20117 W Catawba Ave  
Agent's Address

Cornelius, NC 28031  
City, State, Zip

704-640-3388                       
Telephone Number Fax Number

Ty.Chapman3@gmail.com  
E-Mail Address

DocuSigned by:  
*Patti A Blackwell*  
Signature of Property Owner

Patti A Blackwell  
(Name Typed / Printed)

JV Transport Inc  
Name of Petitioner(s)

10616 Barvas Street  
Address of Petitioner(s)

Charlotte, NC 28262  
City, State, Zip

704-989-8228 & 704-219-3859                       
Telephone Number Fax Number

JVTransportinc2018@gmail.com  
E-Mail Address

DocuSigned by:  
*[Signature]*  
Signature of Petitioner

Jose Contreras- Owner  
(Name Typed / Printed)

## 2018-030:JV Transport Inc

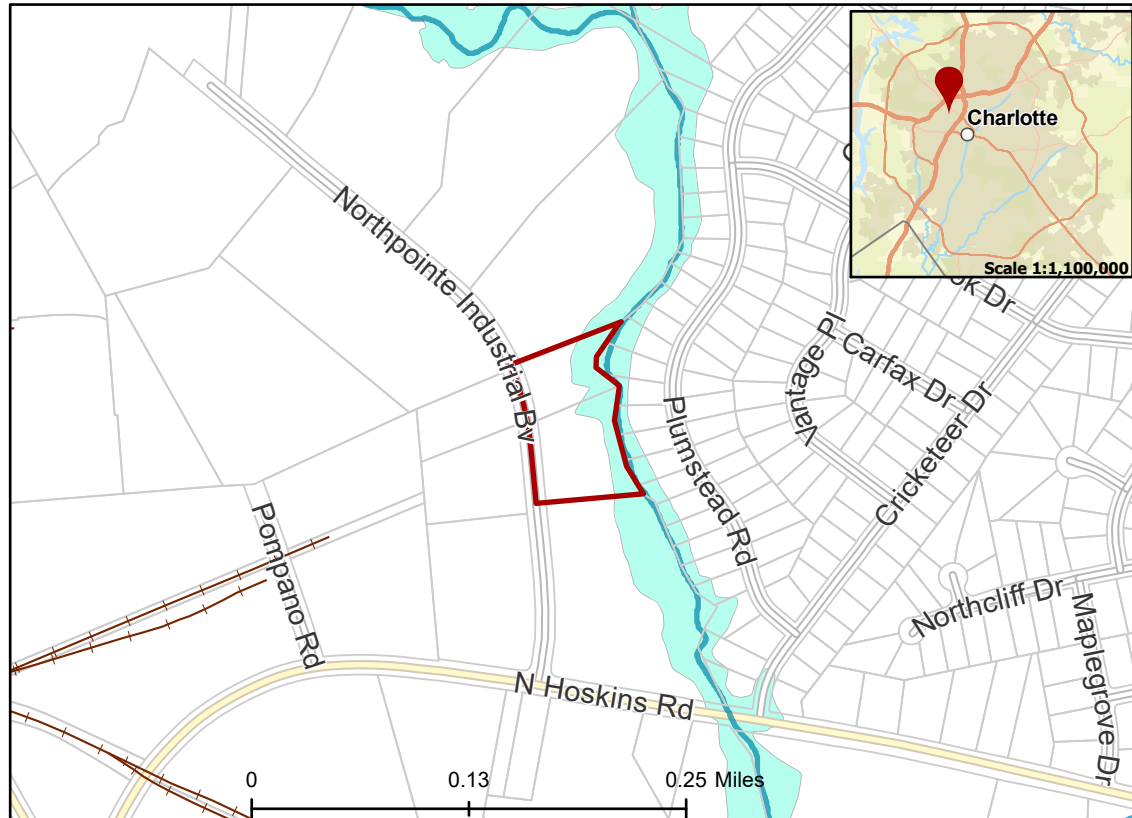
**Current Zoning** I-1 (Light Industrial)

