

# Rezoning Petition Packet

## **Petitions:**

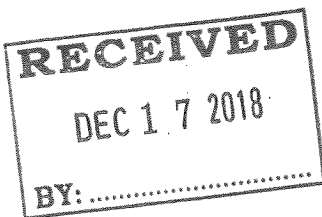
**2019-001 through 2019-016  
& 2019-001(c)**

Petitions that were submitted in January 2019





**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-001

Petition #: \_\_\_\_\_  
Date Filed: 12/17/2018  
Received By: [Signature]

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

Property Owner: The 6125 Company, LLC

Owner's Address: PO Box 1017, Davidson, NC 28036 City, State, Zip: \_\_\_\_\_

Date Property Acquired: June 14, 2016

Property Address: 6125 Nations Ford Road, Charlotte, NC

Tax Parcel Number(s): 169-121-12

Current Land Use: Vacant Size (Acres): +/- 1.793 acres

Existing Zoning: MUDD-O Proposed Zoning: MUDD-O, S.P.A.

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

Required Rezoning Pre-Application Meeting\* with: Claire Lyte-Graham & Carlos Alzate  
Date of meeting: 8/27/18

(\*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): N/A

Purpose/description of Conditional Zoning Plan: To accommodate the development of a hotel that could contain a maximum of 95 guest rooms and accessories uses relating thereto.

John Carmichael  
Name of Rezoning Agent

101 N. Tryon Street  
Agent's Address

Charlotte, NC 28246  
City, State, Zip

704.377.8341  
Telephone Number Fax Number

jcarmichael@robinsonbradshaw.com  
E-Mail Address

David W Stewart  
Signature of Property Owner

David W. Stewart for the 6125 Company, LLC  
(Name Typed / Printed)

The 6125 Company, LLC  
Name of Petitioner(s)

PO Box 1017  
Address of Petitioner(s)

Davidson, NC 28036  
City, State, Zip

704.634.9989  
Telephone Number Fax Number

david@thestewartgroup.net  
E-Mail Address

David W Stewart for the 6125 Company, LLC  
Signature of Petitioner

David W. Stewart  
(Name Typed / Printed)

