

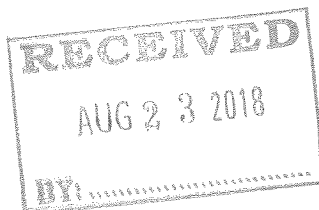
# Rezoning Petition Packet

**Petitions:**  
**2018-113 through 2018-125**

Petitions that were submitted in September 2018



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-113

Petition #: \_\_\_\_\_  
Date Filed: 8/23/2018  
Received By: [Signature]

Property Owners: James H. Briscoe, IRA

Owner's Addresses: PO Box 16216, Jackson, MS 39236

Date Properties  
Acquired: 09/29/2003

Property Addresses: 2200 Shopton Road, Charlotte, NC

Tax Parcel Numbers: 141-241-02

Current Land Use: vacant (Acres): ± 11.339

Existing Zoning: I-1 Proposed Zoning: INST

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

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

Date of meeting: 8/23/18

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

**Bridget Grant & Jeff Brown**

Name of Rezoning Agent

**Moore & Van Allen, PLLC**

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

Agent's Address

**Charlotte, NC 28202**

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

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

Telephone Number

Fax Number

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

E-mail Address

**SEE ATTACHMENT A**

Signature of Property Owner

**Ryan Companies (Attn: Max Bosso)**

Name of Petitioner

**201 N. Franklin Street, Ste 3500**

Address of Petitioner

**Tampa, FL 33602**

City, State, Zip

**813.204.5025**

Telephone Number

Fax Number

**max.bosso@ryancompanies.com**

E-mail Address

**SEE ATTACHMENT B**

Signature of Petitioner

**ATTACHMENT A**

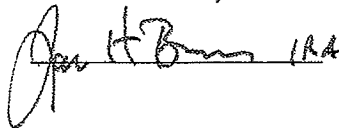
**REZONING PETITION NO. 2018-\_\_\_\_\_  
Ryan Companies**

**OWNER JOINDER AGREEMENT  
James H. Briscoe, IRA**

The undersigned, as the owner of the parcel of land located at 2200 Shopton Road that is designated as Tax Parcel No. 141-241-02 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 I-1 zoning district to the INST zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 22nd day of August, 2018.

**James H. Briscoe, IRA**

A handwritten signature in black ink, appearing to read "James H. Briscoe, IRA", written over a horizontal line.

**ATTACHMENT B**



REZONING PETITION NO. 2018-  
Ryan Companies

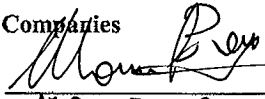
Petitioner:

Ryan Companies

By:

Name:

Title:



MAX BOSSI

DIR. OF REAL ESTATE  
DEVELOPMENT

## 2018-113: Ryan Companies

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

**Requested Zoning** INST AIR (Institutional, Airport Noise Overlay)

Approximately 11.339 acres

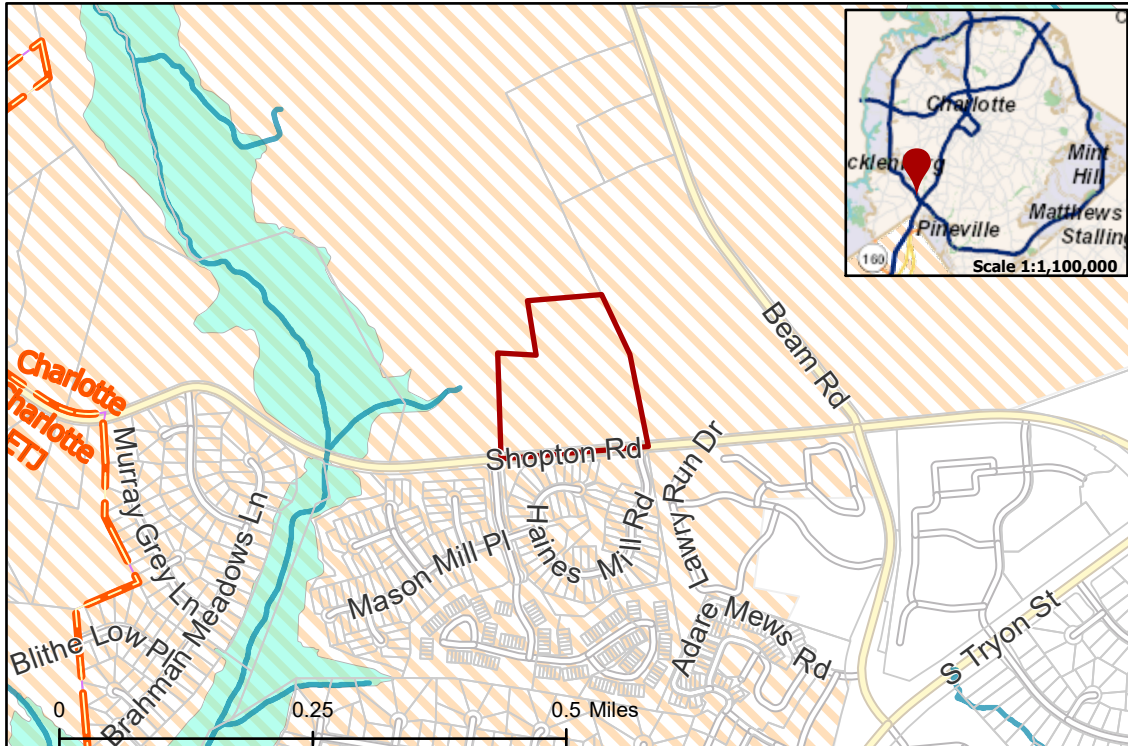
### Location of Requested Rezoning

## Rezoning Map



**CHARLOTTE**

PLANNING, DESIGN  
& DEVELOPMENT



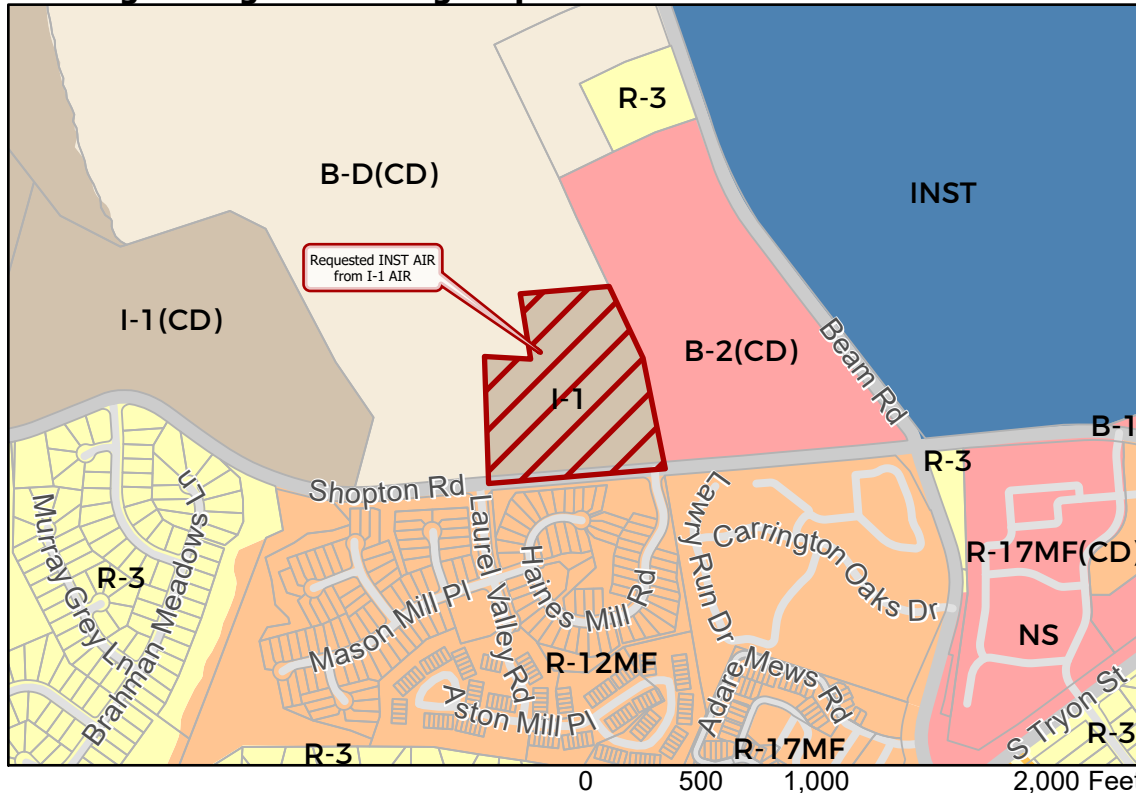
- 2018-113
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Airport Noise Overlay

### City Council District

- 3-LaWana Mayfield



### Existing Zoning & Rezoning Request



- Requested INST AIR from I-1 AIR

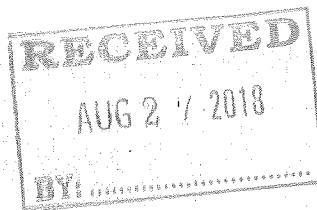
### Zoning Classification

- Single Family
- Multi-Family
- Mixed Residential
- Institutional
- Business
- Business-Distribution
- Light Industrial



Map Created 10/1/2018

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-114

Petition #:	
Date Filed:	8/27/2018
Received By:	gr

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

Property Owner: Gregory Foster Sims (Justin I Nevill Trust)

Owner's Address: 4133 Orr Ranch Rd City, State, Zip: Santa Rosa, CA 95404

Date Property Acquired: n/a

Property Address: 1316 Thomas Avenue Charlotte, NC 28205

Tax Parcel Number(s): 08117305

Current Land Use: "gravel off-street parking" Size (Acres): +/- 0.178 acres

Existing Zoning: R-5 Proposed Zoning: B-2 CD

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

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

Date of meeting: 4/24/18

(\*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): No.

Purpose/description of Conditional Zoning Plan: Property had previously been used as a parking lot for 1312 Thomas Ave until a zoning judgement was issued suspending this use. Petitioner would like to improve the property past its current state to a parking use that is code compliant.

J. Andrew Rowe  
Name of Rezoning Agent

1355 Greenwood Cliff Ste 300  
Agent's Address

Charlotte, NC 28204  
City, State, Zip

704-351-7208 704-200-2079  
Telephone Number Fax Number

arowe@dcg-construction.com  
E-Mail Address

[Signature]  
Signature of Property Owner

Justin I. Nevill  
(Name Typed / Printed)

Seahawk Partner Holdings LLC  
Name of Petitioner(s)

1355 Greenwood Cliff Ste 300  
Address of Petitioner(s)

Charlotte, NC 28204  
City, State, Zip

704-351-7208 704-200-2079  
Telephone Number Fax Number

arowe@dcg-construction.com  
E-Mail Address

[Signature]  
Signature of Petitioner

J. Andrew Rowe  
(Name Typed / Printed)

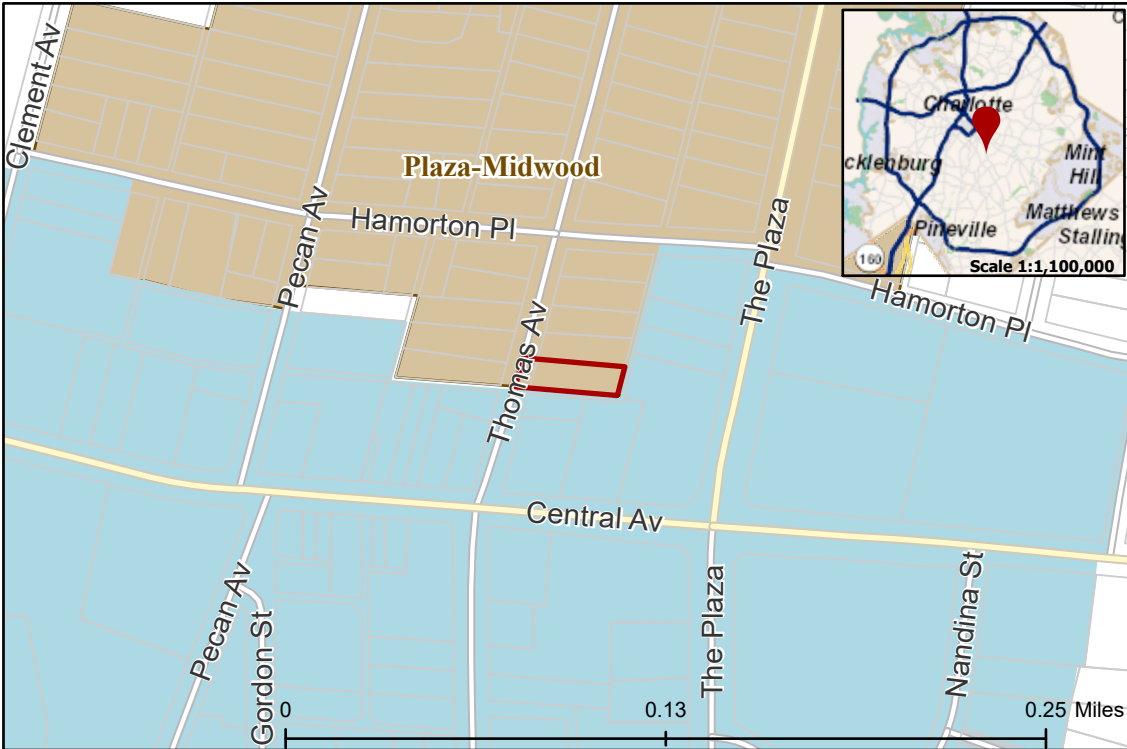
## 2018-114: Seahawk Partner Holdings LLC

