

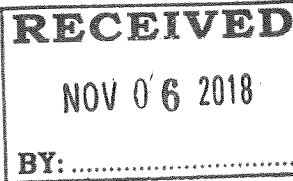
# Rezoning Petition Packet

**Petitions:**  
**2018-137 through 2018-152**

Petitions that were submitted in November 2018



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



Petition #: 2018-137  
Date Filed: 11/6/2018  
Received By: BK

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

Property Owner: Lakewood Apartments LLC

Owner's Address: 1300 W Morehead Street City, State, Zip: Charlotte, NC 28208

Date Property Acquired: 6/27/2017

Property Address: 104 & 110 Lakewood Avenue, Charlotte, NC

Tax Parcel Number(s): 065-128-09 & 065-128-11

Current Land Use: Vacant (Single Family) Size (Acres): 0.48

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

Overlay: N/A Tree Survey Provided: Yes: X

Required Rezoning Pre-Application Meeting\* with: Claire Lyte-Graham and Alberto Gonzalez  
Date of meeting: 3/13/2018 Nov. 6, 2018 CPS AK

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

**For Conditional Rezoning Only:**

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

Purpose/description of Conditional Zoning Plan: To expand the proposed adjacent apartment complex with one more building and 12 more units.

Chris Ogunrinde  
Name of Rezoning Agent

227 W. 4<sup>th</sup> Street Ste. 100

Agent's Address

Charlotte, NC 28202  
City, State, Zip

704-488-8902 704-746-3963  
Telephone Number Fax Number

chris@urbantrendsproperties.com

E-Mail Address

[Signature]  
Signature of Property Owner

Howard Kaplan for Lakewood Apartments, LLC  
(Name Typed / Printed)

Lakewood Apartments LLC  
Name of Petitioner(s)

1300 West Morehead Street

Address of Petitioner(s)

Charlotte, NC 28208  
City, State, Zip

704-774-7934  
Telephone Number Fax Number

howard@charlotteinvestmenthomes.com

E-Mail Address

[Signature]  
Signature of Petitioner

Howard Kaplan  
(Name Typed / Printed)

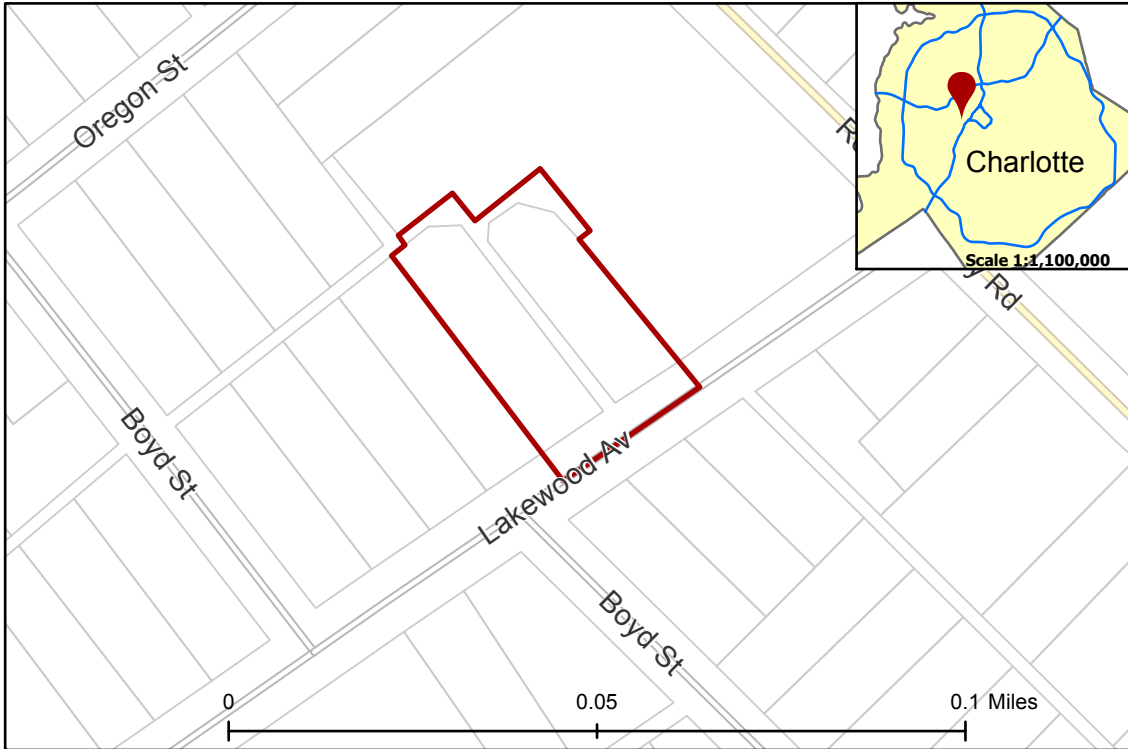
## 2018-137: Lakewood Apartments LLC

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

**Requested Zoning** B-2 (CD) (General Business, Conditional)

Approximately 0.48 acres

### Location of Requested Rezoning



## Rezoning Map



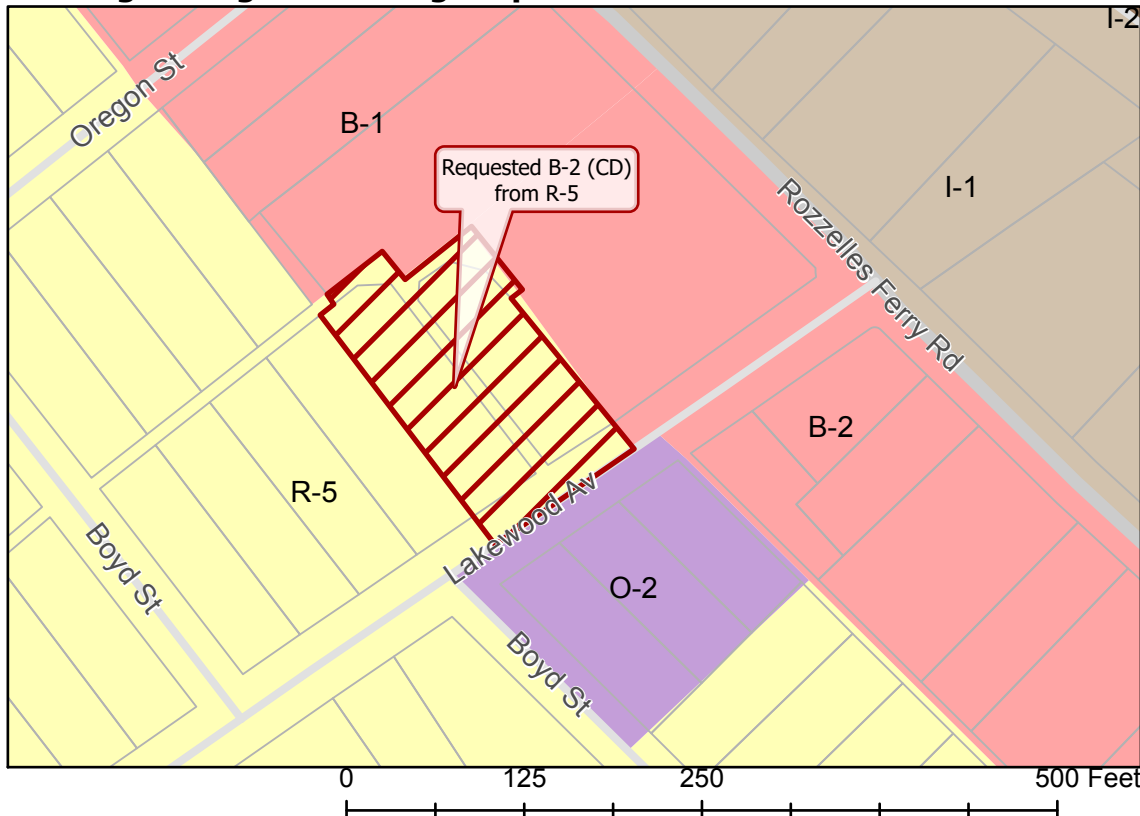
- 2018-137
- Inside City Limits
- Parcel
- Railway

### City Council District

- 2-Justin Harlow



### Existing Zoning & Rezoning Request



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

### Zoning Classification

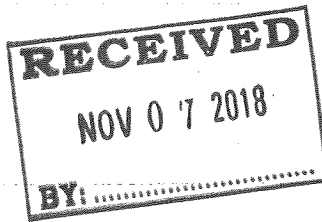
- Single Family
- Office
- Business
- Light Industrial
- General Industrial



Map Created 12/14/2018



I. REZONING APPLICATION  
CITY OF CHARLOTTE



Petition #: 2018-138  
Date Filed: 11/7/2018  
Received By: RF

Complete All Fields (Use additional pages if needed)

Property Owner: Saadah Rental LLC  
Owner's Address: 3558 Wilkinson Blvd City, State, Zip: Charlotte, NC 28205  
Date Property Acquired: 07-26-2012  
Property Address: 3558 Wilkinson Blvd Charlotte NC 28205  
Tax Parcel Number(s): 06102610  
Current Land Use: Auto Sales Size (Acres): 1.1  
Existing Zoning: B2 & R8 Proposed Zoning: B2 ~~R8~~ (CD)  
Overlay: NONE Tree Survey Provided: Yes:      N/A:       
Required Rezoning Pre-Application Meeting\* with: Claire Lyte-Graham + Alberto Gonzalez  
Date of meeting: 9-24-18

(\*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): NO  
Purpose/description of Conditional Zoning Plan: develop site for Auto Repair Shop

Zack Saadeh  
Name of Rezoning Agent

3558 Wilkinson Blvd  
Agent's Address

Charlotte, NC 28205  
City, State, Zip

(704) 905-1980 (704) 398-8827  
Telephone Number Fax Number

ZackSaadeh@yahoo.co  
E-Mail Address

Zi Saadeh  
Signature of Property Owner

Zack Saadeh  
(Name Typed / Printed)

Wilkinson Auto  
Name of Petitioner(s)

3558 Wilkinson Blvd  
Address of Petitioner(s)

Charlotte, NC 28205  
City, State, Zip

704 905-1980 (704) 398-8827  
Telephone Number Fax Number

ZackSaadeh@yahoo.co  
E-Mail Address

Zi Saadeh  
Signature of Petitioner

Zack Saadeh  
(Name Typed / Printed)

## 2018-138: Wilkinson Auto

**Current Zoning** B-2 (General Business) R-8 (Single Family Residential)

**Requested Zoning** B-2 (CD) (General Business, Conditional)

Approximately 1.1 acres

### Location of Requested Rezoning



## Rezoning Map



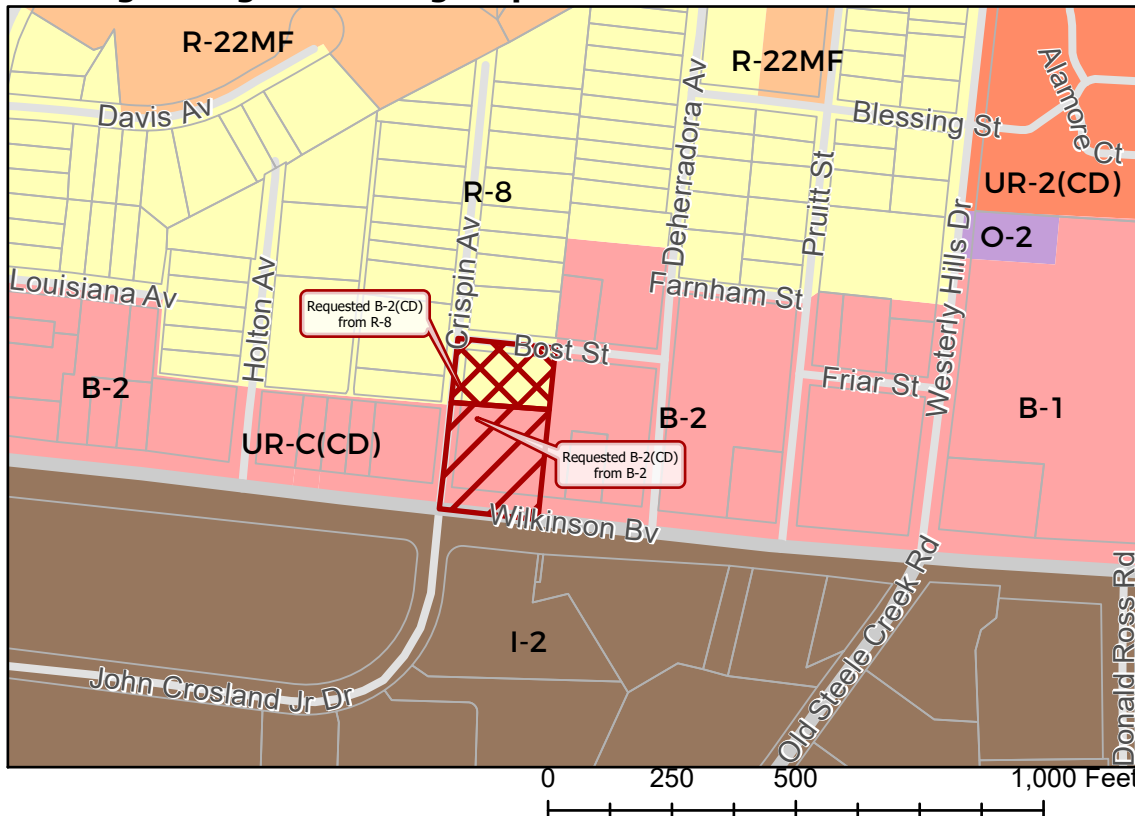
- 2018-138
- Inside City Limits
- Parcel

### City Council District

- 3-LaWana Mayfield



### Existing Zoning & Rezoning Request



- Requested B-2(CD) from B-2
- Requested B-2(CD) from R-8

### Zoning Classification

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



Map Created 12/14/2018

**RECEIVED**  
NOV 09 2018  
BY: .....

Petition #: 2018-139  
Date Filed: 11/9/2018  
Received By: B

Property Owner: DavidLand LLC

Owner's Address: 6707-C Fairview Road City, State, Zip: Charlotte, NC 28210

Date Property Acquired: August 8, 2018

Property Address: 2.4 Acres +/- Statesville Road

Tax Parcel Number(s): 025-071-07

Current Land Use: Vacant Land Size (Acres): 2.44

Existing Zoning: BD (CD) Proposed Zoning: 1-1

Overlay: N/A Tree Survey Provided: Yes:\_\_\_\_ N/A: X

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

Date of meeting: 10/16/18

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

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

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

DavidLand LLC  
Name of Petitioner(s)

6707-C Fairview Road  
Address of Petitioner(s)

Charlotte, NC 28210  
City, State, Zip

704.362.0400	704.362.2279
Telephone Number	Fax Number

lorin@mdavidproperties.com  
E-Mail Address

Signature of Petitioner

Lorin S. Stiefel  
(Name Typed / Printed)