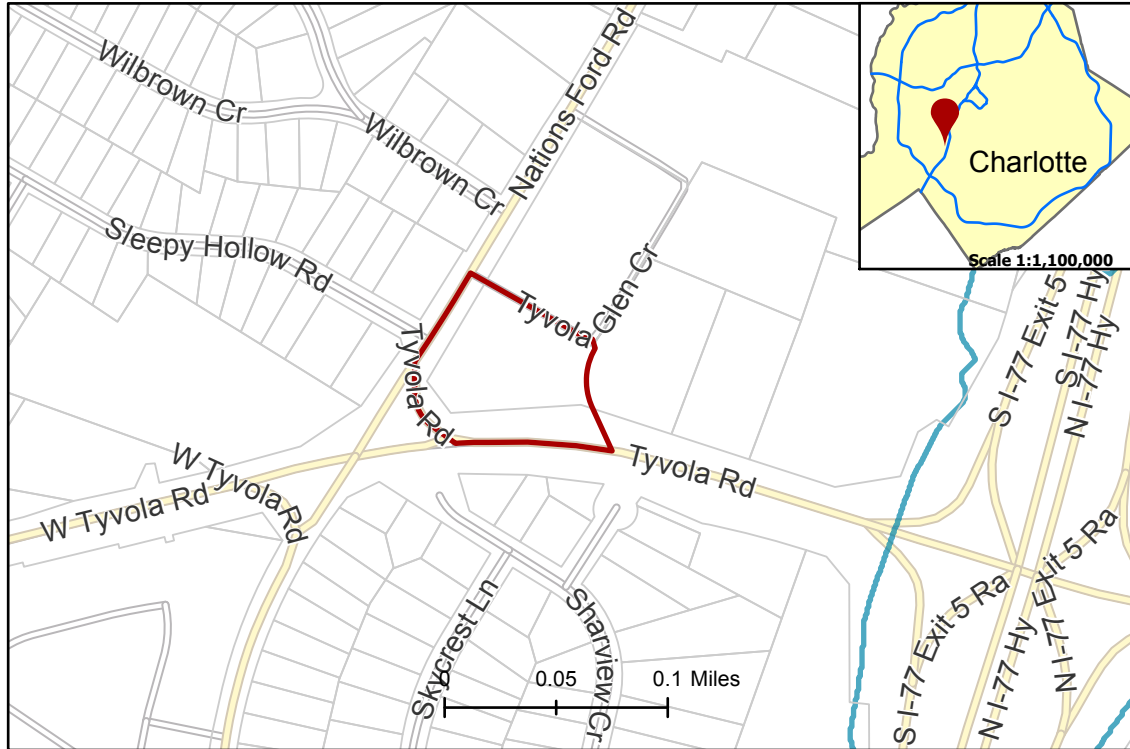
## 2019-001: The 6125 Company, LLC

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

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

Approximately 1.793 acres

### Location of Requested Rezoning



## Rezoning Map



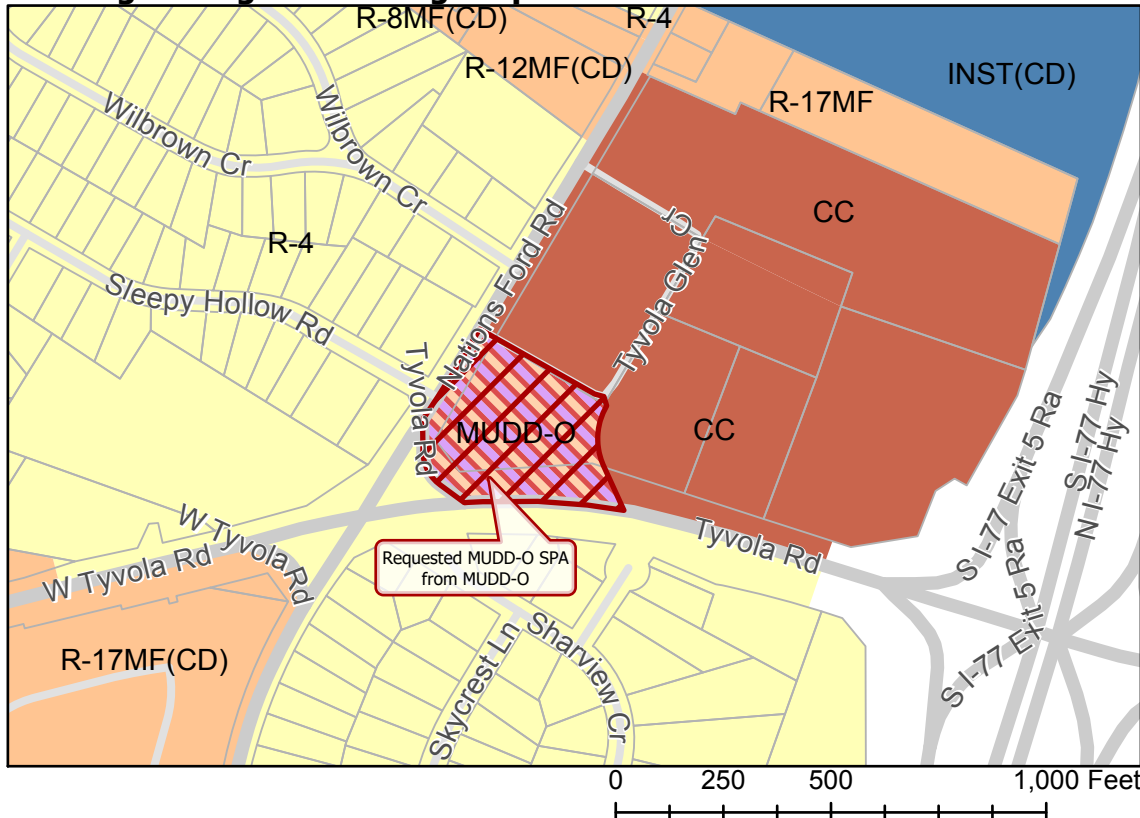
- 2019-001
- Inside City Limits
- Parcel
- Streams



City Council District

3-LaWana Mayfield

### Existing Zoning & Rezoning Request



Requested MUDD-O SPA from MUDD-O

### Zoning Classification

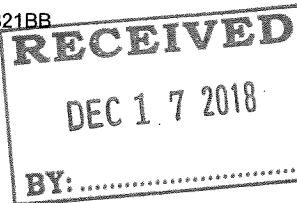
- Single Family
- Multi-Family
- Institutional
- Commercial Center
- Mixed Use



Map Created 1/28/2019

# REZONING APPLICATION

## MECKLENBURG COUNTY



2019-001(c)

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

Date Filed: 12/17/2018

Received By: BH

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

Property Owner: Notion Properties, LLC

Owner's Address: 6049 Bluebird Hill Lane City, State, Zip: Weddington, NC 28104

Date Property Acquired: September 18, 2013

Property Address: 14752 Lancaster Highway

Tax Parcel Number(s): 223-451-81, 223-451-95 and 223-451-96

Current Land Use: Vacant multi-family and commercial Size (Acres): +/- 3.42 acres

Existing Zoning: NS Proposed Zoning: NS Site Plan Amendment

Overlay: N/A

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

Date of meeting: December 4, 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): N/A

Purpose/description of Conditional Zoning Plan: To accommodate a childcare center and office and medical office uses on the site.

John Carmichael (Robinson Bradshaw)  
Name of Rezoning Agent

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

Charlotte, NC 28246  
City, State, Zip

704-377-8341  
Telephone Number Fax Number

jcarmichael@robinsonbradshaw.com  
E-Mail Address

See Attached Joinder Agreement  
Signature of Property Owner

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

Ascent Real Estate Capital, LLC (c/o Jon Dixon)  
Name of Petitioner(s)

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

Charlotte, NC 28202  
City, State, Zip

646-460-1812  
Telephone Number Fax Number

Jon@ascent.re  
E-Mail Address

ASCENT REAL ESTATE CAPITAL, LLC  
By: [Signature]

Signature of Petitioner  
Jon Dixon

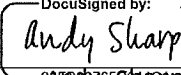
\_\_\_\_\_  
(Name Typed / Printed)

**REZONING APPLICATION  
ASCENT REAL ESTATE CAPITAL, LLC, PETITIONER  
JOINDER AGREEMENT**

The undersigned, as the owner of those parcels of land subject to the attached Rezoning Application filed by Ascent Real Estate Capital, LLC that are designated as Tax Parcel Nos. 223-451-81, 223-451-95 and 223-451-96 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the requested site plan amendment to the approved NS Conditional Rezoning Plan for the Site.

This 17 day of December, 2018.