**Current Zoning** R-5 HD-O (Single Family Residential, Historic District Overlay)

**Requested Zoning** B-2(CD) HD-O (General Business, Conditional, Historic District Overlay)

Approximately 0.178 acres

### Location of Requested Rezoning



## Rezoning Map



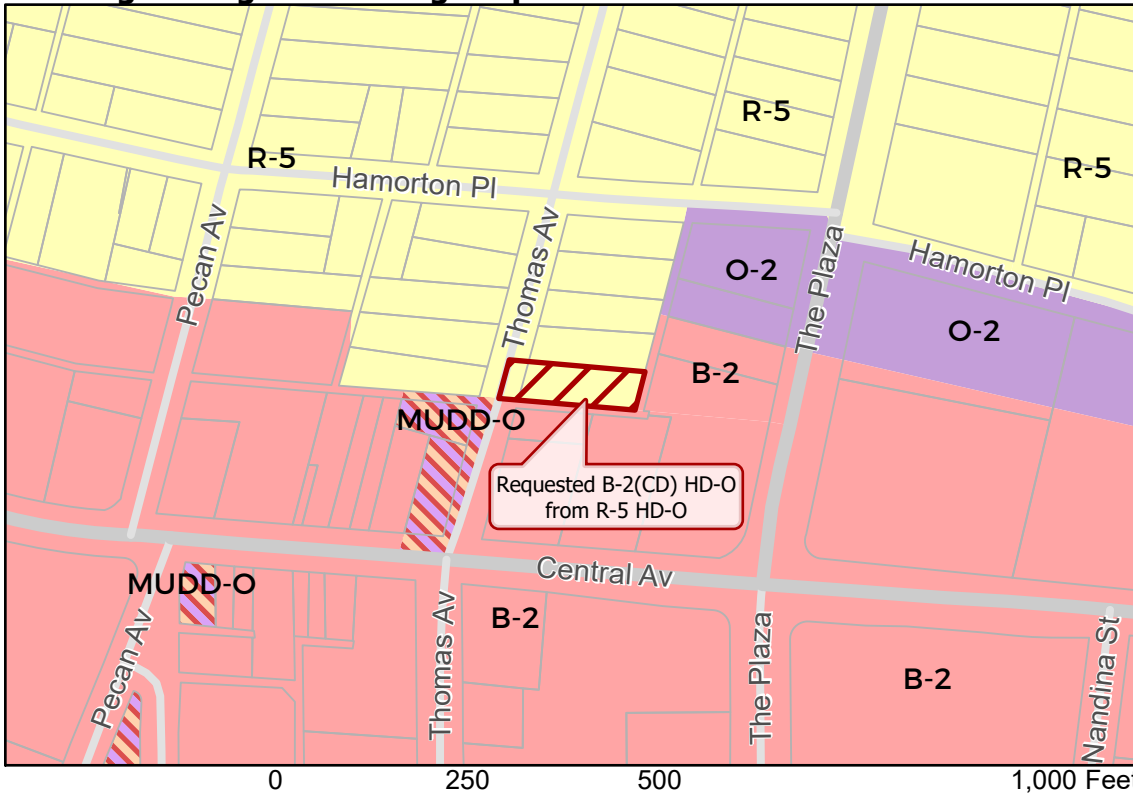
- 2018-114
- Inside City Limits
- Parcel
- Plaza Central Pedscape
- Historic Districts

### City Council District

- 1-Larken Egleston



### Existing Zoning & Rezoning Request



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

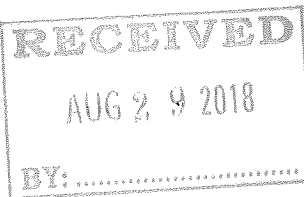
### Zoning Classification

- Single Family
- Office
- Business
- Mixed Use



Map Created 10/2/2018

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-115

Petition #:	
Date Filed:	8/29/2018
Received By:	<i>[Signature]</i>

Complete All Fields (Use additional pages if needed)

Property Owner: Naomi Lee

Owner's Address: PO Box 3144 City, State, Zip: Huntersville NC 28070

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

Property Address: 7400 Beatties Ford Rd

Tax Parcel Number(s): 02518111

Current Land Use: Vacant Land Size (Acres): 9.68 + 10.4 = 20.08

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

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

Required Rezoning Pre-Application Meeting\* with: Claire  
Date of meeting: Aug. 28, 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): \_\_\_\_\_

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

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

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

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

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

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

Naomi M. Lee  
Signature of Property Owner

Naomi Lee  
(Name Typed / Printed)

JDSI, LLC

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

3515 Dovewood Dr

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

Charlotte NC 28226

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

704-361-7777

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

judsonstringfellow@gmail.com

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

*[Signature]*  
Signature of Petitioner


Judson Stringfellow

(Name Typed / Printed)

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

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

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

Property Owner: Nancy Annette Donaldson ✓ Arthur J. Donaldson 

Owner's Address: 12 Ballybunion Way City, State, Zip: Bluffton, SC 29910

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

Property Address: 7420 Beatties Ford Rd - 4100 McClure Rd

Tax Parcel Number(s): 02518110

Current Land Use: Vacant Land Size (Acres): 10.4

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

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

Required Rezoning Pre-Application Meeting\* with: \_\_\_\_\_

Date of meeting: \_\_\_\_\_

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

**For Conditional Rezoning Only:**

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

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


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

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

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

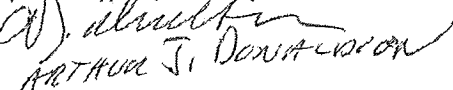
Telephone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

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

Signature of Property Owner 

Nancy Annette Donaldson

(Name Typed / Printed)

  
ARTHUR J. DONALDSON

JDSI, LLC

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

3515 Dovewood Dr

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

Charlotte NC 28226

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

704-361-7777

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

judsonstringfellow@gmail.com

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

Signature of Petitioner 

Judson Stringfellow

(Name Typed / Printed)



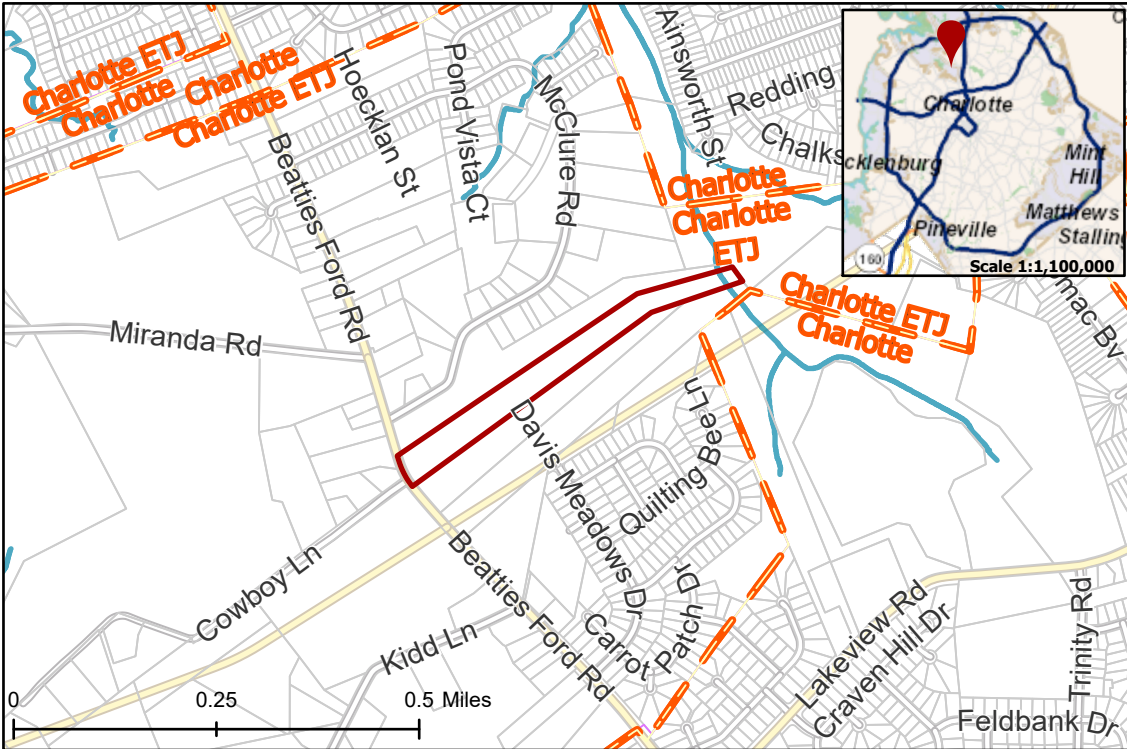
## 2018-115: JDSI, LLC

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

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

Approximately 20.08 acres

### Location of Requested Rezoning



## Rezoning Map

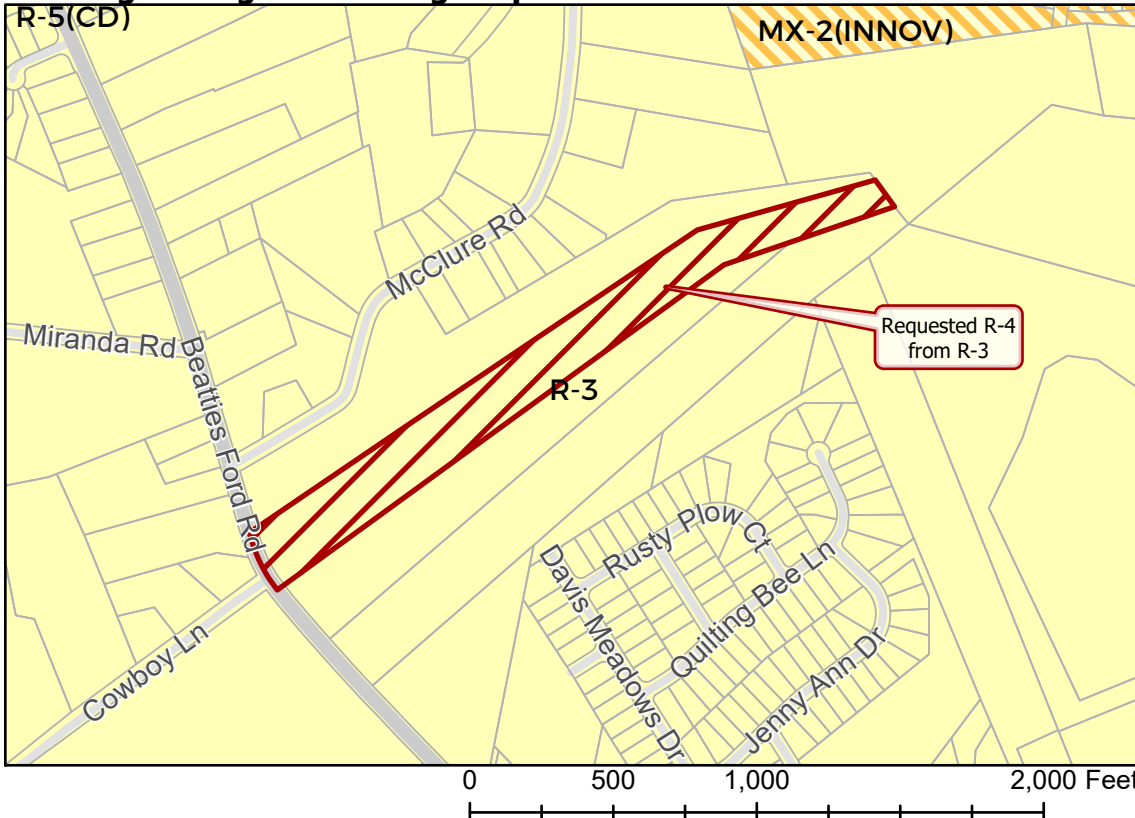


**CHARLOTTE**  
PLANNING, DESIGN  
& DEVELOPMENT

- 2018-115
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain



### Existing Zoning & Rezoning Request



- Requested R-4 from R-3

### Zoning Classification

- Single Family
- Mixed Residential

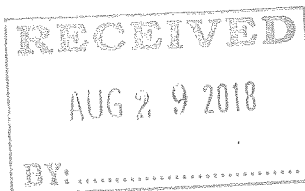


Map Created 10/2/2018





**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-116

Petition #:	_____
Date Filed:	8/29/2018
Received By:	BH

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

Property Owner: JDSI, LLC

Owner's Address: 3515 Dovewood Dr City, State, Zip: Charlotte NC 28226

Date Property Acquired: 05/2016

Property Address: 7205 Mallard Creek Rd

Tax Parcel Number(s): 02769104

Current Land Use: Vacant Land Size (Acres): 1.34

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

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

Required Rezoning Pre-Application Meeting\* with: Chair

Date of meeting: Aug 28, 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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

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

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

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

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

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

JDSI, LLC  
Name of Petitioner(s)

3515 Dovewood Dr  
Address of Petitioner(s)

Charlotte NC 28226  
City, State, Zip

704-361-7777  
Telephone Number      Fax Number

judsonstringfellow@gmail.com  
E-Mail Address

Judson Stringfellow  
Signature of Petitioner

Judson Stringfellow  
(Name Typed / Printed)

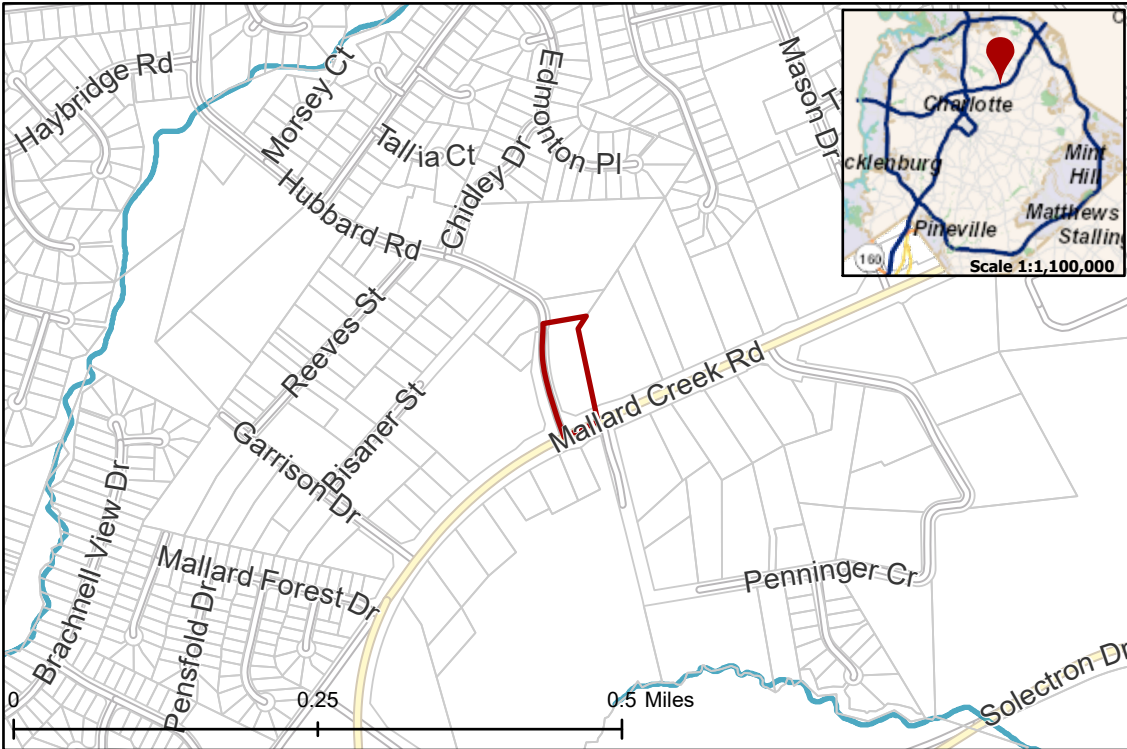
## 2018-116: JDSI, LLC

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

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

Approximately 1.34 acres







### Location of Requested Rezoning



## Rezoning Map




**CHARLOTTE**  
PLANNING, DESIGN  
& DEVELOPMENT

-  2018-116
-  Inside City Limits
-  Parcel
-  Streams
-  City Council District
-  2-Justin Harlow