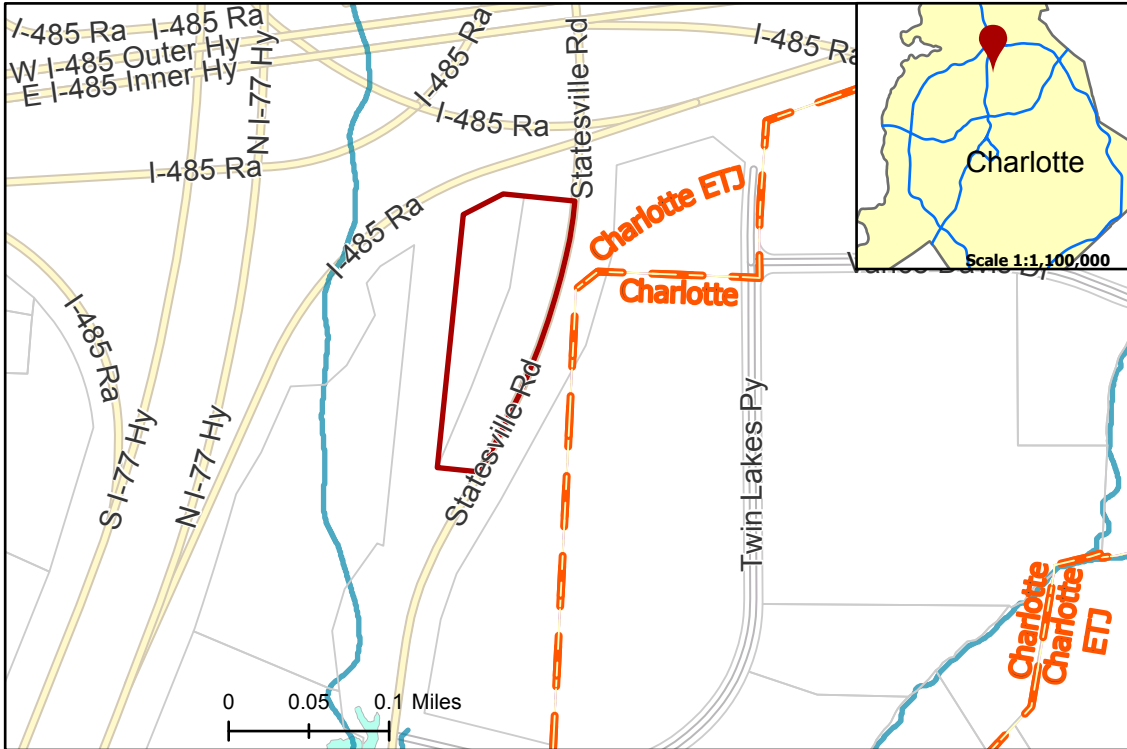
## 2018-139: DavidLand LLC

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

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

Approximately 2.44 acres

### Location of Requested Rezoning



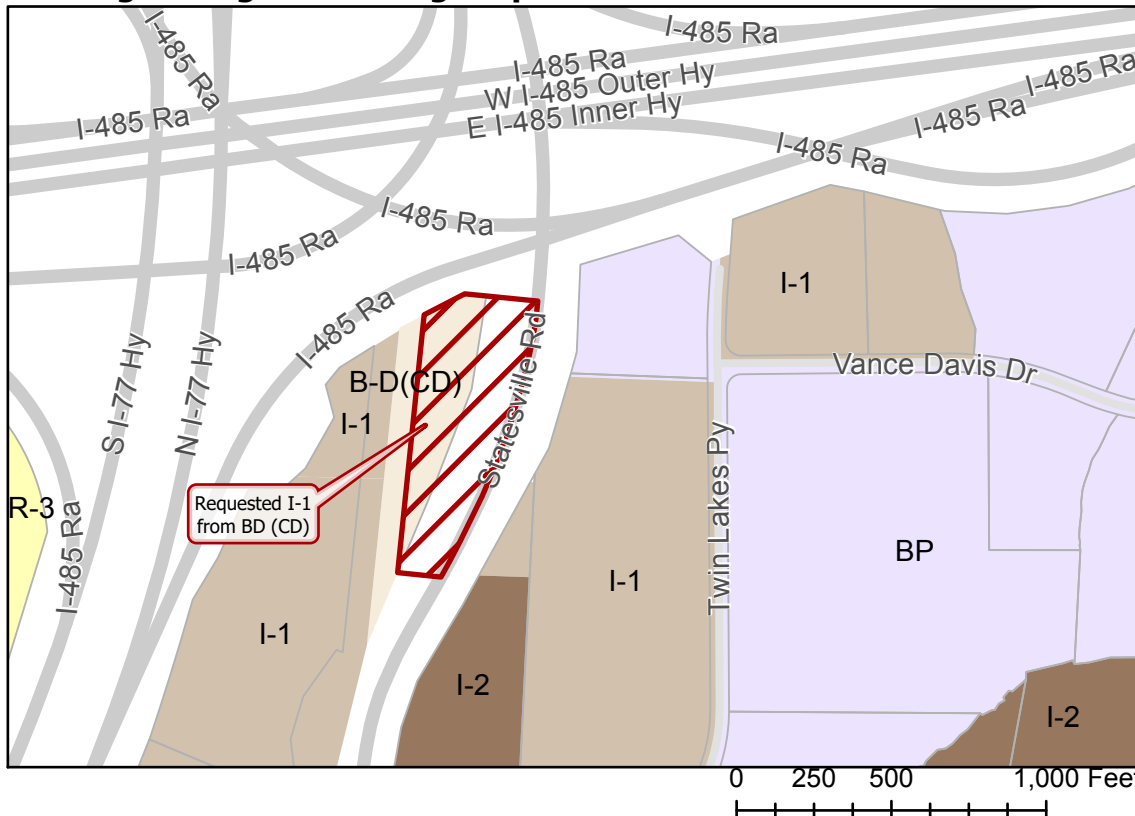
## Rezoning Map



- 2018-139
- Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain



### Existing Zoning & Rezoning Request



- Requested I-1 from BD (CD)

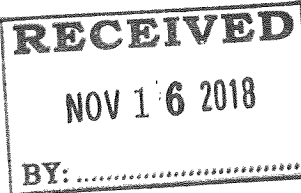
### Zoning Classification

- Single Family
- Business Park
- Business-Distribution
- Light Industrial
- General Industrial



Map Created 11/28/2018

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-140

Petition #:	
Date Filed:	11/16/2018
Received By:	[Signature]

Property Owners: Richard M Young and Patricia Jo Harlan

Owner's Addresses: 3004 Bannock Ln, Greensboro, NC 27410

Date Properties Acquired: 01/11/2012

Property Addresses: 1530 Ridge Road, Charlotte, NC 28262

Tax Parcel Numbers: 029-581-10

Current Land Use: residential (Acres): ± 11.87

Existing Zoning: R-3 Proposed Zoning: R-8MF(CD)

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

Required Rezoning Pre-Application Meeting\* with: Claire Lyte-Graham, Alberto Gonzalez, Joshua Weaver, Grant Meacci, Rick Groehoski, and Charlotte

Date of meeting: 10/16/2018

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

**For Conditional Rezoning Only:**

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

Purpose/description of Conditional Zoning Plan: To allow redevelopment of the Site with a multi-family community.

**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)**  
**704-331-2371 (DK) 704-339-5888 (DK)**  
**704-331-1144 (JB) 704-378-1925 (JB)**

Telephone Number Fax Number

**bridgetgrant@mvalaw.com;**

**dujuanakeys@mvalaw.com; jeffbrown@mvalaw.com**

E-mail Address

**SEE ATTACHMENT A**

Signature of Property Owner

**Profile Management, LLC (Attn: Tom Small)**

Name of Petitioner

**601-B Eagleton Downs Drive**

Address of Petitioner

**Pineville, NC 28134**

City, State, Zip

**312.898.4382**

Telephone Number

Fax Number

**Tom.small@landventurellc.com**

E-mail Address

**SEE ATTACHMENT B**

Signature of Petitioner

Profile Management, LLC

OWNER JOINDER AGREEMENT

Richard M Young  
Patricia Jo Harlan

The undersigned, as the owner of the parcel of land located at 1530 Ridge Road that is designated as Tax Parcel No. 029-581-10 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from R-3 zoning district to the R-8MF(CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

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

DocuSigned by: <u>Richard M. Young</u> Richard M Young CA4DED2D29DE486...	DocuSigned by: <u>Patricia Jo Harlan</u> Patricia Jo Harlan E4765A5B90C54A4	11/13/2018
--	--	------------

Patricia Jo Harlan 11/15/18  
Patricia Jo Harlan

[Signature] 11/15/18

ATTACHMENT B

**REZONING PETITION NO. 2018-  
Profile Management, LLC**

**Petitioner:**

**Profile Management, LLC**

**By:**

**Name:**

**Title:**

*Bruno A. Pasquelli*

*President*

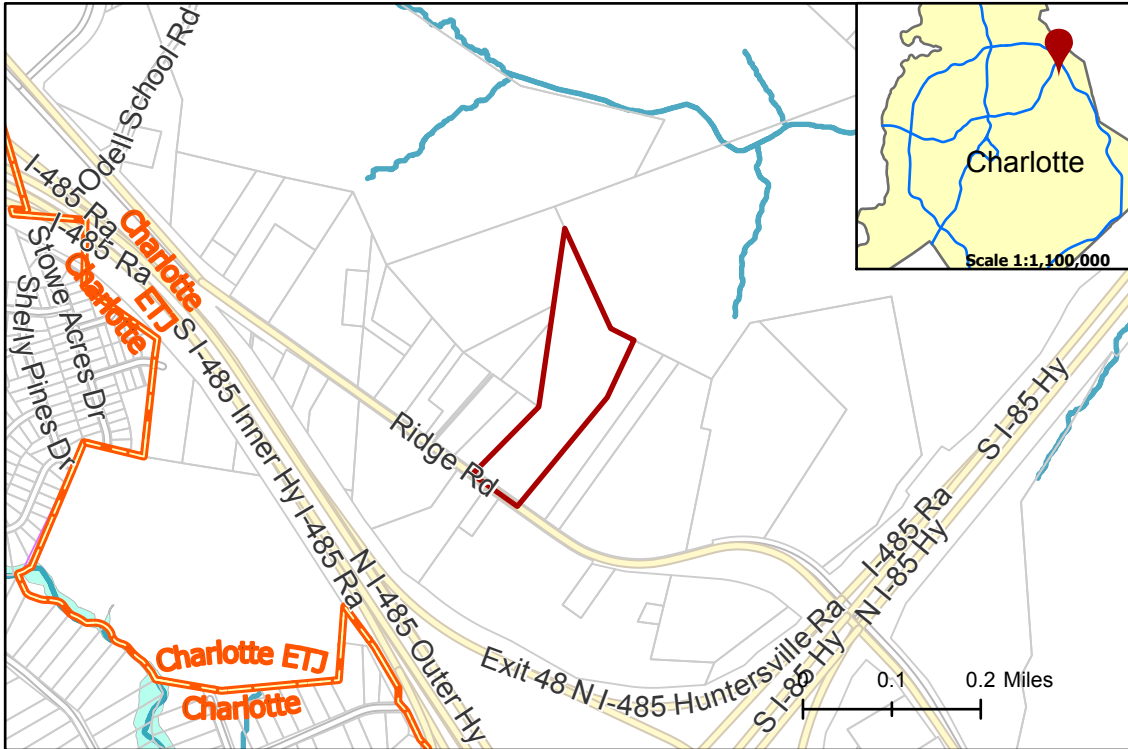
## 2018-140: Profile Management LLC

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

**Requested Zoning** R-8 MF (CD) (Multi Family Residential, Conditional)

Approximately 11.87 acres

### Location of Requested Rezoning



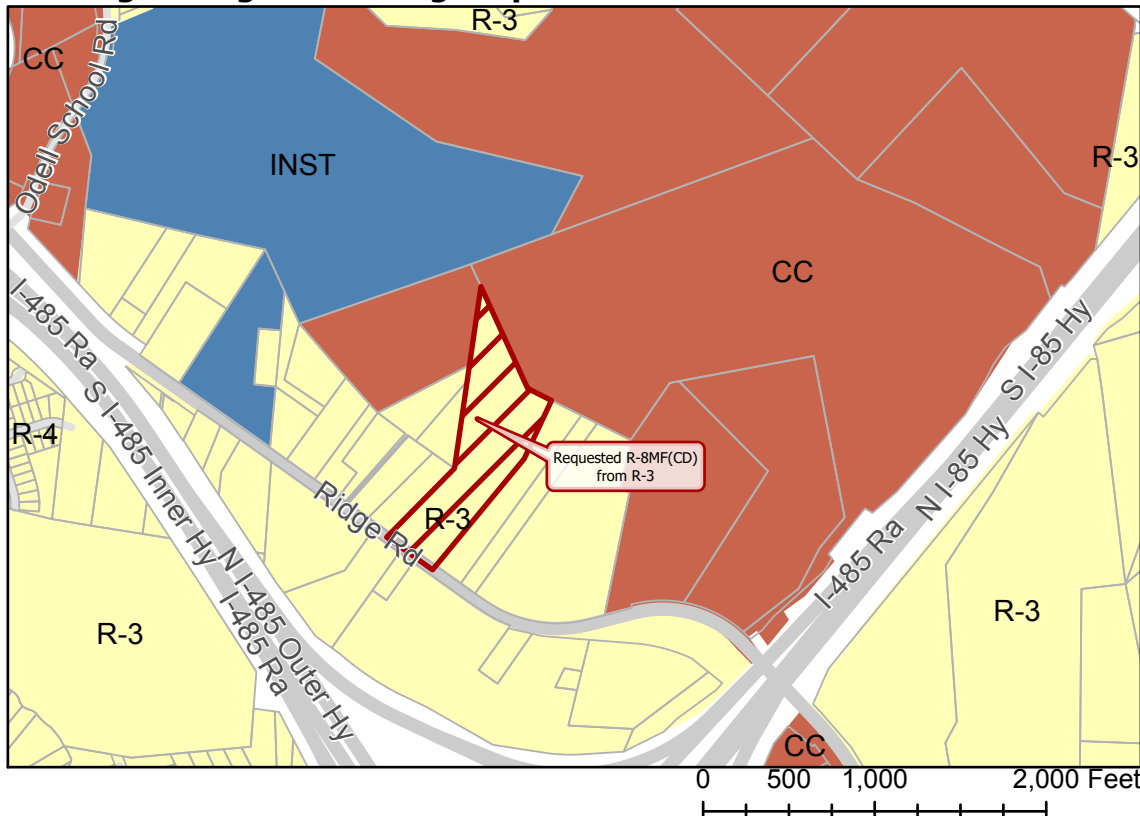
## Rezoning Map



- 2018-140
- Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain



### Existing Zoning & Rezoning Request



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

### Zoning Classification

- Single Family
- Institutional
- Commercial Center



Map Created 11/20/2018



**RECEIVED**  
NOV 19 2018  
BY: .....

Petition #: \_\_\_\_\_  
Date Filed: 11/19/2013  
Received By: [Signature]

Property Owner: Margaret Terasa Long

Owner's Address: 435 South Tryon St. Unit 503 City, State, Zip: Charlotte, NC 28202

Date Property Acquired: 11/17/2006

Property Address: 10133 Harrisburg Road Charlotte, NC 28215

Tax Parcel Number(s): 11106106

Current Land Use: Agriculture Size (Acres): 17.9+/- Acres

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

Overlay: N/A Tree Survey Provided: Yes: \_\_\_\_\_ N/A: X

Required Rezoning Pre-Application Meeting\* with: Sonda Kennedy, Mandy Rosen, Jennifer Frixen, etc...  
Date of meeting: 11/8/18

**For Conditional Rezoning Only:**

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

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

American Engineering - Sara Shirley  
Name of Rezoning Agent

8008 Corporate Center Drive, Suite 110  
Agent's Address

Charlotte, NC 28226

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

sshirley@american-ea.com  
E-Mail Address

**Signature of Property Owner**

Margaret Terasa Long  
(Name Typed / Printed)

Broadstreet Homes - Michael Iagnemma

1312 Camp Creek Road  
Address of Petitioner(s)

Lancaster, SC 29720

---

City, State, Zip

855-552-7623	704-243-9516
Telephone Number	Fax Number

michael@broadstreethomes.com  
 E-Mail Address

Signature of Petitioner

Michael Iagnemma  
(Name Typed / Printed)

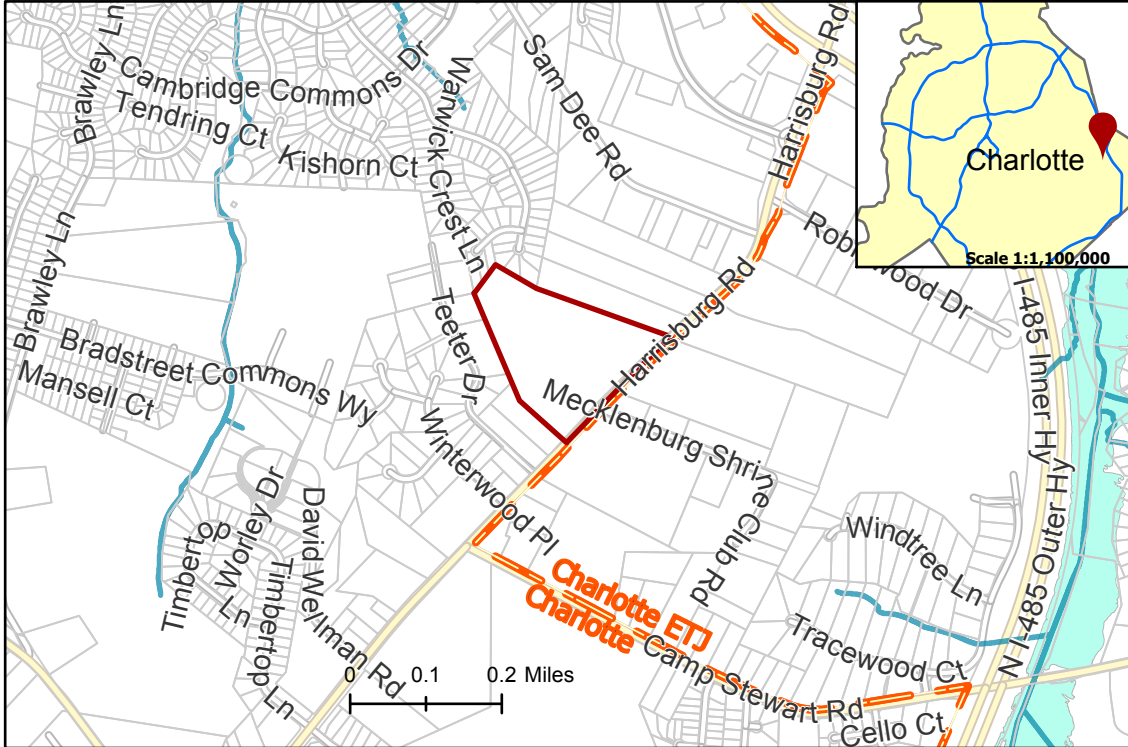
## 2018-141: Broadstreet Homes - Michael Iagnemma