**NOTION PROPERTIES, LLC**

By:   
Name: Andy Sharp  
Title: Managing Member

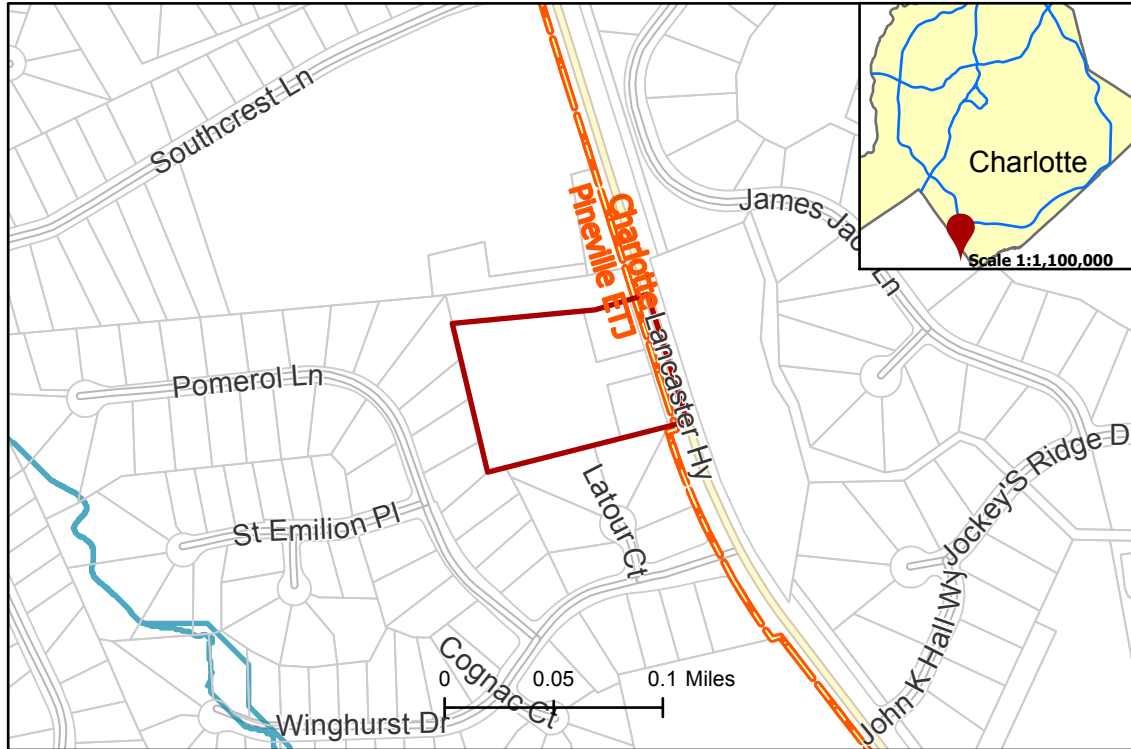
## 2019-001C: Ascent Real Estate Capital, LLC

**Current Zoning** NS (Neighborhood Services)

**Requested Zoning** NS SPA (Neighborhood Services, Site Plan Amendment)

Approximately 3.42 acres

### Location of Requested Rezoning



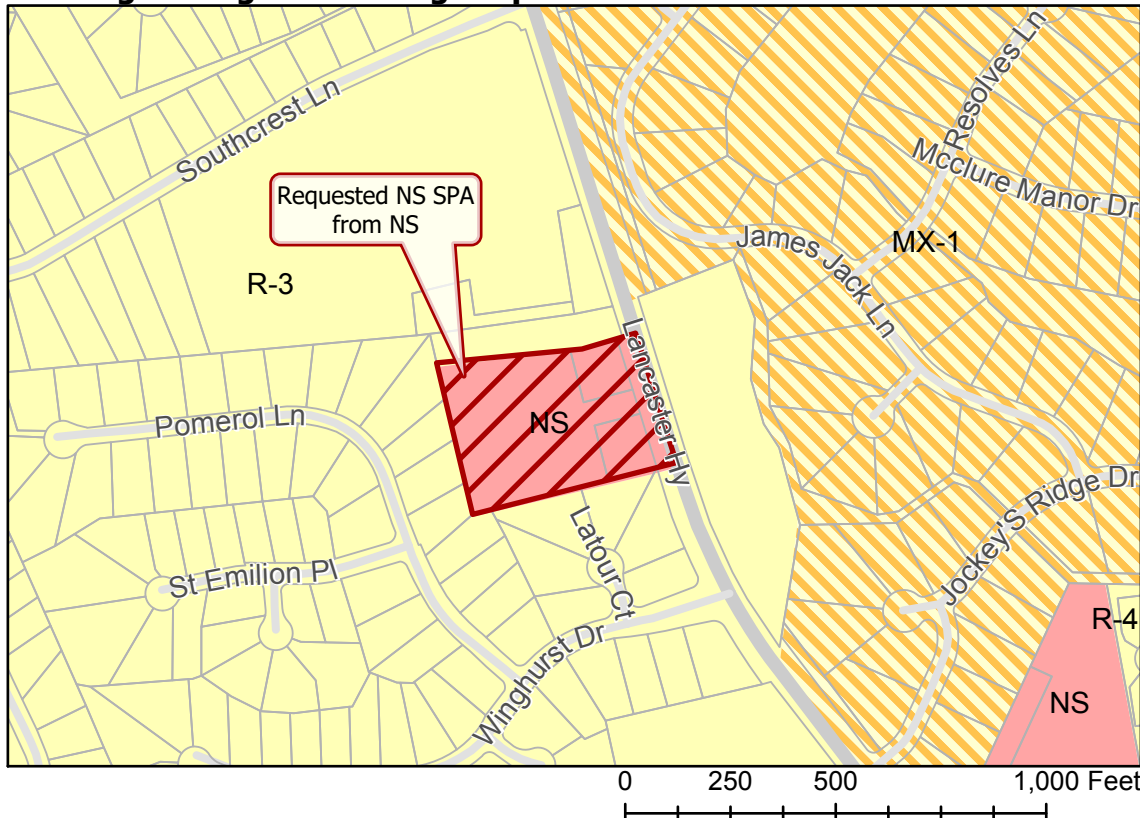
## Rezoning Map



- 2019-001C
- Outside City Limits
- Parcel
- Streams



### Existing Zoning & Rezoning Request



- Requested NS SPA from NS

### Zoning Classification

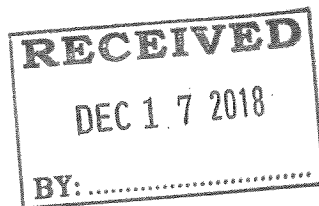
- Single Family
- Mixed Residential
- Business