### Existing Zoning & Rezoning Request



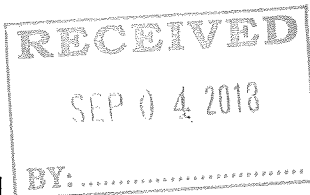
-  Requested R-4 from R-3

### Zoning Classification

-  Single Family
-  Institutional



Map Created 10/2/2018



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

2018-117

Petition #:	
Date Filed:	9/4/2018
Received By:	[Signature]

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

Property Owner: See Exhibit A attached hereto

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

Date Property Acquired: See Exhibit A attached hereto

Property Address: See Exhibit A attached hereto

Tax Parcel Number(s): 149-026-03, 149-026-04, 149-026-05 and 149-026-06

Current Land Use: Single family residential Size (Acres): +/- 1.7 acres

Existing Zoning: R-8 and MUDD (CD) Proposed Zoning: UR-2 (CD)

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

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

Date of meeting: July 18, 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 of a residential community on the site that could contain up to 38 for sale single family attached dwelling units.

John Carmichael (Robinson Bradshaw)  
Name of Rezoning Agent

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

Charlotte, NC 28246  
City, State, Zip

704-377-8341  
Telephone Number

jcarmichael@robinsonbradshaw.com  
E-Mail Address

See Attached Joinder Agreements  
Signature of Property Owner

(Name Typed / Printed)

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

1814 Euclid Avenue  
Address of Petitioner(s)

Charlotte, NC 28203  
City, State, Zip

704-805-4801  
Telephone Number

bhopper@hoppercommunities.com  
E-Mail Address

**HOPPER COMMUNITIES, INC.**

By: [Signature]  
Signature of Petitioner

J. BART HOPPER  
(Name Typed / Printed)

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

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

**Tax Parcel No. 149-026-03**

Leon T. Shanklin, III  
4117 South Tryon Street  
Charlotte, NC 28217

Acquisition Date: June 29, 2010

Site Address: 4117 South Tryon Street

**Tax Parcel No. 149-026-04**

Leon T. Shanklin, III  
4127 South Tryon Street  
Charlotte, NC 28217

Acquisition Date: March 23, 2009

Site Address: 4125 South Tryon Street

**Tax Parcel No. 149-026-05**

Leon T. Shanklin, III  
4127 South Tryon Street  
Charlotte, NC 28217

Acquisition Date: August 1, 2008

Site Address: 4127 South Tryon Street

**Tax Parcel No. 149-026-06**

Leon T. Shanklin, III  
13108 Pine Harbor Road  
Charlotte, NC 28278


Acquisition Date: February 4, 1994

Site Address: None

**REZONING APPLICATION FILED BY  
HOPPER COMMUNITIES, INC.  
JOINDER AGREEMENT**

The undersigned, as the owner of those parcels of land subject to the attached Rezoning Application filed by Hopper Communities, Inc. that are designated as Tax Parcel Nos. 149-026-03, 149-026-04, 149-026-05 and 149-026-06 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 UR-2 (CD) zoning district.

This 27 day of August, 2018.

  
Leon T. Shanklin, III

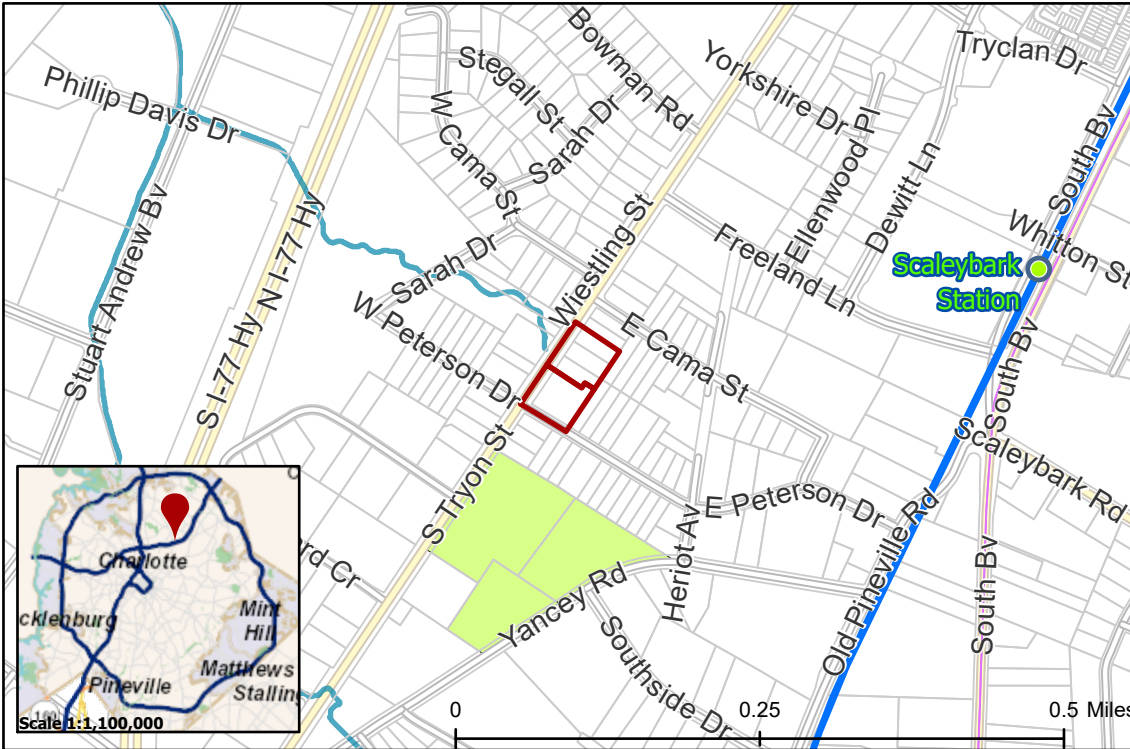
## 2018-117: Hopper Communities, Inc.

**Current Zoning** R-8 (Single Family Residential) MUDD(CD) (Mixed Use Development District, Conditional)

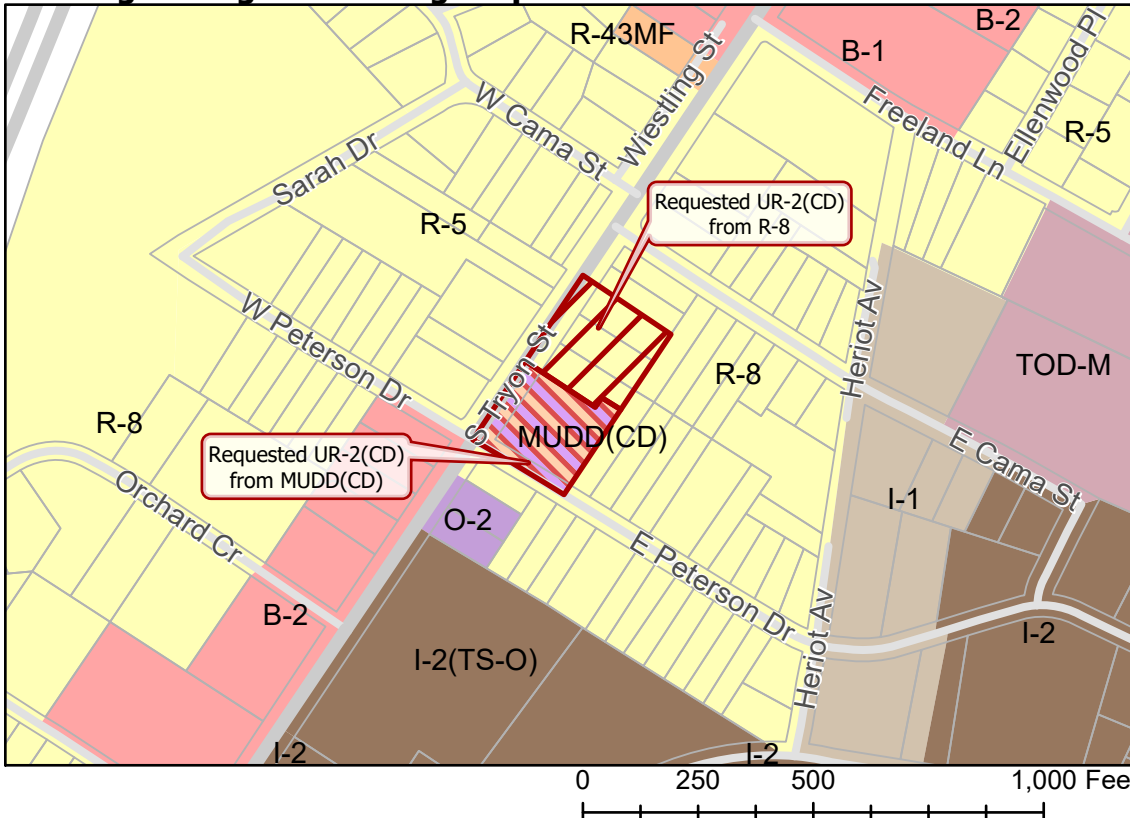
**Requested Zoning** UR-2(CD) (Urban Residential, Conditional)

Approximately 1.73 acres

### Location of Requested Rezoning



### Existing Zoning & Rezoning Request



## Rezoning Map



- 2018-117
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Streams
- Transit Supportive Overlay
- City Council District
- 3-LaWana Mayfield



- Requested UR-2(CD) from MUDD(CD)
- Requested UR-2(CD) from R-8

### Zoning Classification

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

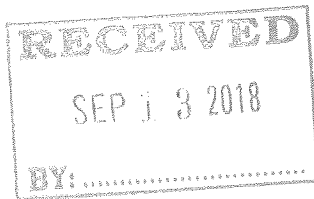


Map Created 10/5/2018





**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



Petition #: 2018-118  
Date Filed: 9/13/2018  
Received By: [signature]

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

Property Owner: JKS Management 1600 Montford, LLC

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

Date Property Acquired: June 6, 2015

Property Address: 1600 Montford Dr., Charlotte NC 28209

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

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

Existing Zoning: MUDD-O Proposed Zoning: MUDD-O SPA

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

Required Rezoning Pre-Application Meeting\* with: Kent Main, John Kinley, Isaiah Washington, and Charles Meacci.  
Date of meeting: August 14, 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: Rezoning of parcel to allow for the addition of a parking structure and additional building space. Optional conditions required to utilize the space and address the unique constraints of the subject parcel.

Russell W. Fergusson  
Name of Rezoning Agent

P.O. Box 5645  
Agent's Address

Charlotte, NC 28299  
City, State, Zip

(704) 234-7488 (704) 612-0271  
Telephone Number Fax Number

rwf@russellwfergusson.com  
E-Mail Address

[Signature]  
Signature of Property Owner

Tom Henson, Manager  
(Name Typed / Printed)

JKS Management, LLC  
Name of Petitioner(s)

2131 Ayrsley Town Blvd., Suite 300  
Address of Petitioner(s)

Charlotte NC, 28273  
City, State, Zip

(704) 234-7488  
Telephone Number Fax Number

rwf@russellwfergusson.com  
E-Mail Address

[Signature]  
Signature of Petitioner

Tom Henson, Manager  
(Name Typed / Printed)