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

Approximately 2.75 acres

### Location of Requested Rezoning

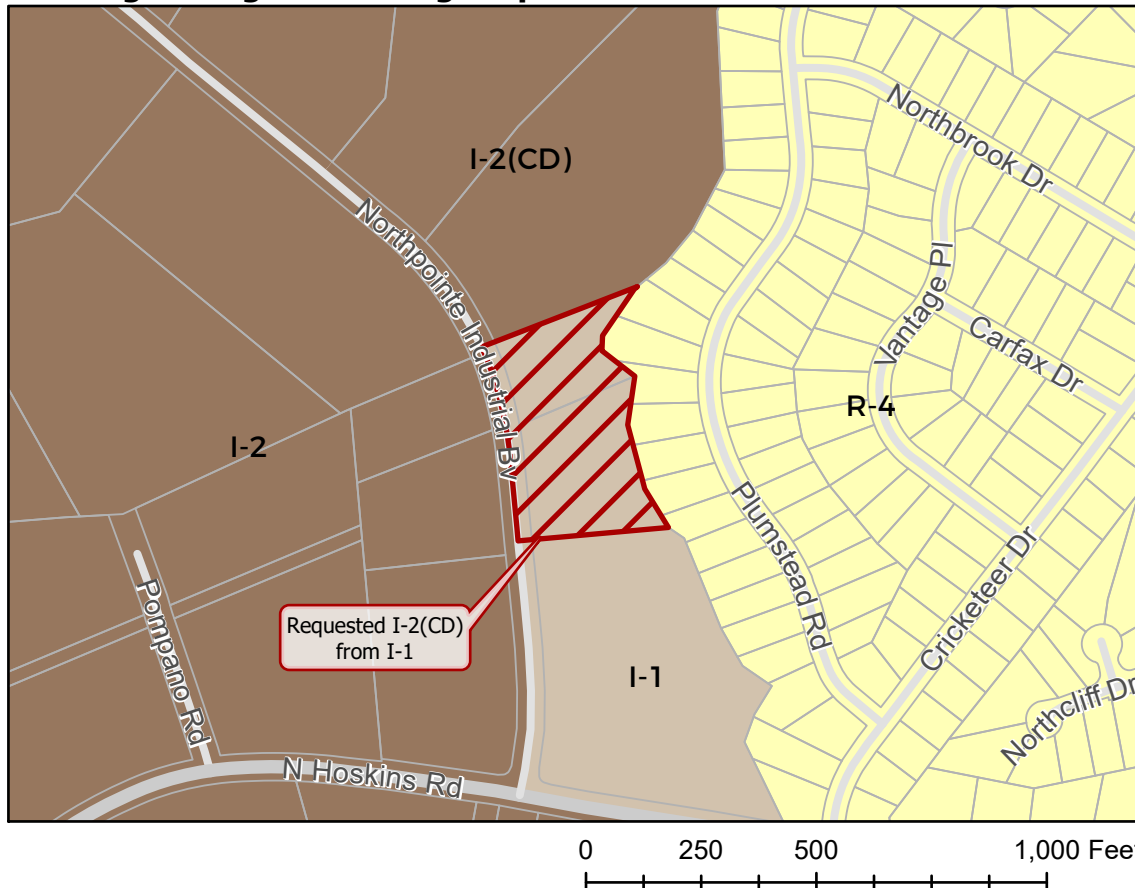
## Rezoning Map



- 2018-030
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain
- City Council District
- 2-Justin Harlow



### Existing Zoning & Rezoning Request



- Requested I-2(CD) from I-1

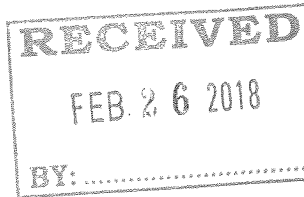
### Zoning Classification

- Single Family
- Light Industrial
- General Industrial



Map Created 3/2/2018

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-031

Petition #: \_\_\_\_\_  
Date Filed: 2/26/2018  
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: office (Acres): ± .49

Existing Zoning: O-2(PED) Proposed Zoning: MUDD-O

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

Required Rezoning Pre-Application Meeting\* with: Solomon Fortune, Kathy Cornett, Grant Meacci, Julie Lund, and Catherine Mahoney

Date of meeting: 2/14/18

(\*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 development of the parcel with an office building as allowed by the current zoning, with the addition of subterranean climate controlled storage.

**Keith MacVean & Jeff Brown**

Name of Rezoning Agent

**Moore & Van Allen, PLLC**

**100 N. Tryon Street, Suite 4700**

Agent's Address

**Charlotte, NC 28202**

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

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

Telephone Number Fax Number

**keithmacvean@mvalaw.com; jeffbrown@mvalaw.com**

E-mail Address

**SEE ATTACHMENTS A-B**

Signature of Property Owner

**CitiSculpt (Attn: Daniel Sterns)**

Name of Petitioner

**1435 W. Morehead St, Ste. 130**

Address of Petitioner

**Charlotte, NC 28208**

City, State, Zip

**704.362.2400**

Telephone Number Fax Number

**dsterns@citisculpt.com**

E-mail Address

**SEE ATTACHMENT C**

Signature of Petitioner

**SCHEDULE 1**

<b>Parcel</b>	<b>Property Address</b>	<b>Owner</b>	<b>Owner's Address</b>	<b>Acreage</b>	<b>Date Acquired</b>
125-212-04	1301 Harding Place, Charlotte, NC 28204	West Morehead Ventures, LLC	1435 West Morehead Street, Suite 130 Charlotte, NC 28208	.28	1/31/2018
125-212-05	1309 Harding Place, Charlotte, NC 28204	BEVCO, LLC	3920 Windwood Circle, Charlotte, NC 28226	.21	12/31/1999