Map Created 1/2/2019



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-002

Petition #:	
Date Filed:	12/17/2018
Received By:	12/17/2018

Complete All Fields (Use additional pages if needed)

Property Owner: City of Charlotte AND Little Rock AME Zion Church

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

Date Property Acquired: 1/1/1975 AND 11/19/2009

Property Address: 705 E. 7<sup>th</sup> Street, Charlotte NC 28202

Tax Parcel Number(s): 08010402 AND 08010408

Current Land Use: Vacant Land and Civic/Institutional Size (Acres): 1.496

Existing Zoning: UR-2 Proposed Zoning: TOD-R

Overlay: None Tree Survey Provided: Yes:      N/A: X

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

Date of meeting: 12/12/2018

(\*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:     

N/A Lee Cochran  
Name of Rezoning Agent

N/A  
Agent's Address

N/A  
City, State, Zip

N/A  
Telephone Number                      Fax Number

N/A  
E-Mail Address

[Signature]  
Signature of Property Owner

Lee Cochran - REZoning Division  
(Name Typed / Printed)

Laurel Street Residential, LLC  
Name of Petitioner(s)

511 East Blvd  
Address of Petitioner(s)

Charlotte, NC 28203  
City, State, Zip

704-561-5230  
Telephone Number                      Fax Number

lcochran@laurelstreetres.com  
E-Mail Address

[Signature]  
Signature of Petitioner

Lee M. Cochran  
(Name Typed / Printed)

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

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

Complete All Fields (Use additional pages if needed)

2 of 2

Property Owner: City of Charlotte AND Little Rock AME Zion Church

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

Date Property Acquired: 1/1/1975 AND 11/19/2009

Property Address: 705 E. 7th Street, Charlotte, NC 28202

Tax Parcel Number(s): 08010402 AND 08010408

Current Land Use: Vacant Land and Civic/Institutional Size (Acres): 1.496

Existing Zoning: UR-2 Proposed Zoning: TOD-R

Overlay: None Tree Survey Provided: Yes: \_\_\_\_\_ N/A: X

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

Date of meeting: 12/12/2018

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

N/A  
Name of Rezoning Agent

N/A  
Agent's Address

N/A  
City, State, Zip

N/A  
Telephone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

N/A  
E-Mail Address

Signature of Property Owner

Dwayne A. Walker  
(Name Typed / Printed)

Laurel Street Residential, LLC  
Name of Petitioner(s)

511 East Blvd  
Address of Petitioner(s)

Charlotte, NC 28203  
City, State, Zip

704-561-5230  
Telephone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

lcochran@laurelstreetres.com...  
E-Mail Address

Signature of Petitioner

Lee M. Cochran  
(Name Typed / Printed)



Owner's Addresses

City of Charlotte  
c/o Real Estate Division  
600 E. 4<sup>th</sup> Street  
Charlotte, NC 28202

Little Rock AME Zion Church  
401 North McDowell Street  
Charlotte, NC 28204

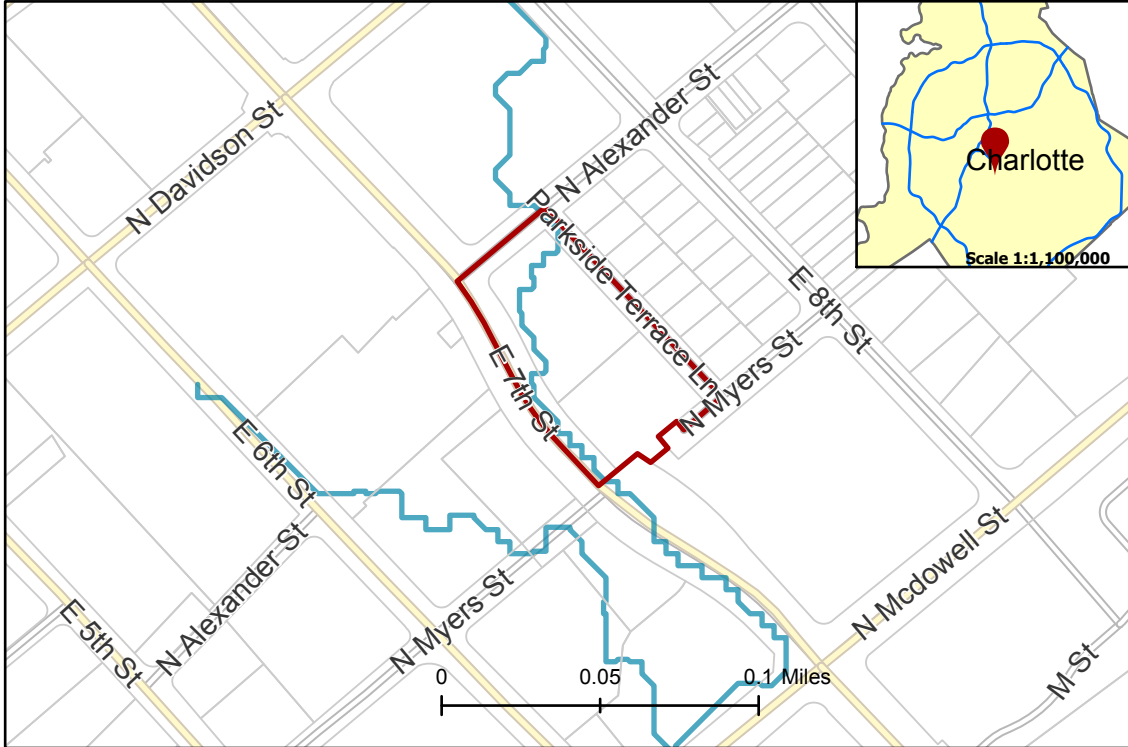
## 2019-002 : Laurel Street Residential, LLC