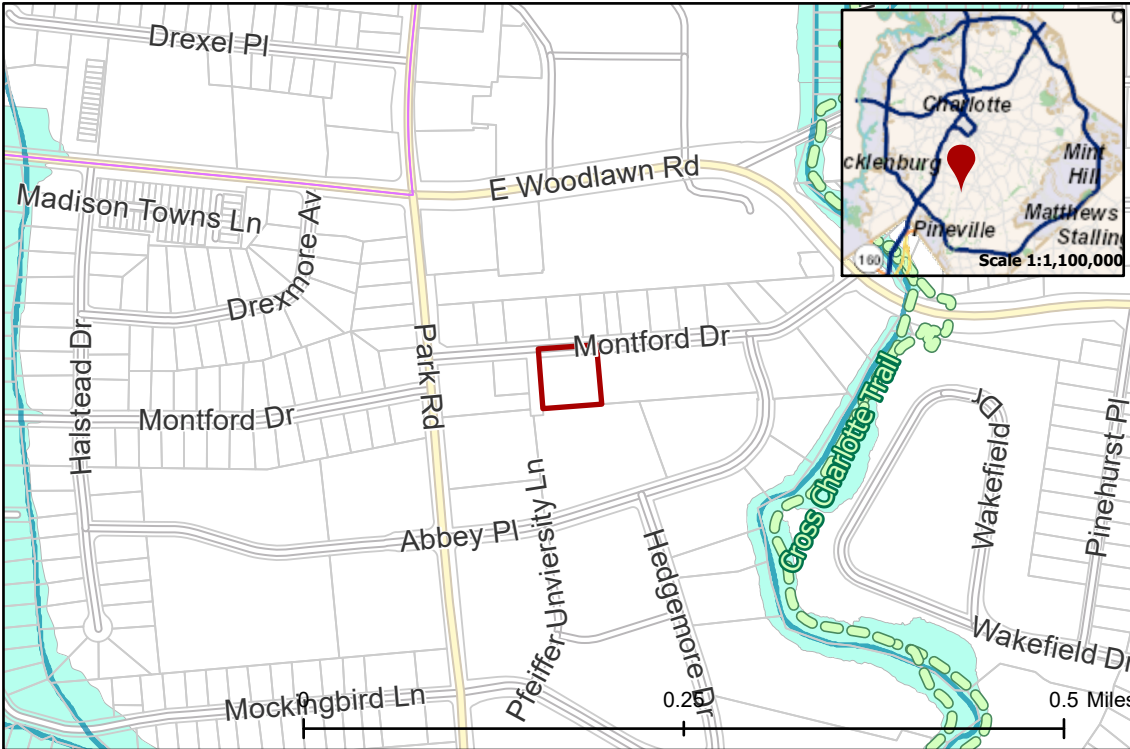
## 2018-118: JKS Management, LLC

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

**Requested Zoning** MUDD-O SPA (Mixed Use Development District, Optional, Site Plan Amendment)

Approximately 0.82 acres

### Location of Requested Rezoning



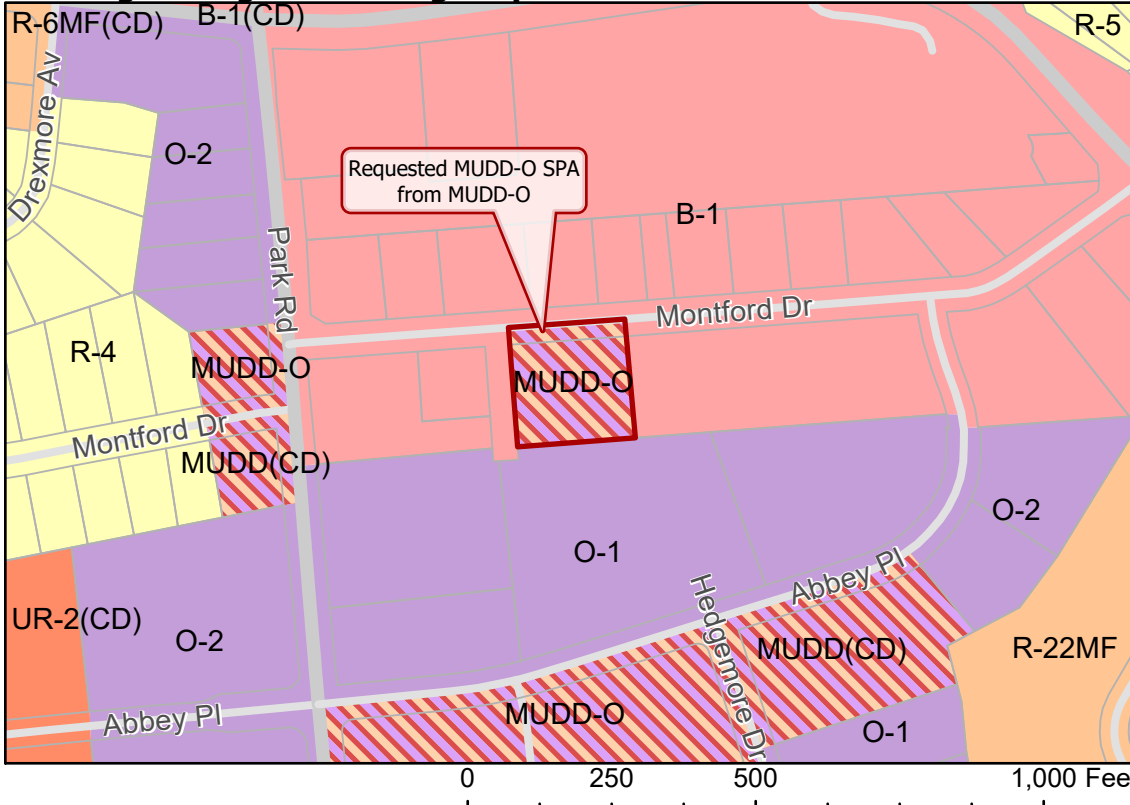
## Rezoning Map



- 2018-118
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Greenway
- Streams
- FEMA Flood Plain
- City Council District
- 6-Tariq Bokhari



### Existing Zoning & Rezoning Request



- Requested MUDD-O SPA from MUDD-O

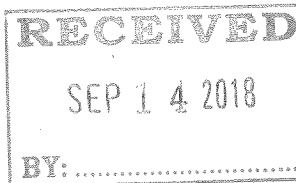
### Zoning Classification

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



Map Created 10/2/2018

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-119

Petition #: \_\_\_\_\_  
Date Filed: 9/14/2018  
Received By: BH

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

Property Owner: GSLH Charlotte Realty Holdings LLC

Owner's Address: PO Box 56607 City, State, Zip: Atlanta, GA 30343

Date Property Acquired: 5/04/2016

Property Address: S Church Street

Tax Parcel Number(s): 07303202

Current Land Use: Vacant/Graded Size (Acres): +/- 2.18 acres

Existing Zoning: U-MUD Proposed Zoning: UMUD-O

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

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

Date of meeting: 9/11/18

(\*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): No.

Purpose/description of Conditional Zoning Plan: To accommodate a cantilevered building design in order to allow upper-level floors to extend out over a portion of the streetscape

Collin Brown and Bailey Patrick, Jr.  
Name of Rezoning Agent

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

Charlotte, NC 28202  
City, State, Zip

704-331-7531 704-353-3231  
Telephone Number Fax Number

Collin.Brown@klgates.com  
E-Mail Address

[Signature]  
Signature of Property Owner

John W. Harris III  
(Name Typed / Printed)

Lincoln Harris, LLC  
Name of Petitioner(s)

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

Charlotte, NC 28210  
City, State, Zip

704-714-7600 704-716-8600  
Telephone Number Fax Number

brett.phillips@lincolnharris.com  
E-Mail Address

[Signature]  
Signature of Petitioner

John W. Harris III  
(Name Typed / Printed)

## 2018-119: Lincoln Harris, LLC

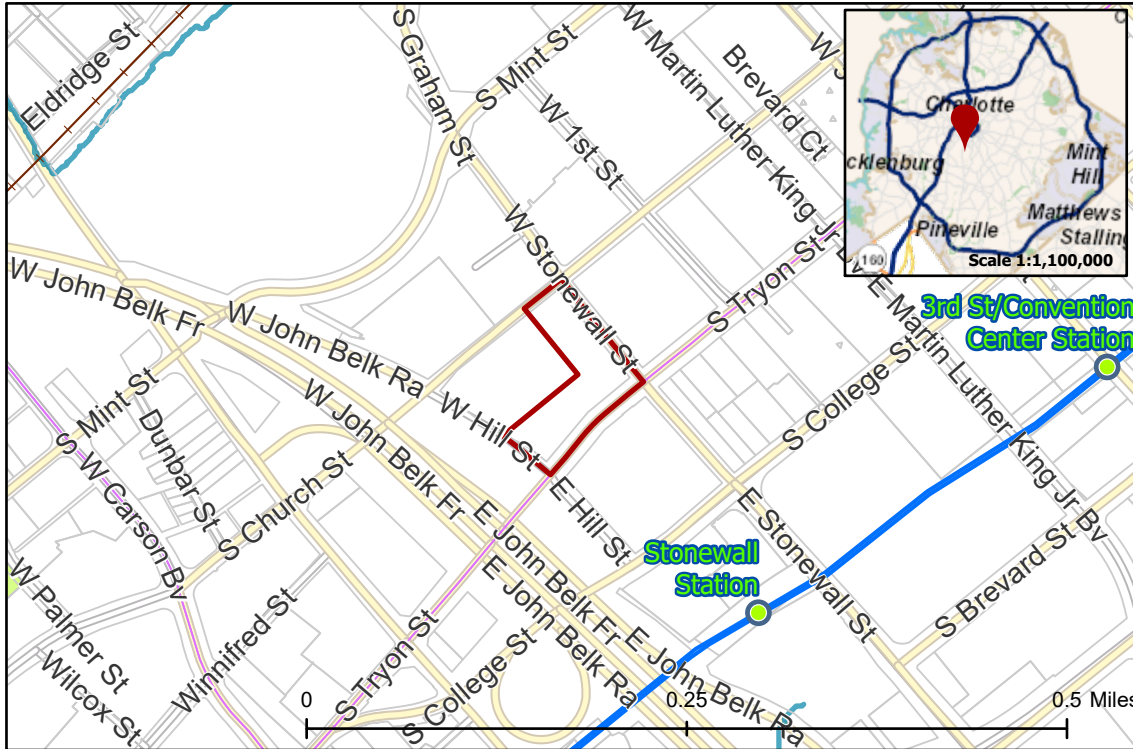
**Current Zoning** UMUD ( Uptown Mixed Use)

**Requested Zoning** UMUD-O (Uptown Mixed Use, Optional)

Approximately 2.18 acres

### Location of Requested Rezoning

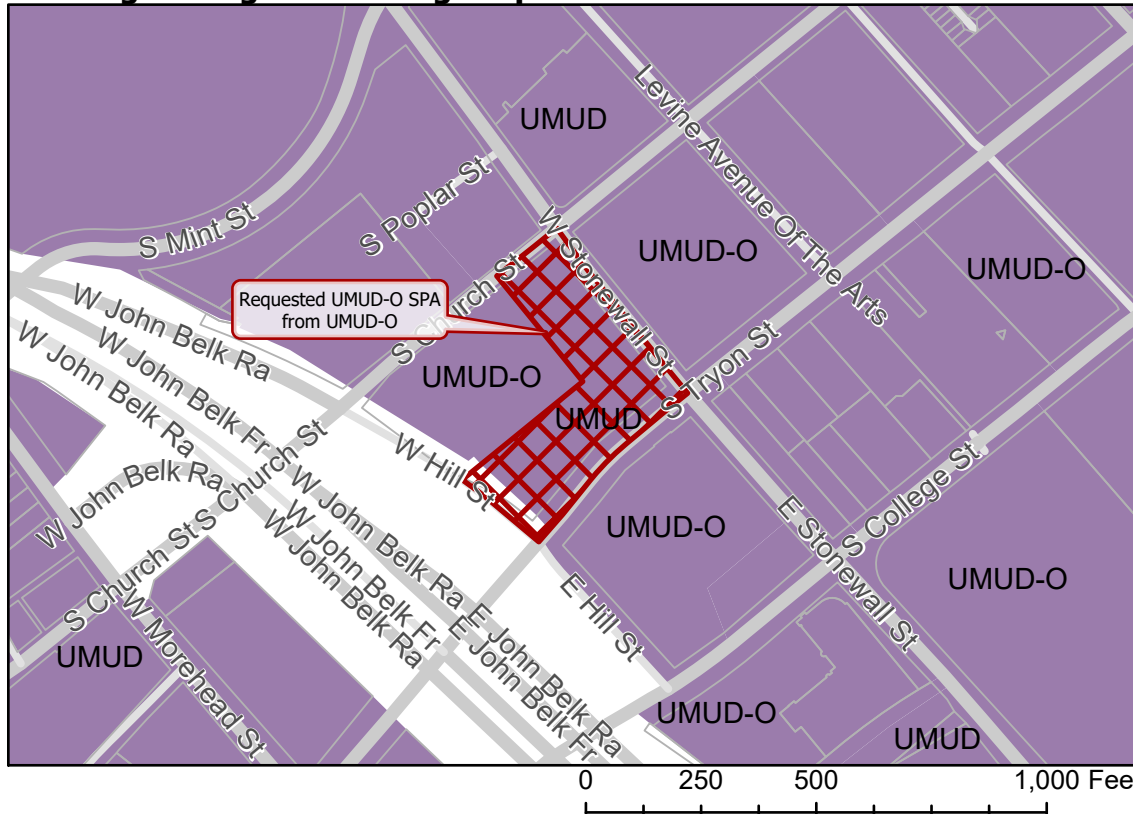
## Rezoning Map



- 2018-119
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Railway
- Streams
- Transit Supportive Overlay
- City Council District
- 2-Justin Harlow



### Existing Zoning & Rezoning Request



- Requested UMUD-O from UMUD

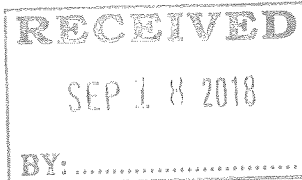
### Zoning Classification

- Uptown Mixed Use



Map Created 10/5/2018

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-120

Petition #:	_____
Date Filed:	9/18/2018
Received By:	BH

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): ± 34.63

Existing Zoning: R-3 Proposed Zoning: I-1(CD)

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

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

Date of meeting: 7/26/2018

(\*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 development of the Site with industrial uses

Bridget Grant, Keith MacVean & Evan Bass  
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)  
704-331-3531 (KM)      704-378-1954 (KM)  
704-331-3607 (EB)      704-339-5813 (EB)  
Telephone Number      Fax Number

bridgetgrant@mvalaw.com;  
keithmacvean@mvalaw.com; evanbass@mvalaw.com  
E-mail Address

SEE ATTACHMENTS A-C  
Signature of Property Owner

Clarius Partners, LLC (Attn: Craig Dannegger)  
Name of Petitioner

200 W Madison St, Ste 3410  
Address of Petitioner

Chicago, IL 60606  
City, State, Zip

312.386.7157  
Telephone Number      Fax Number

cdannegger@clariuspartners.com  
E-mail Address

SEE ATTACHMENT D  
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>
055-272-01	N/A	Gloria W T/A Sadler (deceased) Joseph H Sadler, Sr (deceased) George Henry Sadler Ronald Hendrix Sadler (deceased) Robert Parks Sadler, Jr	3047 Wycliff Rd, Raleigh, NC 27607	.568	03/24/2003
055-272-02	N/A			.535	
055-272-03	N/A			.483	
055-272-04	N/A			.469	
055-272-05	N/A			.472	
055-272-06	N/A			.515	
055-271-03	N/A			27.66	
055-273-08	N/A			2.86	
055-272-07	N/A	Joseph Henry Sadler, Jr	3047 Wycliff Rd, Raleigh, NC 27607	.521	10/22/1981
055-271-02	7800 Tuckaseegee Rd, Charlotte, NC 28214	Meldonna C Sadler	8247 Peninsula Ln, Sherrills Ford, NC 28673	.551	01/01/1975

ATTACHMENT A

REZONING PETITION NO. 2018-\_\_\_\_\_  
Clarius Partners, LLC

**OWNER JOINDER AGREEMENT**


Gloria W T/A Sadler (deceased)  
Joseph H Sadler, Sr (deceased)  
George Henry Sadler  
Ronald Hendrix Sadler (deceased)  
Robert Parks Sadler, Jr


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

1. N/A that is designated as Tax Parcel No. 055-272-01
2. N/A that is designated as Tax Parcel No. 055-272-02
3. N/A that is designated as Tax Parcel No. 055-272-03
4. N/A that is designated as Tax Parcel No. 055-272-04
5. N/A that is designated as Tax Parcel No. 055-272-05
6. N/A that is designated as Tax Parcel No. 055-272-06
7. N/A that is designated as Tax Parcel No. 055-271-03
8. N/A that is designated as Tax Parcel No. 055-273-08

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 I-1 zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This \_\_\_\_ day of \_\_\_\_\_, 2018.

