

# Rezoning Petition Packet

## **Petitions: 2018-032 through 2018-047**

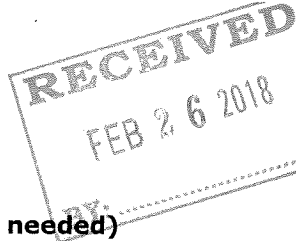
Petitions that were submitted by March 26, 2018

Staff Review Meeting: **April 19, 2018**

City Public Hearing: **To Be Determined**



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



Petition #: 2018-032  
Date Filed: 2/26/18  
Received By: [Signature]

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

Property Owner: Myers Park United Methodist Church

Owner's Address: 1501 Queens Road City, State, Zip: Charlotte, NC 28207

Date Property Acquired: October 23, 1951 and January 10, 1997

Property Address: 1501 Queens Road

Tax Parcel Number(s): 153-071-01 and 153-071-03

Current Land Use: Religious Institution Size (Acres): +/- 4.615 acres

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

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

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

Date of meeting: January 25, 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 expansion of the facilities of the existing religious institution on the site as more particularly described and depicted on the related conditional rezoning plan.

John Carmichael (Robinson Bradshaw)

Name of Rezoning Agent

101 N. Tryon Street, Suite 1900

Agent's Address

Charlotte, NC 28246

City, State, Zip

704-377-8341

Telephone Number

Fax Number

jcarmichael@robinsonbradshaw.com

E-Mail Address

**MYERS PARK UNITED METHODIST CHURCH**

By: James Chandler Martin

Signature of Property Owner

James Chandler Martin

(Name Typed / Printed)

Myers Park United Methodist Church (c/o Chan Martin)

Name of Petitioner(s)

1020 Providence Road

Address of Petitioner(s)

Charlotte, NC 28207

City, State, Zip

704-517-7087

Telephone Number

Fax Number

james.chandler.martin@gmail.com

E-Mail Address

**MYERS PARK UNITED METHODIST CHURCH**

By: James Chandler Martin

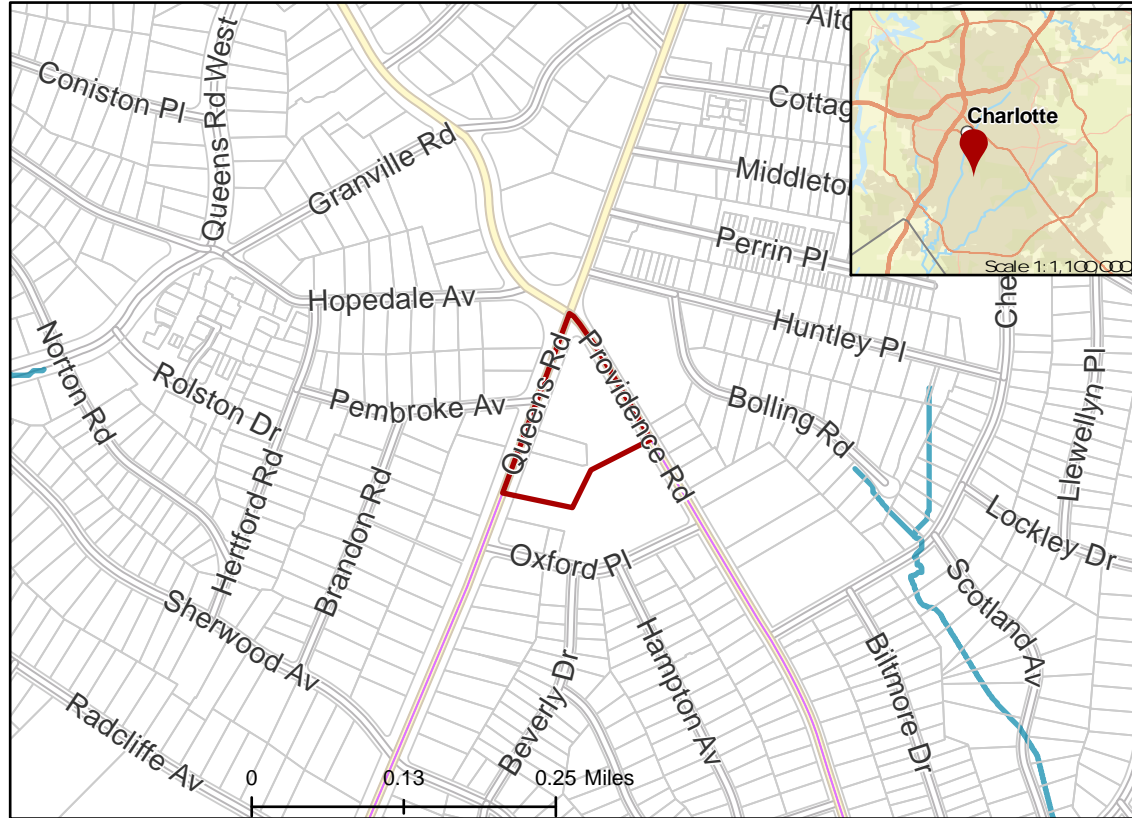
Signature of Petitioner

James Chandler Martin

(Name Typed / Printed)

2018-032 Myers Park United Methodist Church  
 Current Zoning O-2(CD) (Office, Conditional)  
 Requested Zoning MUDD-O 5-Year Vested (Mixed Use Development District,  
 Optional) with 5-Year Vested Rights  
 Approximately 4.62 acres  
 Location of Requested Rezoning

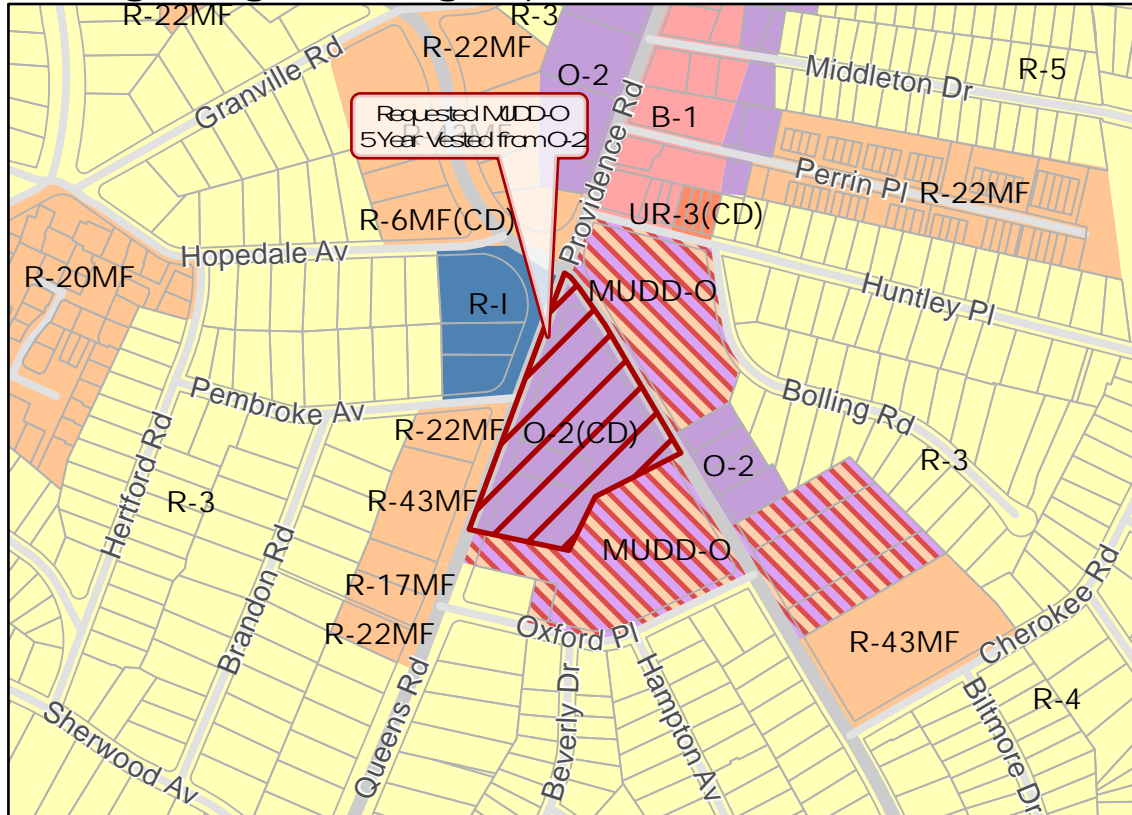
## Rezoning Map



- 2018-032
- Inside City Limits
- Parcel
- Streams
- City Council District
- 6-Tariq Bokhari



### Existing Zoning & Rezoning Request



- Requested MUDD-O 5 Year Vested from O-2
- Zoning Classification**
- Single Family
- Multi-Family
- Urban Residential
- Institutional
- Office
- Business
- Mixed Use

0 250 500 1,000 Feet

Map Created 4/11/2018



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

RECEIVED

FEB 26 2018

Petition #: 2008-033

Complete All Fields (Use additional pages if needed)

2/24/18

Received By:

Owner: Amco Holdings

Property

7001 W. Sugar Creek Rd.  
Blvd Ste 105

Owner's Address: 8819 University East City, State, Zip: Charlotte NC 28213

Date Property Acquired: 7/31/14

Property Address: 7001 W Sugar Creek Rd Charlotte NC 28261

Tax Parcel Number(s): 02735346

Current Land Use: R3 - residential Size (Acres): 9.62 acres

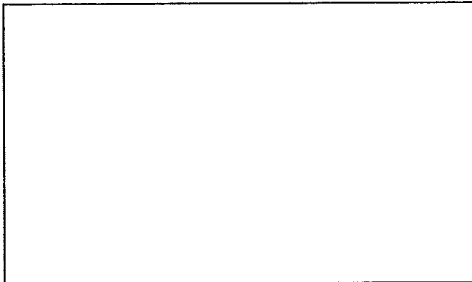
Existing Zoning: R3 Proposed Zoning: RMF-8(CD)

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

Required Rezoning Pre-Application Meeting\* with: CMPC

Date of meeting: 1/23/18

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



David Tibbals

Name of Rezoning Agent

11121 Carmel Commons Blvd.  
Suite 405

Agent's Address

Charlotte NC 28226

City, State, Zip

704. 995. 2808

Telephone Number

Fax Number

david@charlottecommercialpartners.com

E-Mail Address

Moid Khan

Signature of Property Owner

MOID KHAN MOHAMMED

(Name Typed / Printed)

WAE Land Inc

Name of Petitioner(s)

11121 Carmel Commons Blvd.  
Suite 405

Address of Petitioner(s)

Charlotte NC 28226

City, State, Zip

704. 995. 2808

Telephone Number

Fax Number

david@charlottecommercialpartners.com

E-Mail Address

D. E Tibbals

Signature of Petitioner

David Tibbals

(Name Typed / Printed)

**II. Rezoning Application Checklist**

**PRE-SUBMITTAL REQUIREMENTS:**

## 2018-033: WAE Land Inc

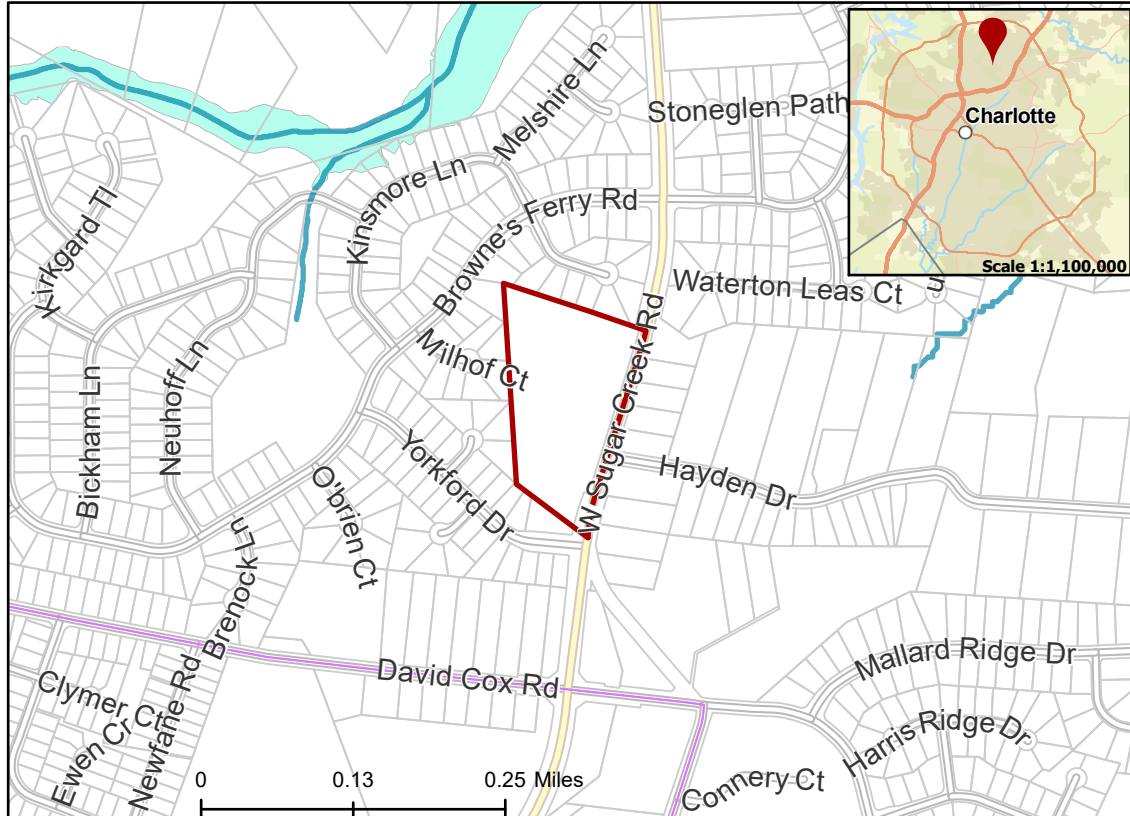
**Current Zoning** R-3 (Single Family Residential)

**Requested Zoning** R-8MF(CD) (Multy-Family Residential)

Approximately 9.62 acres

### Location of Requested Rezoning

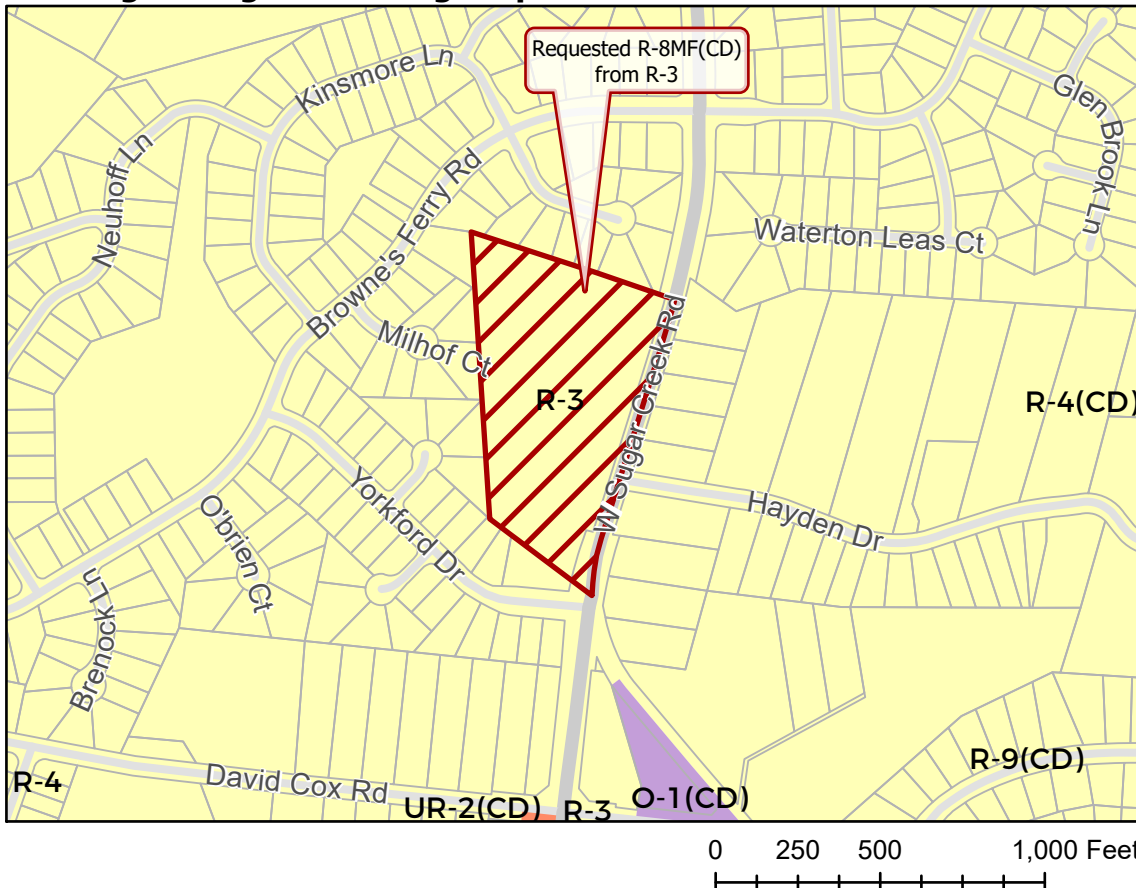
## Rezoning Map



- 2018-033
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 4-Gregory A. Phipps



### Existing Zoning & Rezoning Request



- Requested R-8MF(CD) from R-3

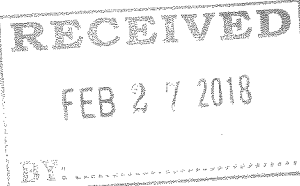
### Zoning Classification

- Single Family
- Urban Residential
- Office



Map Created 3/27/2018

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-034

Petition #:	
Date Filed:	2/27/2018
Received By:	B H

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

Property Owner: CHARLES AND ELLEN GRAY

Owner's Address: 702 COLONEL ANDERSON PKY City, State, Zip: LOUISVILLE, KY 40222

Date Property Acquired: OCT 15, 1993

Property Address: 9430 UNIVERSITY CITY BLVD. CHARLOTTE, NC 28213

Tax Parcel Number(s): ~~04292517~~ 04929517

Current Land Use: BOOKSTORE Size (Acres): .71

Existing Zoning: B-1 "CD" 1993-031 Proposed Zoning: B-2

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

Required Rezoning Pre-Application Meeting\* with: CHARLOTTE MECKLENBURG PLANNING DEPT.