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

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

Approximately 17.9 acres

### Location of Requested Rezoning



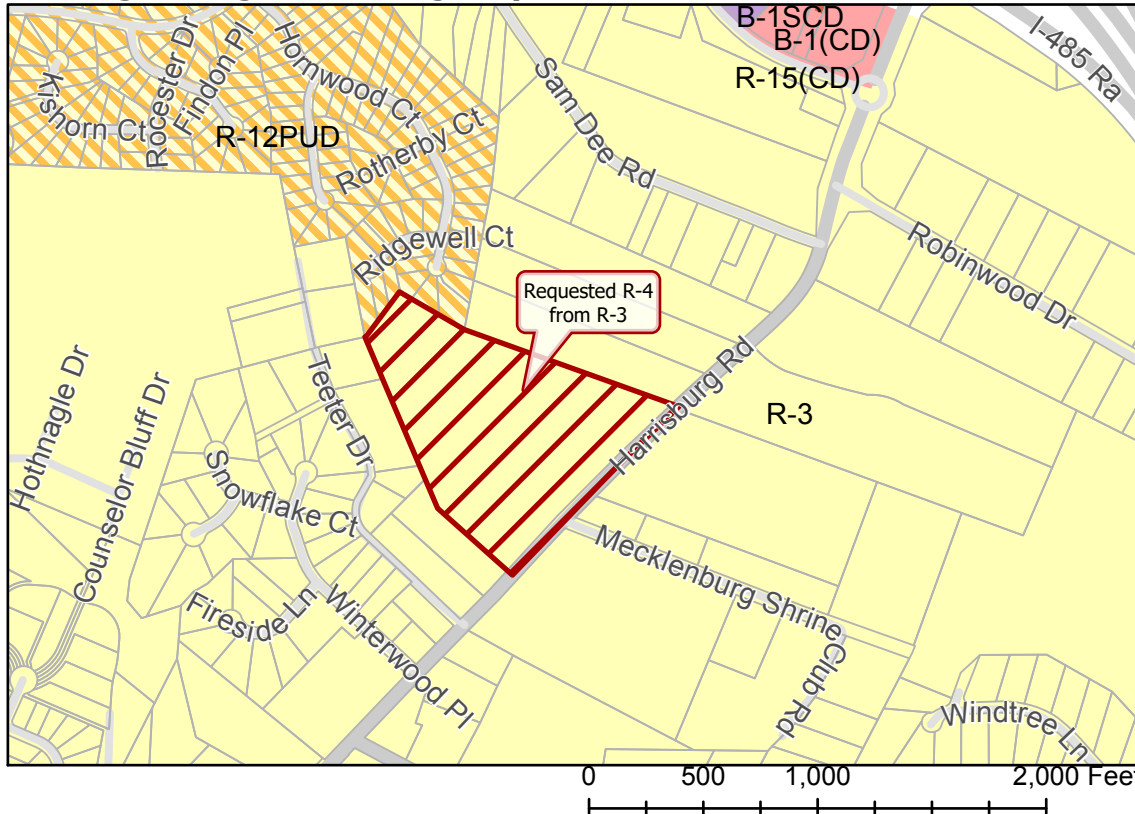
## Rezoning Map



- 2018-141
- Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 5-Matt Newton



### Existing Zoning & Rezoning Request

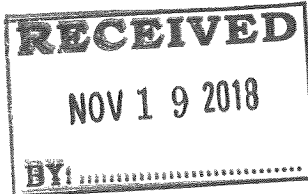


- Requested R-4 from R-3
- Zoning Classification
- Single Family
- Mixed Residential
- Office
- Business
- Commercial Center



Map Created 11/20/2018

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-142

Petition #: \_\_\_\_\_  
Date Filed: 11/19/2018  
Received By: [Signature]

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

Property Owner: Clementi at Park Road LLC; Craig & Jessica Jones; William & Elizabeth Roberts; Maria & Nicholas Pirro; Anna D. Wood; David McAllister; Anna Davis Wood LLC; Salvatore Benedetto; Jonathan & Dina Massachi

Owner's Address: 6300, 6306, 6320, 6336, 6366, 6370, 6408, and 6430 Providence Rd  
City, State, Zip: Charlotte, NC 28226

Date Property Acquired: 2/27/2008, 4/18/2013, 7/31/1991, 8/17/2015, 5/1/2017, 12/11/1986, 3/29/2004, 2/11/1980, 3/30/2012

Property Address: 6300, 6306, 6320, 6336, 6366, 6370, unnumbered, 6408, and 6430 Providence Road

Tax Parcel Number(s): 21101102, 21101106, 21101111, 21101108, 21101109, 21101110, 21101105, 21101101, 21101107

Current Land Use: Single-family residential Size (Acres): +/- 20.5

Existing Zoning: R-3 Proposed Zoning: R-8MF(CD) & INST(CD)

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

Required Rezoning Pre-Application Meeting\* with: John Kinley, Kent Main, Jason Prescott, Isaiah Washington  
Date of meeting: 6/26/18

(\*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): Yes, 5

Purpose/description of Conditional Zoning Plan: to accommodate the development of residential development with a mix of housing options, to potentially include a senior housing component

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

See Attached Joinder Agreement  
Signature of Property Owner

See Attached Joinder Agreement  
(Name Typed / Printed)

Proffitt Dixon Partners  
Name of Petitioner(s)

1355 Greenwood Cliff, Suite 150  
Address of Petitioner(s)

Charlotte, NC 28204  
City, State, Zip

704-817-9126  
Telephone Number Fax Number

matt@everlanedevlopment.com  
E-Mail Address

Stuart Proffitt  
Signature of Petitioner

Stuart Proffitt  
(Name Typed / Printed)

REZONING PETITION NO. 2018-xxx

PROFFITT DIXON PARTNERS, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located at 6300 Providence Road in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 211-011-02 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.

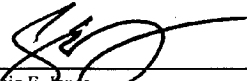
This 20 day of September, 2018

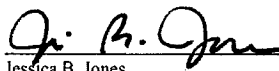
by   
CLEMENTI AT PARK ROAD, LLC

REZONING PETITION NO. 2018-xxx  
PROFFITT DIXON PARTNERS, PETITIONER  
JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located at 6306 Providence Road in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 211-011-06 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

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


  
\_\_\_\_\_  
Craig E. Jones

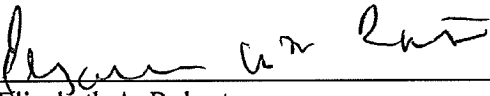
  
\_\_\_\_\_  
Jessica B. Jones

REZONING PETITION NO. 2018-xxx  
PROFFITT DIXON PARTNERS, PETITIONER  
JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located at 6320 Providence Road in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 211-011-11 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 24<sup>th</sup> day of September, 2018

  
\_\_\_\_\_  
William H. Roberts

  
\_\_\_\_\_  
Elizabeth A. Roberts

REZONING PETITION NO. 2018-xxx  
PROFFITT DIXON PARTNERS, PETITIONER  
JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located at 6336 Providence Road in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 211-011-08 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 20 day of September, 2018



---

Maria B. Pirro



---

Nicholas J. Pirro

REZONING PETITION NO. 2018-xxx


PROFFITT DIXON PARTNERS, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located at 6366 Providence Road in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 211-011-09 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 20<sup>th</sup> day of September, 2018

  
\_\_\_\_\_  
Anna D. Wood

  
\_\_\_\_\_  
Anna D. Wood Revocable Trust



REZONING PETITION NO. 2018-xxx  
PROFFITT DIXON PARTNERS, PETITIONER  
JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located at 6370 Providence Road in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 211-011-10 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 20 day of Sept, 2018

  
David W. McAllister

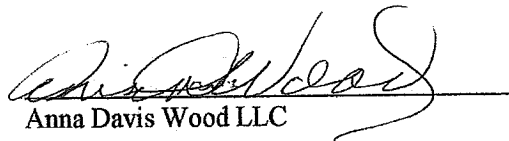
REZONING PETITION NO. 2018-xxx

PROFFITT DIXON PARTNERS, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located at an unnumbered parcel on Providence Road in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 211-011-05 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 <sup>th</sup> 30 day of September 2018

  
Anna Davis Wood LLC

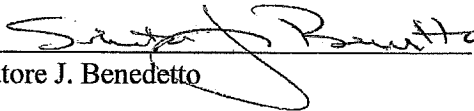
REZONING PETITION NO. 2018-xxx

PROFFITT DIXON PARTNERS, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located at 6408 Providence Road in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 211-011-01 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 21 day of SEPT, 2018

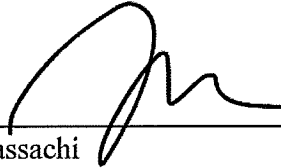
  
\_\_\_\_\_  
Salvatore J. Benedetto

REZONING PETITION NO. 2018-xxx  
PROFFITT DIXON PARTNERS, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of that parcel of land located at 6430 Providence Road in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 211-011-07 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

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

  
\_\_\_\_\_  
Jonathan Massachi

  
\_\_\_\_\_  
Dina Massachi

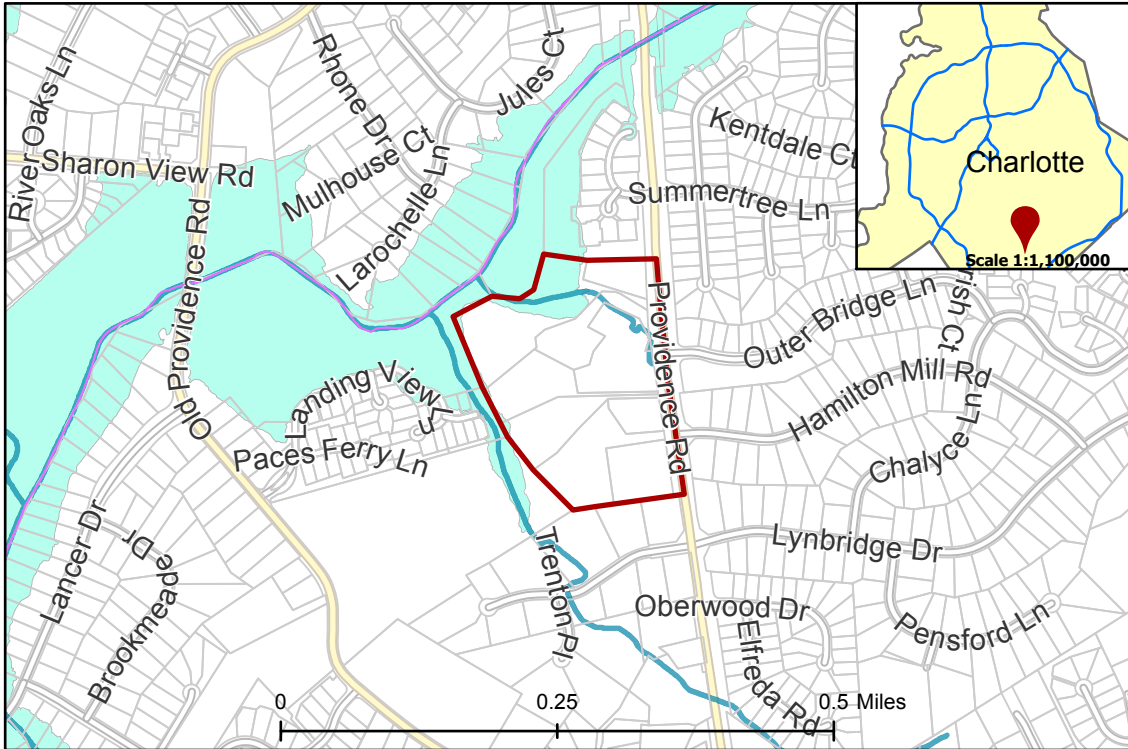
## 2018-142: Proffitt Dixon Partners

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

**Requested Zoning** R-8MF(CD) (Multi-Family Residential, Conditional) INST(CD) (Institutional, Conditional) with 5 Year Vested Rights

Approximately 20.5 acres

### Location of Requested Rezoning



## Rezoning Map



Inside City Limits

Parcel

Streams

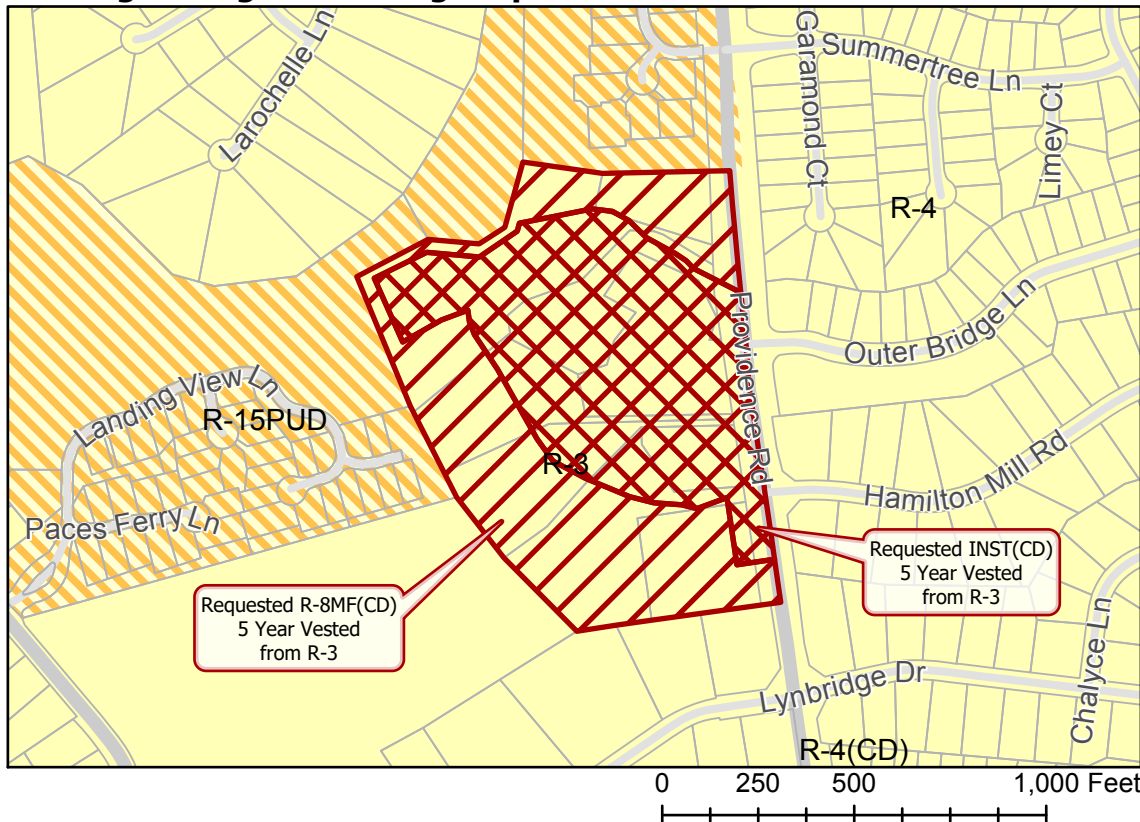
FEMA Flood Plain

City Council District

7-Edmund H. Driggs



### Existing Zoning & Rezoning Request



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

Requested R-8MF(CD)  
5 Year Vested  
from R-3

### Zoning Classification

Single Family

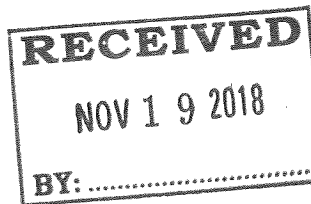
Mixed Residential



Map Created 12/14/2018



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-143

Petition #:	
Date Filed:	11/19/2018
Received By:	[Signature]

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

Property Owner: JSK Investments Company, LLC; Cardinal Property Holdings LLC

Owner's Address: 125 Biscayne Ave; 13400 Broadwell Ct. City, State, Zip: Tampa, FL 33606; Huntersville, NC 28078

Date Property Acquired: 5/23/2013; 4/13/2017

Property Address: 6736 & 6842 N Tryon Street

Tax Parcel Number(s): 049-081-03 and 049-081-08

Current Land Use: Commercial Outdoor Amusement Size (Acres): +/- 8.5 acres

Existing Zoning: B-2; R-3 Proposed Zoning: TOD-MO

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

Required Rezoning Pre-Application Meeting\* with: Sonja Sanders, Monica Holmes, Brent Wilkinson, Isaiah Washington, and Jennifer Frixen

Date of meeting: 10/23/18

(\*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 accommodate a transit-oriented residential community with amenity space

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

See Attached Joinder Agreement

Signature of Property Owner

See Attached Joinder Agreement

(Name Typed / Printed)

LIV Development

Name of Petitioner(s)

2204 Lakeshore Drive, Suite 450

Address of Petitioner(s)

Birmingham, AL 35209

City, State, Zip

205-484-2836

Telephone Number

205-484-2837

Fax Number

andrew@livdev.com

E-Mail Address

[Signature]

Signature of Petitioner

Andrew Murray

(Name Typed / Printed)

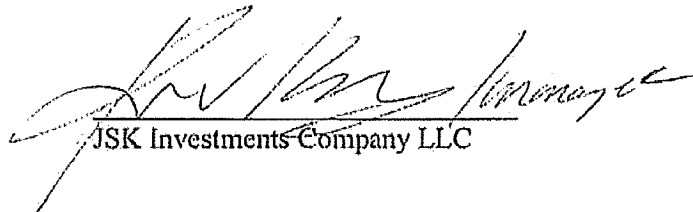
REZONING PETITION NO. 2018-xxx

LIV DEVELOPMENT, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owner of that parcel of land located at 6736 North Tryon Street in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 049-081-03 on the Mecklenburg County Tax Map and which is the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 24<sup>th</sup> day of October, 2018

  
JSK Investments Company LLC



REZONING PETITION NO. 2018-xxx

LIV DEVELOPMENT, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owner of that parcel of land located at 6842 North Tryon Street in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 049-081-08 on the Mecklenburg County Tax Map and which is the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 24<sup>TH</sup> day of OCTOBER 2018