**Current Zoning** UR-2 (Urban Residential)

**Requested Zoning** TOD-R (Transit Oriented Development-Residential)

Approximately 1.496 acres

### Location of Requested Rezoning



## Rezoning Map



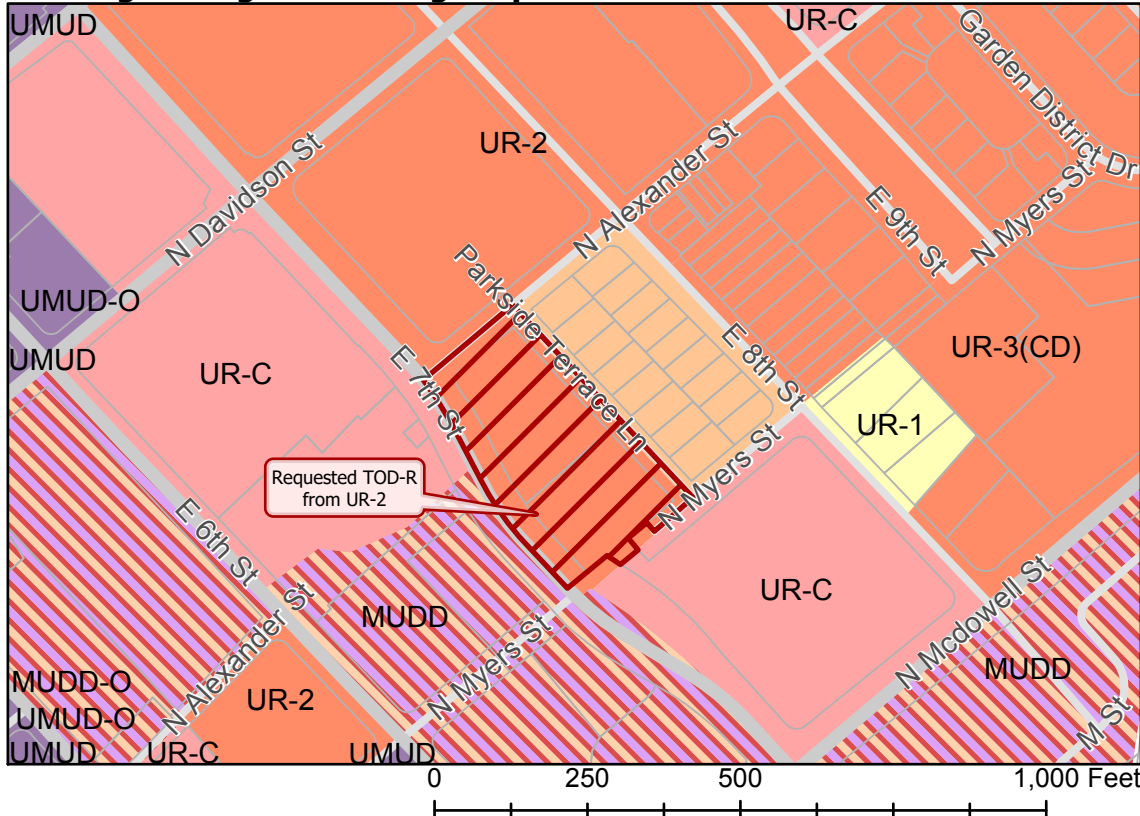
- 2019-002
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

### City Council District

- 1-Larken Egleston



### Existing Zoning & Rezoning Request



- Requested TOD-R from UR-2

### Zoning Classification

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



Map Created 1/2/2019

**RECEIVED**  
DEC 17 2018  
BY: .....

Petition #: \_\_\_\_\_  
Date Filed: 12/17/2018  
Received By: [Signature]

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

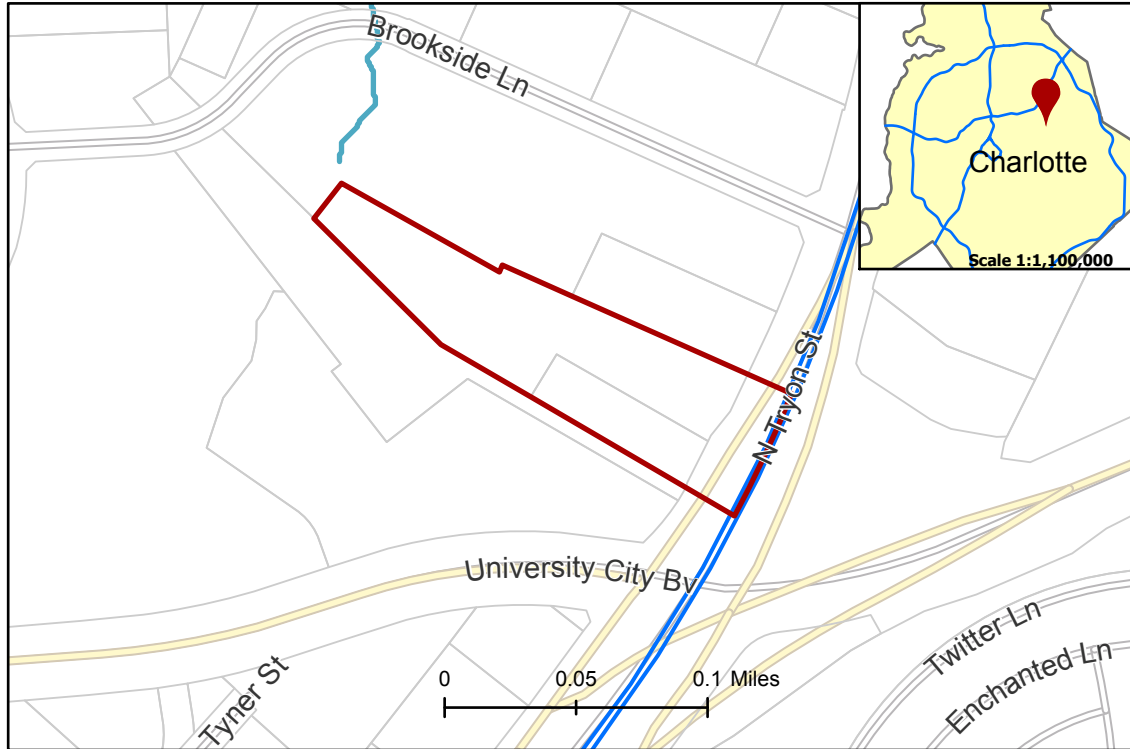
## 2019-003 : Laurel Street Residential, LLC