**ATTACHMENT A**


**REZONING PETITION NO. 2018-\_\_\_\_**  
**CitiSculpt**

**OWNER JOINDER AGREEMENT**  
**WEST MOREHEAD VENTURES, LLC**

The undersigned, as the owner of the parcel of land located at 1301 Harding Place that is designated as Tax Parcel No. 125-212-04 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from O-2(PED) 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 20 day of FEBRUARY, 2018.

**WEST MOREHEAD VENTURES, LLC**  
**A North Carolina limited liability company**

By: 

Name: SHANE SEAGUE

Its: MEMBER

**ATTACHMENT B**

**REZONING PETITION NO. 2018-\_\_\_\_**  
**CitiSculpt**

**OWNER JOINDER AGREEMENT**  
**BEVCO, LLC**

The undersigned, as the owner of the parcel of land located at 1309 Harding Place that is designated as Tax Parcel No. 125-212-05 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-2(PED) 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 26<sup>th</sup> day of Feb., 2018.

**BEVCO, LLC**

**A North Carolina limited liability company**

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

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

Its: \_\_\_\_\_

Beverly C Scott  
BEVERLY C SCOTT  
Manager

**ATTACHMENT B**

**REZONING PETITION NO. 2018-\_\_\_\_**  
**CitiSculpt**

**OWNER JOINDER AGREEMENT**  
**BEVCO, LLC**

The undersigned, as the owner of the parcel of land located at 1309 Harding Place that is designated as Tax Parcel No. 125-212-05 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-2(PED) 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 26<sup>th</sup> day of Feb., 2018.

**BEVCO, LLC**

**A North Carolina limited liability company**

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

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

Its: \_\_\_\_\_

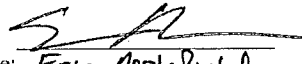
Benny C Scott  
BEVERLY C SCOTT  
Manager

ATTACHMENT C

REZONING PETITION NO. 2018-  
CitiSculpt

Petitioner:

CitiSculpt

By:   
Name: Eric Applefield  
Title: Counsel



## 2018-031: Citisculpt

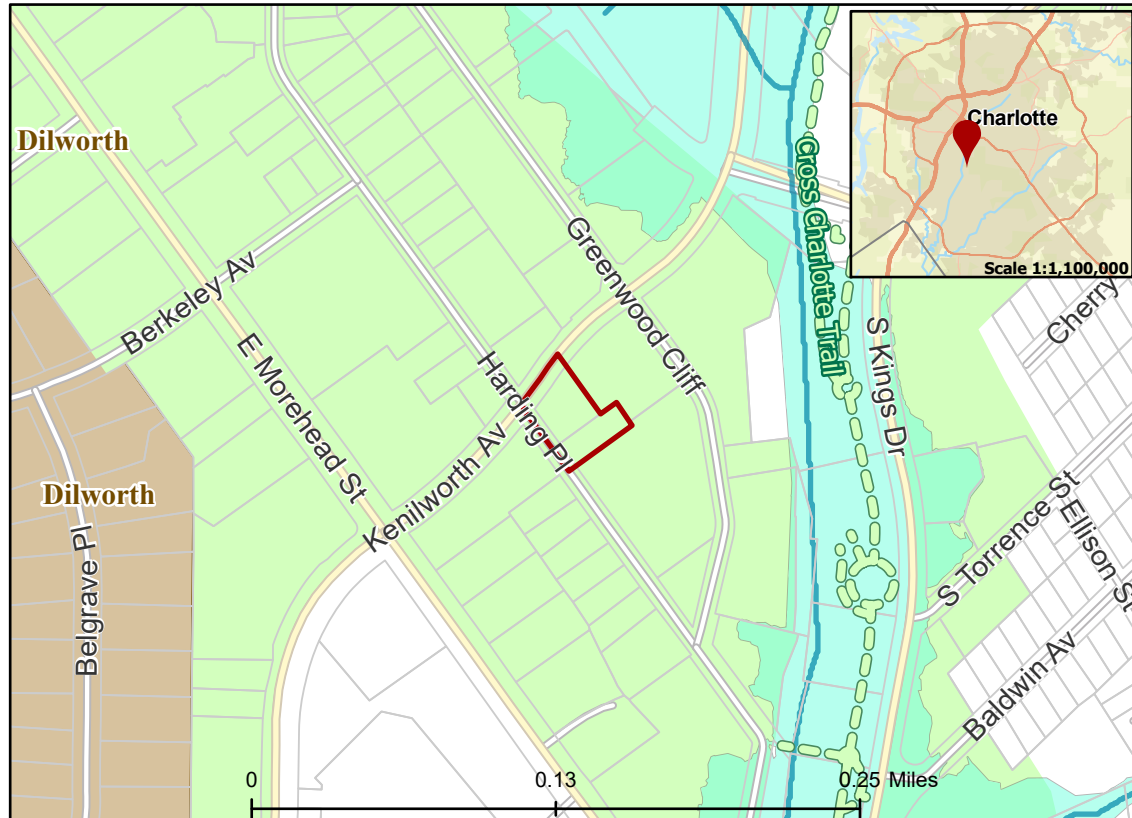
**Current Zoning** O-2(PED) (Office, Pedestrian Overlay)