Date of meeting: 2/27/18 SANDRA SANDERS; ISIAH WASHINGTON; MANDY ROSEN

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

**For Conditional Rezoning Only:**

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

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

DAVID TIBBALS

Name of Rezoning Agent

11121 CARMEL COMMONS BLVD.

Agent's Address

CHARLOTTE, NC 28277

City, State, Zip

704 995 2808

Telephone Number

Fax Number

david@charlottecommercialpartners.com

E-Mail Address

Charles E. Gray

Signature of Property Owner

CHARLES E. GRAY

(Name Typed / Printed)

CHARLES AND ELLEN GRAY

Name of Petitioner(s)

702 COLONEL ANDERSON PKY

Address of Petitioner(s)

LOUISVILLE, KY 40222

City, State, Zip

502-417-8890

Telephone Number

Fax Number

CGRAY@GRAYSBKBOOKS.COM

E-Mail Address

Charles E. Gray

Signature of Petitioner

CHARLES E. GRAY

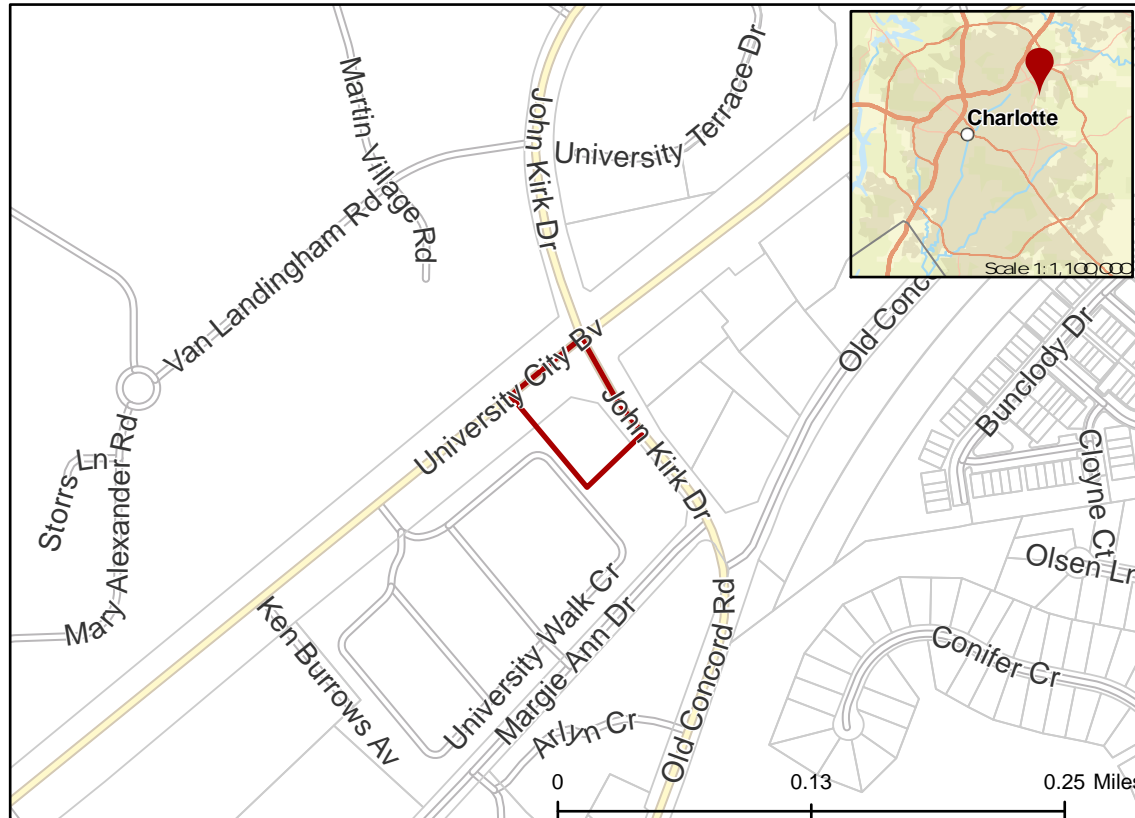
(Name Typed / Printed)

2018-034: Charles and Ellen Gray  
 Current Zoning B-1(CD) (Neighborhood Business Conditional)  
 Requested Zoning B-2 (General Business)

Approximately .71 acres

Location of Requested Rezoning

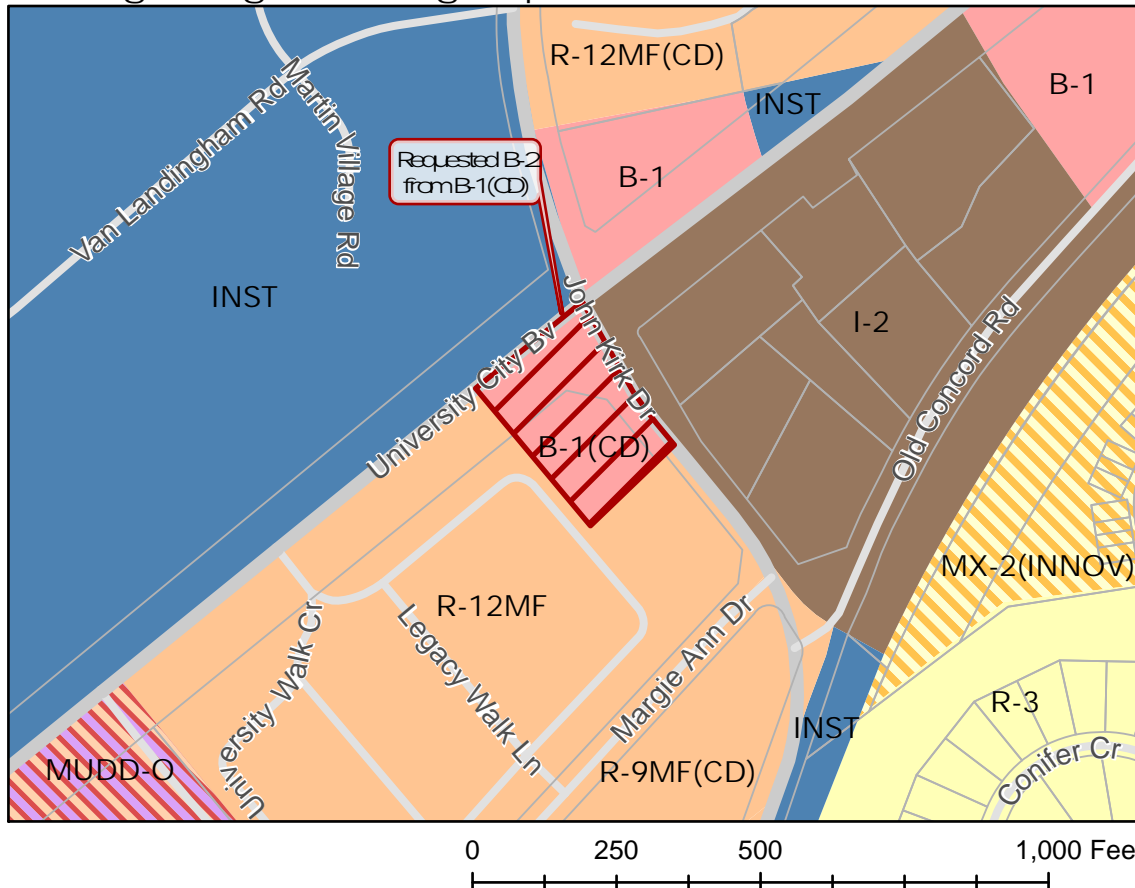
## Rezoning Map



- 2018-034
- Inside City Limits
- Parcel
- City Council District
- 4Gregory A Phipps



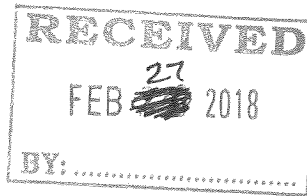
## Existing Zoning & Rezoning Request



- Requested B-2 from B-1(CD)
- Zoning Classification
- Single Family
- Multi-Family
- Mixed Residential
- Institutional
- Business
- General Industrial
- Mixed Use

Map Created 4/16/2018

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-035

Petition #:	
Date Filed:	2/27/2018
Received By:	BT

Property Owners: The Bailey W Patrick Family, LLC, J Nolan Mills III Family LLC, and Tridolph LLC

Owner's Addresses: 101 South Kings Dr, Ste 200 floor2, Charlotte, NC 28204

Date Properties  
Acquired: 06/01/2007

Property Addresses: 11820 University City Blvd, Charlotte, NC 28213

Tax Parcel Numbers: a portion of 051-141-03

Current Land Use: vacant (Acres): ± 13.02

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

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

Required Rezoning Pre-Application Meeting\* with: Sonja Sanders, Mandy Vari, Isaiah Washington, Alberto Gonzalez, Carlos Alzate, and Shannon Frye

Date of meeting: 2/27/18

(\*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 parcels to be developed with a combination of industrial, retail, and EDEE uses.

**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

**EM & C Investments, LLC (Attn: Laurens Willard)**

Name of Petitioner

**7320 Galvan Way**

Address of Petitioner

**Harrisburg, NC 28075**

City, State, Zip

**704.455.5102**

Telephone Number

Fax Number

**lwillard@galvan-12E.com**

E-mail Address

**SEE ATTACHMENT B**

Signature of Petitioner

ATTACHMENT A

REZONING PETITION NO. 2018-\_\_\_\_  
EM & C Investments, LLC

OWNER JOINDER AGREEMENT  
The Bailey W Patrick Family LLC  
J Nolan Mills III Family LLC  
Tridolph LLC

The undersigned, as the owner of the parcel of land located at 11820 University City Blvd that is designated as Tax Parcel No. 051-141-03 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 B-1SCD 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 19<sup>th</sup> day of February, 2018.

The Bailey W Patrick Family LLC

By: [Signature]  
Name: Bailey W. Patrick  
Its: Manager

J Nolan Mills III Family LLC

By: J Nolan Mills III  
Name: J. Nolan Mills  
Its: Manager

Tridolph LLC

By: [Signature]  
Name: E. Blanton Hamilton-Jr  
Its: Manager

ATTACHMENT B

REZONING PETITION NO. 2018-  
EM & C Investments, LLC

Petitioner:

EM & C Investments, LLC

By: 

Name: LOURDES WILARDO

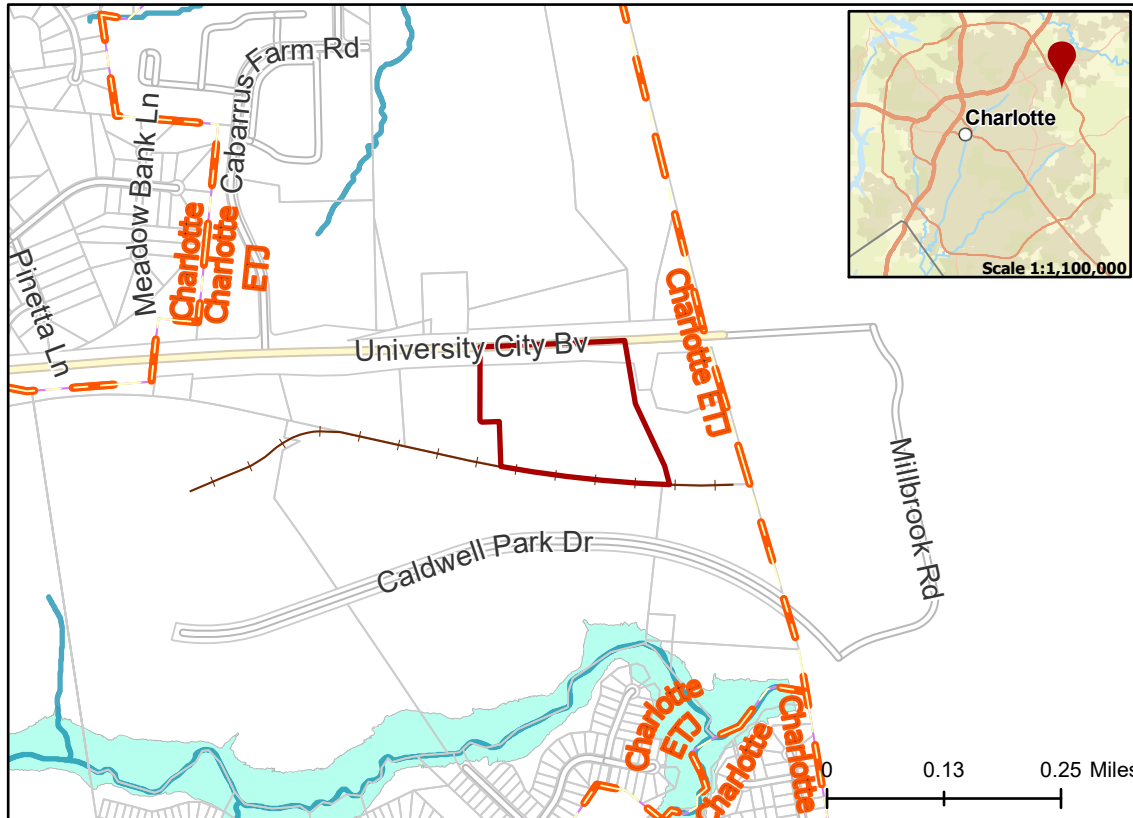
Title: MANAGER

**2018-035:EM & C Investments, LLC**  
**Current Zoning** B-1SCD (Business Shopping Center)  
**Requested Zoning** I-2(CD)(General Industrial)

Approximately 13.02 acres

**Location of Requested Rezoning**

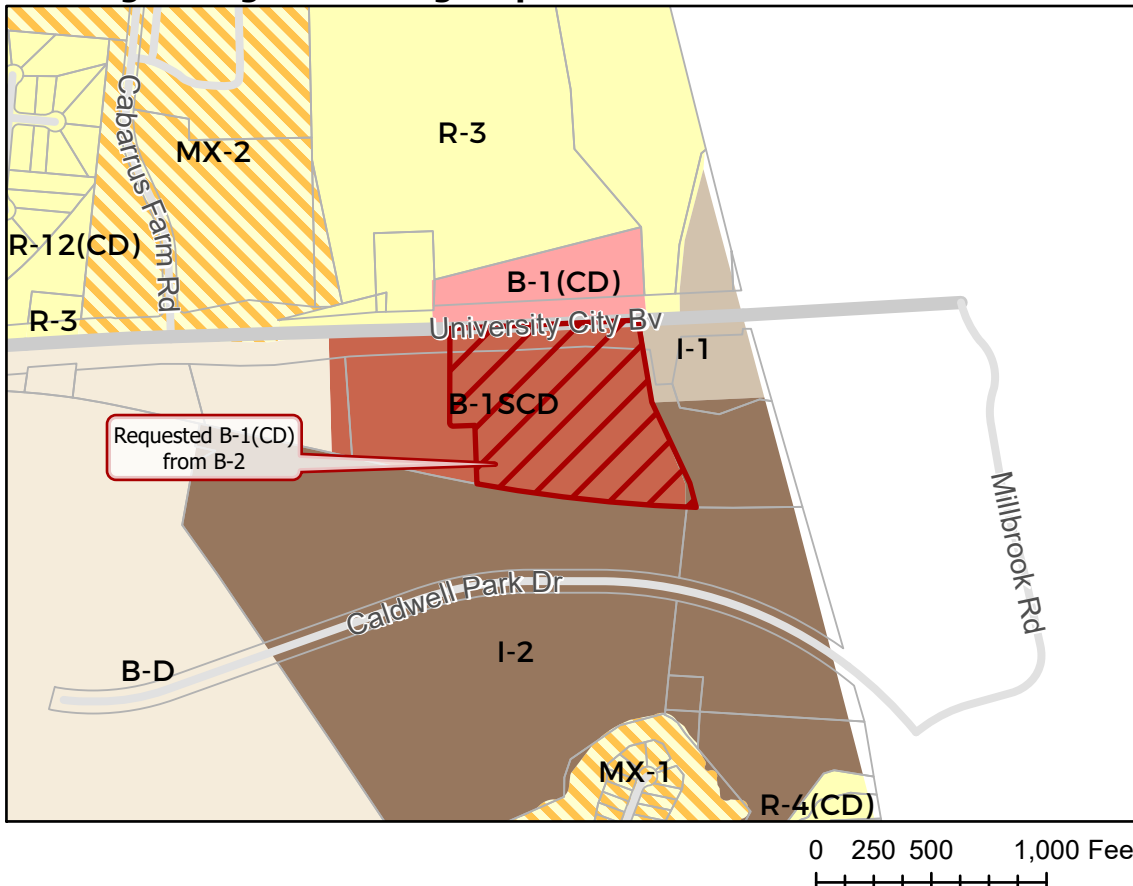
**Rezoning Map**



- 2018-035
- Outside City Limits
- Parcel
- +— Railway
- Streams
- FEMA Flood Plain