**Current Zoning** I-1 (Light Industrial) I-2(CD) (General Industrial, Conditional)

**Requested Zoning** TOD-R (Transit Oriented Development-Residential)

Approximately 4.034 acres

### Location of Requested Rezoning



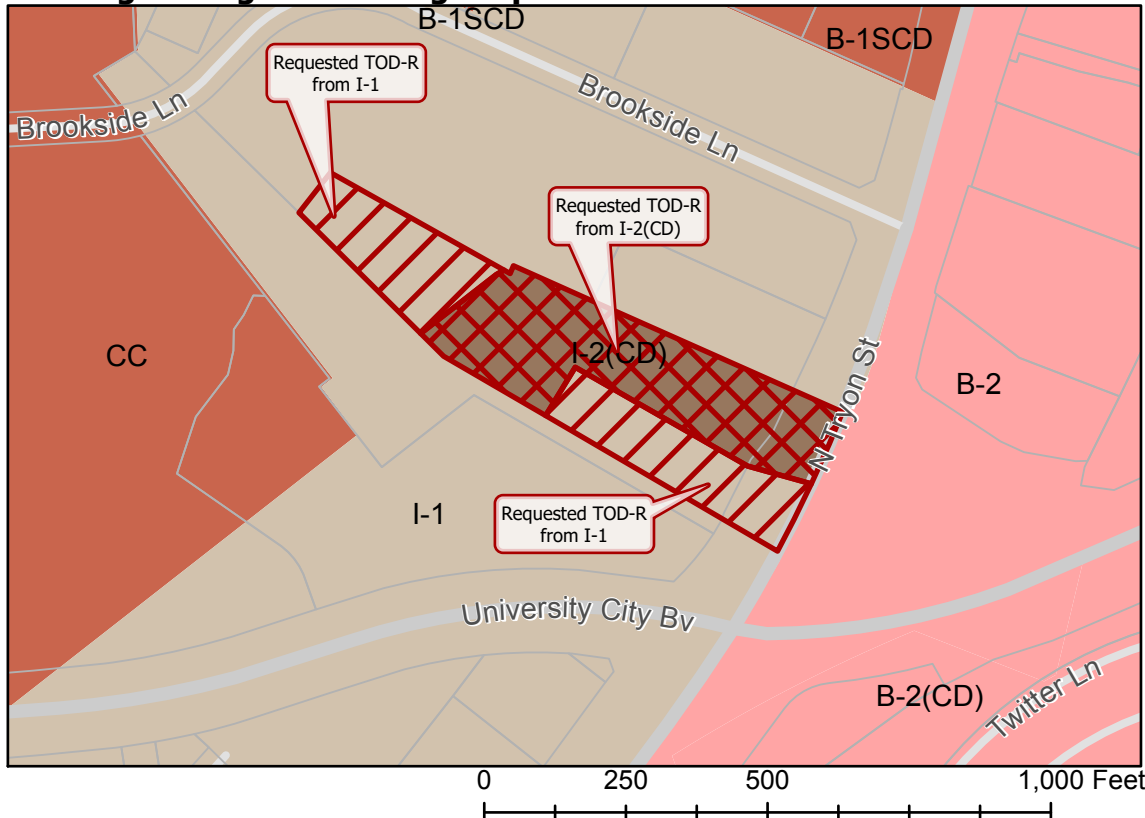
## Rezoning Map



- 2019-003
- Inside City Limits
- Parcel
- LYNX Blue Line
- Streams
- City Council District
- 4-Gregory A. Phipps



### Existing Zoning & Rezoning Request



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

### Zoning Classification

- Business
- Commercial Center
- Light Industrial
- General Industrial



Map Created 1/2/2019

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

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

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

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

Property Owners: Central Piedmont Community College Foundation Inc.

Owner's Addresses: PO Box 35009, Charlotte, NC 28235

Date Properties  
Acquired: 04/04/2016

Property Addresses: N/A

Tax Parcel Numbers: 203-189-01

Current Land Use: vacant (Acres): ± 10.543

Existing Zoning: INST Proposed Zoning: R-22MF

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

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

Date of meeting: 12/18/18

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

**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

**C4 Investments, LLC (Attn: Barry James)**

Name of Petitioner

**121 West Trade Street, Ste. 2550**

Address of Petitioner

**Charlotte, NC 28202**

City, State, Zip

**704.414.7477**

Telephone Number Fax Number

**bjames@csere.com**

E-mail Address

**SEE ATTACHMENT B**

Signature of Petitioner

ATTACHMENT A

REZONING PETITION NO. 2019-\_\_\_\_\_  
C4 Investments, LLC

**OWNER JOINDER AGREEMENT**  
Central Piedmont Community College Foundation Inc.

The undersigned, as the owner of the parcel of land located at the intersection of Arrowood Road and Hebron Street that is designated as Tax Parcel No. 203-189-01 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 parcels from INST zoning district to the R-22MF 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 11 day of JANUARY, 2018.

Central Piedmont Community College Foundation Inc.