  
Steve K. Goodman / *[Signature]*  
Cardinal Property Holdings LLC

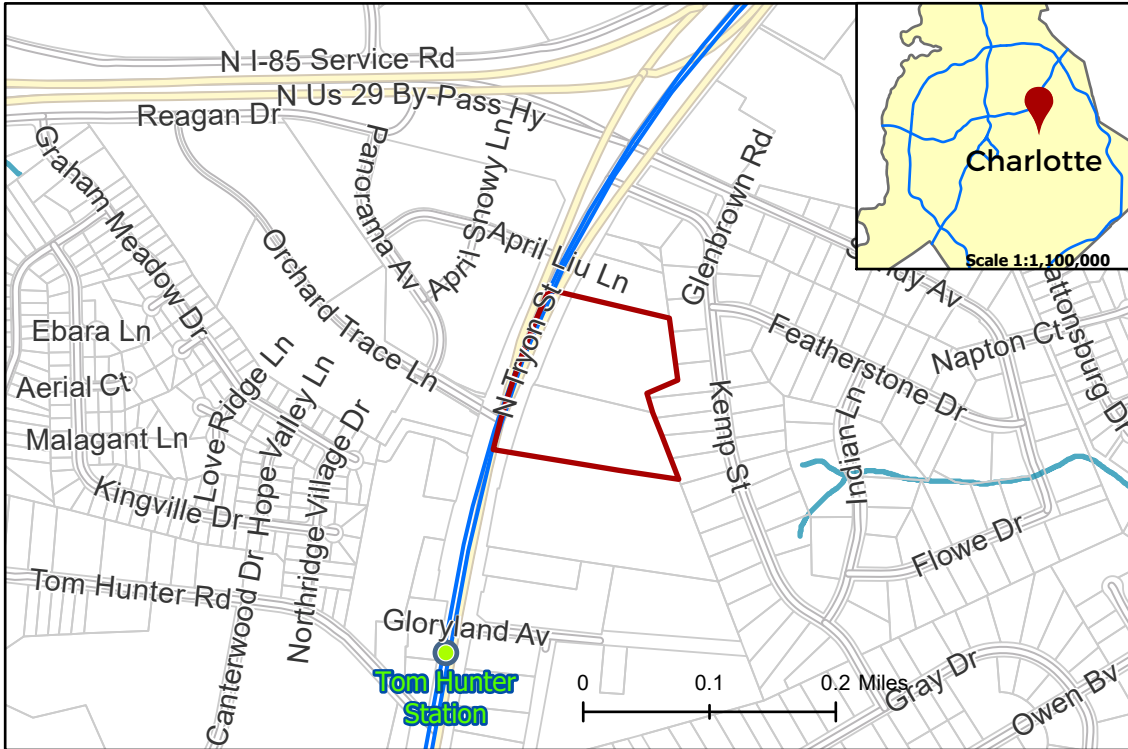
## 2018-143: LIV Development

**Current Zoning** B-2(General Busines) B-2 (CD) (General Business, Conditional)

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

Approximately 8.5 acres

### Location of Requested Rezoning



## Rezoning Map

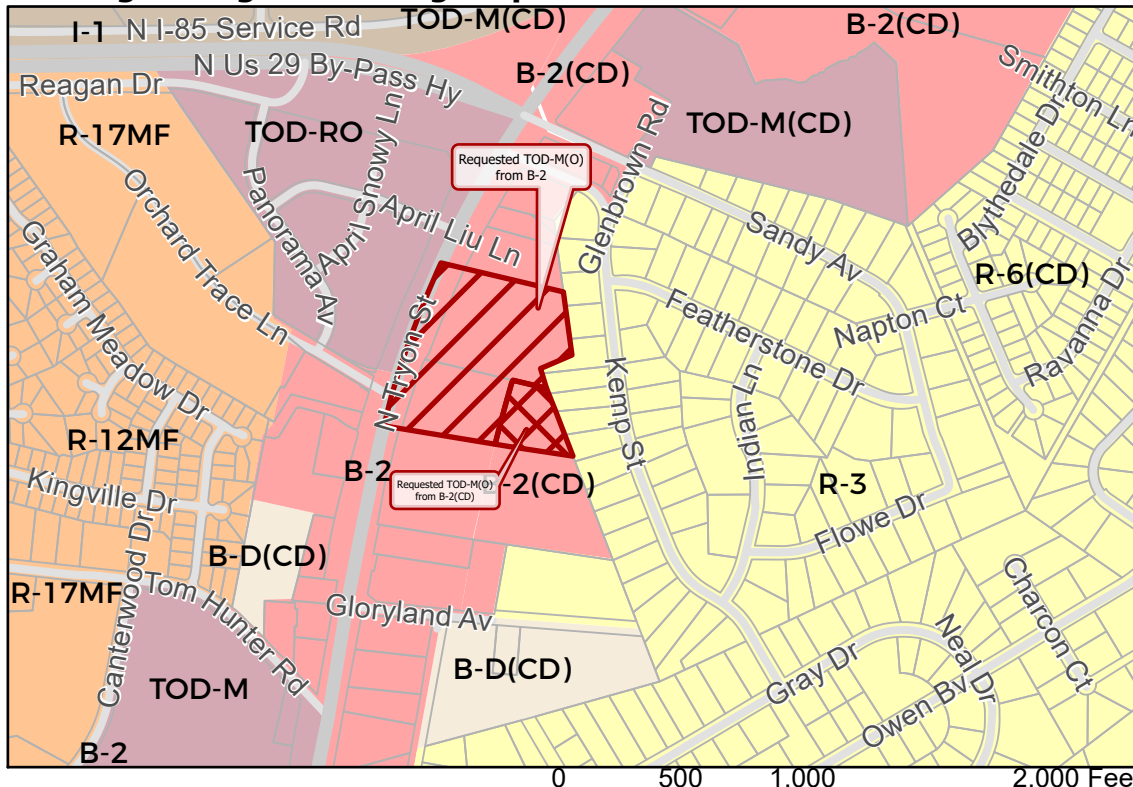


**CHARLOTTE**  
PLANNING, DESIGN  
& DEVELOPMENT

- 2018-143
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Streams
- City Council District**
- 4-Gregory A. Phipps



### Existing Zoning & Rezoning Request



- Requested TOD-M(O) from B-2
- Requested TOD-M(O) from B-2(CD)

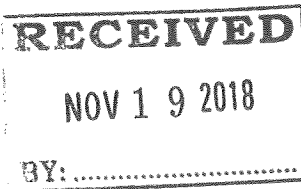
### Zoning Classification

- Single Family
- Multi-Family
- Business
- Business-Distribution
- Light Industrial
- Transit-Oriented



Map Created 12/14/2018

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-144

Petition #:	
Date Filed:	11/19/2018
Received By:	HF

Property Owners: 2151 Hawkins LLC

Owner's Addresses: 2151 Hawkins St. Ste 400, Charlotte, NC 28203

Date Properties  
Acquired: 10/29/2018

Property Addresses: 2151 Hawkins Street, Charlotte, NC 28203

Tax Parcel Numbers: 121-031-12

Current Land Use: office (Acres): ± 2.212

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

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

Required Rezoning Pre-Application Meeting\* with: Solomon Fortune, Carlos Alzate, Brent Wilkinson, Grant Meacci

Date of meeting: 10/24/18

(\*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): N/A

Purpose/description of Conditional Zoning Plan: To allow development of the site with transit supportive uses.

**Keith MacVean, Dujuana Keys & 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)**

**704.331-2371 (DK) 7004-339-5888 (DK)**

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

Telephone Number Fax Number

**keithmacvean@mvalaw.com;**

**dujuanakeys@mvalaw.com; jeffbrown@mvalaw.com**

E-mail Address

**SEE ATTACHMENT A**

Signature of Property Owner

**Portman Holdings (Attn: Harri Jarvenpaa)**

Name of Petitioner

**303 Peachtree Center Avenue NE, Suite 575**

Address of Petitioner

**Atlanta, GA 30303**

City, State, Zip

**404-614-5073**

Telephone Number Fax Number

**hjarvenpaa@portmanholdings.com**

E-mail Address

**SEE ATTACHMENT B**

Signature of Petitioner

**ATTACHMENT A**

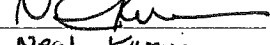
**REZONING PETITION NO. 2018-\_\_\_\_**  
**Portman Holdings**

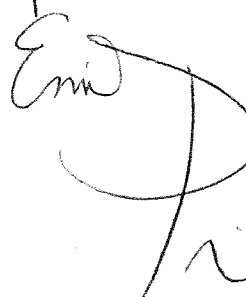
**OWNER JOINDER AGREEMENT**  
**2151 Hawkins, LLC**

The undersigned, as the owner of the parcel of land located at 2151 Hawkins Street that is designated as Tax Parcel No. 121-031-12 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 MUDD-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.

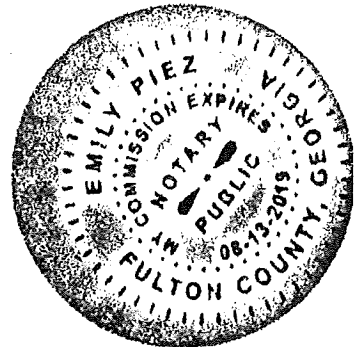
This 9 day of November, 2018.

**2151 Hawkins, LLC**

By:   
Name: Neal Kumin  
Its: Authorized Signatory

Emily Piez  


11-09-18



**ATTACHMENT B**

**REZONING PETITION NO. 2018-  
Portman Holdings**

**Petitioner:**

**Portman Holdings**

By: 

Name: Harri Jarvenpaa

Title: VP of Development

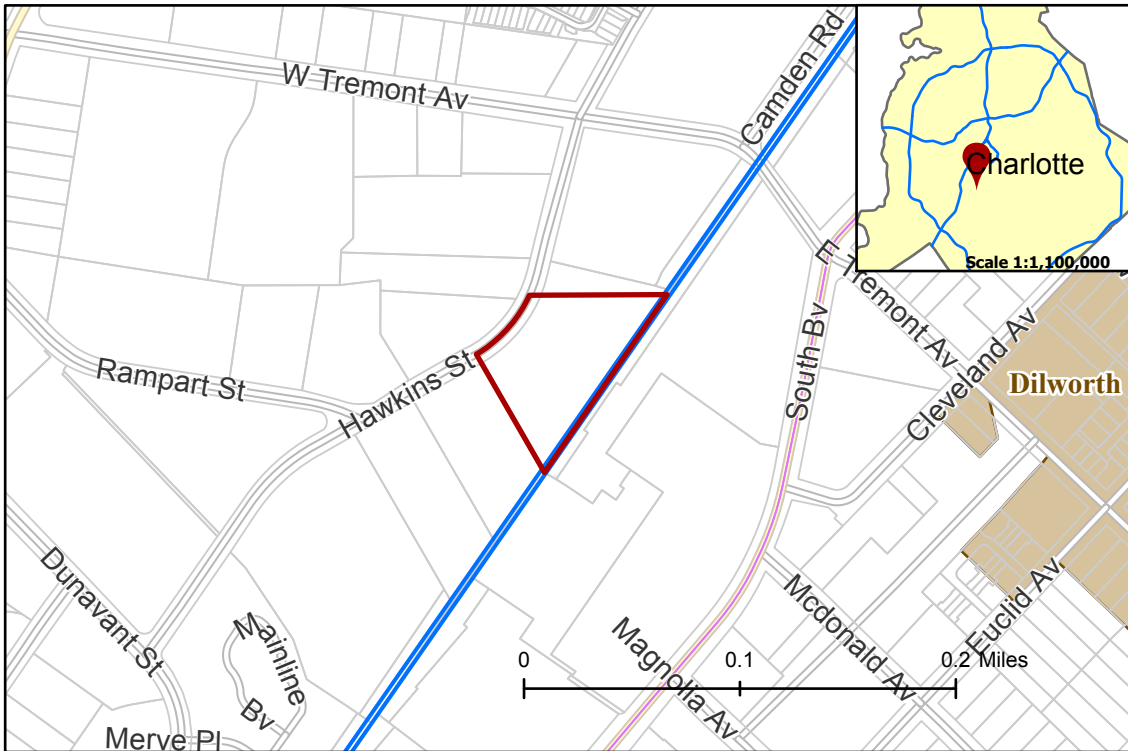
## 2018-144: Portman Holdings

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

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

Approximately 2.21 acres

### Location of Requested Rezoning



## Rezoning Map

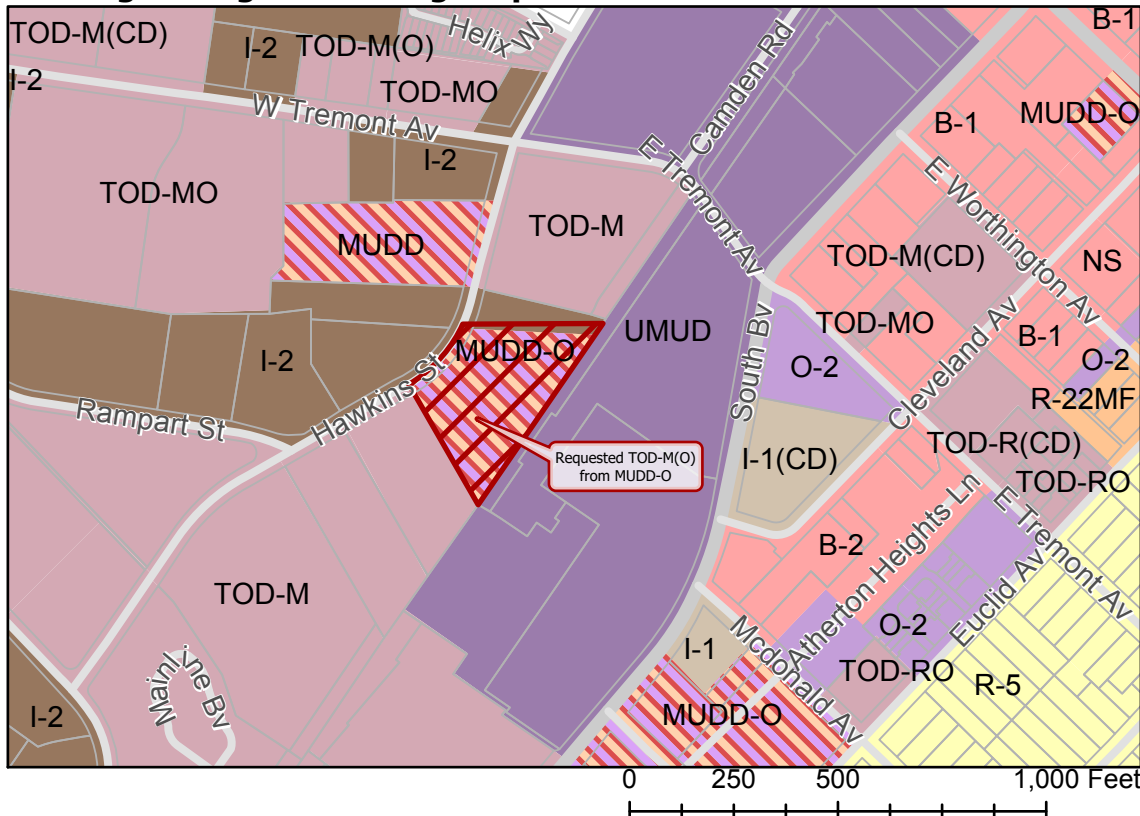


**CHARLOTTE**  
PLANNING, DESIGN  
& DEVELOPMENT

- 2018-144
- Outside City Limits
- Parcel
- LYNX Blue Line
- East Blvd Pedscape Plan
- Historic Districts
- City Council District
- 3-LaWana Mayfield



### Existing Zoning & Rezoning Request

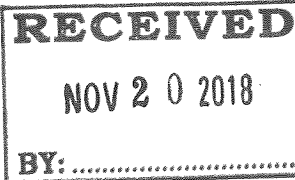


- Requested TOD-M(O) from MUDD-O
- Zoning Classification
- Single Family
- Multi-Family
- Office
- Business
- Uptown Mixed Use
- Light Industrial
- General Industrial
- Mixed Use
- Transit-Oriented



Map Created 12/11/2018

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-145

Petition #:	_____
Date Filed:	11/20/18
Received By:	[Signature]

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

Property Owner: Evolution Investment Group

Owner's Address: 13012 Sycamore Ct City, State, Zip: Huntersville NC 28078

Date Property Acquired: 10-30-18

Property Address: 1521 St George St

Tax Parcel Number(s): 129 04 141

Current Land Use: Single family Size (Acres): 1.24 Acre

Existing Zoning: R-4 Proposed Zoning: UR 2 (CD)

Overlay: \_\_\_\_\_ Tree Survey Provided: Yes: \_\_\_\_\_ N/A: X

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

Date of meeting: 11-1-18

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

**For Conditional Rezoning Only:**

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

Purpose/description of Conditional Zoning Plan: To develop duplexes on site.