**Existing Zoning & Rezoning Request**



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

**Zoning Classification**

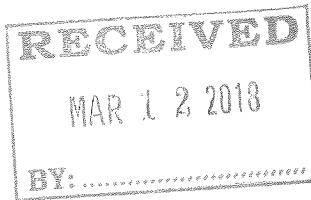
- Single Family
- Mixed Residential
- Business
- Commercial Center
- Business-Distribution
- Light Industrial
- General Industrial



Map Created 3/27/2018



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-036

Petition #:	_____
Date Filed:	3/12/2018
Received By:	RH

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

Property Owner: No Fear Investments, LLC

Owner's Address: 5219 The Plaza City, State, Zip: Charlotte, NC, 28215

Date Property Acquired: 1-8-2018

Property Address: 2640 Olando Street, Charlotte NC 28206

Tax Parcel Number(s): 07907204

Current Land Use: Single Family Residential Size (Acres): 0.41

Existing Zoning: I-1 Proposed Zoning: R-8

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

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

Date of meeting: 3-8-18

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

\_\_\_\_\_

\_\_\_\_\_

Travis Howard  
Name of Rezoning Agent

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

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

704-201-3128  
Telephone Number

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

travisnofear@gmail.com  
E-Mail Address

[Signature]  
Signature of Property Owner

Travis Howard  
(Name Typed / Printed)

No Fear Investments, LLC (Travis Howard)  
Name of Petitioner(s)

5219 The Plaza  
Address of Petitioner(s)

Charlotte, NC, 28215  
City, State, Zip

704-201-3128  
Telephone Number

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

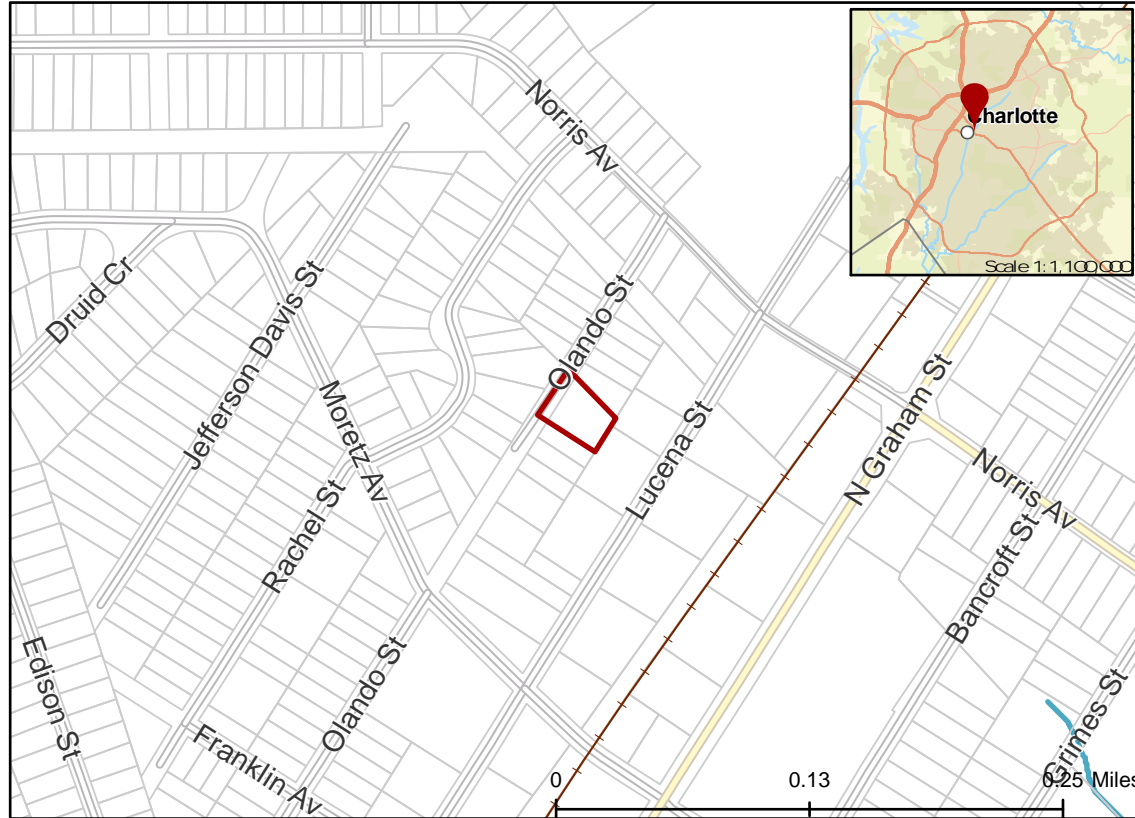
travisnofear@gmail.com  
E-Mail Address

[Signature]  
Signature of Petitioner

Travis Howard  
(Name Typed / Printed)

2018-036 No Fear Investments, LLC  
 Current Zoning I-1 (Light Industrial)  
 Requested Zoning R-8 (Single Family Residential)  
 Approximately .41 acres  
 Location of Requested Rezoning

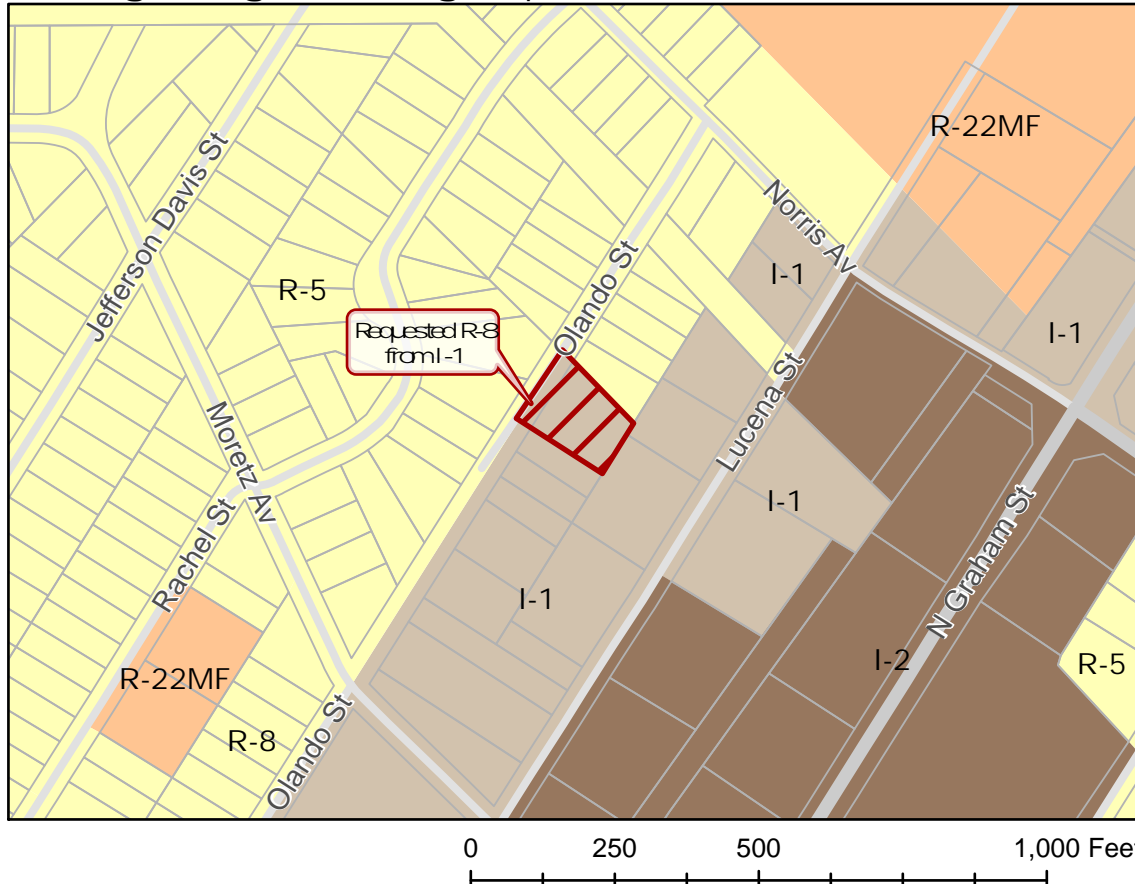
# Rezoning Map



- 2018-036
- Inside City Limits
- Parcel
- Railway
- Streams
- City Council District
- 1-Larken Eggleston



## Existing Zoning & Rezoning Request



- Requested R-8 from I-1
- Zoning Classification
- Single Family
- Multi-Family
- Light Industrial
- General Industrial

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-037

Petition #:	_____
Date Filed:	3/13/2018
Received By:	[Signature]

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

Property Owner: Ruby H. McAlister  
Owner's Address: 13608 Steele Creek Rd City, State, Zip: Charlotte, N.C 28278  
Date Property Acquired: 2-3-1986  
Property Address: 13608 Steel Creek Road, Charlotte NC 28278  
Tax Parcel Number(s): 19951104, 19951105  
Current Land Use: Vacant Size (Acres): 12.5  
Existing Zoning: R-3 Proposed Zoning: UR-2(CD)  
Overlay: \_\_\_\_\_ (Specify PED, Watershed, Historic District, etc.)  
Required Rezoning Pre-Application Meeting\* with: Claire Lyte Graham, Alberto Gonzales and others  
Date of meeting: 1/16/2018

(\*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): 5  
Purpose/description of Conditional Zoning Plan: The purpose of the Conditional Zoning Plan is to create a new neighborhood at slightly higher density than allowed under the R-4 zoning category

Adam Florenza  
Name of Rezoning Agent  
301 Fieldbrook Place  
Agent's Address  
Charlotte, NC 28209  
City, State, Zip  
704-905-9908  
Telephone Number Fax Number  
adam@florencaproperties.com  
E-Mail Address  
Ruby H. McAlister  
Signature of Property Owner  
Ruby H. McAlister  
(Name Typed / Printed)

Adam Florenza  
Name of Petitioner(s)  
301 Fieldbrook Place  
Address of Petitioner(s)  
Charlotte, NC 28209  
City, State, Zip  
704-905-9908  
Telephone Number Fax Number  
adam@florencaproperties.com  
E-Mail Address  
[Signature]  
Signature of Petitioner  
Adam Florenza  
(Name Typed / Printed)

# I. REZONING APPLICATION CITY OF CHARLOTTE

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

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

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

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

Property Owner: Melanie C WolfeOwner's Address: 113 Lorenzo Drive City, State, Zip: Syracuse NY 13206Date Property Acquired: November 17 1998Property Address: 13608 Steel Creek Road, Charlotte NC 28278Tax Parcel Number(s): 19951104, 19951105Current Land Use: Vacant Size (Acres): 12.5Existing Zoning: R-3 Proposed Zoning: UR-2(CD)

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

Required Rezoning Pre-Application Meeting\* with: Claire Lyte Graham, Alberto Gonzales and othersDate of meeting: 1/16/2018

(\*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): 5Purpose/description of Conditional Zoning Plan: The purpose of the Conditional Zoning Plan is to create a new neighborhood at slightly higher density than allowed under the R-4 zoning category

Adam Fiorenza  
Name of Rezoning Agent

301 Fieldbrook Place  
Agent's Address

Charlotte, NC 28209  
City, State, Zip

704-905-9908  
Telephone Number      Fax Number

adam@fiorenzapropties.com  
E-Mail Address

Melanie C Wolfe  
Signature of Property Owner

Melanie C Wolfe  
(Name Typed / Printed)

Adam Fiorenza  
Name of Petitioner(s)

301 Fieldbrook Place  
Address of Petitioner(s)

Charlotte, NC 28209  
City, State, Zip

704-905-9908  
Telephone Number      Fax Number

adam@fiorenzapropties.com  
E-Mail Address

[Signature]  
Signature of Petitioner

Adam Fiorenza  
(Name Typed / Printed)

# I. REZONING APPLICATION CITY OF CHARLOTTE

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

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

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

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

Property Owner: Claire Wolfe Whitley

Owner's Address: 4158 Amarillo Drive City, State, Zip: Concord, NC 28027

Date Property Acquired: November 17, 1998

Property Address: 13608 Steel Creek Road, Charlotte NC 28278

Tax Parcel Number(s): 19951104, 19951105

Current Land Use: Vacant Size (Acres): 12.5

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

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

Required Rezoning Pre-Application Meeting\* with: Claire Lyte Graham, Alberto Gonzales and others

Date of meeting: 1/16/2018

(\*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): 5

Purpose/description of Conditional Zoning Plan: The purpose of the Conditional Zoning Plan is to create a new neighborhood at slightly higher density than allowed under the R-4 zoning category

Adam Fiorenza  
Name of Rezoning Agent

301 Fieldbrook Place  
Agent's Address

Charlotte, NC 28209  
City, State, Zip

704-905-9908  
Telephone Number Fax Number

adam@fiorenzaproPERTIES.com  
E-Mail Address

Claire Wolfe Whitley  
Signature of Property Owner

Claire Wolfe Whitley  
(Name Typed / Printed)

Adam Fiorenza  
Name of Petitioner(s)

301 Fieldbrook Place  
Address of Petitioner(s)

Charlotte, NC 28209  
City, State, Zip

704-905-9908  
Telephone Number Fax Number

adam@fiorenzaproPERTIES.com  
E-Mail Address

[Signature]  
Signature of Petitioner

Adam Fiorenza  
(Name Typed / Printed)