By: [Signature]

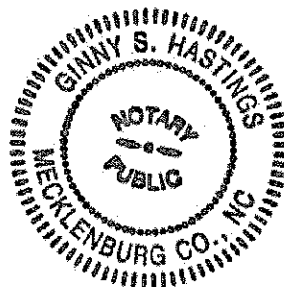
Name: KEVIN B. MCCARTHY

Its: VICE PRESIDENT

Ginny S. Hastings

My commission expires:

April 3, 2020



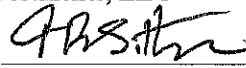
ATTACHMENT B

REZONING PETITION NO. 2019-  
C4 Investments, LLC

Petitioner:

C4 Investments, LLC

By:



Name:

Timothy B. Sittler

Title:

Manager

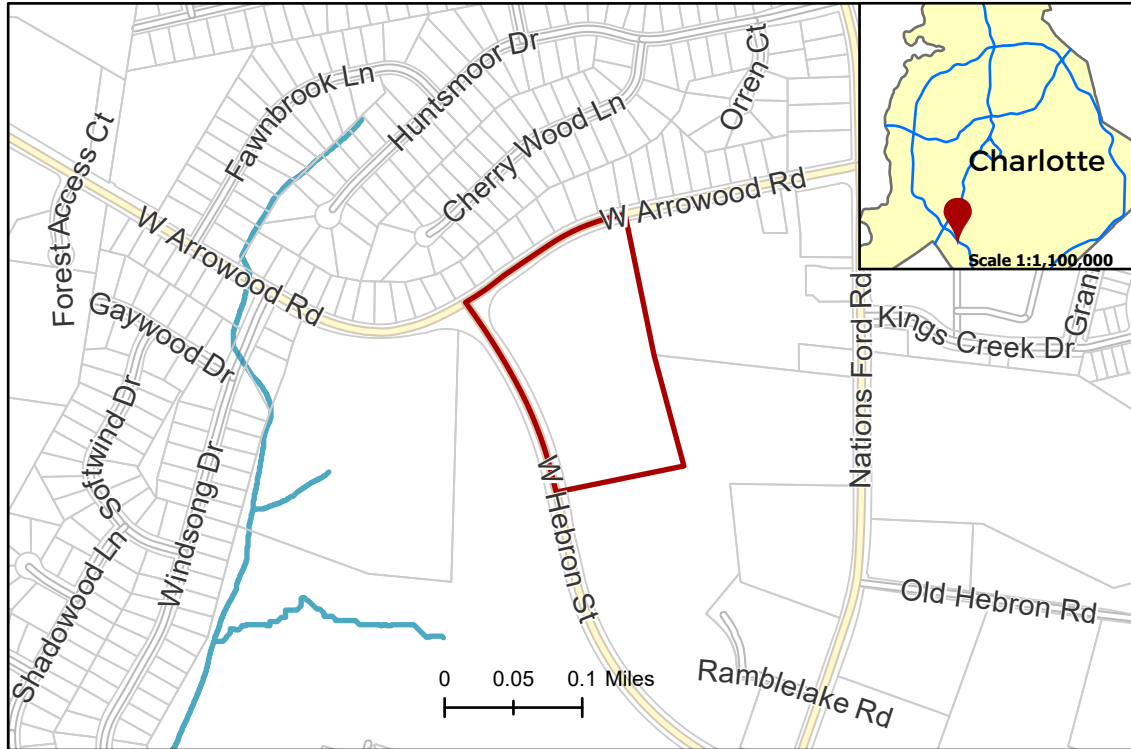
## 2019-004 : C4 Investments, LLC

**Current Zoning** INST (Institutional)

**Requested Zoning** R-22MF (Multi-Family Residential)

Approximately 10.543 acres

### Location of Requested Rezoning



## Rezoning Map



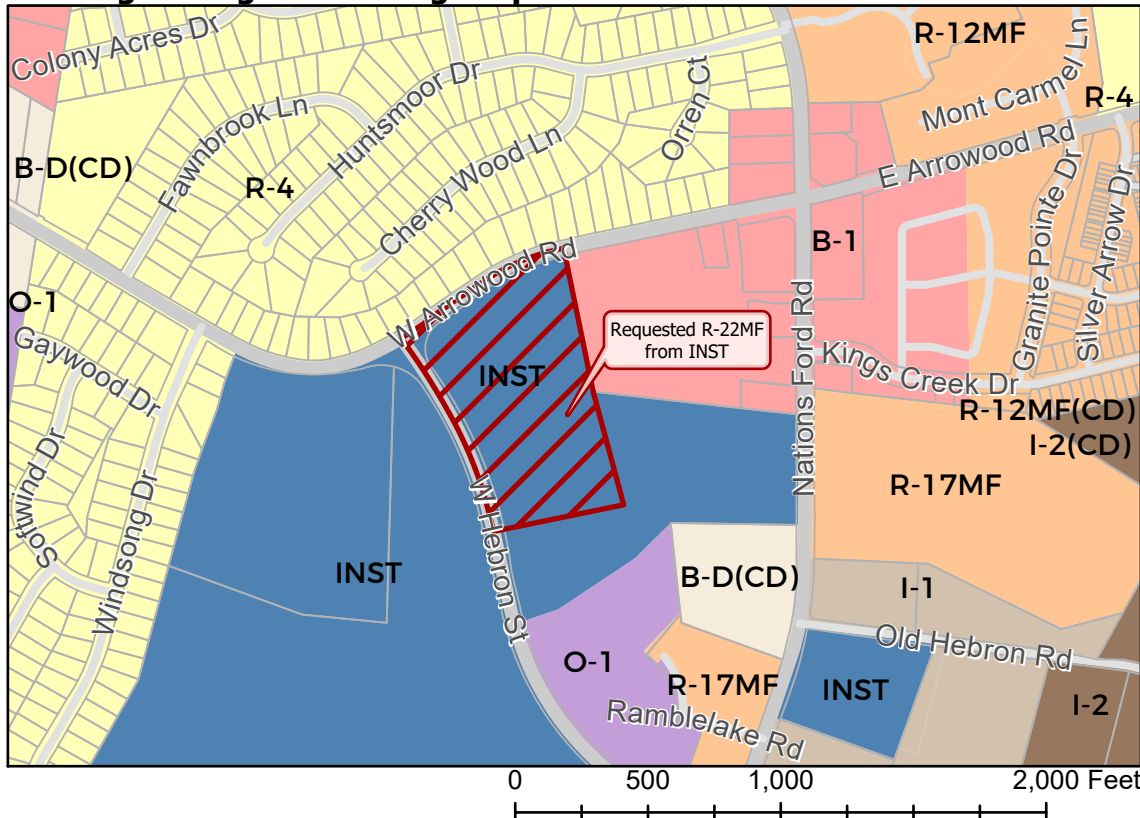
- 2019-004
- Inside City Limits
- Parcel
- Streams