Troy Knight  
Name of Rezoning Agent

223 Howe St  
Agent's Address

Belmont NC 28012  
City, State, Zip

704 619 3302  
Telephone Number Fax Number

Troy@LKI Realty.com  
E-Mail Address

[Signature]  
Signature of Property Owner

Brendan Mylton  
(Name Typed / Printed)

Troy Knight  
Name of Petitioner(s)

223 Howe St  
Address of Petitioner(s)

Belmont NC 28012  
City, State, Zip

704 619 3302  
Telephone Number Fax Number

Troy@LKI Realty.com  
E-Mail Address

[Signature]  
Signature of Petitioner

Troy Knight  
(Name Typed / Printed)

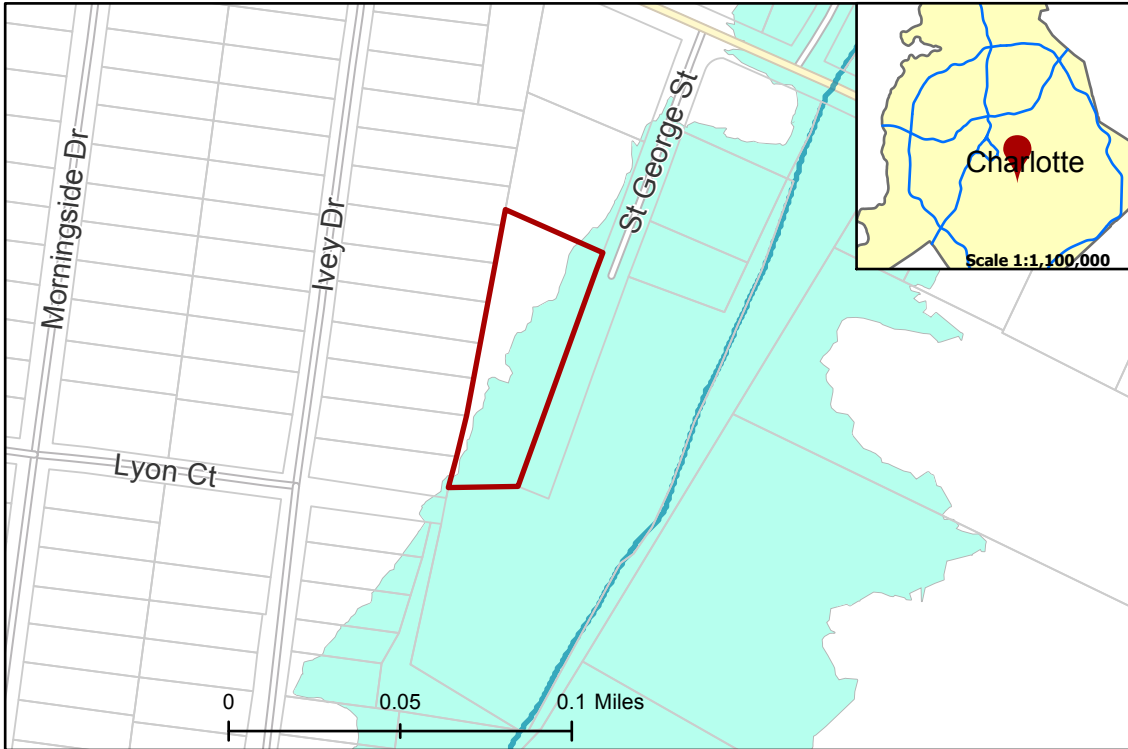
## 2018-145: Troy Knight

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

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

Approximately 1.24 acres

### Location of Requested Rezoning



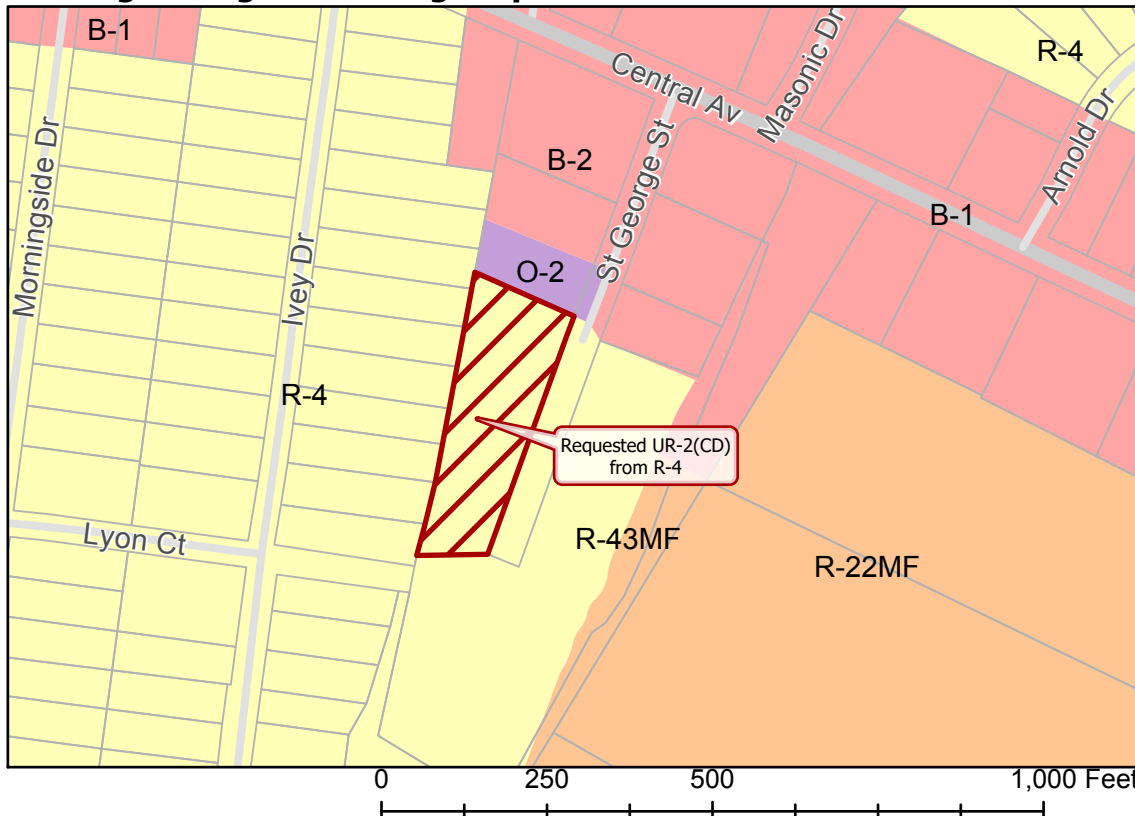
## Rezoning Map



- 2018-145
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District**
  - 1-Larken Egleston



### Existing Zoning & Rezoning Request



- Requested UR-2(CD) from R-4

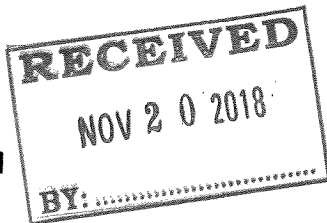
### Zoning Classification

- Single Family
- Multi-Family
- Office
- Business



Map Created 11/27/2018





2018-146

# I. REZONING APPLICATION CITY OF CHARLOTTE

Petition #: \_\_\_\_\_  
Date Filed: 11/20/2018  
Received By: \_\_\_\_\_

Complete All Fields (Use additional pages if needed)

Property Owner: Charles Land Taylor & Helen B. Taylor c/o Thomas E. Taylor

Owner's Address: 1218 Beechdale Lane City, State, Zip: Charlotte, NC 28212

Date Property Acquired: 1/1/1975

Property Address: 14201 Shopton Road West, Charlotte, NC

Tax Parcel Number(s): 199-111-06

Current Land Use: Single Family Detached Size (Acres): +/- 18.39

Existing Zoning: R-3 Proposed Zoning: MX-1 (Innovative)

Overlay: Lower Lake Wylie Watershed Protected Area Tree Survey Provided: Yes: \_\_\_\_\_ N/A: X

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

Date of meeting: 10/30/18

(\*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: Rezoning Petition requesting city of Charlotte conditional zoning district MX-1(Innovative).

Sonny Crater

Name of Rezoning Agent

16930 W. Catawba Ave. Ste. 205

Agent's Address

Cornelius, NC 28031

City, State, Zip

980-233-1239

Telephone Number

Fax Number

sonny@madisonsimmonshomes.com

E-Mail Address

Thomas E. Taylor

dotloop verified  
11/19/18 6:23 PM EST  
SWVT-UXCY-BSCU-H3UW

Signature of Property Owner

Thomas E. Taylor

(Name Typed / Printed)

NorthState Development, LLC

Name of Petitioner(s)

16930 W. Catawba Ave. Ste. 205

Address of Petitioner(s)

Cornelius, NC 28031

City, State, Zip

704-902-7412

Telephone Number

Fax Number

sseagle@northstatedevelopment.com

E-Mail Address

Shane Seagle

Signature of Petitioner

Shane Seagle

(Name Typed / Printed)

## 2018-146: NorthState Development, LLC

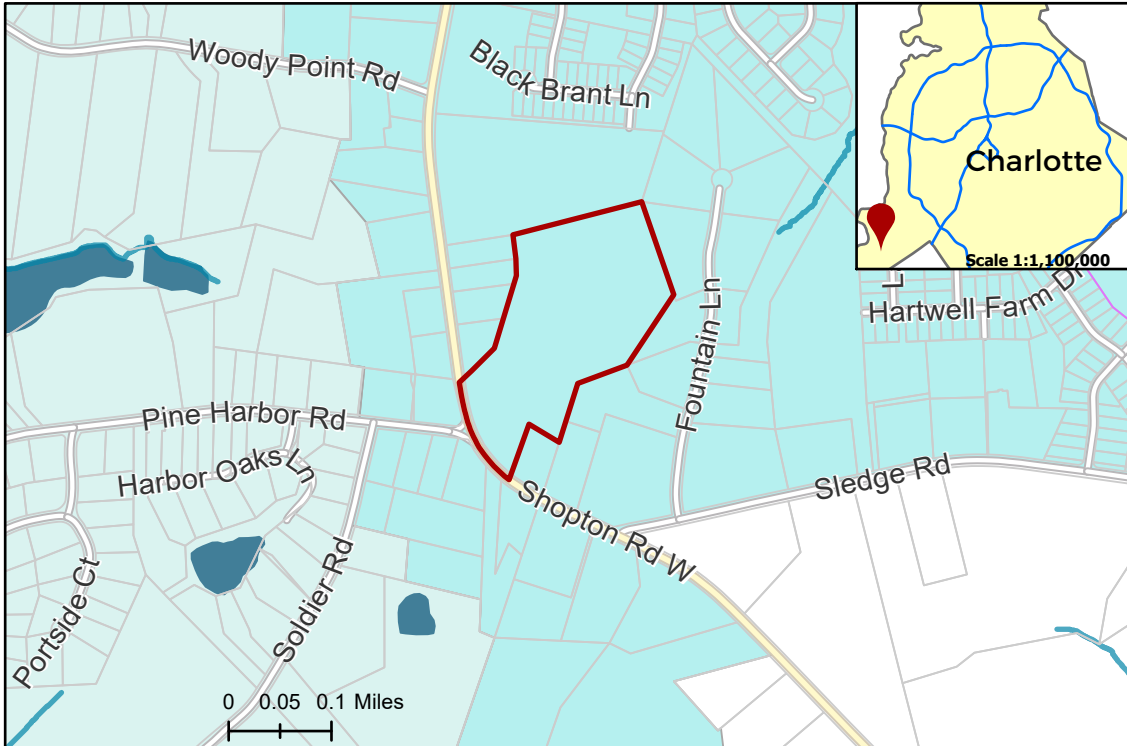
## Rezoning Map

**Current Zoning** R-3 LLWWPA (Single-Family, Lower Lake Wylie Watershed Protected Area)

**Requested Zoning** MX-1 LLWWPA (Mixed Use, Innovative, Lower Lake Wylie Watershed Protected Area )

Approximately 18.39 acres

### Location of Requested Rezoning



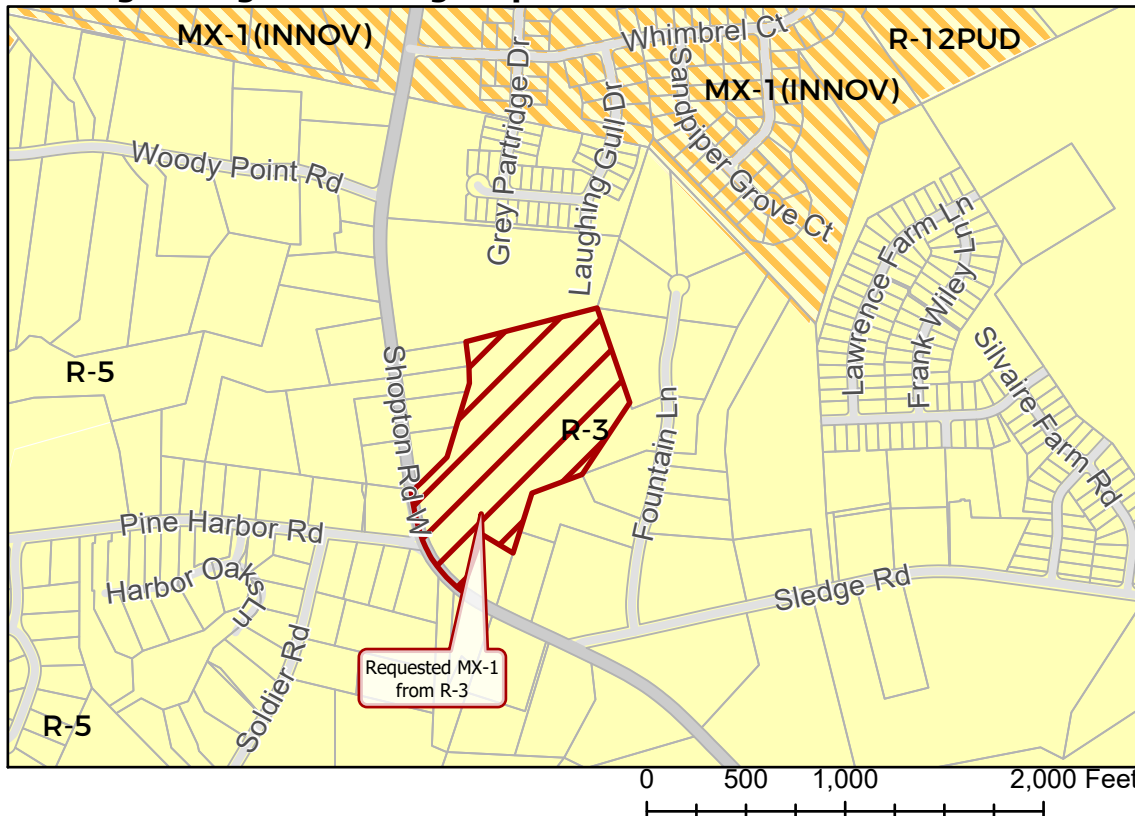
- 2018-146
- Inside City Limits
- Parcel
- Streams
- Lakes & Ponds

#### Watershed Overlay

- Lower Lake Wylie - Critical Area
- Lower Lake Wylie - Protected Area



### Existing Zoning & Rezoning Request



- Requested MX-1 from R-3

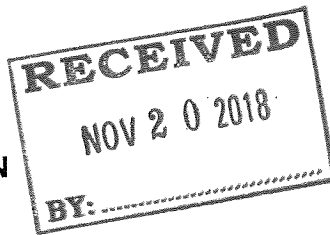
#### Zoning Classification

- Single Family
- Mixed Residential



Map Created 11/26/2018

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-147

Petition #:	
Date Filed:	11/20/2018
Received By:	P H

Property Owners: Think Group LLC

Owner's Addresses: 7808 District Dr. Charlotte, NC 28213

Date Properties Acquired: 08/17/2006

Property Addresses: 10701 Mallard Creek Rd. Charlotte, NC 28262

Tax Parcel Numbers: 029-361-11

Current Land Use: residential (Acres): ± 3.31

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

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

Required Rezoning Pre-Application Meeting\* with: Claire Lyte-Graham, Alberto Gonzalez, Charlotte Lamb, Rick Grohoske, Grant Meacci

Date of meeting: 11/6/18

(\*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): N/A

Purpose/description of Conditional Zoning Plan: To allow development of the Site with an age restricted residential community.

**Keith MacVean, Dujuana Keys & 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)**  
**704.331-2371 (DK) 7004-339-5888 (DK)**  
**704-331-1144 (JB) 704-378-1925 (JB)**

Telephone Number Fax Number

**keithmacvean@mvalaw.com;**

**dujuanakeys@mvalaw.com; jeffbrown@mvalaw.com**

E-mail Address

**SEE ATTACHMENT A**

Signature of Property Owner

**Laurel Street Residential (Attn: Rosa Newman)**

Name of Petitioner

**511 East Boulevard**

Address of Petitioner

**Charlotte, NC 28203**

City, State, Zip

**704.561.5231**

Telephone Number Fax Number

**rnewman@laurelstreetres.com**

E-mail Address

**SEE ATTACHMENT B**

Signature of Petitioner

ATTACHMENT A

REZONING PETITION NO. 2018- \_\_\_\_  
Laurel Street Residential

OWNER JOINDER AGREEMENT  
Think Group LLC

The undersigned, as the owner of the parcel of land located at 10701 Mallard Creek Rd that is designated as Tax Parcel No. 029-361-11 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 R-3 zoning district to the UR-2(CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 13 day of November, 2018.