  
Brenda Sadler Erickson, Trustee  
on behalf of Gloria W T/A Sadler (deceased)

  
Brenda Sadler Erickson, Trustee  
on behalf of Joseph H Sadler, Sr (deceased)

\_\_\_\_\_  
George Henry Sadler

\_\_\_\_\_  
Meldonna C. Sadler, wife on behalf of  
Ronald Hendrix Sadler (deceased)

\_\_\_\_\_  
Robert Parks Sadler, Jr

**ATTACHMENT A**

**REZONING PETITION NO. 2018-\_\_\_\_  
Clarius Partners, LLC**

**OWNER JOINDER AGREEMENT**

**Gloria W T/A Sadler (deceased)  
Joseph H Sadler, Sr (deceased)  
George Henry Sadler  
Ronald Hendrix Sadler (deceased)  
Robert Parks Sadler, Jr**

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

1. N/A that is designated as Tax Parcel No. 055-272-01
2. N/A that is designated as Tax Parcel No. 055-272-02
3. N/A that is designated as Tax Parcel No. 055-272-03
4. N/A that is designated as Tax Parcel No. 055-272-04
5. N/A that is designated as Tax Parcel No. 055-272-05
6. N/A that is designated as Tax Parcel No. 055-272-06
7. N/A that is designated as Tax Parcel No. 055-271-03
8. N/A that is designated as Tax Parcel No. 055-273-08

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 I-1 zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 13<sup>th</sup> day of September, 2018.

\_\_\_\_\_  
**Brenda Sadler Erickson, Trustee  
on behalf of Gloria W T/A Sadler (deceased)**

\_\_\_\_\_  
**Brenda Sadler Erickson, Trustee  
on behalf of Joseph H Sadler, Sr (deceased)**

George Henry Sadler  
**George Henry Sadler**

Meldonna C. Sadler  
**Meldonna C. Sadler, wife on behalf of  
Ronald Hendrix Sadler (deceased)**

\_\_\_\_\_  
**Robert Parks Sadler, Jr**



ATTACHMENT A

REZONING PETITION NO. 2018-\_\_\_\_  
Clarius Partners, LLC

**OWNER JOINDER AGREEMENT**

Gloria W T/A Sadler (deceased)  
Joseph H Sadler, Sr (deceased)  
George Henry Sadler  
Ronald Hendrix Sadler (deceased)  
Robert Parks Sadler, Jr

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

1. N/A that is designated as Tax Parcel No. 055-272-01
2. N/A that is designated as Tax Parcel No. 055-272-02
3. N/A that is designated as Tax Parcel No. 055-272-03
4. N/A that is designated as Tax Parcel No. 055-272-04
5. N/A that is designated as Tax Parcel No. 055-272-05
6. N/A that is designated as Tax Parcel No. 055-272-06
7. N/A that is designated as Tax Parcel No. 055-271-03
8. N/A that is designated as Tax Parcel No. 055-273-08

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 I-1 zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 13 day of SEP, 2018.

\_\_\_\_\_  
Brenda Sadler Erickson, Trustee  
on behalf of Gloria W T/A Sadler (deceased)

\_\_\_\_\_  
Brenda Sadler Erickson, Trustee  
on behalf of Joseph H Sadler, Sr (deceased)

\_\_\_\_\_  
George Henry Sadler

\_\_\_\_\_  
Meldonna C. Sadler, wife on behalf of  
Ronald Hendrix Sadler (deceased)

  
Robert Parks Sadler, Jr

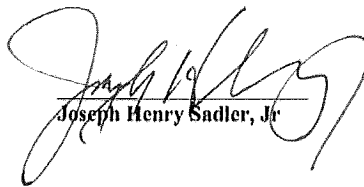
**ATTACHMENT B**

**REZONING PETITION NO. 2018-\_\_\_\_**  
**Clarius Partners, LLC**

**OWNER JOINDER AGREEMENT**  
**Joseph Henry Sadler, Jr**

The undersigned, as the owner of the parcel of land located at N/A that is designated as Tax Parcel No. 055-272-07 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from R-3 zoning district to the I-1 zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 14<sup>th</sup> day of SEPTEMBER, 2018.

  
Joseph Henry Sadler, Jr

**ATTACHMENT C**

**REZONING PETITION NO. 2018-\_\_\_\_**  
**Clarius Partners, LLC**

**OWNER JOINDER AGREEMENT**  
**Meldonna C. Sadler**

The undersigned, as the owner of the parcel of land located at 7800 Tuckaseegee Rd, Charlotte, NC that is designated as Tax Parcel No. 055-271-02 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from R-3 zoning district to the I-1 zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 13 day of September, 2018.


Meldonna C. Sadler  
Meldonna C. Sadler

**ATTACHMENT D**

**REZONING PETITION NO. 2018-  
Clarius Partners, LLC**

**Petitioner:**

**Clarius Partners, LLC**

By:   
Name: Craig Danner  
Title: Vice President

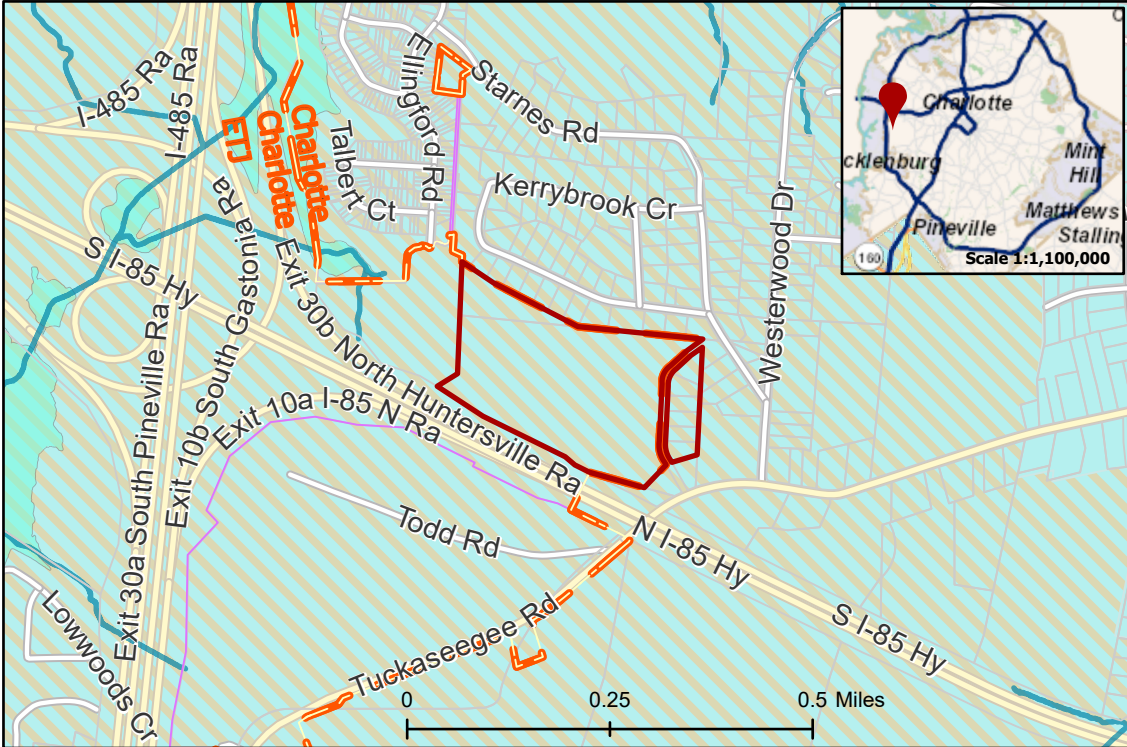
## 2018-120: Clarius Partners, LLC

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

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

Approximately 34.63 acres

### Location of Requested Rezoning



## Rezoning Map



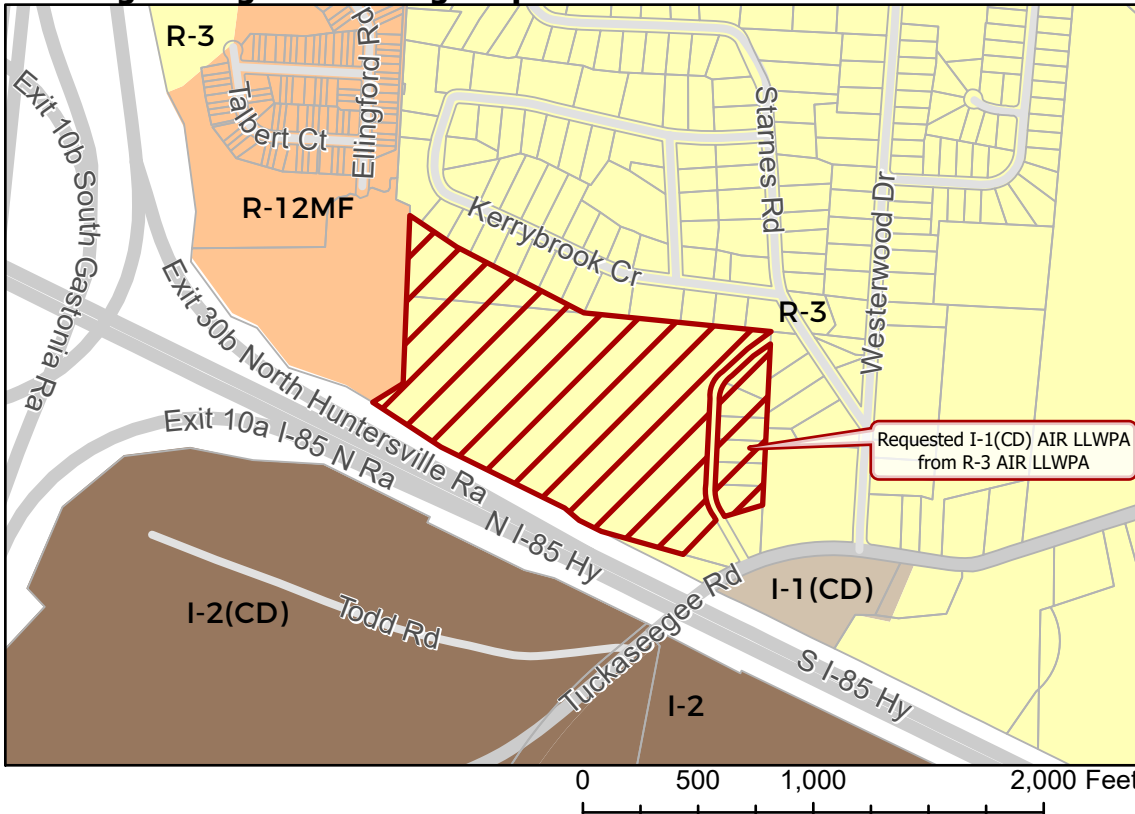
- 2018-120
- Inside & Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Airport Noise Overlay
- Watershed Overlay
- Lower Lake Wylie - Protected Area

### City Council District

- 3-LaWana Mayfield



### Existing Zoning & Rezoning Request



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

### Zoning Classification

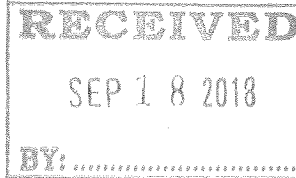
- Single Family
- Multi-Family
- Light Industrial
- General Industrial



Map Created 10/2/2018



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-121

Petition #: \_\_\_\_\_  
Date Filed: 9/18/2018  
Received By: P/H

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): ± 264.93

Existing Zoning: I-1(CD), O-1(CD), and R-3 Proposed Zoning: MUDD-O, I-1(CD) and I-1(CD)SPA

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

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

Date of meeting: 7/17/18 and 9/10/18

(\*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: To allow development of the Site with a mix of residential, non-residential, and distribution related uses.

Bridget Grant, Jeff Brown, and Dujuana Keys

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)

704-331-2371 (DK) 704-339-5888 (DK)

Telephone Number Fax Number

bridgetgrant@mvalaw.com; jeffbrown@mvalaw.com;  
dujuanakeys@mvalaw.com

E-mail Address

SEE ATTACHMENTS A-C

Signature of Property Owner

Steele Creek (1997) LLC (c/o: Chris Thomas, Childress  
Klein Properties)

Name of Petitioner

301 S College Street, Ste 2800

Address of Petitioner

Charlotte, NC 28202

City, State, Zip

704.342.9000

Telephone Number Fax Number

Chris.thomas@childressklein.com

E-mail Address

SEE ATTACHMENT D

Signature of Petitioner

CHAR2\2059418v1

**SCHEDULE 1**

<b>Parcel</b>	<b>Property Address</b>	<b>Owner</b>	<b>Owner's Address</b>	<b>Date Acquired</b>
201-051-08	N/A	Sarah Belk Gambrell	5625 Fairview Road Charlotte, NC 28209	12/3/1998
201-051-06	N/A	Steele Creek (1997) LLC (formerly Steele Creek (1997) LP)	6100 Fairview Road, Ste 640, Charlotte, NC 28210	5/19/1997
201-451-01	N/A	Whitehall Development LP C/O Merrifield Patrick	2400 South Blvd, Ste 300, Charlotte, NC 28203	11/17/1994



**ATTACHMENT A**

**REZONING PETITION NO. 2018-\_\_\_\_**  
**Steele Creek (1997) LLC**

**OWNER JOINDER AGREEMENT**  
**Sarah Belk Gambrell**

The undersigned, as the owner of the parcel of land located North of W Arrowood Road adjacent to I-485 that is designated as Tax Parcel No. 201-051-08 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 I-1(CD) and O-1(CD) zoning districts 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 17<sup>th</sup> day of September, 2018.