# 2018-037: Adam Florenza

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

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

with 5-Year Vested Rights

Approximately 12.5 acres

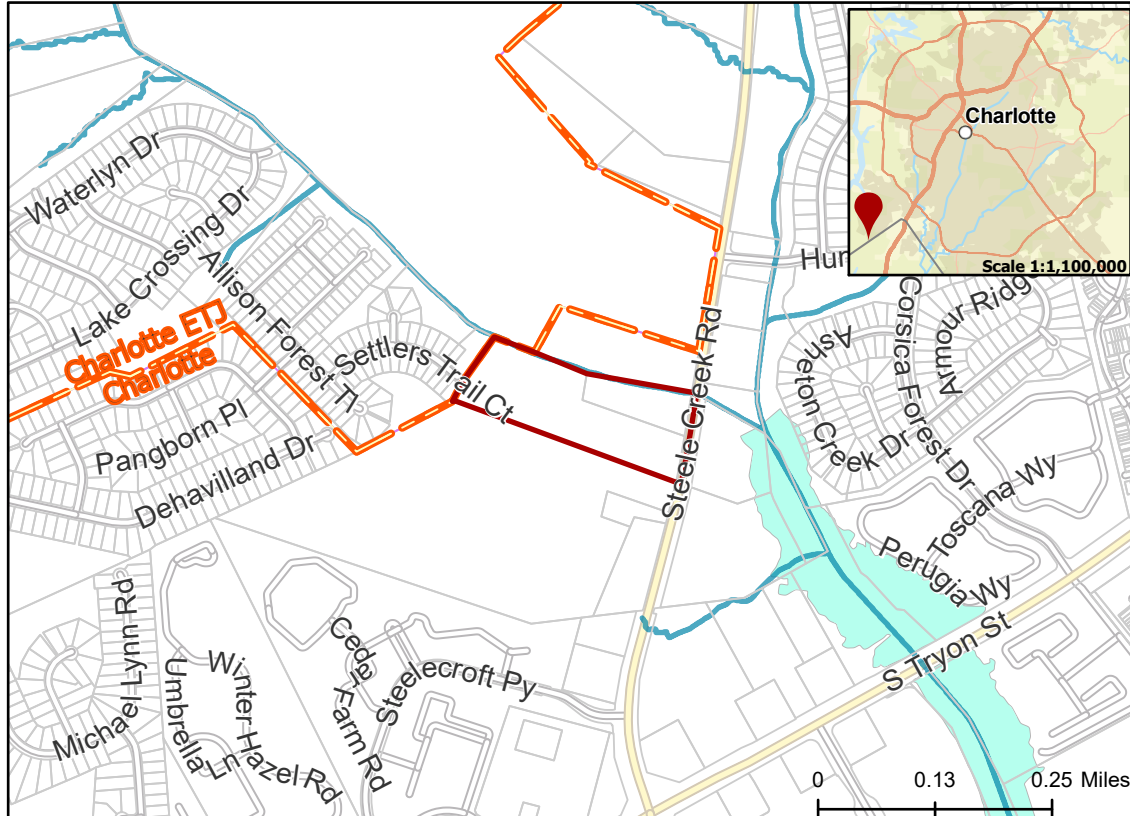
## Location of Requested Rezoning

## Rezoning Map



CHARLOTTE

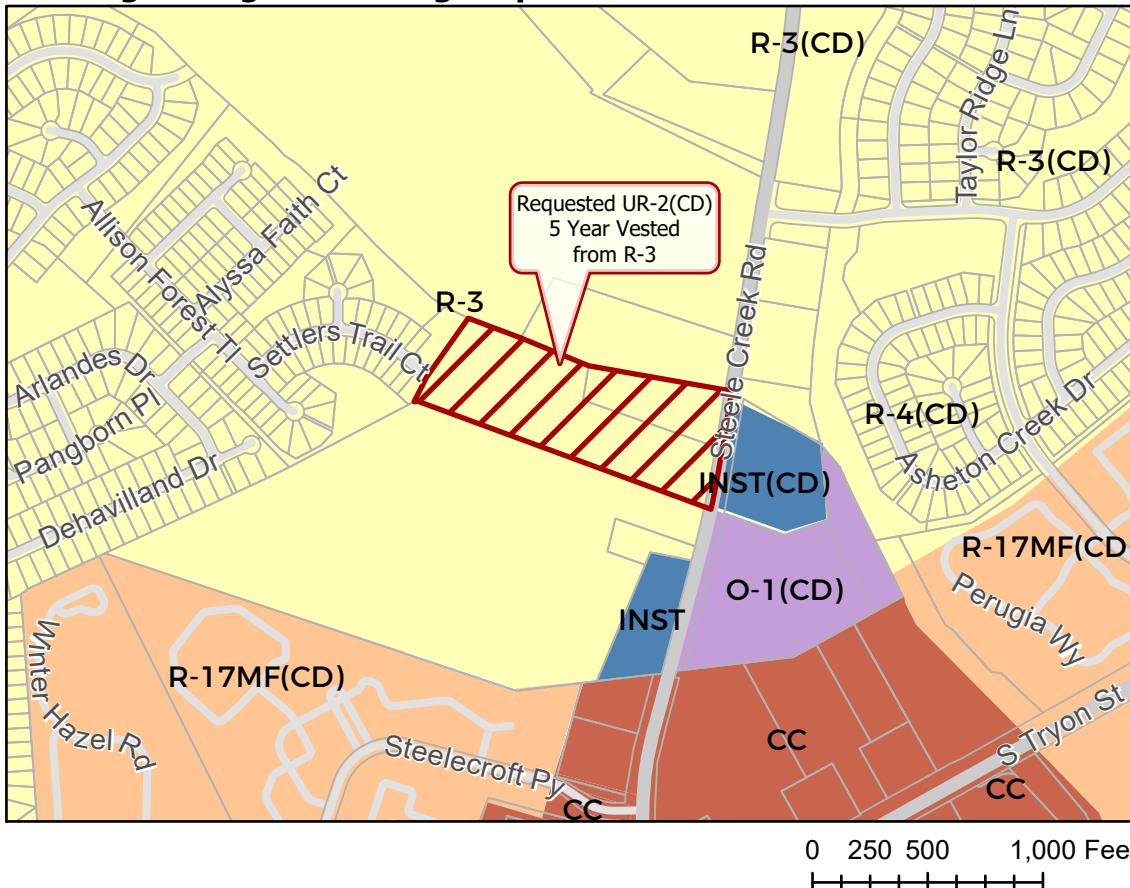
CHARLOTTE-MECKLENBURG  
PLANNING



- 2018-037
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 3-LaWana Mayfield



## Existing Zoning & Rezoning Request



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

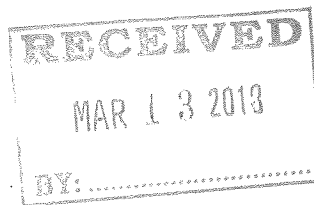
## Zoning Classification

- Single Family
- Multi-Family
- Institutional
- Office
- Commercial Center



Map Created 3/27/2018

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-038

Petition #:	_____
Date Filed:	<u>3/13/2018</u>
Received By:	<u>[Signature]</u>

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

Property Owner: Derrick & Sylvie Walker

Owner's Address: 8928 Lynn Parker Ln. City, State, Zip: Charlotte, NC 28278

Date Property Acquired: 3/9/18

Property Address: 3100 Horseshoe Ln.

Tax Parcel Number(s): 14311106

Current Land Use: Office Size (Acres): 1.95

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

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

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

Date of meeting: 3/13/18

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

Derrick Walker  
Name of Rezoning Agent

P.O. Box 411564  
Agent's Address

Charlotte, NC 28241  
City, State, Zip

704.309.1986 704.424.9883  
Telephone Number Fax Number

derrick@newalkerconstruction  
E-Mail Address

[Signature]  
Signature of Property Owner

Derrick Walker  
(Name Typed / Printed)

Derrick Walker  
Name of Petitioner(s)

P.O. Box 411564  
Address of Petitioner(s)

Charlotte NC 28241  
City, State, Zip

704.309.1986 \_\_\_\_\_  
Telephone Number Fax Number

derrick@newalkerconstruction.com  
E-Mail Address

[Signature]  
Signature of Petitioner

Derrick Walker  
(Name Typed / Printed)



## 2018-038:Derrick Walker

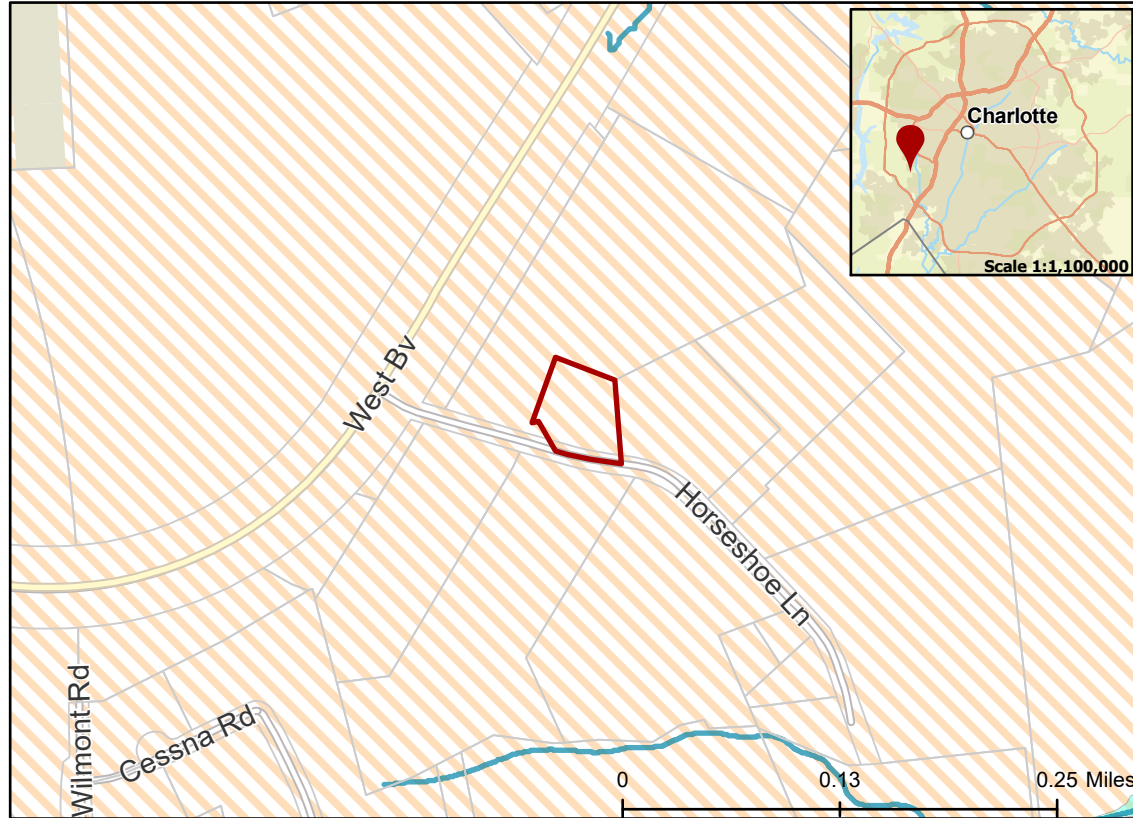
**Current Zoning** I-1 AIR (Light Industrial, Airport Noise Overlay)

**Requested Zoning** I-2 AIR (General Industrial, Airport Noise Overlay)

Approximately 1.45 acres

### Location of Requested Rezoning

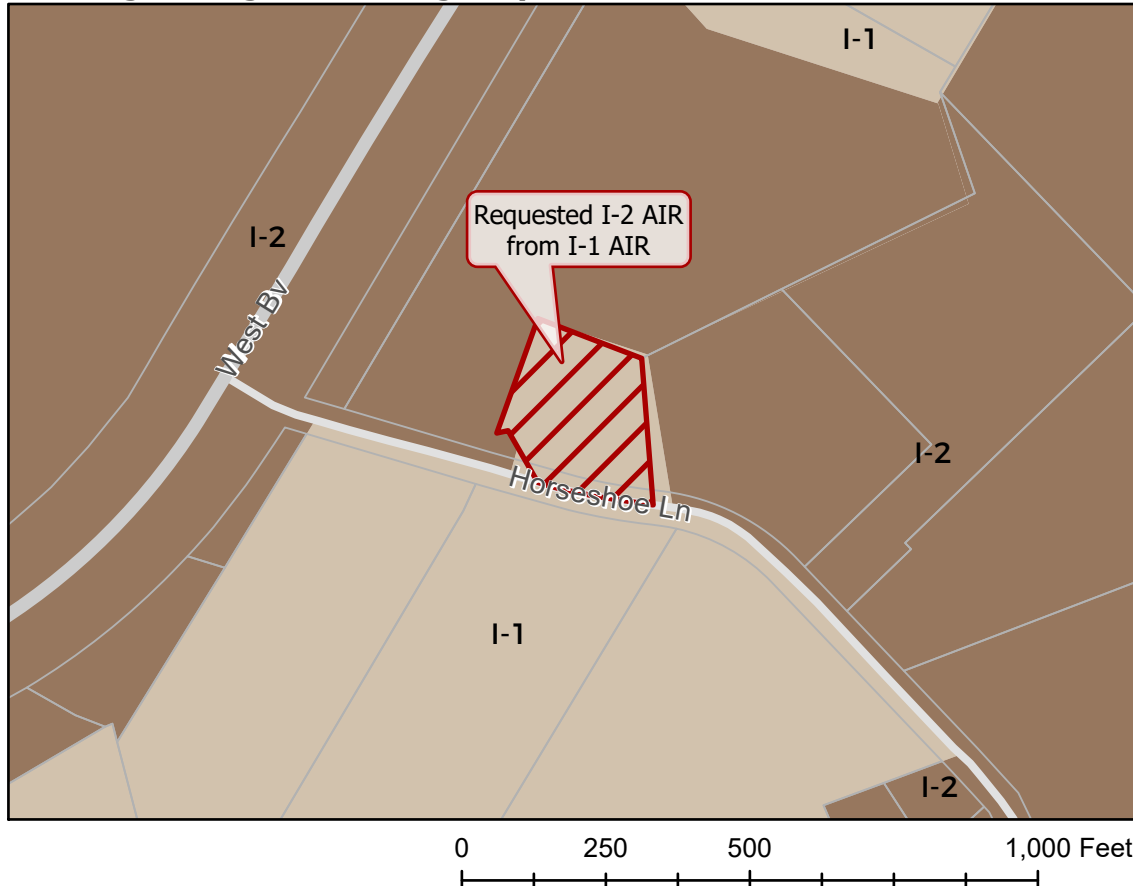
## Rezoning Map



- 2018-038
- Inside City Limits
- Parcel
- Streams
- Airport
- FEMA Flood Plain
- Airport Noise Overlay
- City Council District
- 3-LaWana Mayfield



### Existing Zoning & Rezoning Request



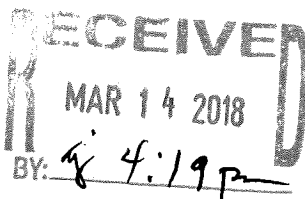
- Requested I-2 AIR from I-1 AIR
- Zoning Classification
- Light Industrial
- General Industrial



Map Created 3/27/2018



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-039  
Petition #: \_\_\_\_\_  
Date Filed: 3/14/2018  
Received By: [Signature]

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

Property Owner: Aleksandr Gurlov and Pavel Gurlov

Owner's Address: 3005 Strawberry Rd City, State, Zip: Matthews NC 28104

Date Property Acquired: 12-01-2003

Property Address: 230 (/226) Fairwood Avenue

Tax Parcel Number(s): 14701181

Current Land Use: Industrial Size (Acres): .17

Existing Zoning: I-1 Proposed Zoning: TOD-M

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

Required Rezoning Pre-Application Meeting\* with: Solomon Fortune  
Date of meeting: 3/7/18

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

Nikolaus Lischerong

Name of Rezoning Agent

310 Arlington Ave, Ste 402

Agent's Address

Charlotte, NC 28203

City, State, Zip

864.590.6478

Telephone Number Fax Number

Nick@le-h.com

E-Mail Address

[Signature]  
Signature of Property Owner

Paul Gurlov  
(Name Typed / Printed)

Alex Gurlov

Lischerong Enterprises & Holdings

Name of Petitioner(s)

310 Arlington Ave, Ste 402

Address of Petitioner(s)

Charlotte, NC 28203

City, State, Zip

864.590.6478

Telephone Number Fax Number

Nick@le-h.com

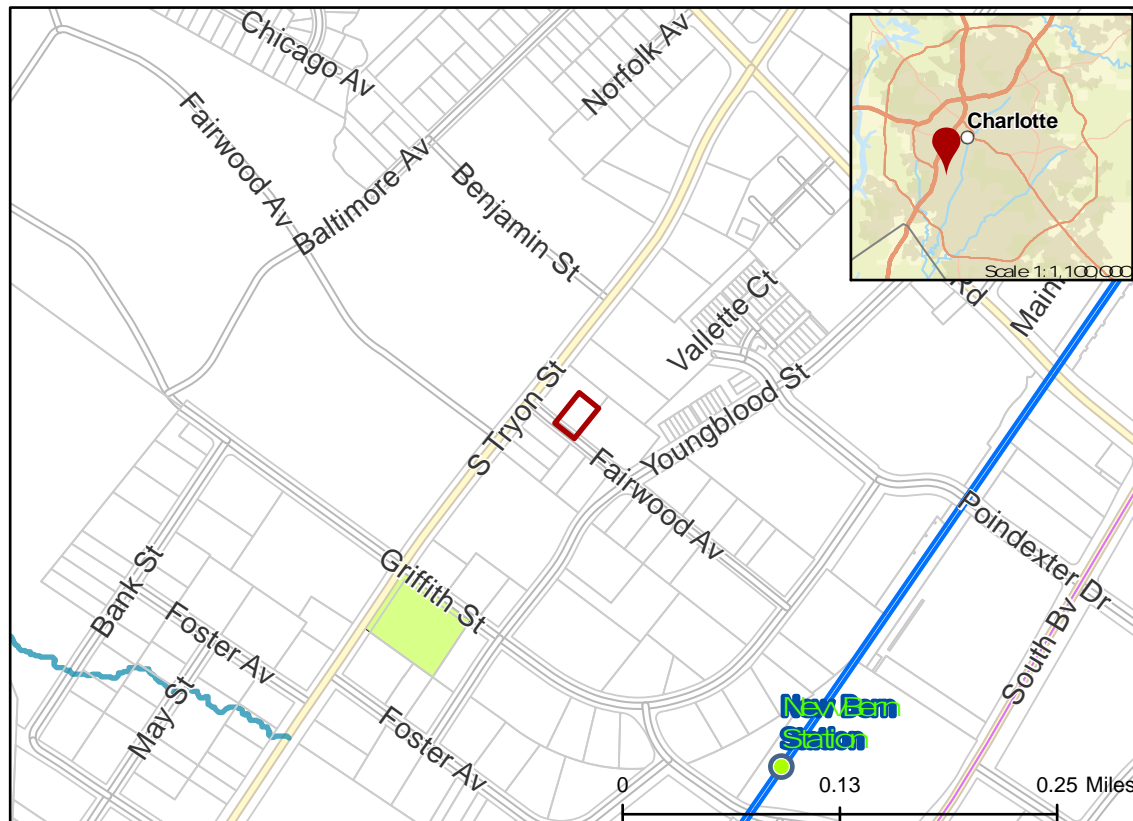
E-Mail Address








[Signature]  
Signature of Petitioner

Nikolaus Lischerong

(Name Typed / Printed)