**Requested Zoning** MUDD-O(PED) (Mixed Use Development District, Pedestrian Overlay)

Approximately .49 acres

### Location of Requested Rezoning

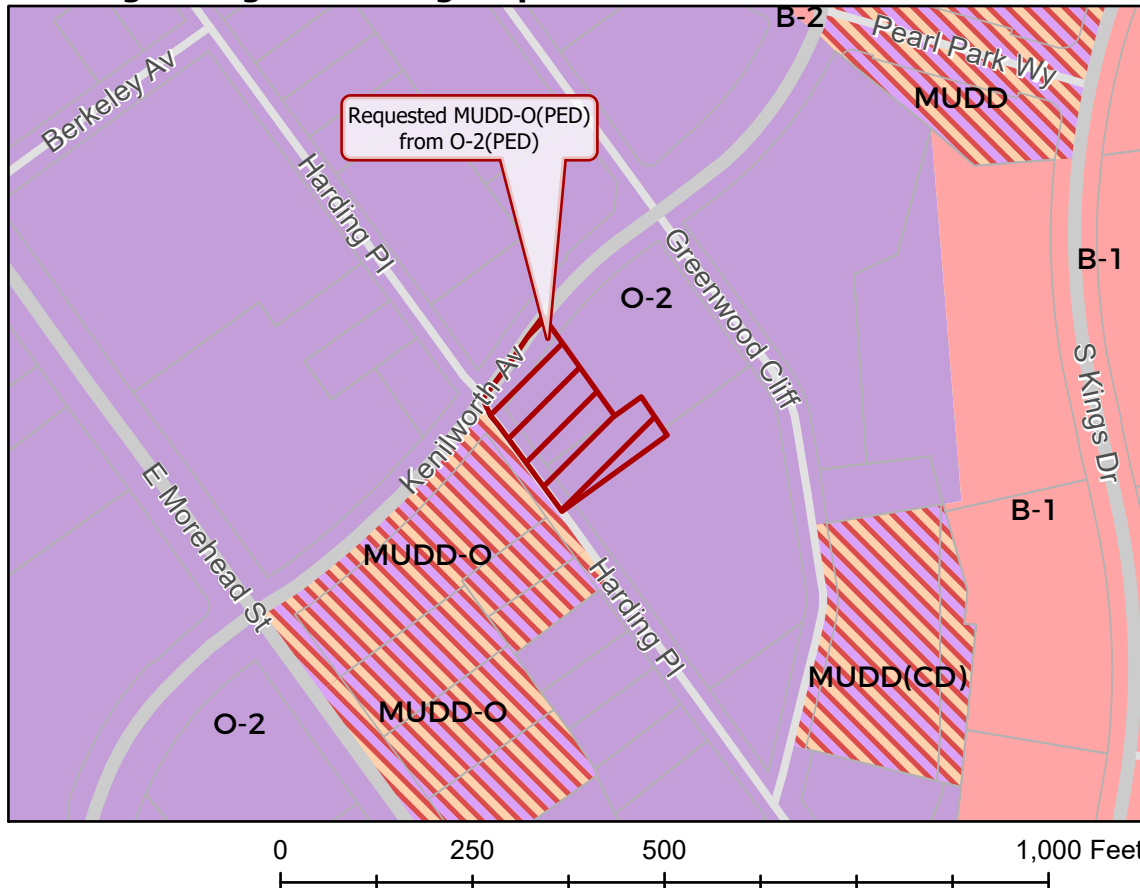
## Rezoning Map



- 2018-031
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Streams
- FEMA Flood Plain
- Midtown Morehead Cherry
- Historic Districts
- City Council District
- 1-Larken Egleston



### Existing Zoning & Rezoning Request



- Requested MUDD-O(PED) from O-2(PED)
- Zoning Classification
- Office
- Business
- Mixed Use



Map Created 3/2/2018