Sarah Belk Gambrell

By: Sarah "Sally" Belk Gambrell P.O.A

Name: Sarah "Sally" Belk Gambrell PoA Sarah Belk Gambrell

Sarah Belk Gambrell

**ATTACHMENT B**

**REZONING PETITION NO. 2018-\_\_\_\_\_  
Steele Creek (1997) LLC**

**OWNER JOINDER AGREEMENT  
Steele Creek (1997) LLC (formerly Steele Creek (1997) LP)**

The undersigned, as the owner of the parcel of land located at the northeast intersection of Arrowood Road and I-485 that is designated as Tax Parcel No. 201-051-06 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 parcel from I-1(CD), O-1(CD), and R-3 zoning districts to the I-1(CD) and MUDD-O zoning districts as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 17<sup>th</sup> day of September, 2018.

Steele Creek (1997) LLC (formerly Steele Creek (1997) LP)

By: Sarah "Sally" Belk Gambrell

Name: Sarah "Sally" Belk Gambrell

Its: Manager

**ATTACHMENT C**

**REZONING PETITION NO. 2018-\_\_\_\_\_  
Steele Creek (1997) LLC**

**OWNER JOINDER AGREEMENT  
Whitehall Development LP C/O Merrifield Patrick**

The undersigned, as the owner of the parcel of land located at the northern intersection of Arrowood Road and Savoy Corporate Drive that is designated as Tax Parcel No. 201-451-01 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 the I-1 (CD) and MUDD-O zoning districts as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 17 day of September, 2018.

**Whitehall Development LP C/O Merrifield Patrick**

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

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

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

ATTACHMENT D

REZONING PETITION NO. 2018-  
Steele Creek (1997) LLC

Petitioner:

Steele Creek (1997) LLC

By: Sarah "Sally" Belk Cambrell

Name: Sarah "Sally" Belk Cambrell

Title: Manager

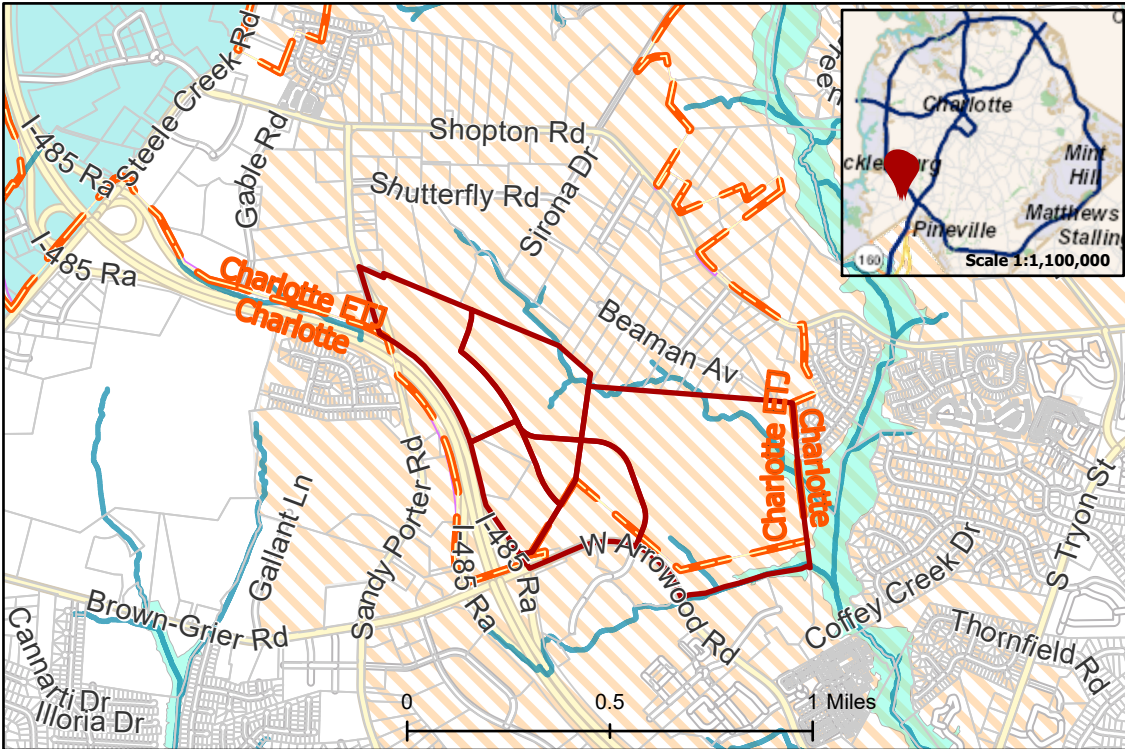
## 2018-121: Steele Creek LLC

**Current Zoning** I-1(CD) AIR (Light Industrial, Conditional) O-1(CD) AIR (Office, Conditional) R-3 AIR (Single Family Residential) all within Airport Noise Overlay

**Requested Zoning** MUDD-O AIR (Mixed Use Development District, Optional) I-1(CD) AIR (Light Industrial, Conditional) I-1(CD)SPA AIR (Light Industrial, Conditional, Site Plan Amendment) all within Airport Noise Overlay and 5 Year Vested Rights.

Approximately 264.93 acres

### Location of Requested Rezoning



## Rezoning Map



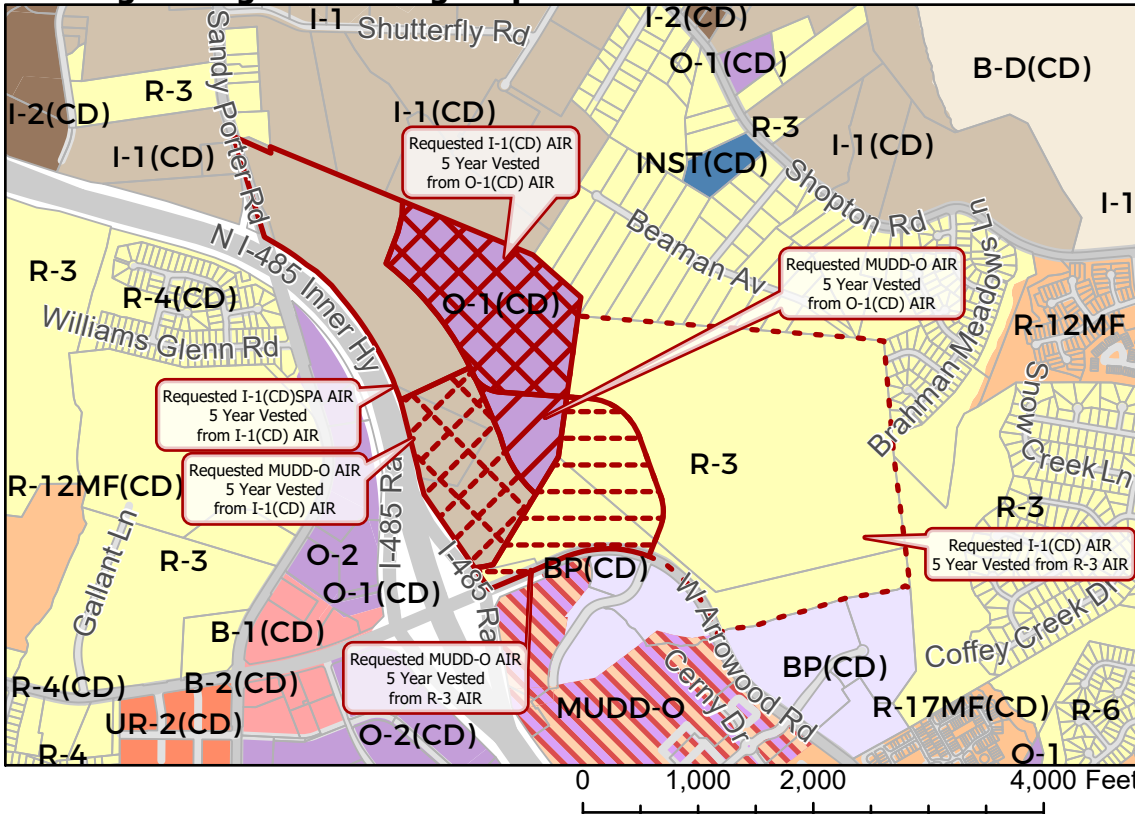
- 2018-121
- Inside & Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Airport Noise Overlay
- Watershed Overlay
  - Lower Lake Wylie - Protected Area

### City Council District

- 3-LaWana Mayfield



### Existing Zoning & Rezoning Request



- Requested I-1(CD)SPA AIR 5 Year Vested from I-1(CD) AIR
- Requested I-1(CD) AIR 5 Year Vested from O-1(CD) AIR
- Requested I-1(CD) AIR 5 Year Vested from R-3 AIR
- Requested MUDD-O AIR 5 Year Vested from I-1(CD) AIR
- Requested MUDD-O AIR 5 Year Vested from O-1(CD) AIR
- Requested MUDD-O AIR 5 Year Vested from R-3 AIR

### Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Institutional
- Office
- Business Park
- Business
- Commercial Center
- Business-Distribution
- Light Industrial
- General Industrial
- Mixed Use

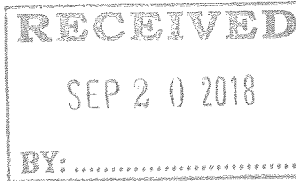


Map Created 10/2/2018



2018-122

# I. REZONING APPLICATION CITY OF CHARLOTTE



Petition #: \_\_\_\_\_  
Date Filed: 9/20/2018  
Received By: RK

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

Property Owner: American Billiard Company Inc.

Owner's Address: 1426 E 4<sup>th</sup> Street

City, State, Zip: Charlotte NC 28204

Date Property Acquired: 7/7/2004 & 11/18/1997

Property Address: 1426 E 4<sup>th</sup> Street & 108 S Torrence Street Charlotte NC 28204

Tax Parcel Number(s): 12510411 & 12510409

Current Land Use: Retail & Warehouse

Size (Acres): .13 & .114 = 0.244

Existing Zoning: B2 & B2

Proposed Zoning: MUDD-O

Overlay: NA

Tree Survey Provided: Yes: \_\_\_\_\_

N/A: X

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

Date of meeting: 9/5/2018

(\*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: To develop site for a brewery

Greg Grueneich  
Name of Rezoning Agent

721 Baldwin Ave  
Agent's Address

Charlotte, NC, 28204  
City, State, Zip

704-277-3813  
Telephone Number Fax Number

Greg.Grueneich@gmail.com  
E-Mail Address

Keith Plyler  
Signature of Property Owner

Keith Plyler  
(Name Typed / Printed)

Greg Grueneich & Brian Wallace  
Name of Petitioner(s)

721 Baldwin Ave  
Address of Petitioner(s)

Charlotte, NC, 28204  
City, State, Zip

704.277.3813  
Telephone Number Fax Number

Greg.Grueneich@gmail.com  
E-Mail Address

[Signature]  
Signature of Petitioner

Greg Grueneich  
(Name Typed / Printed)

## 2018-122: Greg Grueneich & Brian Wallace

**Current Zoning** B-2 (General Business)

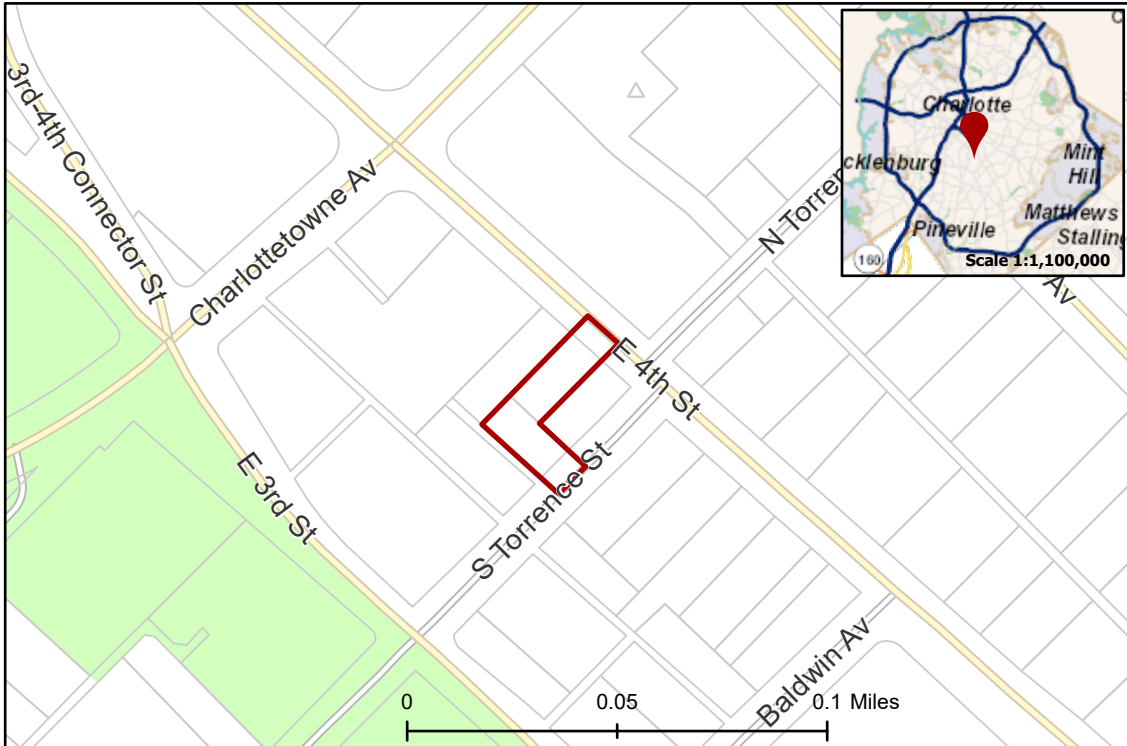
**Requested Zoning** MUDD-O (Mixed Use Development, Optional)