## Rezoning Map



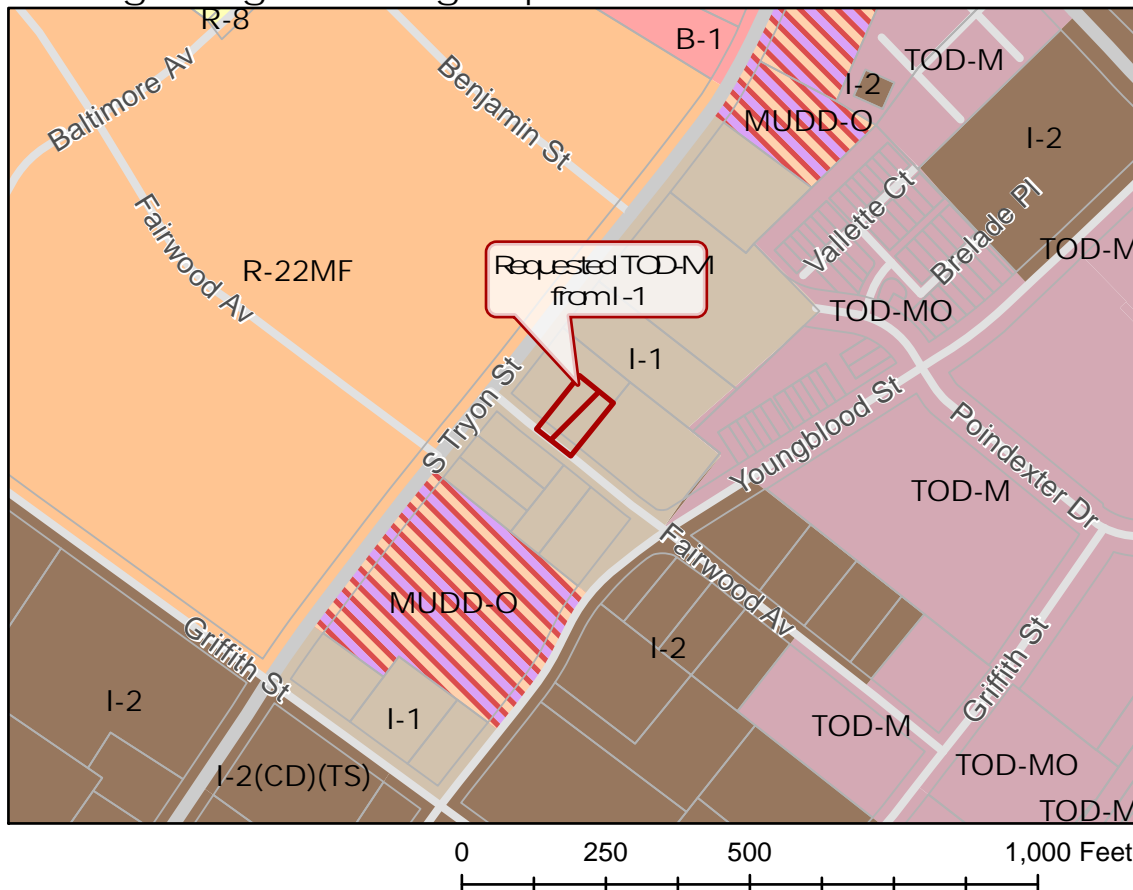
-  2018-039
-  Inside City Limits
-  Parcel
-  LYNK Blue Line Station
-  LYNK Blue Line
-  Streams
-  Transit Supportive Overlay

City Council District

☐ 3-Laura Mayfield



## Existing Zoning & Rezoning Request



-  Requested TOD-M  
from I-1

## Zoning Classification

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

Map Created 4/11/2018

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

2018-040

Petition #:	
Date Filed:	MAR 16 2018
Received By:	PK
BY:	

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

Property Owner: ITG, LLC

Owner's Address: P.O. Box 32612 City, State, Zip: Charlotte, NC 28232

Date Property Acquired: 4/9/2015

Property Address: 4427 Monroe Rd Charlotte, NC 28205

Tax Parcel Number(s): 15906122

Current Land Use: Vacant Size (Acres): 0.38

Existing Zoning: R-17 MF Proposed Zoning: B-1

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

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

Date of meeting: 2/15/18

(\*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

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

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

Charlie Casselman OBO ITG, LLC  
(Name Typed / Printed)

Charlie Casselman  
Name of Petitioner(s)

P.O. Box 32612  
Address of Petitioner(s)

Charlotte, NC 28232  
City, State, Zip

704 770 5105  
Telephone Number

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

Cromwell Construction QC@gmail.com  
E-Mail Address

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

Charlie Casselman  
(Name Typed / Printed)

## 2018-040:Charlie Cesselman

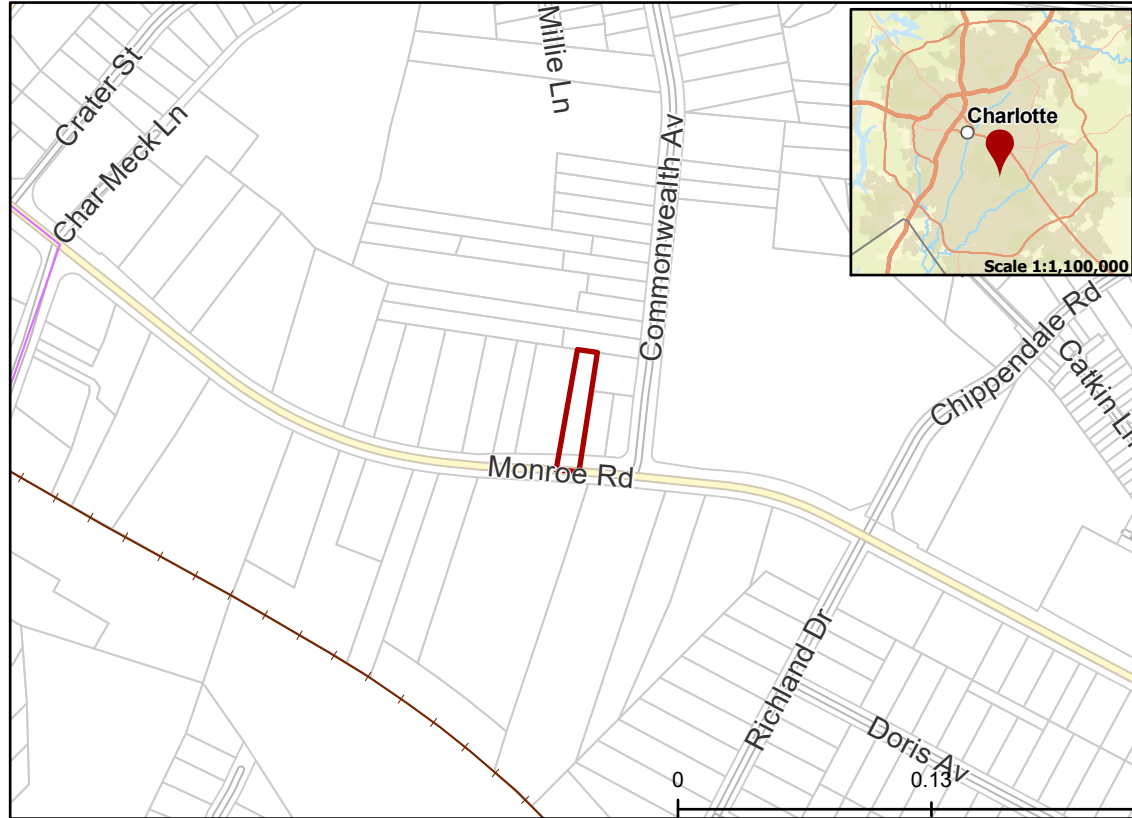
**Current Zoning** R-17MF (Multi-Family Residential)

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

Approximately .38 acres

### Location of Requested Rezoning

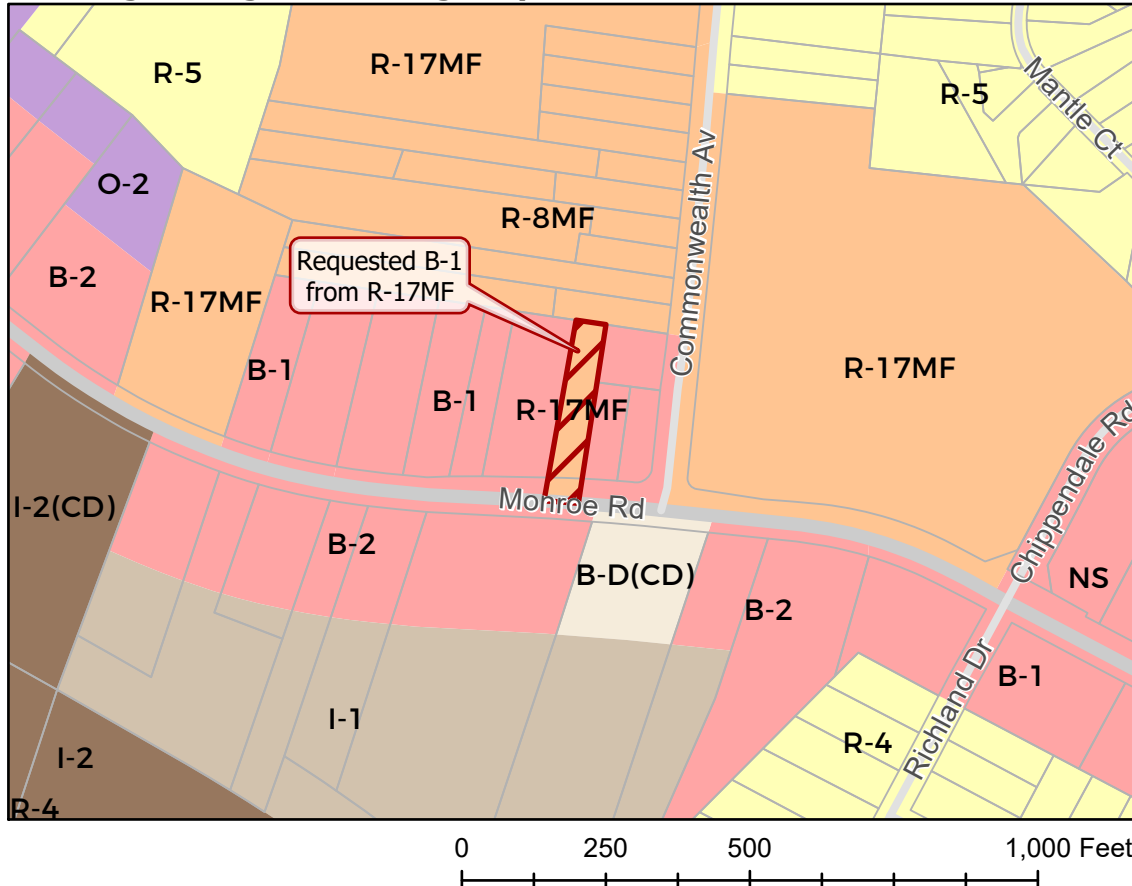
## Rezoning Map



- 2018-040
- Inside City Limits
- Parcel
- Railway
- City Council District
- 5-Matt Newton



### Existing Zoning & Rezoning Request



- Requested B-1 from R-17MF
- Zoning Classification
- Single Family
- Multi-Family
- Office
- Business
- Business-Distribution
- Light Industrial
- General Industrial



Map Created 3/27/2018

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-041

Petition #:	_____
Date Filed:	3/19/2018
Received By:	BH

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

Property Owner: Timothy R. Stevenson ; Citi Properties, LLC

Owner's Address: 901 E. 36th Street ; P.O. Box 32866 City, State, Zip: Charlotte, NC 28205 ; 28232

Date Property Acquired: 6/28/2002 ; 7/5/2005

Property Address: 901 E. 36th Street and 903 E. 36th Street

Tax Parcel Number(s): 09109101 and 09109102

Current Land Use: Single-family residential Size (Acres): +/- ~~1.27~~ 1.27

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

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

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

Date of meeting: 3/8/18

(\*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): No.

Purpose/description of Conditional Zoning Plan: to incorporate this additional parcel of land into approved conditional zoning plan 2017-071 in order to accommodate the addition of a maximum of five (5) townhome units into the overall townhome community

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

Telephone Number

704-353-3231

Fax Number

Collin.Brown@klgates.com / brittany.lins@klgates.com

E-Mail Address

Timothy R. Stevenson ; see attached joinder

Signature of Property Owner

Timothy R. Stevenson ; see attached joinder

(Name Typed / Printed)

Saussy Burbank, LLC

Name of Petitioner(s)

2550 W. Tyvola Rd., Ste 100

Address of Petitioner(s)

Charlotte, NC 28217

City, State, Zip

704-442-4961

Telephone Number

Fax Number

peter.harakas@saussyburbank.com

E-Mail Address

Peter T. Harakas

Signature of Petitioner

Peter T. Harakas


(Name Typed / Printed)

REZONING PETITION NO. 2018-xxx  
SAUSSY BURBANK, LLC, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located at 902 E. 36th Street in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 091-091-02 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 26 day of February, 2018

  
\_\_\_\_\_  
Citi Properties, LLC



## 2018-041:Saussy Burbank, LLC

**Current Zoning** R-5 (Single Family Residential) UR-2(CD) (Urban Residential, Conditional)

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

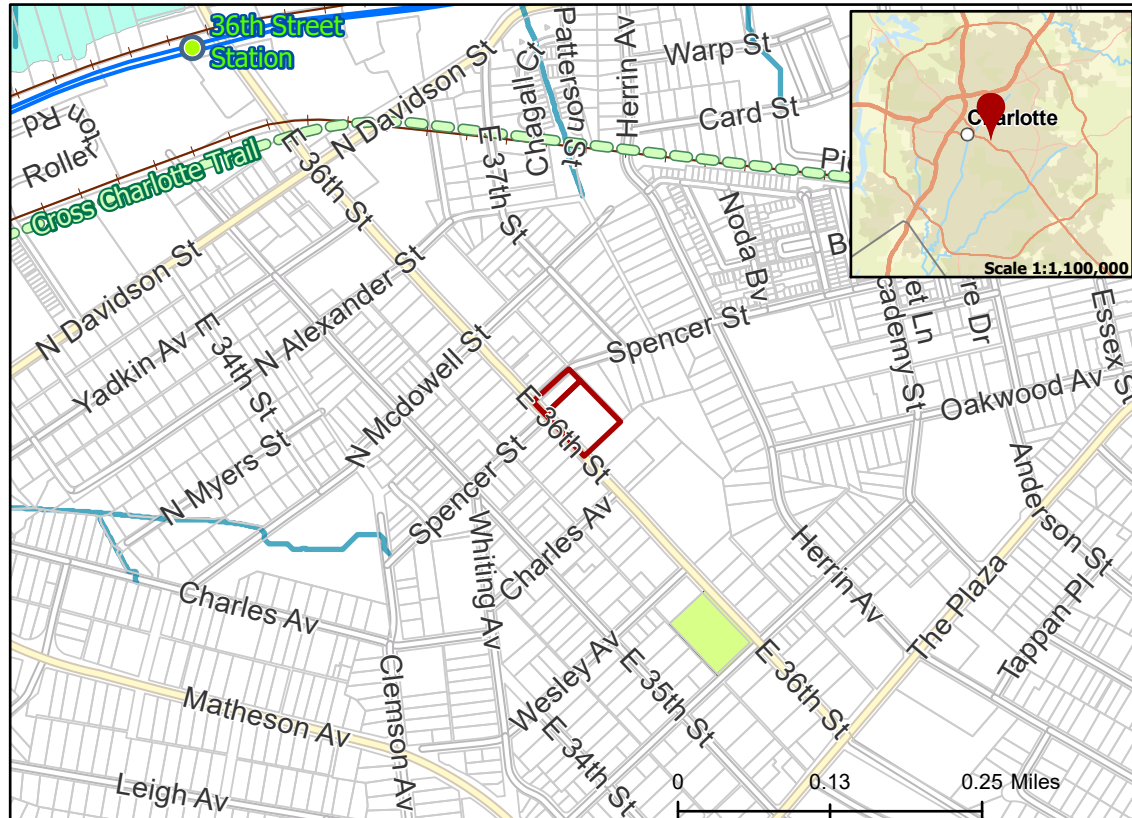
Approximately 1.27 acres

### Location of Requested Rezoning

## Rezoning Map



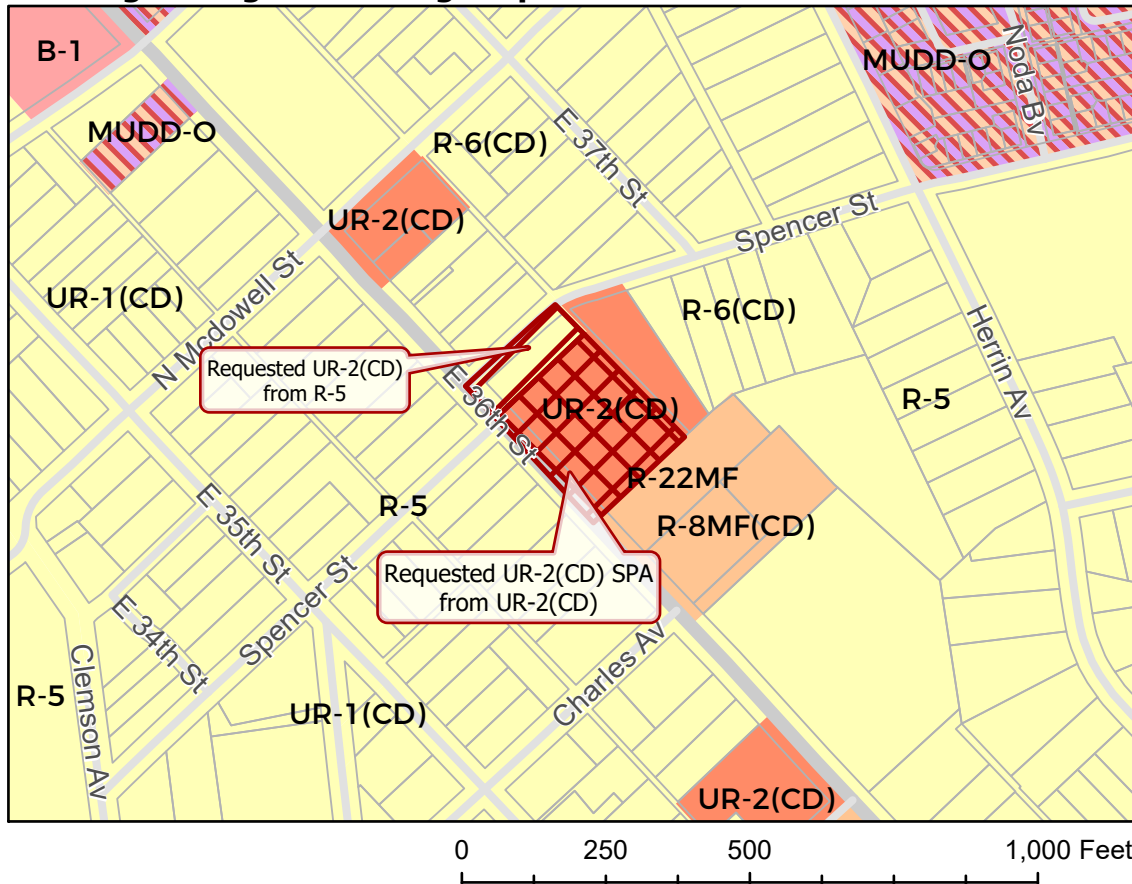
CHARLOTTE  
CHARLOTTE-MECKLENBURG  
PLANNING



- 2018-041
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- Cross Charlotte Trail
- LYNX Blue Line
- Railway
- Streams
- FEMA Flood Plain
- Transit Supportive Overlay
- City Council District
- 1-Larken Egleston



### Existing Zoning & Rezoning Request



- Requested UR-2(CD) from R-5
- Requested UR-2(CD) SPA from UR-2(CD)
- Zoning Classification
- Single Family
- Multi-Family
- Urban Residential
- Business
- Mixed Use

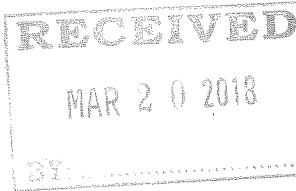


Map Created 3/27/2018





**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-042

Petition #:	
Date Filed:	3/20/2018
Received By:	BH

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

Property Owner: Graham Corp.