Think Group LLC

By: [Signature]  
Name: T. Mark Smith  
Its: owner

ATTACHMENT B

REZONING PETITION NO. 2018-  
Laurel Street Residential

Petitioner:

Laurel Street Residential

By: Lee M. Cochran  
Name: Lee M. Cochran  
Title: Vice President

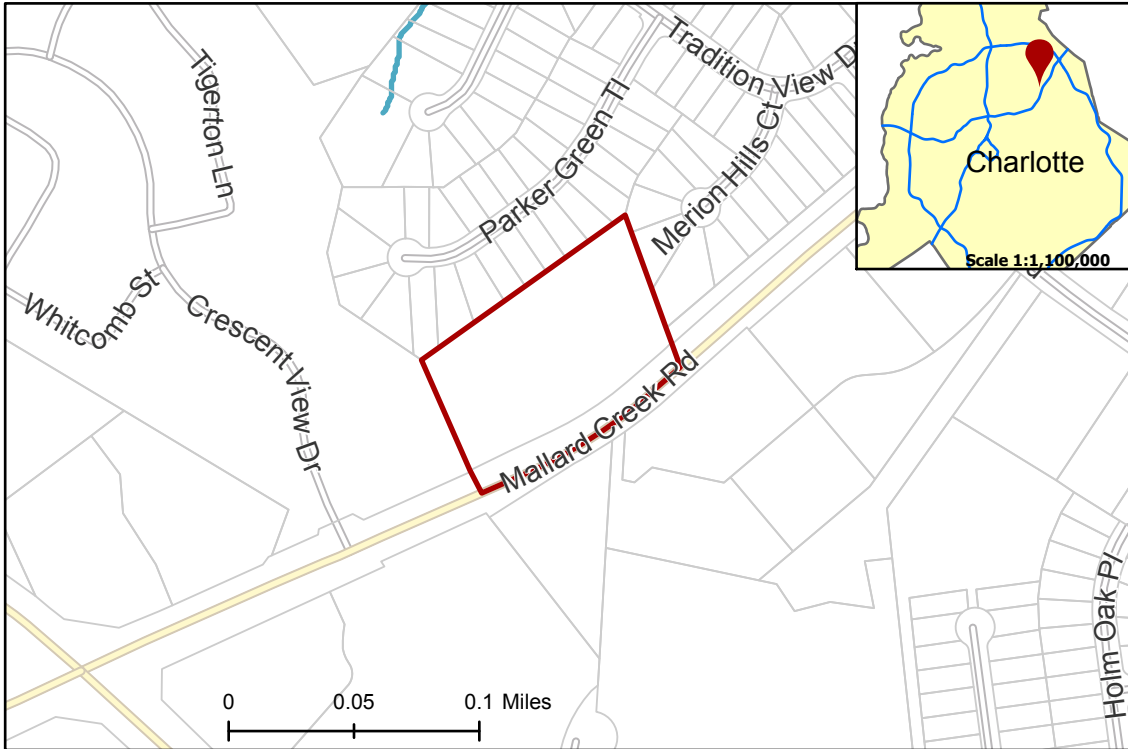
## 2018-147: Laurel Street Residential

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

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

Approximately 3.31 acres

### Location of Requested Rezoning



## Rezoning Map



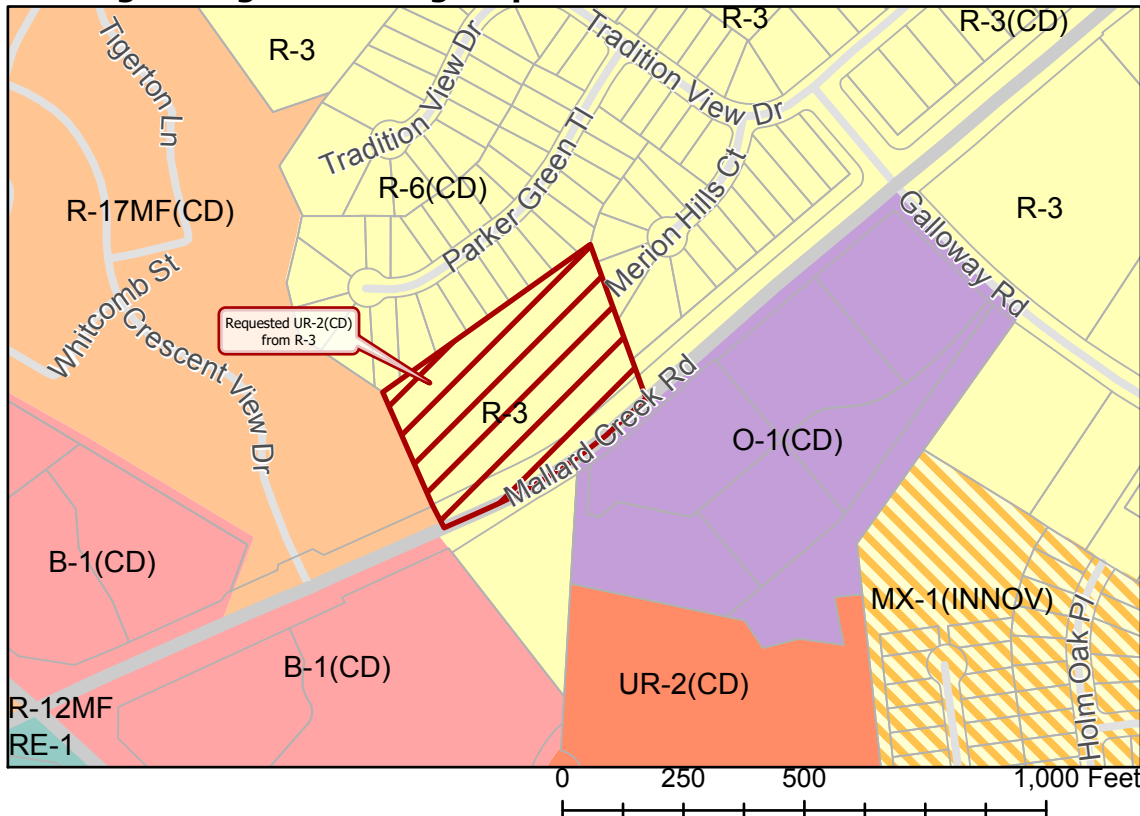
- 2018-147
- Inside City Limits
- Parcel
- Streams

### City Council District

- 4-Gregory A. Phipps



### Existing Zoning & Rezoning Request



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

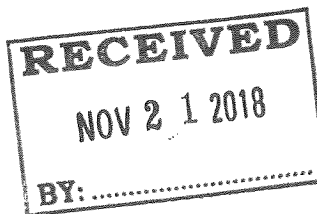
### Zoning Classification

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



Map Created 11/26/2018

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-148

Petition #: \_\_\_\_\_  
Date Filed: 11/21/2018  
Received By: B

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

Property Owner: Mecklenburg County; 1725 S Tryon St LLC; Rappaport Pearson LLC; CS Commons LLC; Page M. Renger and Ann Cameron M Monckton; B Frank Matthews II and John F Renger Jr; 204 West Blvd LLC; Marilyn L. London and Marilyn L London Living Trust

Owner's Address: 600 E 4th St; 1626 S Tryon St; 224 West Blvd; 500 E Morehead St, Suite 200; 2062 Hopedale Ave; P.O. Box 3737; 1626 S Tryon St; 9826 Whispering Willow Court

City, State, Zip: Charlotte, NC 28202; 28212 28203; 28207, 28210; Gastonia, NC 28054

Date Property Acquired: 5/17/2012; 6/19/2018; 9/5/2007; 6/4/2018; 5/26/1993; 2/11/1988; 9/22/2016; 10/4/2007

Property Address: 1721, 1725 S Tryon St; 228, 216, 212, 208, 204, 200 West Blvd

Tax Parcel Number(s): 12306217, 12306218, 12306201, 12306204, 12306205, 12306206, 12306207, & 12306C99

Current Land Use: Retail/Office/Vacant/Single-family Size (Acres): +/- 1.84 acres

Existing Zoning: B-1 Proposed Zoning: TOD-MO

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

Required Rezoning Pre-Application Meeting\* with: Kathy Cornett, Monica Holmes, Catherine Mahoney

Date of meeting: 10/10/2018

(\*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): 5

Purpose/description of Conditional Zoning Plan: to accommodate a transit-oriented mixed use development with potential office, residential, retail, and hotel uses that incorporates pedestrian amenities and spurs Kingston Neighborhood Park 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

Telephone Number

704-353-3231

Fax Number

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

See Attached Joinder Agreement

Signature of Property Owner

See Attached Joinder Agreement

(Name Typed / Printed)

Beacon Partners

Name of Petitioner(s)

500 East Morehead Street, Suite 200

Address of Petitioner(s)

Charlotte, NC 28202

City, State, Zip

704-597-7757

Telephone Number

704-598-6335

Fax Number

mike@beacondevelopment.com  
E-Mail Address

Michael Mull  
Signature of Petitioner

Mike Harrell

(Name Typed / Printed)

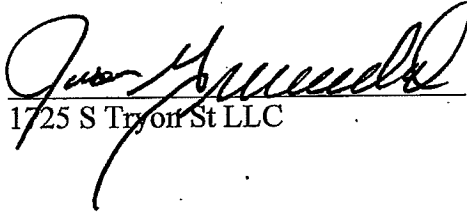
REZONING PETITION NO. 2018-xxx

BEACON PARTNERS, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owner of that parcel of land located at 1725 South Tryon Street in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 123-062-18 on the Mecklenburg County Tax Map and which is the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 14<sup>th</sup> day of NOVEMBER, 2018

  
1725 S Tryon St LLC



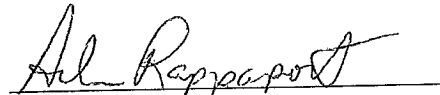
REZONING PETITION NO. 2018-xxx

BEACON PARTNERS, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owner of that parcel of land located at 228 West Boulevard in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 123-062-01 on the Mecklenburg County Tax Map and which is the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

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

  
Rappaport Pearson LLC

REZONING PETITION NO. 2018-xxx

BEACON PARTNERS, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owner of that parcel of land located at 216 West Boulevard in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 123-062-04 on the Mecklenburg County Tax Map and which is the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 20 day of November, 2018

  
CS Commons LLC

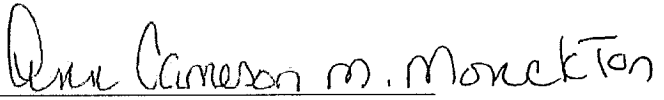
REZONING PETITION NO. 2018-xxx

BEACON PARTNERS, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owner of that parcel of land located at 212 West Boulevard in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 123-062-05 on the Mecklenburg County Tax Map and which is the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 16<sup>th</sup> day of November, 2018

  
Ann Cameron M. Monckton

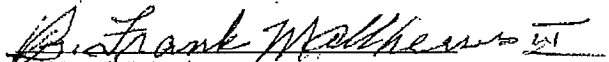
REZONING PETITION NO. 2018-xxx

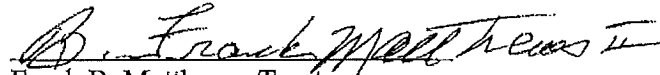
BEACON PARTNERS, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owner of that parcel of land located at 208 West Boulevard in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 123-062-06 on the Mecklenburg County Tax Map and which is the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 14 day of Nov, 2018

  
B. Frank Matthews, II

  
Frank B. Matthews, Trustee  
for John F. Renger, Jr. (Deceased)

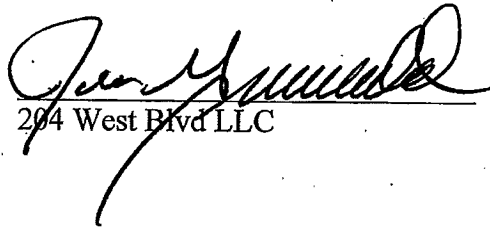
REZONING PETITION NO. 2018-xxx

BEACON PARTNERS, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owner of that parcel of land located at 204 West Boulevard in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 123-062-07 on the Mecklenburg County Tax Map and which is the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 14<sup>th</sup> day of NOVEMBER, 2018

  
204 West Blvd LLC

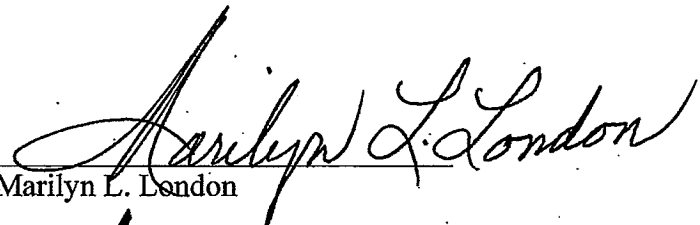
REZONING PETITION NO. 2018-xxx

BEACON PARTNERS, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owner of that parcel of land located at 200 West Boulevard in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 123-06C-99 on the Mecklenburg County Tax Map and which is the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 4<sup>th</sup> day of November, 2018

  
Marilyn L. London

  
Marilyn L London Living Trust


REZONING PETITION NO. 2018-xxx

BEACON PARTNERS, PETITIONER

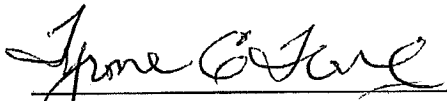
JOINDER AGREEMENT

The undersigned, as the owner of that parcel of land located at 1721 South Tryon Street in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 123-062-17 on the Mecklenburg County Tax Map and which is the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 20<sup>th</sup> day of November, 2018

By:   
Dena R. Diorio, County Manager  
Mecklenburg County

Approved as to Form

  
County Attorney

**APPROVED AS TO FORM:**

  
**COUNTY REAL ESTATE ATTORNEY**

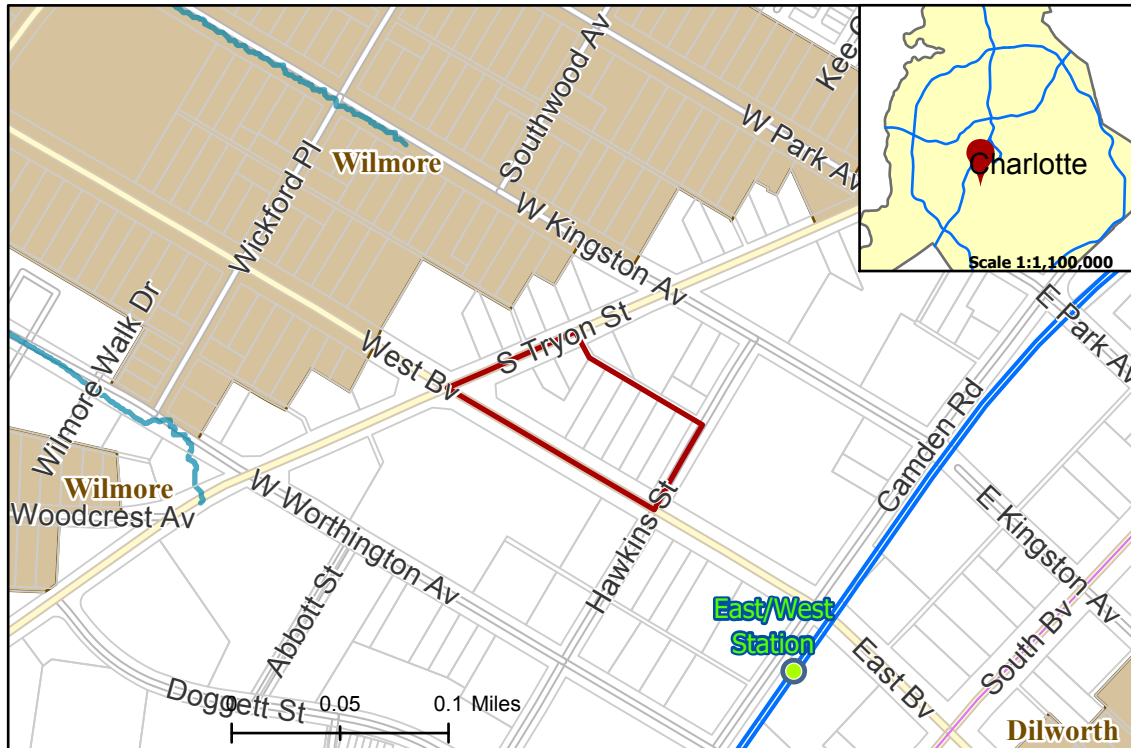
## 2018-148: Beacon Partners

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

**Requested Zoning** TOD-M(O) (Transit Oriented Development - Mixed Used, Optional )  
with 5 Year Vested Rights

Approximately 1.84 acres

### Location of Requested Rezoning



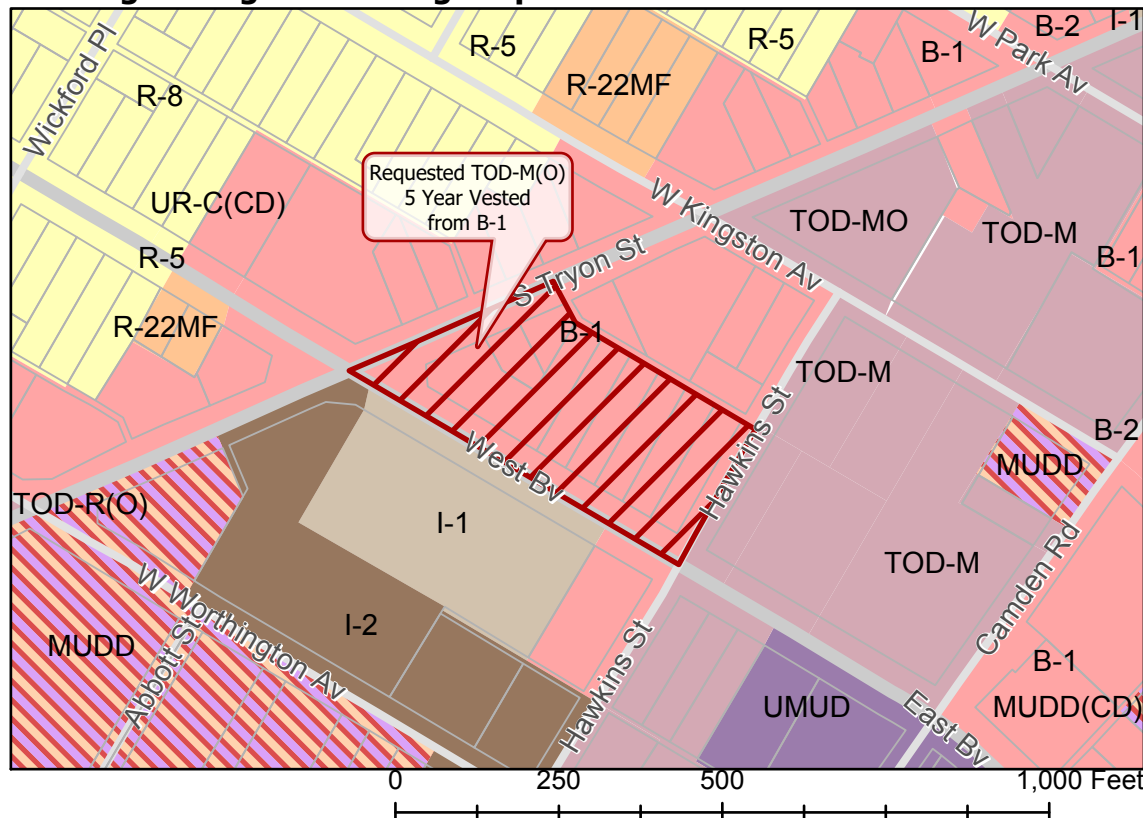
## Rezoning Map



- 2018-148
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Streams
- Historic Districts
- City Council District
- 3-LaWana Mayfield



### Existing Zoning & Rezoning Request



- Requested TOD-M(O)  
5 Year Vested  
from B-1

### Zoning Classification

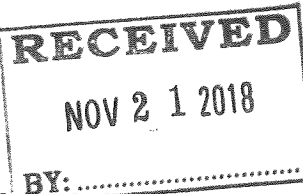
- Single Family
- Multi-Family
- Business
- Uptown Mixed Use
- Light Industrial
- General Industrial
- Mixed Use
- Transit-Oriented



Map Created 12/11/2018



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



Petition #: 2018-149  
Date Filed: 11/21/2018  
Received By: [Signature]

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

Property Owner: West End Investments, LLC / Mosaic Village Holdings, LLC / Paul Edwin Clouer

Owner's Address: 19109 West Catawba Avenue, Suite 200 Cornelius, NC 28031-5611

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

Property Address: 1607 West Trade St.