Approximately 0.24 acres

## Rezoning Map



### Location of Requested Rezoning



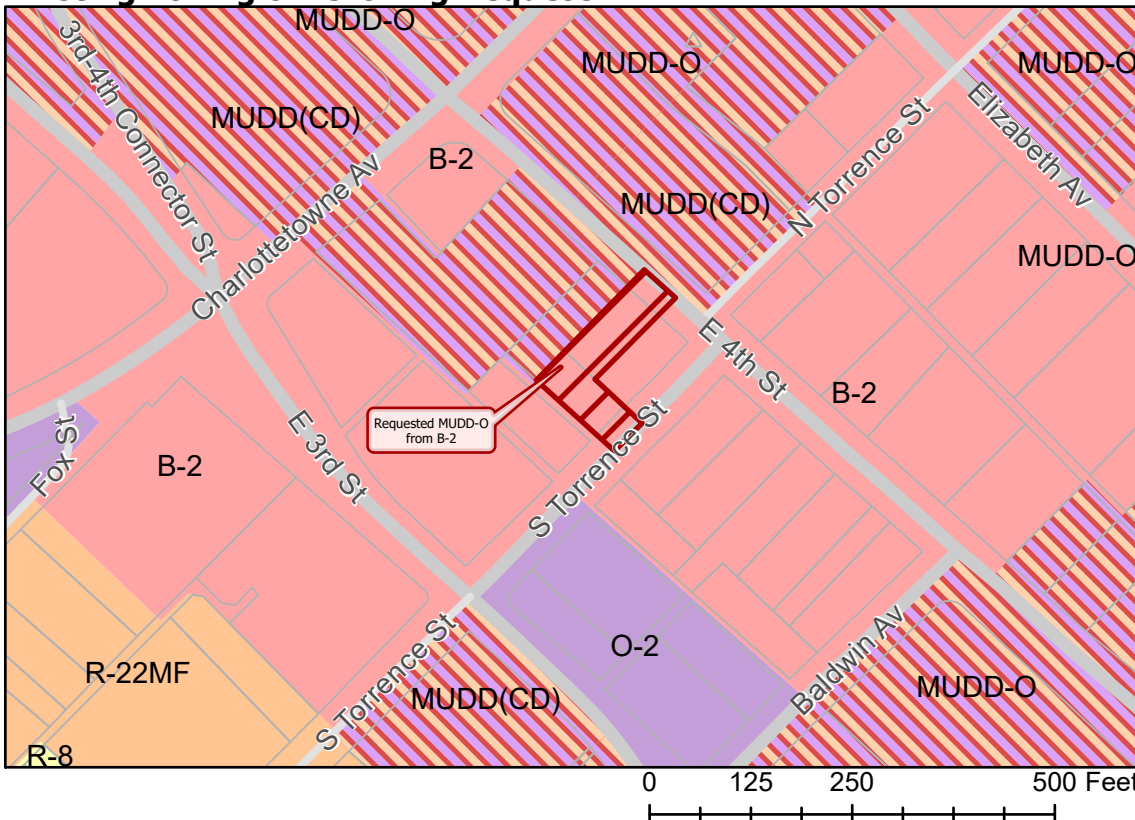
- 2018-122
- Inside City Limits
- Parcel
- Midtown Morehead Cherry

### City Council District

- 1-Larken Egleston



### Existing Zoning & Rezoning Request



- Requested MUDD-O from B-2

### Zoning Classification

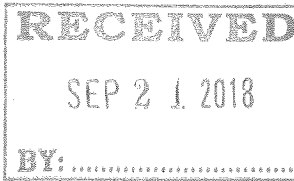
- Single Family
- Multi-Family
- Office
- Business
- Mixed Use



Map Created 10/5/2018



# I. REZONING APPLICATION CITY OF CHARLOTTE



Petition #:	<u>2018-123</u>
Date Filed:	<u>9/21/2018</u>
Received By:	<u>BK</u>

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

Property Owner: UCED-1 LLC

Owner's Address: 11 Brookstown Ave City, State, Zip: Winston-Salem, NC 27101

Date Property Acquired: 4/6/2018

Property Address: unnumbered parcel on University City Blvd and 7101 Macfarlane Blvd

Tax Parcel Number(s): portions of parcels 04723116 and 04723105 (area zoned MUDD-O) See attached survey

Current Land Use: Vacant Size (Acres): 14.2 acres

Existing Zoning: MUDD-O Proposed Zoning: MUDD-O SPA

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

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

Date of meeting: 9/6/18

(\*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): 5

Purpose/description of Conditional Zoning Plan: to accommodate digital screens in outdoor area associated with Topgolf development

Collin Brown and Bailey Patrick, Jr.  
Name of Rezoning Agent

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

Charlotte, NC 28202  
City, State, Zip

704-331-7531 704-353-3231  
Telephone Number Fax Number

Collin.Brown@klgates.com  
E-Mail Address

[Signature]  
Signature of Property Owner

STUART PARKS  
(Name Typed / Printed)

Topgolf International, Inc.  
Name of Petitioner(s)

8750 N Central Expy, #1200  
Address of Petitioner(s)

Dallas, TX 75231  
City, State, Zip

530-520-0238  
Telephone Number Fax Number

tanner.micheli@topgolf.com  
E-Mail Address

[Signature]  
Signature of Petitioner

Tanner Micheli, Director of Real Estate Development  
(Name Typed / Printed)

## 2018-123: Top Golf International, Inc.

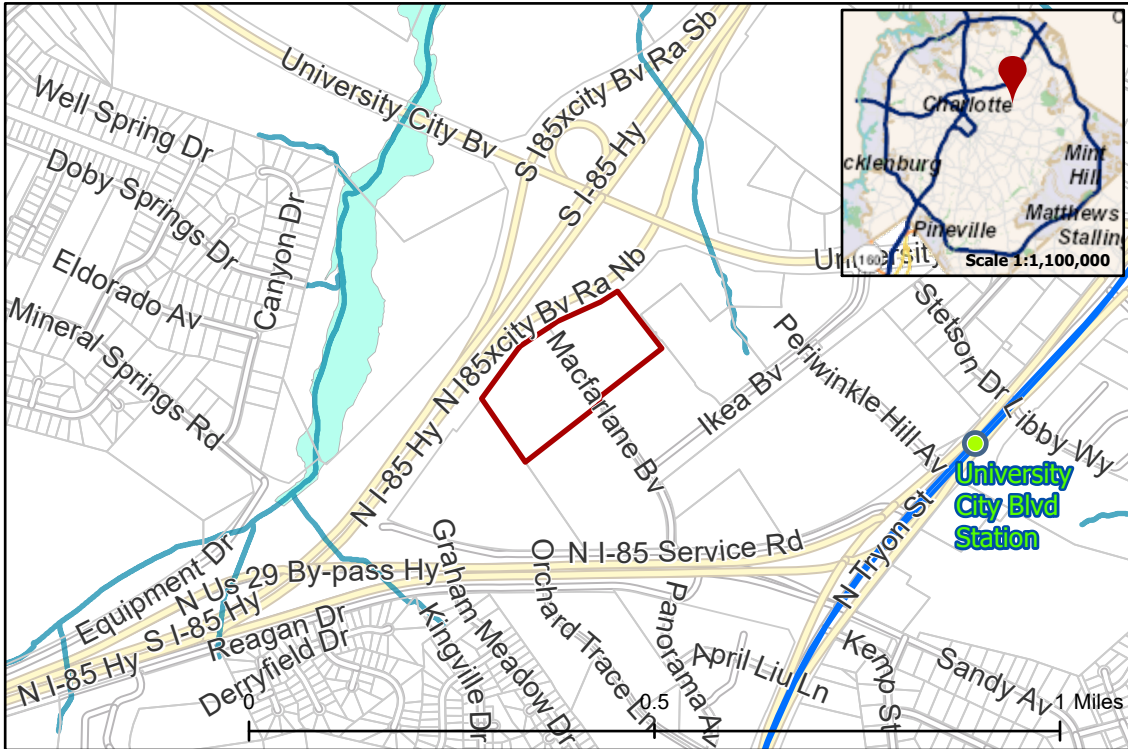
**Current Zoning** MUDD-O (Mixed Use Development, Optional)

**Requested Zoning** MUDD-O SPA (Mixed Use Development, Optional, Site Plan Amendment)  
with 5 Year Vested Rights  
Approximately 14.2 acres

## Rezoning Map



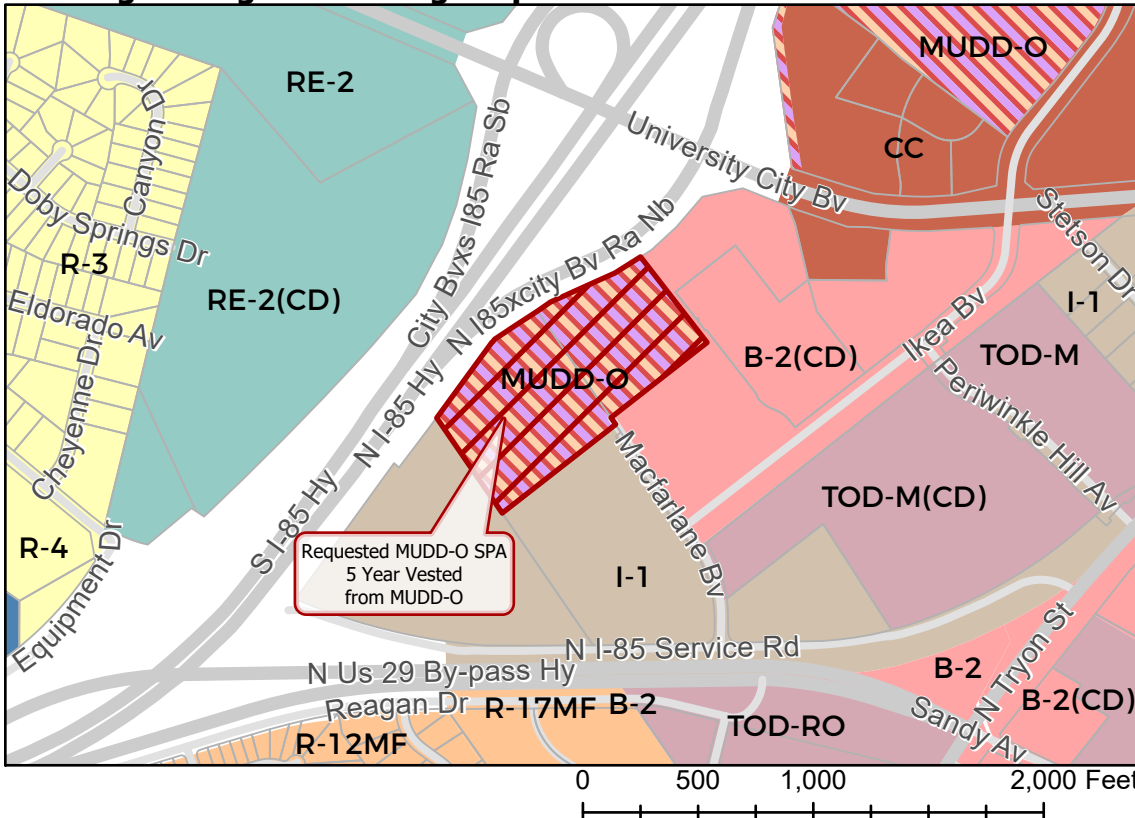
### Location of Requested Rezoning



- 2018-123
- Outside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Streams
- FEMA Flood Plain



### Existing Zoning & Rezoning Request



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

### Zoning Classification

- Single Family
- Multi-Family
- Research
- Institutional
- Business
- Commercial Center
- Light Industrial
- Mixed Use
- Transit-Oriented



Map Created 10/19/2018

RECEIVED

SEP 24 2018

BY: .....

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

2018-124

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

Date Filed: 9/24/2018

Received By: RH

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

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

Owner's Address: 101 South Kings Drive, 2<sup>nd</sup> Floor City, State, Zip: Charlotte, NC 28209

Date Property Acquired: May 31, 2007

Property Address: 11820 University City Boulevard

Tax Parcel Number(s): Portion of 051-141-03

Current Land Use: Commercial Size (Acres): +/- 2.75 acres

Existing Zoning: B-1 SCD Proposed Zoning: I-1

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

Required Rezoning Pre-Application Meeting\* with: Sonja Sanders, Michael Russell, Isaiah Washington et al.

Date of meeting: September 6, 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: \_\_\_\_\_

John Carmichael (Robinson Bradshaw)  
Name of Rezoning Agent

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

Charlotte, NC 28246  
City, State, Zip

704-377-8341  
Telephone Number Fax Number

jcarmichael@robinsonbradshaw.com  
E-Mail Address

See Attached Joinder Agreements  
Signature of Property Owner

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

Cross Development, LLC (c/o Rusty A. Coan)  
Name of Petitioner(s)

4336 Marsh Ridge  
Address of Petitioner(s)

Carrollton, TX 75010  
City, State, Zip

214-614-8252  
Telephone Number Fax Number

rusty@crossdevelopment.net  
E-Mail Address


CROSS DEVELOPMENT, LLC  
By: [Signature]  
Signature of Petitioner

RUSTY A. COAN  
(Name Typed / Printed)

FOR: CROSS DEV., LLC.  
BY: RUSTY A. COAN  
ITS: DEV. MANAGER

Signature of Cross Development, LLC

CROSS DEVELOPMENT, LLC

By:   
Name: RUSTY A. LOAN  
Title: DEV. MANAGER

Date: September 20<sup>TH</sup>, 2018

FOR: CROSS DEV., LLC,

BY: RUSTY A. LOAN

ITS: DEV. MANAGER

**REZONING APPLICATION  
CROSS DEVELOPMENT, LLC, PETITIONER  
JOINDER AGREEMENT**

The undersigned, as an owner of that parcel of land subject to the attached Rezoning Application filed by Cross Development, LLC that is designated as Tax Parcel No. 051-141-03 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the relevant portion of the Site to the I-1 zoning district.

This 21<sup>st</sup> day of September, 2018.

**TRIDOLPH, LLC**

By: 

Name: E. Blanton Hamilton Jr.

Title: Manager

**REZONING APPLICATION  
CROSS DEVELOPMENT, LLC, PETITIONER  
JOINDER AGREEMENT**

The undersigned, as an owner of that parcel of land subject to the attached Rezoning Application filed by Cross Development, LLC that is designated as Tax Parcel No. 051-141-03 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the relevant portion of the Site to the I-1 zoning district.

This 21 day of September, 2018.