Owner's Address: 3221 Monroe Road City, State, Zip: Charlotte, NC 28205

Date Property Acquired: November 11, 2003

Property Address: 1100 North Graham Street

Tax Parcel Number(s): Tax Parcel No. 078-111-03

Current Land Use: Industrial Size (Acres): +/- 3.148 acres

Existing Zoning: I-2 Proposed Zoning: MUDD-O

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

Required Rezoning Pre-Application Meeting\* with: Sonja Sanders, Mandy Rosen, Rick Grochoske et al.

Date of meeting: February 27, 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): —

Purpose/description of Conditional Zoning Plan: To accommodate a multi-use, non-residential development on the site as more particularly depicted and described on the conditional rezoning plan.

John Carmichael (Robinson Bradshaw)

Name of Rezoning Agent

101 N. Tryon Street, Suite 1900

Agent's Address

Charlotte, NC 28246

City, State, Zip

704-377-8341

Telephone Number

Fax Number

jcarmichael@robinsonbradshaw.com

E-Mail Address

See Attached Joinder Agreement

Signature of Property Owner

(Name Typed / Printed)

SBBH, LLC (c/o Scott Bortz)

Name of Petitioner(s)

101 South Kings Drive, Suite 200

Address of Petitioner(s)

Charlotte, NC 28204

City, State, Zip

704-714-2860

Telephone Number

Fax Number

sbortz@tribek.com

E-Mail Address

SBBH, LLC

By: Scott C. Bortz

Signature of Petitioner

Scott C. Bortz

(Name Typed / Printed)

**REZONING APPLICATION FILED BY SBBH, LLC  
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by SBBH, LLC that is designated as Tax Parcel No. 078-111-03 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 I-2 zoning district to the MUDD-O zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the conditional rezoning plan.

This 15<sup>th</sup> day of March, 2018.

**GRAHAM CORP.**

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

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

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

## 2018-042:SBBH, LLC

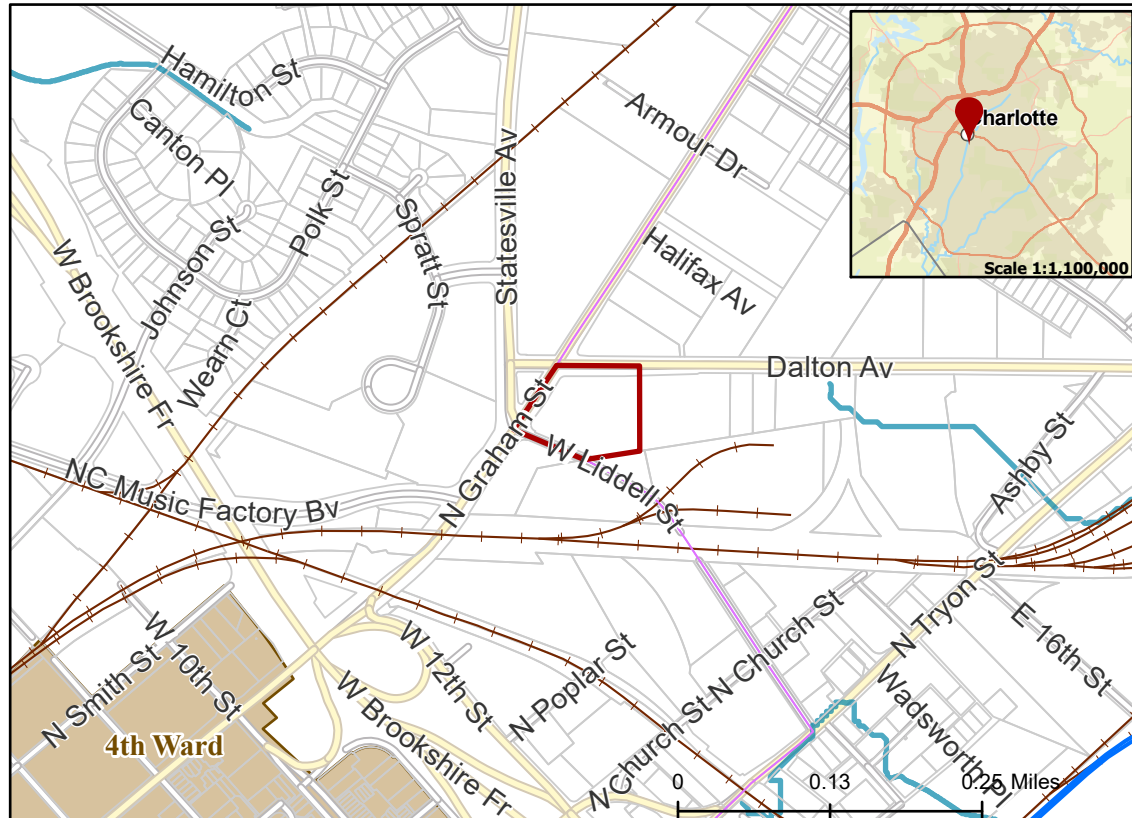
**Current Zoning** I-2 (General Industrial)

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

Approximately 3.148 acres

### Location of Requested Rezoning

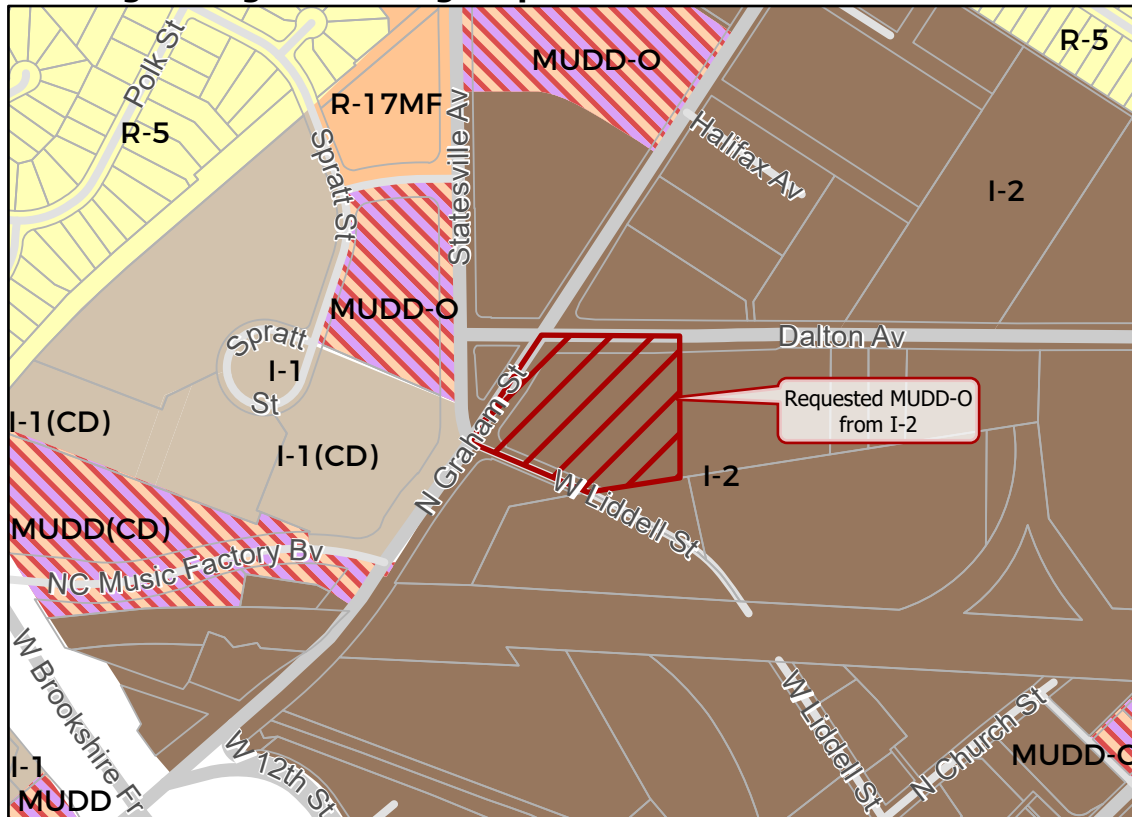
## Rezoning Map



- 2018-042
- Inside City Limits
- Parcel
- LYNX Blue Line
- Railway
- Streams
- Historic Districts
- City Council District
- 1-Larken Egleston



### Existing Zoning & Rezoning Request



- Requested MUDD-O from I-2

### Zoning Classification

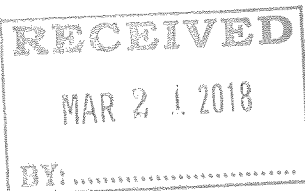
- Single Family
- Multi-Family
- Business
- Light Industrial
- General Industrial
- Mixed Use



Map Created 3/27/2018



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



Petition #: 2018-043  
Date Filed: 3/21/2018  
Received By: [Signature]

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

Property Owner: Leztier Limited Partnership

Owner's Address: 1970 Odell School Road City, State, Zip: Charlotte, NC

Date Property Acquired: March 8, 2007

Property Address: 9821 McKay Road, Charlotte, NC 28269

Tax Parcel Number(s): Portion of 027-561-11

Current Land Use: Residential Size (Acres): +/- 5.85 acres

Existing Zoning: CC (CD) Proposed Zoning: CC (CD) SPA

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

Required Rezoning Pre-Application Meeting\* with: Kent Main, Alberto Gonzalez, Grant Meacci, Rick Grochoske

Date of meeting: March 13, 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 accommodate the development and operation of a commercial nursery with greenhouses on the site as more particularly depicted on the conditional rezoning plan submitted with this application.

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)

Pike Nurseries (c/o Michael Chapman)  
Name of Petitioner(s)

3555 Kroger Blvd, Suite 360  
Address of Petitioner(s)

Duluth, GA 30096  
City, State, Zip

404-606-3830  
Telephone Number Fax Number

mchapman@pikernursery.com  
E-Mail Address

See attached signature page  
Signature of Petitioner

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

*[Signature Page of Petitioner, Pike Nurseries, to Rezoning Application]*

Petitioner:

**PIKE NURSERIES**

A handwritten signature in cursive script, appearing to read "M. Chapman", is written over a solid horizontal line.

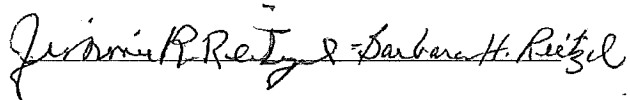
By: Michael Chapman

**REZONING APPLICATION  
PIKE NURSERIES, PETITIONER  
JOINDER AGREEMENT**

The undersigned, as the owner of the parcel of land subject to the attached Rezoning Application filed by Pike Nurseries that is designated as Tax Parcel No. 027-561-11 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the relevant portion of the Site from the CC (CD) zoning district to the CC (CD) SPA zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the related conditional rezoning plan.

This 20<sup>th</sup> day of March, 2018.

**LEZTIER LIMITED PARTNERSHIP**



By Jimmie R. Reitzel & Barbara H. Reitzel

## 2018-043:Pike Nurseries

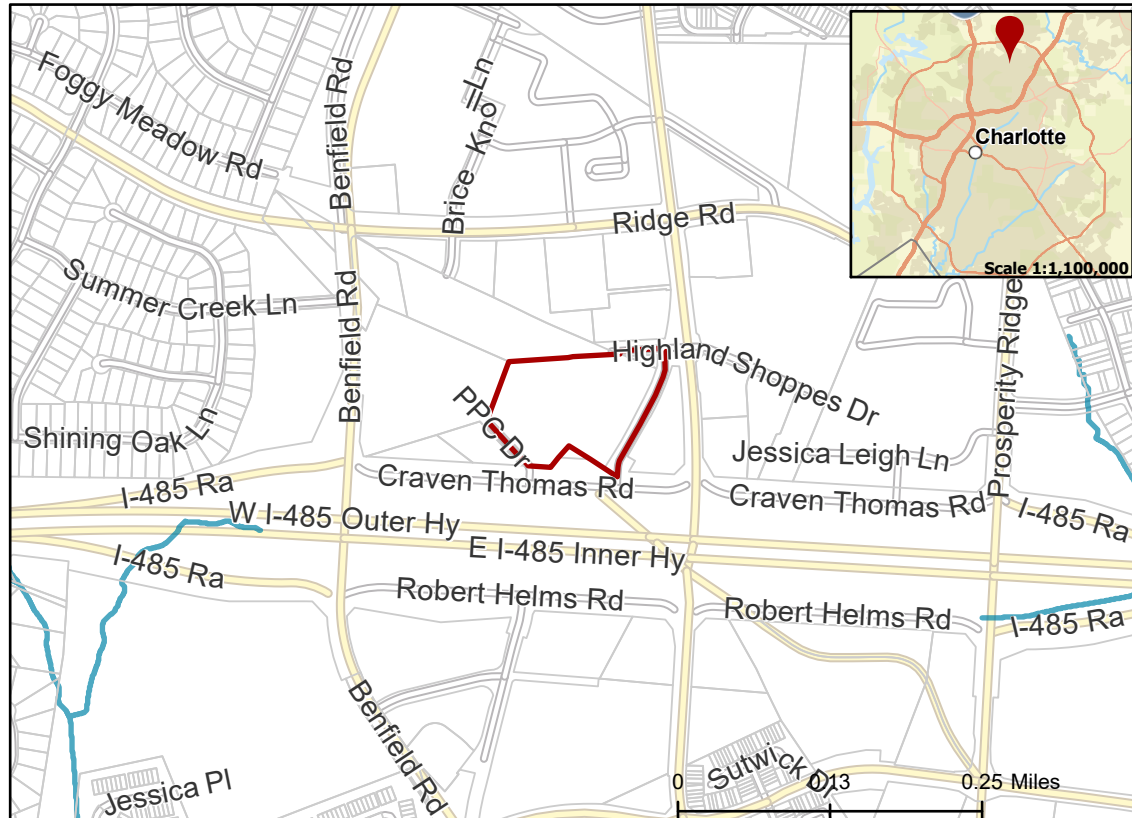
**Current Zoning** CC(CD) (Commercial Center, Conditional)

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

Approximately 5.85 acres

### Location of Requested Rezoning

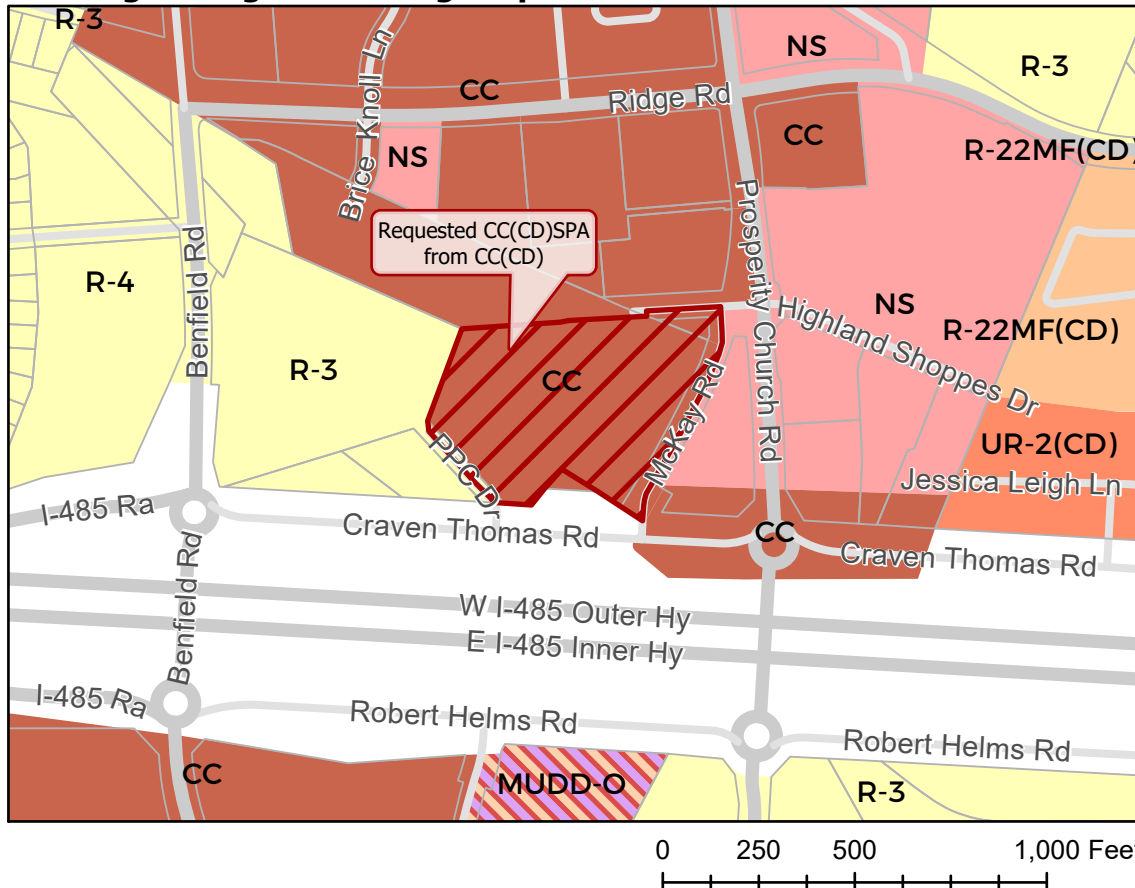
## Rezoning Map



- 2018-043
- Inside City Limits
- Parcel
- Streams
- City Council District
- 4-Gregory A. Phipps



### Existing Zoning & Rezoning Request



- Requested CC(CD)SPA from CC(CD)

### Zoning Classification

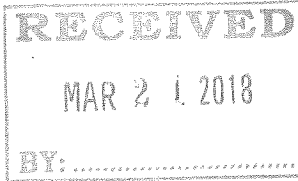
- Single Family
- Multi-Family
- Urban Residential
- Business
- Commercial Center
- Mixed Use



Map Created 3/28/2018



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-044

Petition #:	
Date Filed:	3/21/2018
Received By:	BH

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

Property Owner: Covenant Baptist Church of Charlotte, Inc.