Tax Parcel Number(s): 07101911, 07101919, 07101920, 07101922, 07101923, 07101925, 07101926, & 07101921 (Joinder; Paul Edwin Clouer) & 07101915, 07101917, 07101933 (Joinder: Mosaic Village Holdings, LLC)

Current Land Use: Residential / Retail Size (Acres): 4.134

Existing Zoning: B-1, B-1(PED-O), R-8, R-8(CD) , Proposed Zoning: MUDD (CD)

Overlay: (PED-O) Existing to be replaced by MUDD Tree Survey Provided: NO: N/A: \_\_\_\_\_

Required Rezoning Pre-Application Meeting\* with: Alberto Gonzales, (Planning Coordinator) & Rick Grochoske (CDOT)

Date of meeting: 9/11/2018

(\*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 Years

Purpose/description of Conditional Zoning Plan: Additional Site Development for New Office Building

Shook Kelley – Frank S. Quattrocchi

Name of Rezoning Agent

2151 Hawkins St, Suite 400

Agent's Address

Charlotte, NC 28203

City, State, Zip

704.944.2392 X101 704.377-09853  
Telephone Number Fax Number

frankquattrocchi@shookkelley.com  
E-Mail Address

[Signature]  
Signature of Property Owner

Mike Griffin

(Name Typed / Printed)

Mike Griffin – West End Investments, LLC

Mosaic Village Holdings, LLC (07101915, 07101917, 07101933)

Paul Edwin Clouer (07101921)

Name of Petitioner(s)

19109 W. Catawba Ave. Suite 200 Cornelius, NC 28031-5611

5512 Manning Rd, Charlotte NC 28269

Address of Petitioner(s)

Cornelius, NC 28031-5611 / Charlotte NC 28269

City, State, Zip

704. 533. 5781  
Telephone Number Fax Number

griffclt@me.com  
E-Mail Address

[Signature]  
Signature of Petitioner

Mike Griffin

(Name Typed / Printed)


**REZONING PETITION NO. 2018-\_\_\_\_\_**  
**West End Investments, LLC**

**OWNER JOINDER AGREEMENT**  
**Mosaic Village Holdings, LLC**

The undersigned, as the owner of the parcels of land located at 1622 Duckworth Ave., Charlotte, NC 28208, 1635 W. Trade St., Charlotte NC 28216 & 1607 W. Trade St. 28216 that is designated as Tax Parcels No's. 07101933, 07101917, 07101915, on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "parcels"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from the B-1 zoning district to the MUDD(CD) zoning district as more particularly depicted on the related rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 12 day of November, 2018.

**Mosaic Village Holdings, LLC**

By:   
Name: Larry Griffin, Jr  
Its: Manager

:

**REZONING PETITION NO. 2018-\_\_\_\_\_**  
**West End Investments – Charlotte**

**OWNER JOINDER AGREEMENT**  
**Paul Edwin Cloer**

The undersigned, as the owner of the parcel of land located at 1608 Duckworth Ave., Charlotte, NC 28208 that is designated as Tax Parcel No. 071-019-21 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 the R-8 zoning district to the MUDD zoning district as more particularly depicted on the related rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 22 day of October, 2018.

By: **Paul Edwin Cloer**

Name: Paul Edwin Cloer

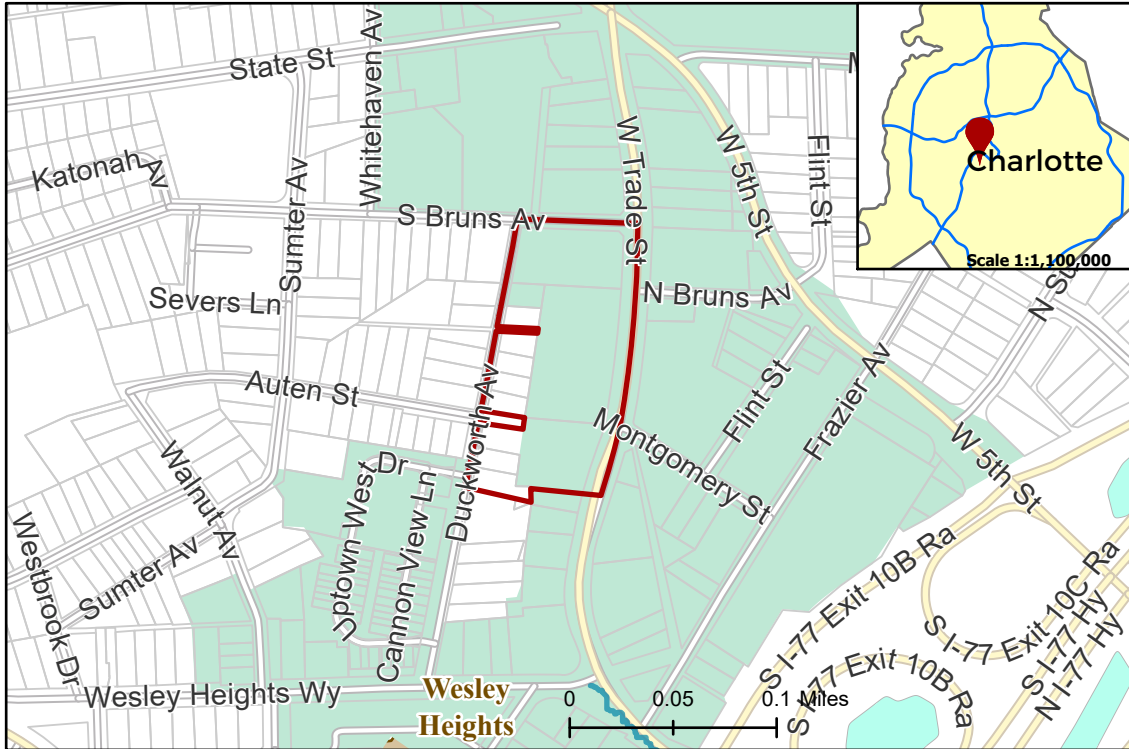
:

## 2018-149: TDC Greenville LLC

**Current Zoning** B-1 (Neighborhood Business) B-1PED (Neighborhood Business, Pedestrian Overlay District)  
R-8 (Single Family Residential) R-8 (CD) (Single Family Residential, Conditional)  
**Requested Zoning** MUDD (CD) (Mixed Used Development, Conditional)

Approximately 4.134 acres

### Location of Requested Rezoning



## Rezoning Map



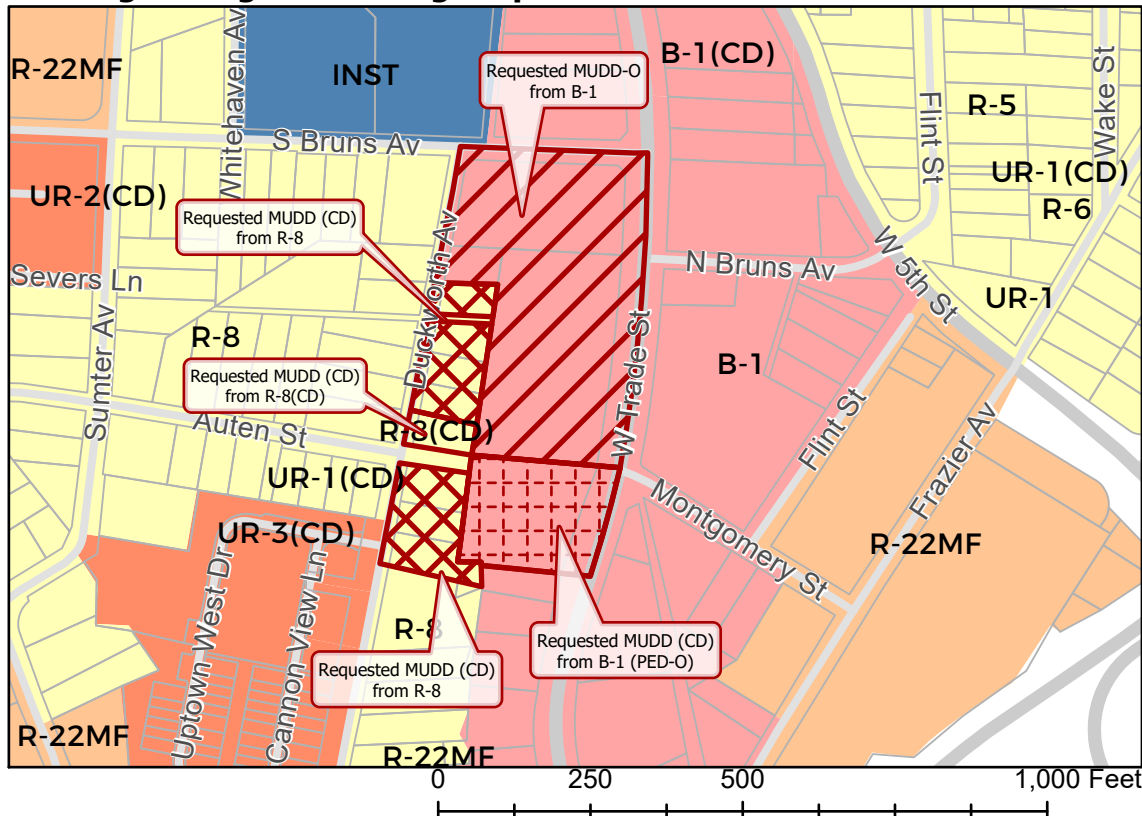
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- West End Land Use and Pedscape
- Historic Districts

### City Council District

2-Justin Harlow



### Existing Zoning & Rezoning Request



- Requested MUDD (CD) from B-1 PED
- Requested MUDD-O from B-1
- Requested MUDD (CD) from R-8
- Requested MUDD (CD) from R-8(CD)

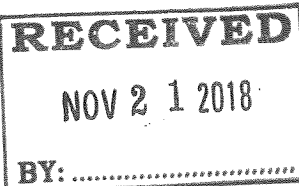
### Zoning Classification

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



Map Created 12/14/2018

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-150

Petition #:	_____
Date Filed:	11/21/2018
Received By:	Bj

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

Property Owner: TDC Greenville, LLC

Owner's Address: 1914 Brunswick Ave. Suite 2A

City, State, Zip: Charlotte, NC, 28207

Date Property Acquired: November 21, 2018

Property Address: 1615 Statesville Ave, Charlotte NC 28206

Tax Parcel Number(s): 07844101

Current Land Use: Vacant

Size (Acres): 7.2 Acres

Existing Zoning: B-1

Proposed Zoning: MUDD - G

Overlay: N-A

Tree Survey Provided: Yes: \_\_\_\_\_ N/A: X

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

Date of meeting: 8/28/2018

(\*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: TO DEVELOP A QUALITY MIXED-USE COMMERCIAL & RESIDENTIAL PROJECT ON AN EXISTING VACANT PROPERTY.

Anthony Fox - Parker Poe

Name of Rezoning Agent

401 South Tryon Street, Suite 3000

Agent's Address

Charlotte NC 28202

City, State, Zip

(704) 372 -9000

(704) 334 - 4706

Telephone Number

Fax Number

anthonyfox@parkerpoe.com

E-Mail Address

Robert T. Drakeford

Signature of Property Owner

Robert T. Drakeford

(Name Typed / Printed)

TDC Greenville, LLC

Name of Petitioner(s)

1914 Brunswick Ave. Suite 1A

Address of Petitioner(s)

Charlotte, NC, 28207

City, State, Zip

(704) 344 -0332

(704) 344 - 9992

Telephone Number

Fax Number

bobby@tdcrealestate.com

E-Mail Address

Robert T. Drakeford

Signature of Petitioner

Robert T. Drakeford

(Name Typed / Printed)

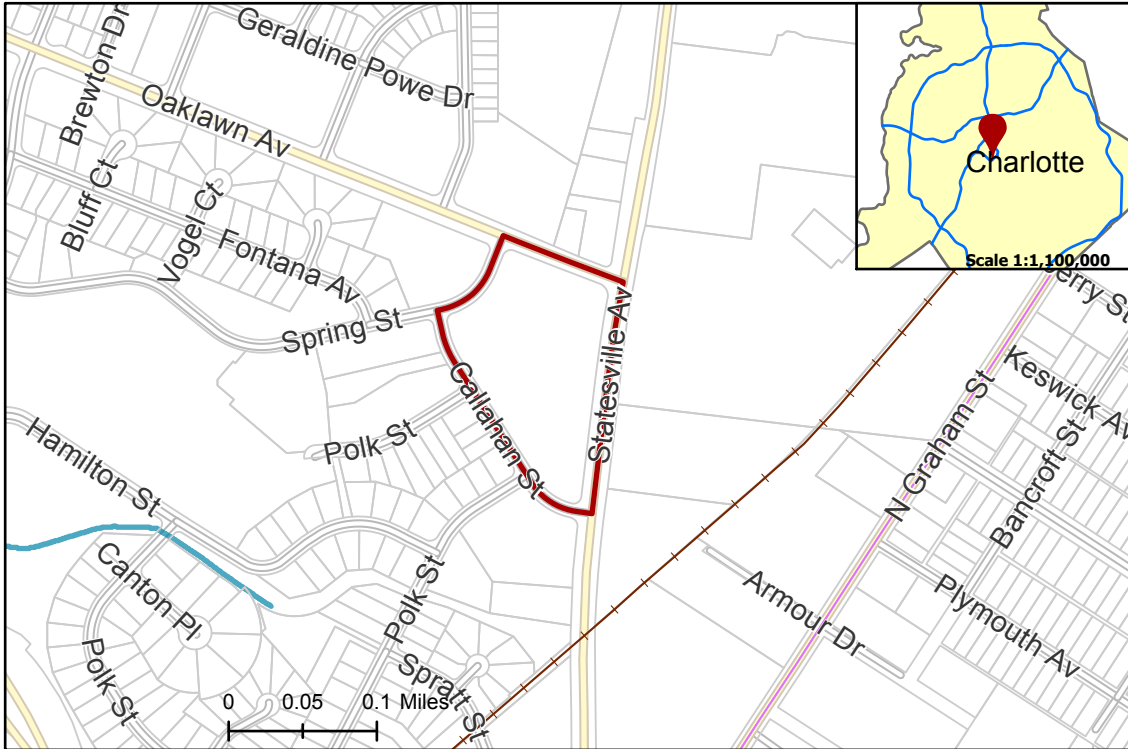
## 2018-150: TDC Greenville LLC

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

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

Approximately 7.2 acres

### Location of Requested Rezoning



## Rezoning Map



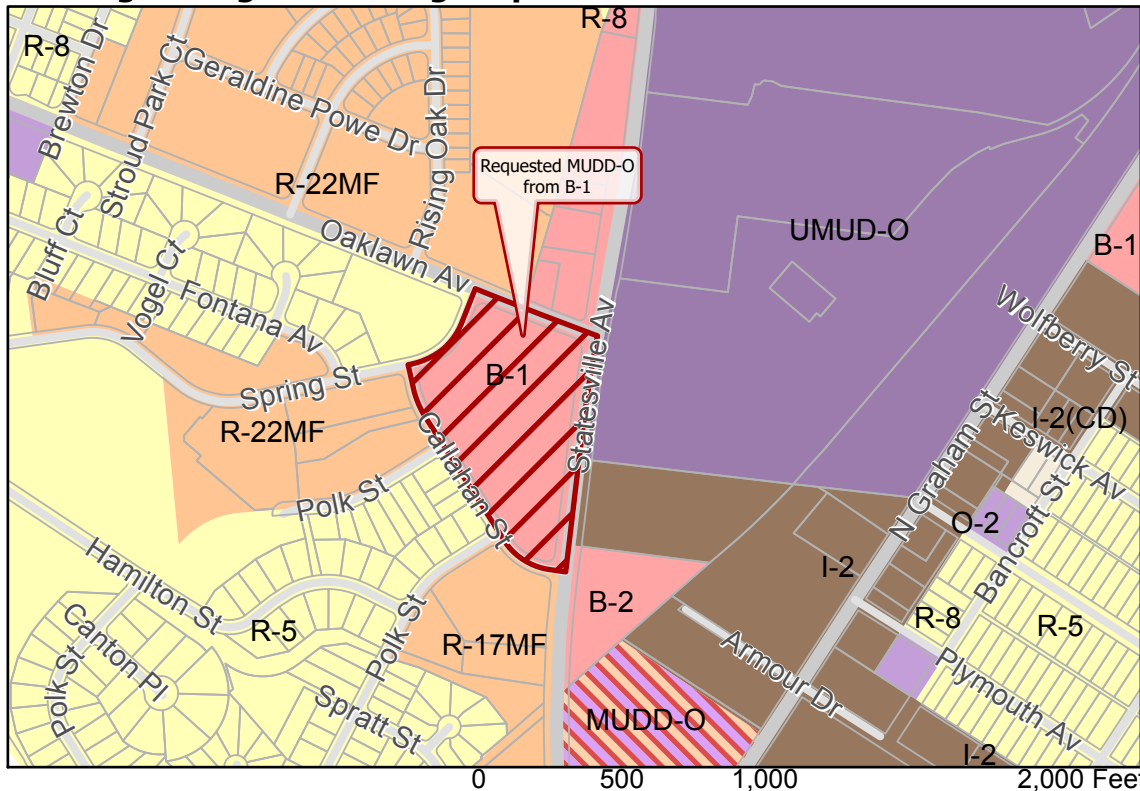
- 2018-150
- Inside City Limits
- Parcel
- Railway
- Streams