**J. NOLAN MILLS III FAMILY, LLC**

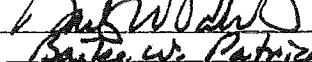
By: J. Nolan Mills III  
Name: J. Nolan Mills III  
Title: Manager

**REZONING APPLICATION  
CROSS DEVELOPMENT, LLC, PETITIONER  
JOINDER AGREEMENT**

The undersigned, as an owner of that parcel of land subject to the attached Rezoning Application filed by Cross Development, LLC that is designated as Tax Parcel No. 051-141-03 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the relevant portion of the Site to the I-1 zoning district.

This 21 day of September, 2018.

**THE BAILEY W. PATRICK FAMILY LLC**

By:   
Name: Bailey W. Patrick  
Title: Manager

## 2018-124: Cross Development, LLC

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

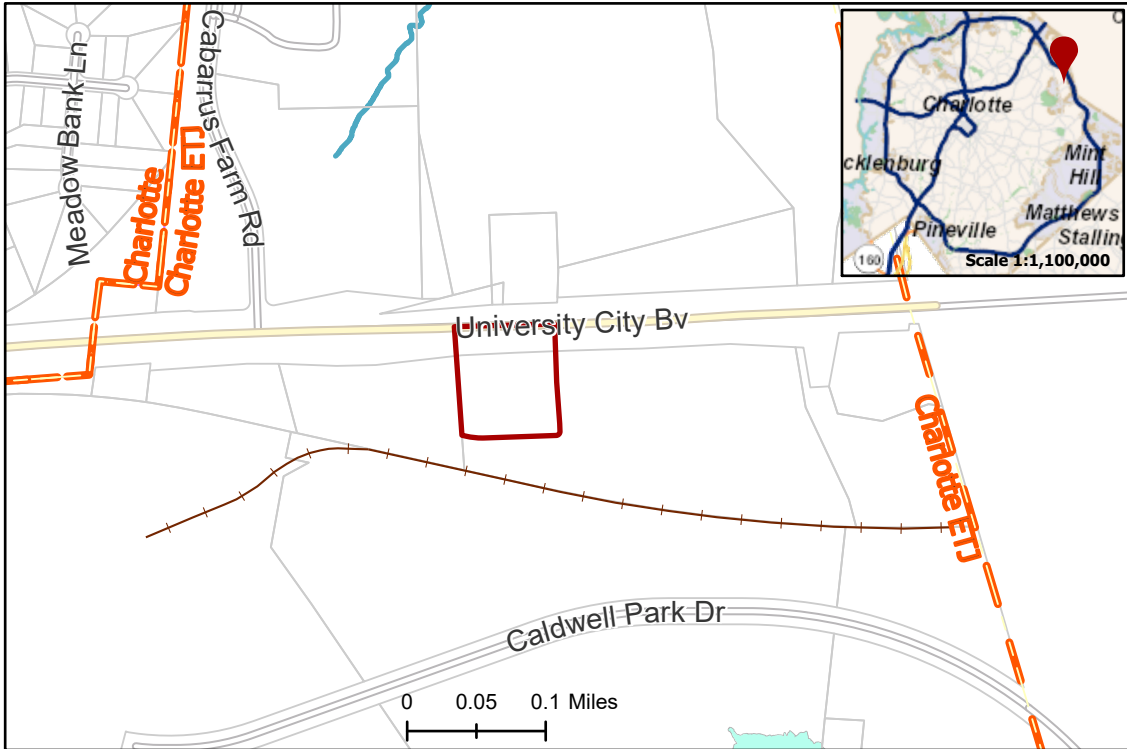
**Requested Zoning** I-1 (Light Industrial)

Approximately 2.75 acres

## Rezoning Map



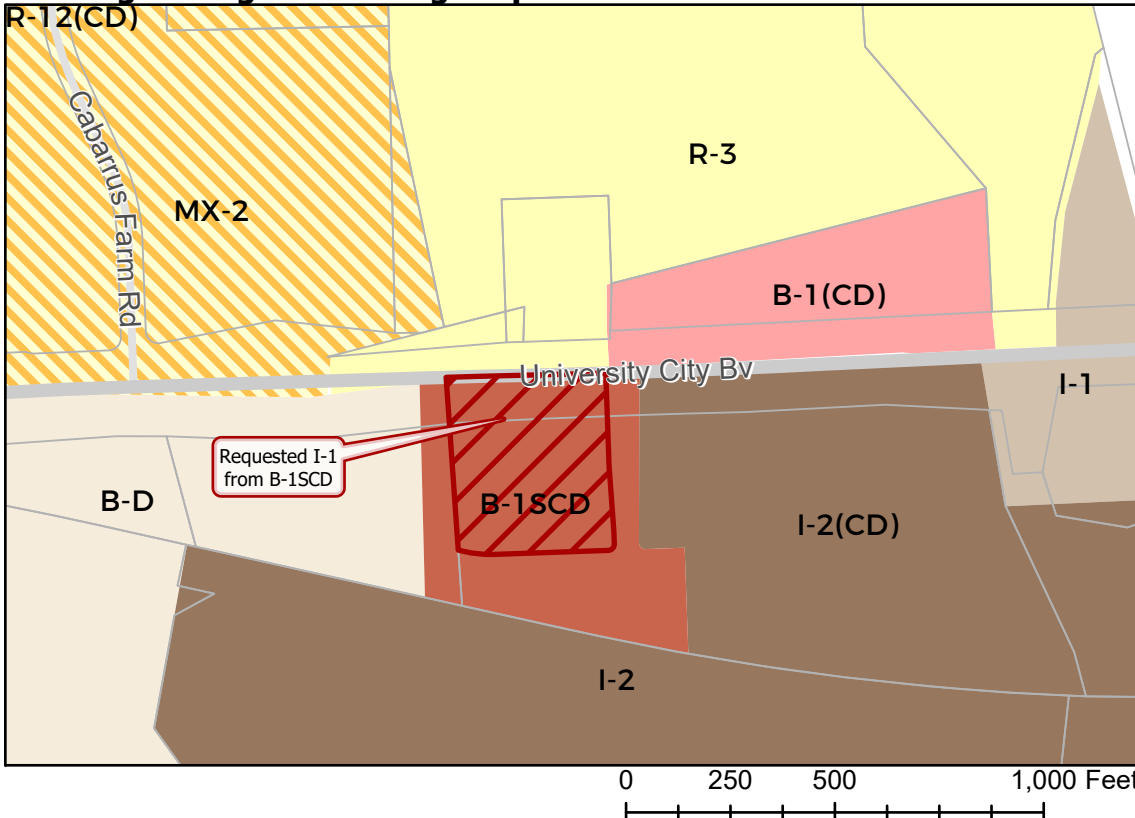
### Location of Requested Rezoning



- 2018-124
- Outside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain



### Existing Zoning & Rezoning Request



- Requested I-1 from B-1SCD

### Zoning Classification

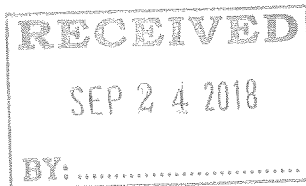
- Single Family
- Mixed Residential
- Business
- Commercial Center
- Business-Distribution
- Light Industrial
- General Industrial



Map Created 10/19/2018



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-125  
Petition #: \_\_\_\_\_  
Date Filed: 9/24/2018  
Received By: BT

Property Owners: Brookshire Boulevard Investments, LLC

Owner's Addresses: 204-C West Woodlawn Road, Charlotte, NC 28214

Date Properties  
Acquired: 06/26/2017

Property Addresses: 4801 Brookshire Blvd, Charlotte, NC 28216

Tax Parcel Numbers: 039-071-07

Current Land Use: auto sales (Acres): ± 1.06

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

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

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

Date of meeting: 09/04/18

(\*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: N/A

**Keith MacVean & Jeff Brown**

Name of Rezoning Agent

**Moore & Van Allen, PLLC**

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

Agent's Address

**Charlotte, NC 28202**

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

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

Telephone Number

Fax Number

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

E-mail Address

  
Signature of Property Owner

**Brookshire Boulevard Investments, LLC (Attn:  
Randy Smith)**

Name of Petitioner

**204 West Woodlawn Road, Ste C**

Address of Petitioner

**Charlotte, NC 28217**

City, State, Zip

**704.532.0028**

Telephone Number

Fax Number

**rs@landmarkdp.com**

E-mail Address

  
Signature of Petitioner

## 2018-125: Brookshire Boulevard Investments, LLC

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

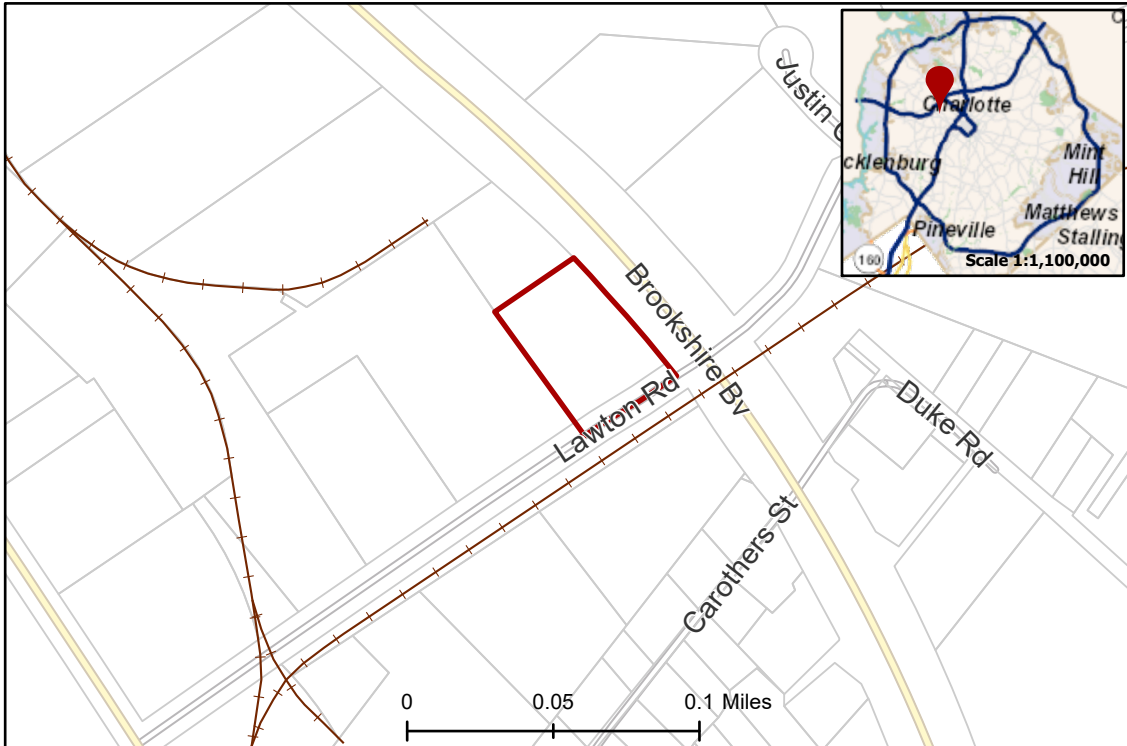
**Requested Zoning** I-1 (Light Industrial)

Approximately 1.06 acres

## Rezoning Map



### Location of Requested Rezoning



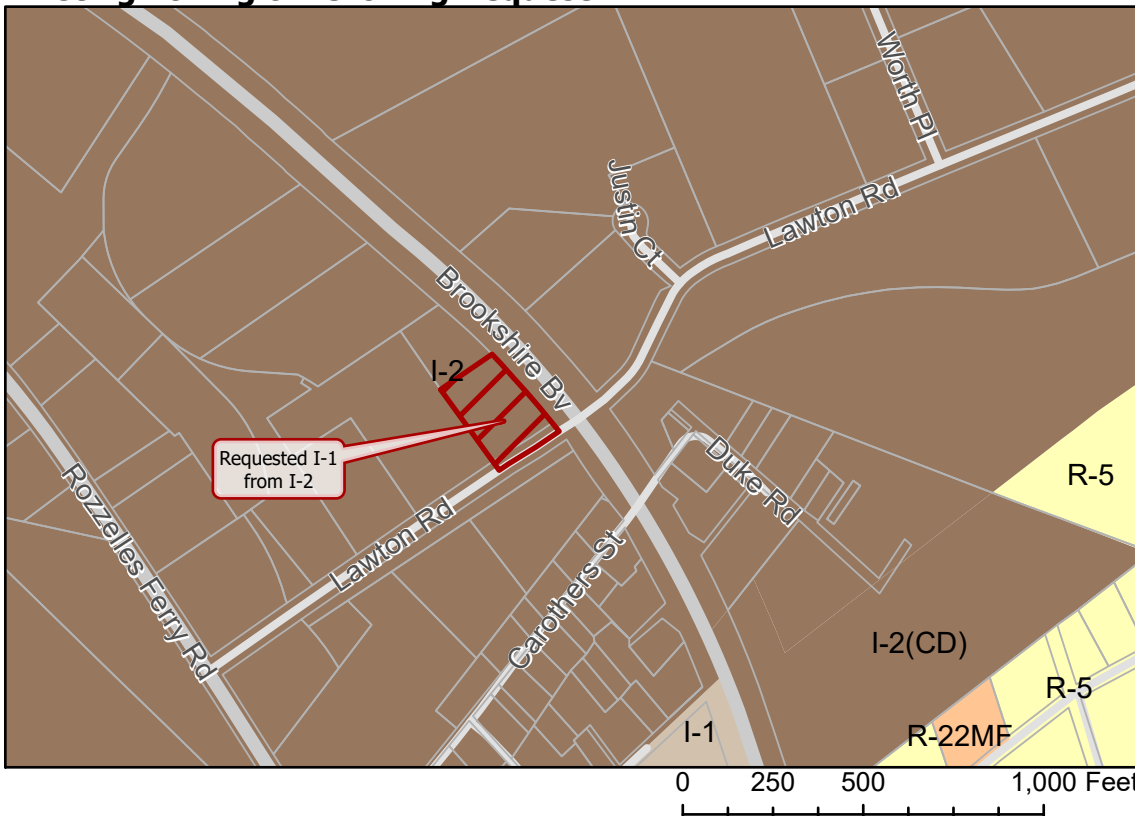
- 2018-125
- Inside City Limits
- Parcel
- Railway

### City Council District

- 2-Justin Harlow



### Existing Zoning & Rezoning Request



- Requested I-1 from I-2

### Zoning Classification

- Single Family
- Multi-Family
- Light Industrial
- General Industrial



Map Created 10/2/2018