Owner's Address: 8324 Providence Road West City, State, Zip: Charlotte, NC 28277

Date Property Acquired: April 13, 1984

Property Address: 11730 Elm Lane

Tax Parcel Number(s): Portion of Tax Parcel No. 223-281-11

Current Land Use: Religious Institution Size (Acres): +/- 7.5 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: John Kinley, Carlos Alzate, Grant Meacci and Kent Main

Date of meeting: February 20, 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): 2

Purpose/description of Conditional Zoning Plan: To accommodate the development of a residential community on the site that could contain up to 64 for sale single family attached dwelling units (townhomes).

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

Land Investment Resources, LLC (c/o Philip M. Hayes)  
Name of Petitioner(s)

3440 Toringdon Way, Suite 205  
Address of Petitioner(s)

Charlotte, NC 28277  
City, State, Zip

704-614-9531  
Telephone Number Fax Number

pmhayes@landinvestmentresources.com  
E-Mail Address

**LAND INVESTMENT RESOURCES, LLC**

By: [Signature]  
Signature of Petitioner

PHILIP M. HAYES  
(Name Typed / Printed)

**See Attached Joinder Agreement**

Signature of Property Owner

(Name Typed / Printed)

**REZONING APPLICATION FILED BY  
LAND INVESTMENT RESOURCES, LLC  
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by Land Investment Resources, LLC that is designated as Tax Parcel No. 223-281-11 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the relevant portion of the Site 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 conditional rezoning plan.

This   21   day of March, 2018.

**COVENANT BAPTIST CHURCH OF CHARLOTTE, INC.  
DBA: Living Hope at Ballantyne**

By: Administrative Board   
Name: John Francois  
Title: Chairman

## 2018-044: Land Investment Resources, LLC

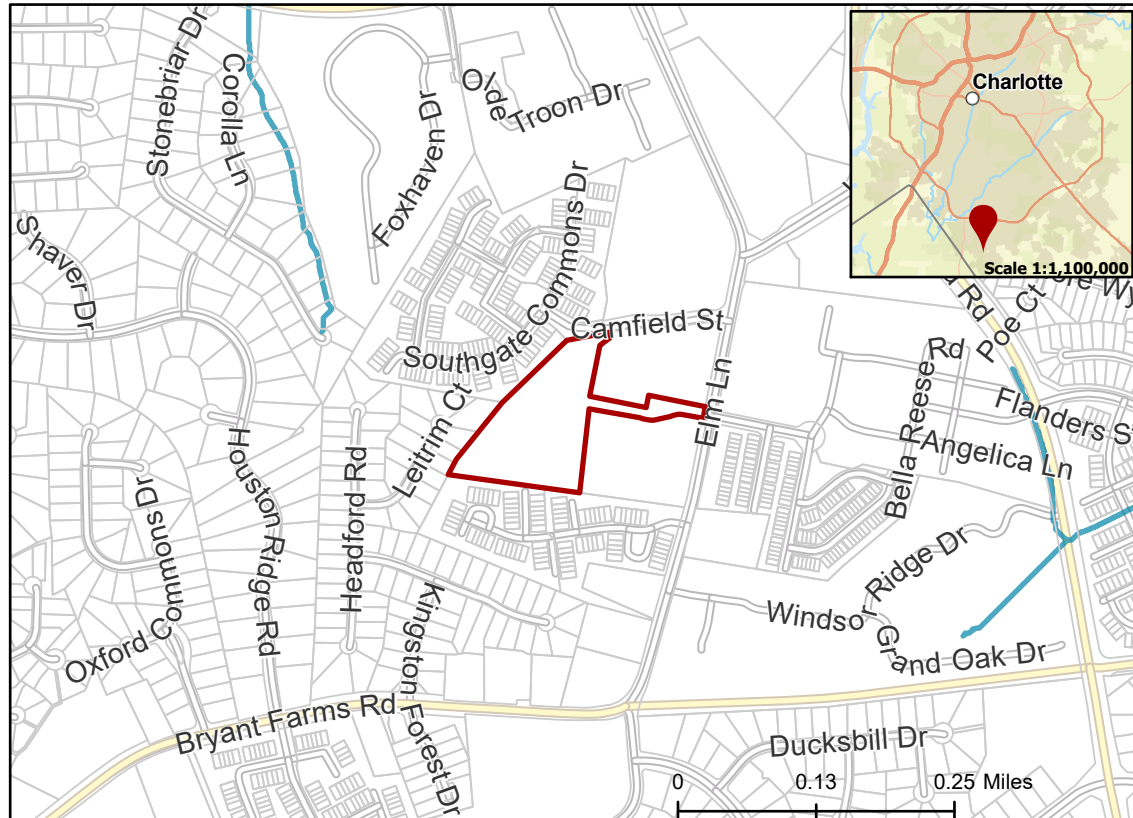
**Current Zoning** R-3 (Single Family Residential)

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

Approximately 7.5 acres

### Location of Requested Rezoning

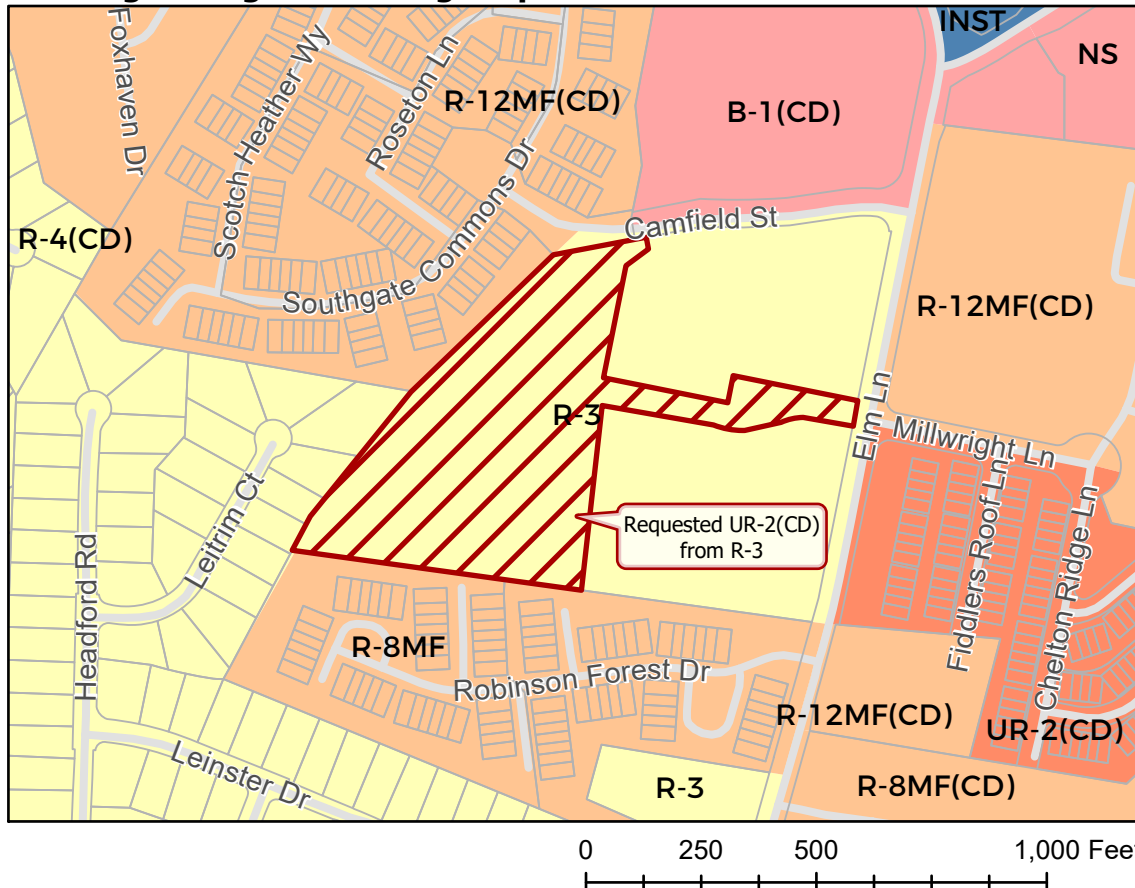
## Rezoning Map



- 2018-044
- Inside City Limits
- Parcel
- Streams
- City Council District
- 7-Edmund H. Driggs



### Existing Zoning & Rezoning Request



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

### Zoning Classification

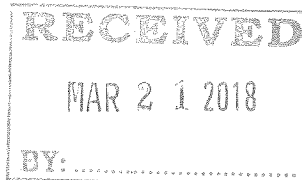
- Single Family
- Multi-Family
- Urban Residential
- Institutional
- Business



Map Created 3/29/2018



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-045

Petition #:	_____
Date Filed:	3/21/2018
Received By:	JK

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

Property Owner: HWY 16 MHH LLC

Owner's Address: 8210 Crestwood Heights Dr, Apt 434 City, State, Zip: McLean, Va 22102

Date Property Acquired: September 30, 2009

Property Address: 10023 Callabridge Ct, Charlotte, NC 28216

Tax Parcel Number(s): 02326120, 02326121, 02326122

Current Land Use: Vacant Land Size (Acres): 7.37 acres

Existing Zoning: BP Proposed Zoning: BD-CD

Overlay: MIL-CA-4 Watershed Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting\* with: Claire Lyle-Graham, Alberto Gonzalez, Grant Meacci  
Date of meeting: March 20, 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: The Petitioner seeks to build lifestyle storage on this property.

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

*William T. Thornhardt Jr*

Signature of Property Owner

WILLIAM T. THORNHARDT JR

(Name Typed / Printed) FOR

HWY 16-MHH LLC.

Andy Bilmanis

Name of Petitioner(s)

5009 Webb Chapel Church Rd,

Address of Petitioner(s)

Denver, NC 28037

City, State, Zip

704-968-7994

Telephone Number

Fax Number

Andy@S3Storage.com

E-Mail Address

*Andy Bilmanis*

Signature of Petitioner

Andy Bilmanis

(Name Typed / Printed)

## 2018-045: Andy Bilmanis

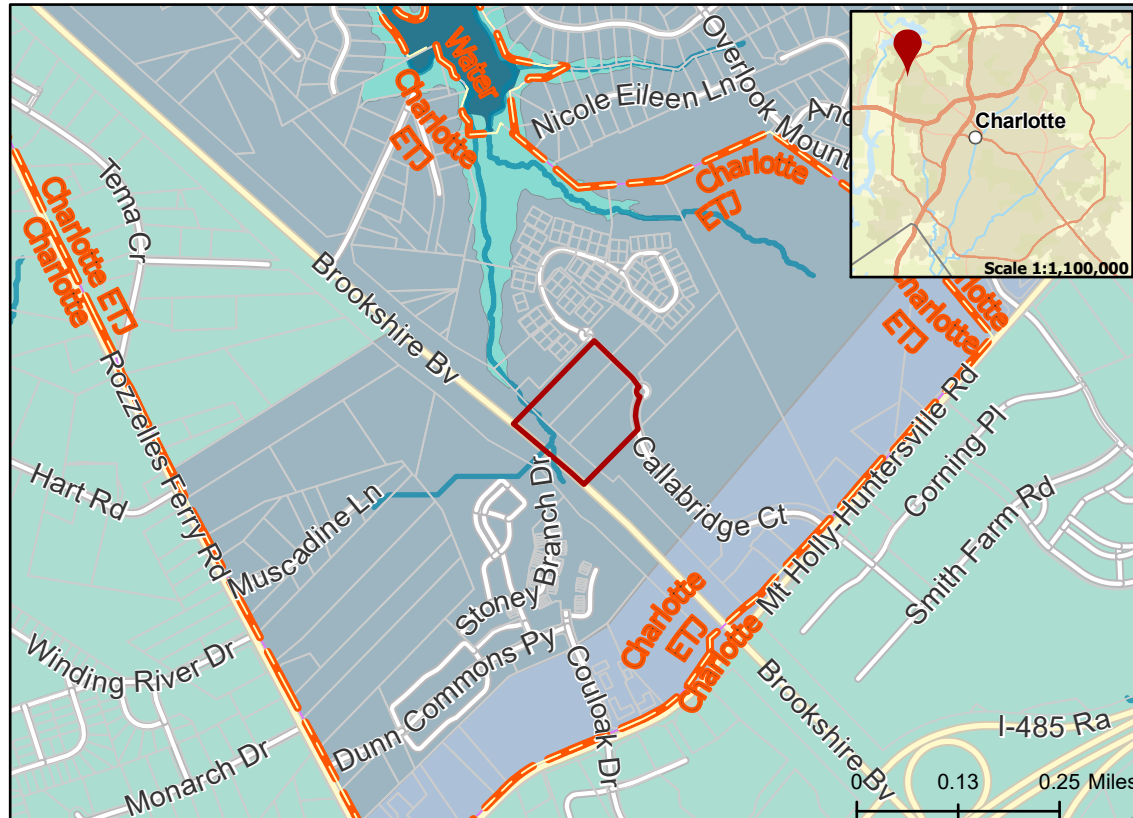
**Current Zoning** BP (Business Park)