City Council District

2-Justin Harlow



### Existing Zoning & Rezoning Request



Requested MUDD-O from B-1

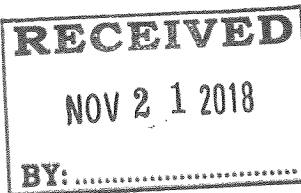
### Zoning Classification

- Single Family
- Multi-Family
- Office
- Business
- Uptown Mixed Use
- Business-Distribution
- General Industrial
- Mixed Use



Map Created 11/27/2018

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-151

Petition #:	
Date Filed:	11/21/2018
Received By:	

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

Property Owner: EBA Crystal Real Estate LLC

Owner's Address: 8333 Douglas Ave, Suite 975 City, State, Zip: Dallas, TX 75225

Date Property Acquired: 9/29/2018

Property Address: 8658, 8910, and 8716 J W Clay Blvd

Tax Parcel Number(s): 047-252-04 and 047-252-12

Current Land Use: Commercial Center Size (Acres): +/- 20.56 acres

Existing Zoning: CC Proposed Zoning: MUDD-O

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

Required Rezoning Pre-Application Meeting\* with: Sonja Sanders, Monica Holmes, Mandy Rosen, Rick G., Grant Meacci, and Jennifer Frixen

Date of meeting: 10/23/18

(\*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): Yes

Purpose/description of Conditional Zoning Plan: to accommodate a live/work/play mixed use activity core with significant pedestrian trail network and greenspace amenities.

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

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

Charlotte, NC 28202  
City, State, Zip

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

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

Signature of Property Owner

Todd Minnis, CEO  
(Name Typed / Printed)

EBA Crystal Real Estate LLC  
Name of Petitioner(s)

8333 Douglas Avenue, Suite 975  
Address of Petitioner(s)

Dallas, TX 75205  
City, State, Zip

214-306-7900  
Telephone Number Fax Number

gregory.wattson@eba-us.com  
E-Mail Address

Signature of Petitioner

Todd Minnis, CEO  
(Name Typed / Printed)



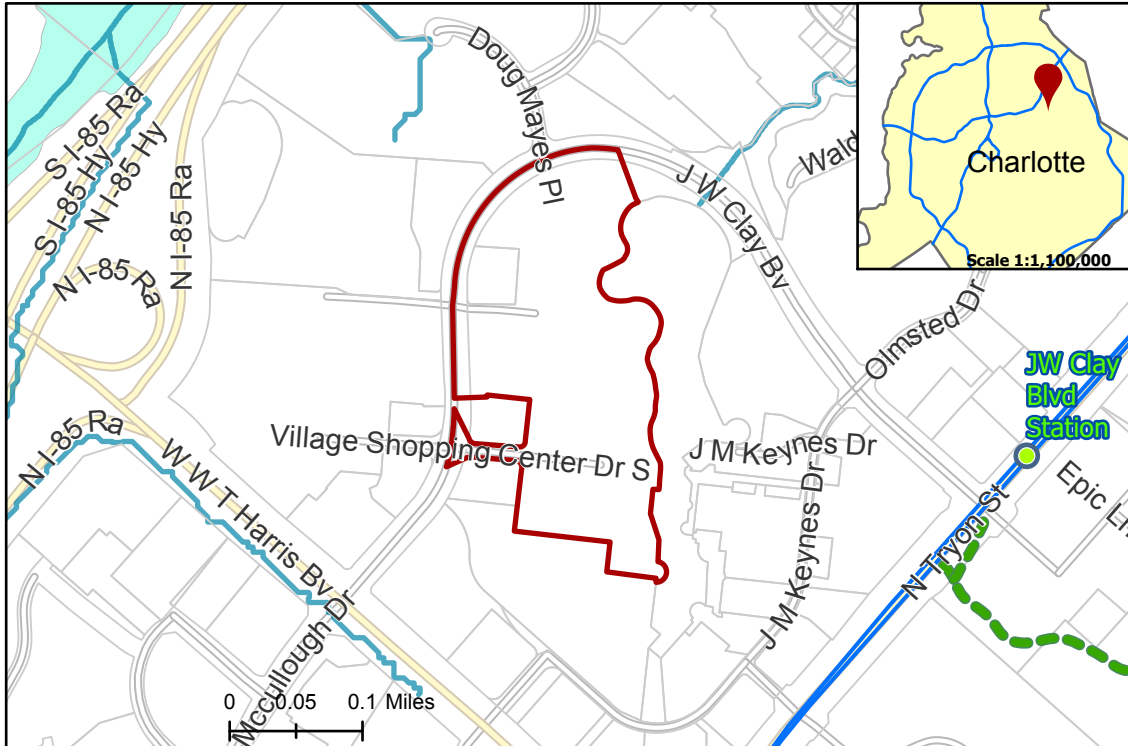
## 2018-151: EBA Crystal Real Estate LLC

**Current Zoning** CC (Commercial Center)

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

Approximately 20.56 acres

### Location of Requested Rezoning



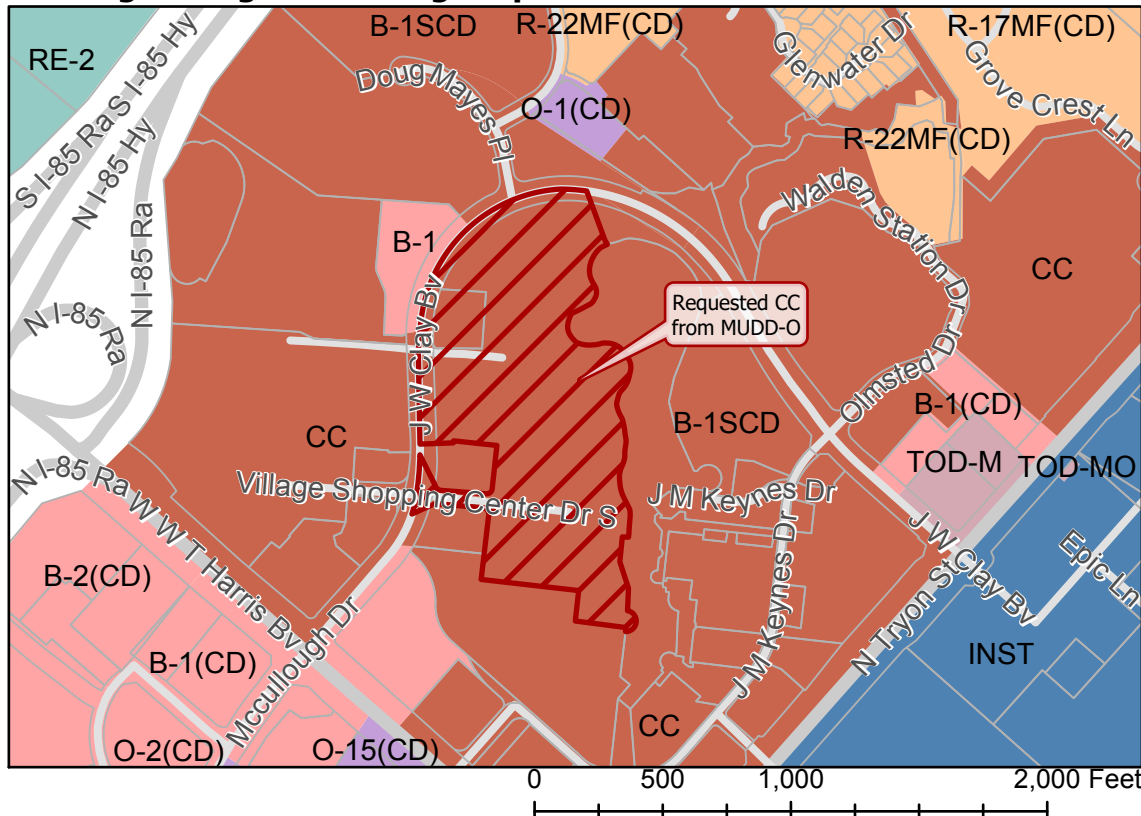
## Rezoning Map



- 2018-151
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Greenway
- Streams
- FEMA Flood Plain
- City Council District
- 4-Gregory A. Phipps



### Existing Zoning & Rezoning Request



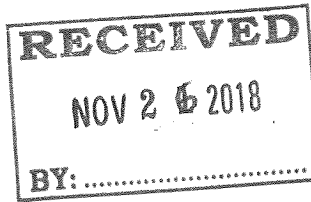
- Requested CC from MUDD-O
- Zoning Classification
- Multi-Family
- Research
- Institutional
- Office
- Business
- Commercial Center
- Transit-Oriented



Map Created 11/27/2018



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2018-152

Petition #:	_____
Date Filed:	11/26/2018
Received By:	gk

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

Property Owner: Kyle Short

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

Date Property Acquired: March 6, 2018

Property Address: 640 N. Sharon Amity Road, Charlotte, NC 28211

Tax Parcel Number(s): 163-082-27, 163-082-28

Current Land Use: VACANT Size (Acres): .56 AC

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

Overlay: N/A Tree Survey Provided: Yes: \_\_\_\_\_ N/A: X

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

Date of meeting: November 1, 2018

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

**For Conditional Rezoning Only:**

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

Purpose/description of Conditional Zoning Plan: Establishment of orientation of single family lots


Hollie Colony  
Name of Rezoning Agent

1318 E-6 Central Avenue  
Agent's Address

Charlotte, NC 28205  
City, State, Zip

(704)333-3303 ext 110  
Telephone Number Fax Number

Hollie@urbandesignpartners.com  
E-Mail Address

  
Signature of Property Owner

Kyle Short  
(Name Typed / Printed)


Kyle Short  
Name of Petitioner(s)

2328 Bay Street  
Address of Petitioner(s)

Charlotte, NC 28205  
City, State, Zip

(704)258-2396  
Telephone Number Fax Number

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

  
Signature of Petitioner

Kyle Short  
(Name Typed / Printed)

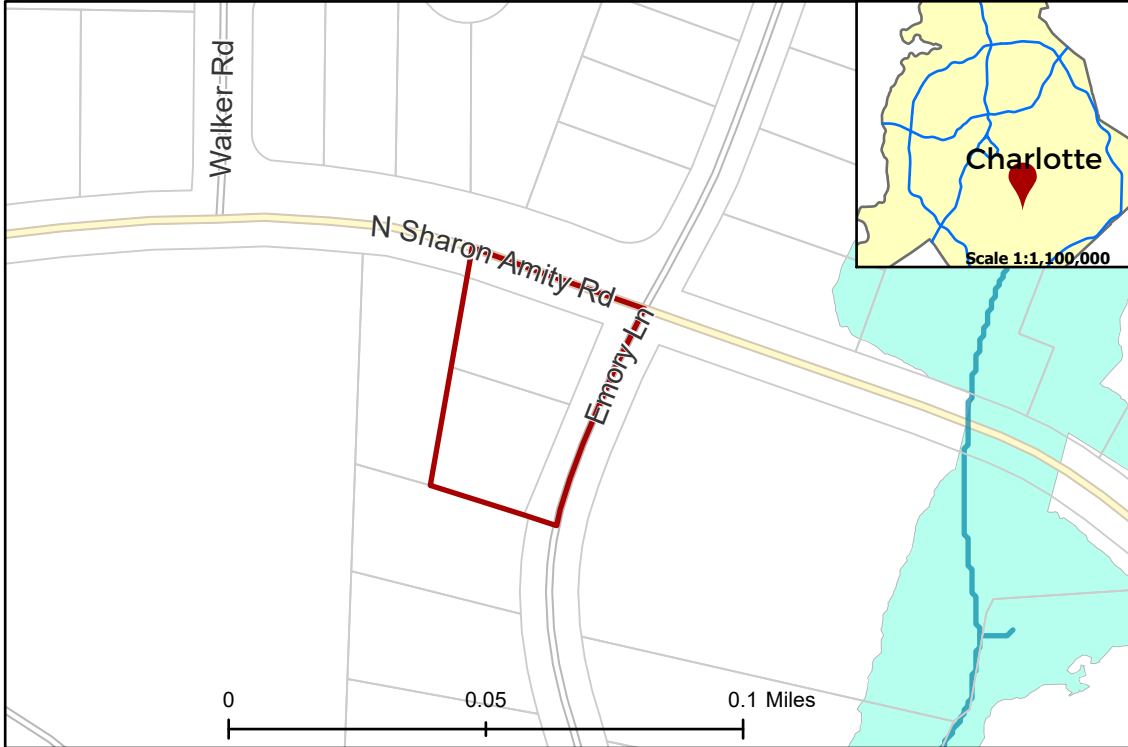
## 2018-152: Kyle Short

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

**Requested Zoning** UR-1(CD) (Urban Residential, Conditional)

Approximately 0.56 acres

### Location of Requested Rezoning



## Rezoning Map



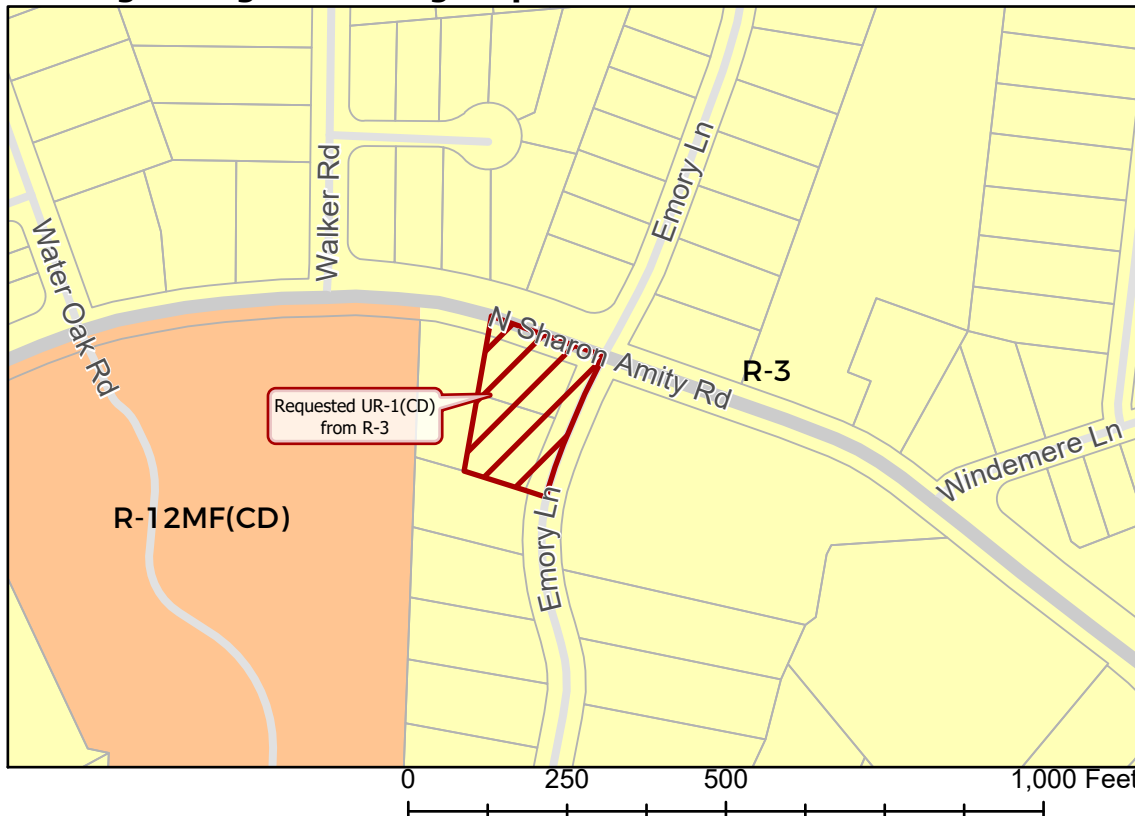
- 2018-152
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

City Council District

5-Matt Newton



### Existing Zoning & Rezoning Request



Requested UR-1(CD) from R-3

### Zoning Classification

- Single Family
- Multi-Family



Map Created 12/14/2018