**Requested Zoning** BD(CD) (Distributive Business, Conditional)

Approximately 7.37 acres

### Location of Requested Rezoning

## Rezoning Map



2018-045

Outside City Limits

Parcel

Streams

Lakes & Ponds

FEMA Flood Plain

### Watershed Overlay

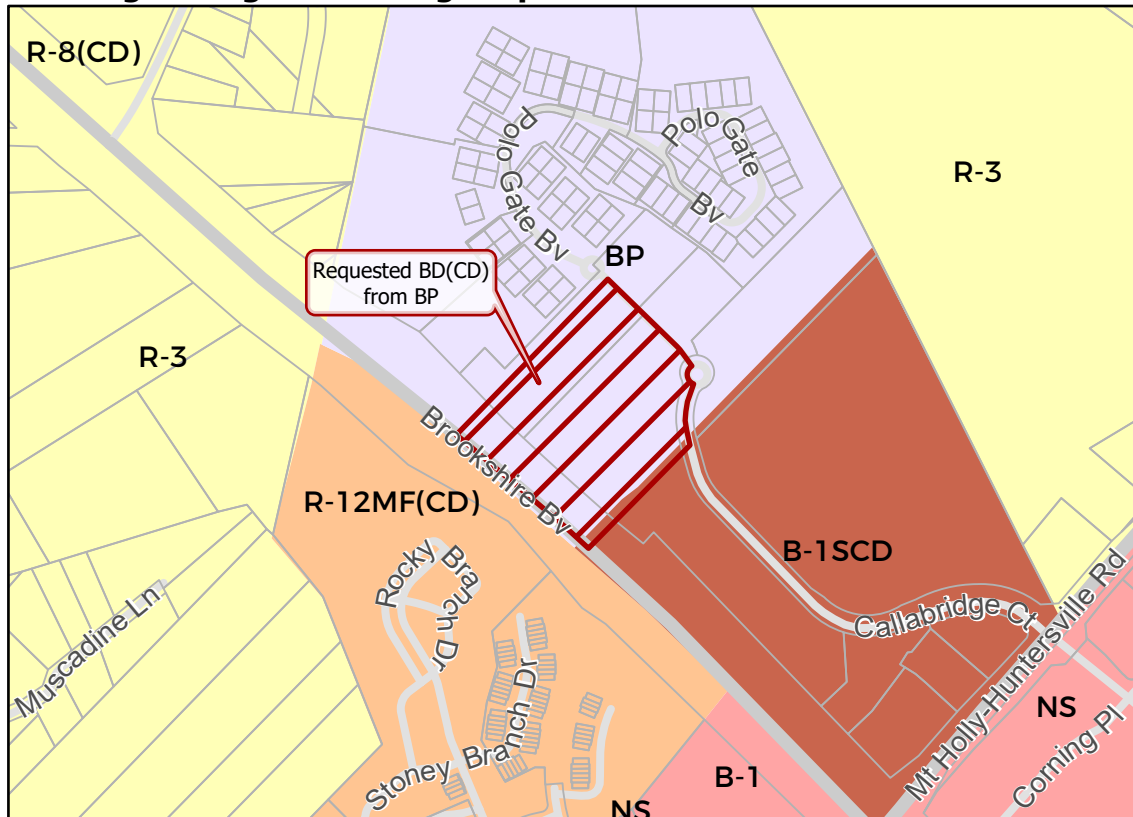
Lake Wylie - Protected Area

Mtn. Island Lake - Protected Area

Mtn. Island lake - Critical Area



### Existing Zoning & Rezoning Request



Requested BD(CD)  
from BP

### Zoning Classification

Single Family

Multi-Family

Business Park

Business

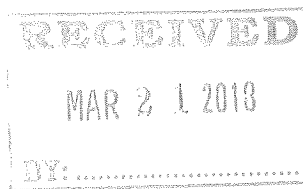
Commercial Center



0 250 500 1,000 Feet

Map Created 3/28/2018

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-046

Petition #:	_____
Date Filed:	3/21/2018
Received By:	RK

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

Property Owner: Lateef Jackson

Owner's Address: 6437 NE Sacramento St City, State, Zip: Portland, OR 97213

Date Property Acquired: 11/16/2004

Property Address: 2013/2015 Pinckney Ave and 716 East 24th St, Charlotte NC 28205

Tax Parcel Number(s): 08304328

Current Land Use: Residential - Duplex and single family house Size (Acres): 0.22 acres

Existing Zoning: R-5 Proposed Zoning: UR-1

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

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

Date of meeting: 03/15/2018

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

\_\_\_\_\_

\_\_\_\_\_

Chip Cannon  
Name of Rezoning Agent

1318 Central Ave, Suite E6  
Agent's Address

Charlotte, NC, 28205  
City, State, Zip

704-219-2021 704-334-3305  
Telephone Number Fax Number

chip@urbandesignpartners.com  
E-Mail Address

Signature of Property Owner

Lateef Jackson  
(Name Typed / Printed)

Melissa Jackson  
Name of Petitioner(s)

6437 NE Sacramento St  
Address of Petitioner(s)

Portland, OR 97213  
City, State, Zip

704-605-4983  
Telephone Number Fax Number

mc@cooperjackson.com  
E-Mail Address

Signature of Petitioner

Melissa Jackson  
(Name Typed / Printed)



## 2018-046:Melissa Jackson

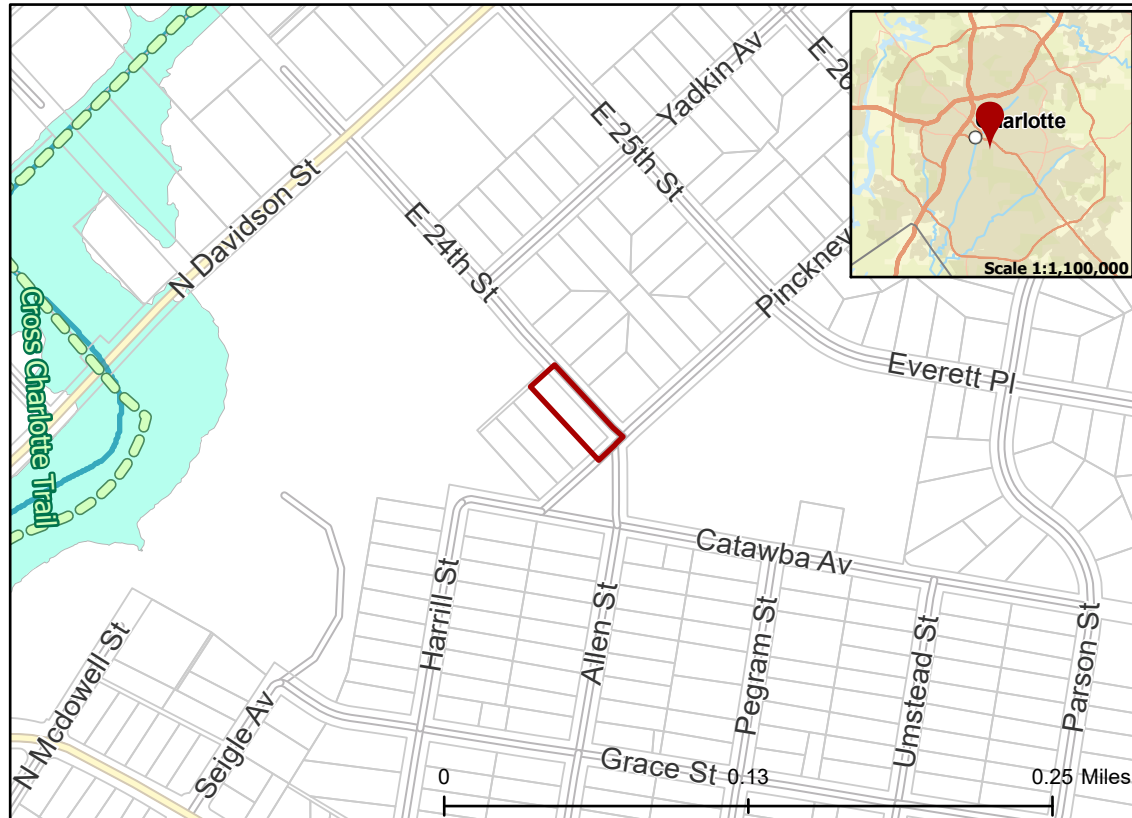
**Current Zoning** R-5 (Single Family Residential)

**Requested Zoning** UR-1 (Urban Residential)

Approximately .22 acres

### Location of Requested Rezoning

## Rezoning Map



- 2018-046
- Outside City Limits
- Parcel
- Cross Charlotte Trail
- Streams
- FEMA Flood Plain
- City Council District
- 1-Larken Egleston



### Existing Zoning & Rezoning Request



- Requested UR-1 from R-5

### Zoning Classification

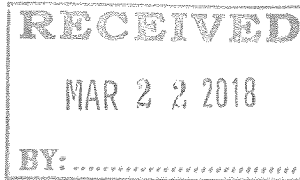
- Single Family
- Transit-Oriented



Map Created 3/29/2018



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-047

Petition #:	_____
Date Filed:	3/22/2018
Received By:	RH

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/Institutional (Acres): ±4.42

Existing Zoning: INST & TOD-M(O) Proposed Zoning: TOD-M(O) & TOD-M(O) SPA

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

Required Rezoning Pre-Application Meeting\* with: Sonja Sanders, Rick Grochoske, Mandy Rosen, Monica Holmes

Date of meeting: 3/20/2018

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

**For Conditional Rezonings Only:**

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

Purpose/description of Conditional Zoning Plan: To develop the parcel with a hotel/conference facility and permitted accessory uses.

**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 B**  
Signature of Property Owner

**Foundation of the University of North Carolina at  
Charlotte, Inc. (Attn: )**  
Name of Petitioner

**9201 University City Blvd**  
Address of Petitioner

**Charlotte, NC 28223**  
City, State, Zip

**000-000-0000**  
Telephone Number Fax Number

**name@entity.com**  
E-mail Address

**SEE ATTACHMENT A**  
Signature of Petitioner

**SCHEDULE 1**

<b>Parcel</b>	<b>Property Address</b>	<b>Owner</b>	<b>Owner's Address</b>	<b>Date Acquired</b>
portion of 049-311-11	9050 N. Tryon Street, Charlotte, NC 28223	Foundation of the University of North Carolina at Charlotte, Inc.	9201 University City Blvd, Charlotte, NC 28223	06/09/2010
portion of 049-311-02	8714 Phillips Rd, Charlotte, NC 28223	University of North Carolina at Charlotte	9201 University City Blvd, Charlotte, NC 28223	01/01/1975
portion of 049-311-06	8524 Phillips Rd, Charlotte, NC 28223			01/01/1975

**ATTACHMENT A**

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

**Foundation of the University of North Carolina at Charlotte, Inc.**

**OWNER JOINDER AGREEMENT**

**Foundation of the University of North Carolina at Charlotte, Inc.**

The undersigned, as the owner of the parcel of land located at 9050 N Tryon St, Charlotte, NC that is designated as a portion of Tax Parcel No. 049-311-11 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 & TOD-M(O) 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<sup>st</sup> day of March, 2018.

**Foundation of the University of North Carolina at Charlotte,  
Inc.**

By: 

Name: Niles Sorensen

Its: President

**ATTACHMENT B**

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

**Foundation of the University of North Carolina at Charlotte, Inc.**

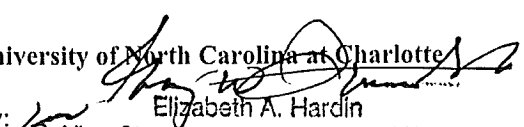
**OWNER JOINDER AGREEMENT**

**University of North Carolina at Charlotte**

The undersigned, as the owner of the parcel of land located at 8714 Phillips Rd, Charlotte, NC that is designated as a portion of Tax Parcel No. 049-311-02 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 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 22 day of March, 2018.

University of North Carolina at Charlotte

By:  Elizabeth A. Hardin  
Name: Vice Chancellor for Business Affairs

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

# 2018-047: Foundation of the University of North Carolina at Charlotte, Inc

**Current Zoning** INST (Institutional) TOD-M(O) (Transit Oriented Development-Mixed Use, Optional)

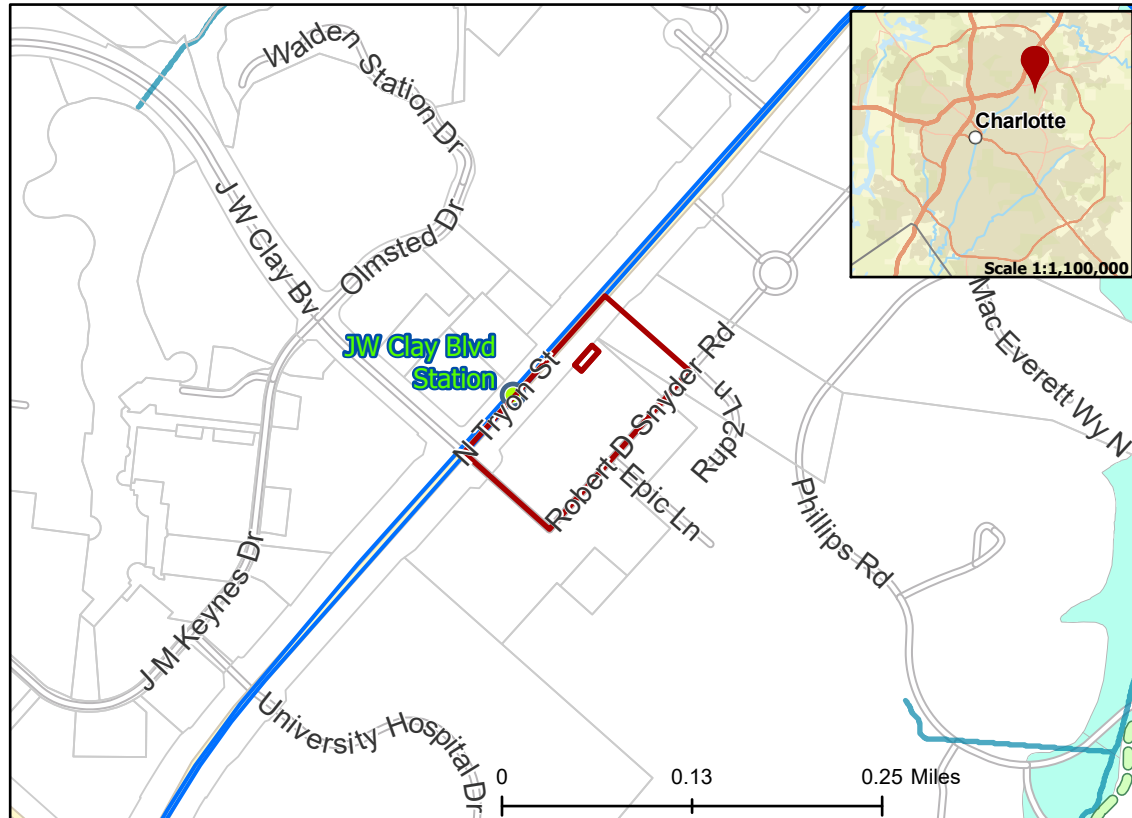
**Requested Zoning** TOD-M(O) (Transit Oriented Development-Mixed Use, Optional)

TOD-M(O) SPA (Transit Oriented DEvelopment, Optional, Site Plan Amendment)

Approximately 4.42 acres

## Location of Requested Rezoning

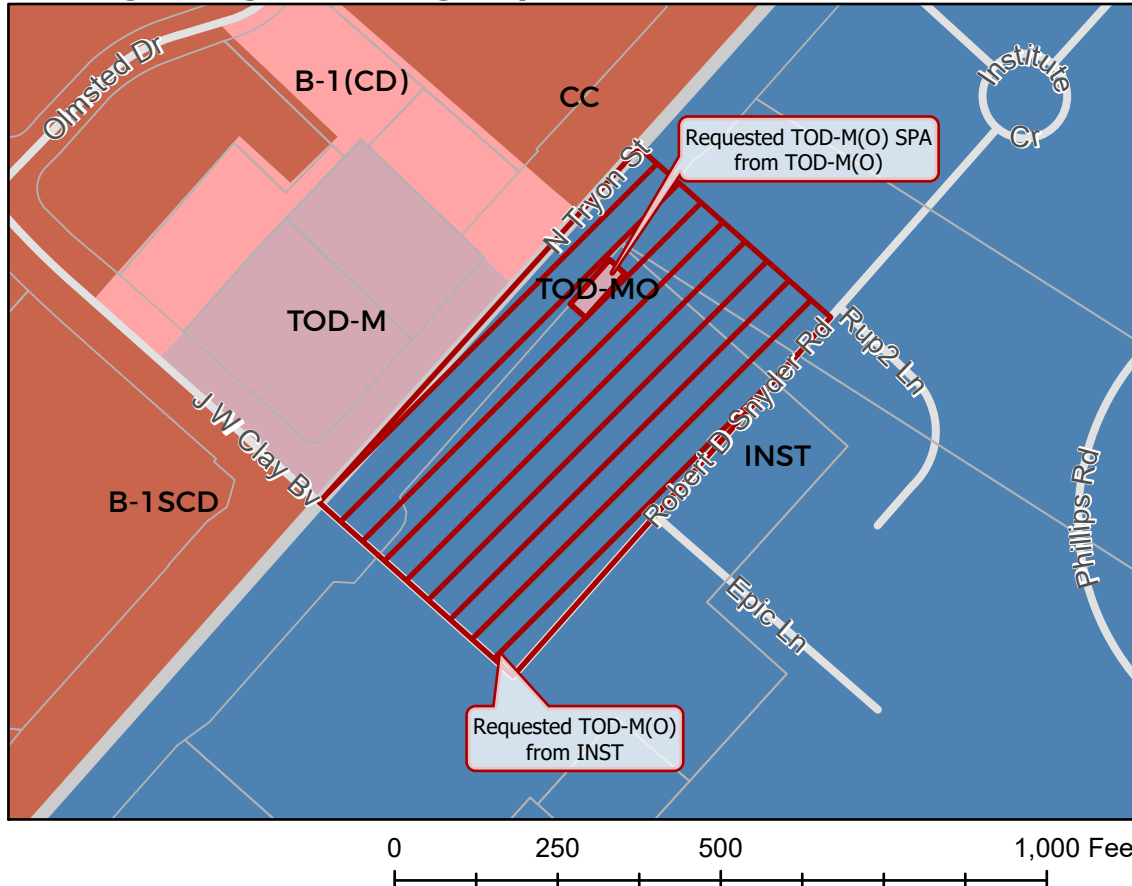
## Rezoning Map



- 2018-047
- Outside City Limits
- Parcel
- LYNX Blue Line Station
- Cross Charlotte Trail
- LYNX Blue Line
- Streams
- FEMA Flood Plain
- City Council District
- 4-Gregory A. Phipps



## Existing Zoning & Rezoning Request



- Requested TOD-M(O) from INST
- Requested TOD-M(O) SPA from TOD-M(O)

### Zoning Classification

- Institutional
- Business
- Commercial Center
- Transit-Oriented



Map Created 3/29/2018