### City Council District

- 3-LaWana Mayfield



### Existing Zoning & Rezoning Request



- Requested R-22MF from INST

### Zoning Classification

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



Map Created 2/11/2019



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-005

Petition #:	
Date Filed:	12/26/2018
Received By:	Bf

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

Property Owner: Gene & Greg, LLC

Owner's Address: 511 West Tremont Avenue City, State, Zip: Charlotte, NC 28203

Date Property Acquired: December 29, 2005

Property Address: 527 West Tremont Avenue

Tax Parcel Number(s): 119-061-01

Current Land Use: Industrial Size (Acres): +/- 5.58 acres

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

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

Required Rezoning Pre-Application Meeting\* with: Solomon Fortune, Grant Meacci, Carlos Alzate et al.

Date of meeting: October 3, 2018

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

**For Conditional Rezonings Only:**

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

Purpose/description of Conditional Zoning Plan: To accommodate the development of a residential community on the site that could contain up to 100 single family attached dwelling units.

John Carmichael (Robinson Bradshaw)  
Name of Rezoning Agent

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

Charlotte, NC 28246  
City, State, Zip

704-377-8341  
Telephone Number Fax Number

jcarmichael@robinsonbradshaw.com  
E-Mail Address

See Attached Joinder Agreement  
Signature of Property Owner

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

Ardent Acquisitions LLC (c/o Tyson Reilly)  
Name of Petitioner(s)

2100 Powers Ferry Road SE, Suite 350  
Address of Petitioner(s)

Atlanta, GA 30339  
City, State, Zip

248-361-8842  
Telephone Number Fax Number

treilly@theardentcompanies.com  
E-Mail Address

**ARDENT ACQUISITIONS LLC**

By: [Signature]  
Signature of Petitioner

TODD M TERWILLIGER  
(Name Typed / Printed)

**REZONING APPLICATION  
ARDENT ACQUISITIONS LLC, PETITIONER  
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by Ardent Acquisitions LLC that is designated as Tax Parcel No. 119-061-01 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 21 day of December, 2018.

**GENE & GREG, LLC**

By: Eugene A. Corey  
Name: EUGENE A. COREY  
Title: AUTHORIZED SIGNATORY

By: Gregory E. Corey  
Name: GREGORY E. COREY  
Title: AUTHORIZED SIGNATORY

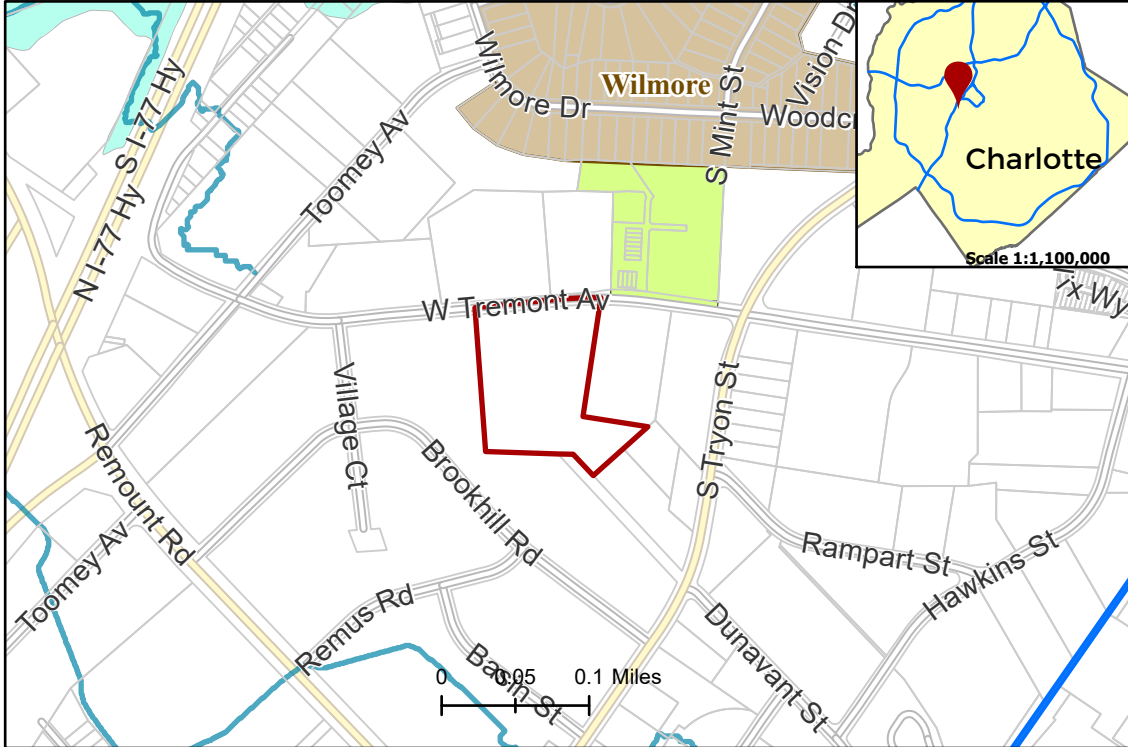
## 2019-005: Ardent Acquisitions, LLC

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

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

Approximately 5.58 acres

### Location of Requested Rezoning



## Rezoning Map



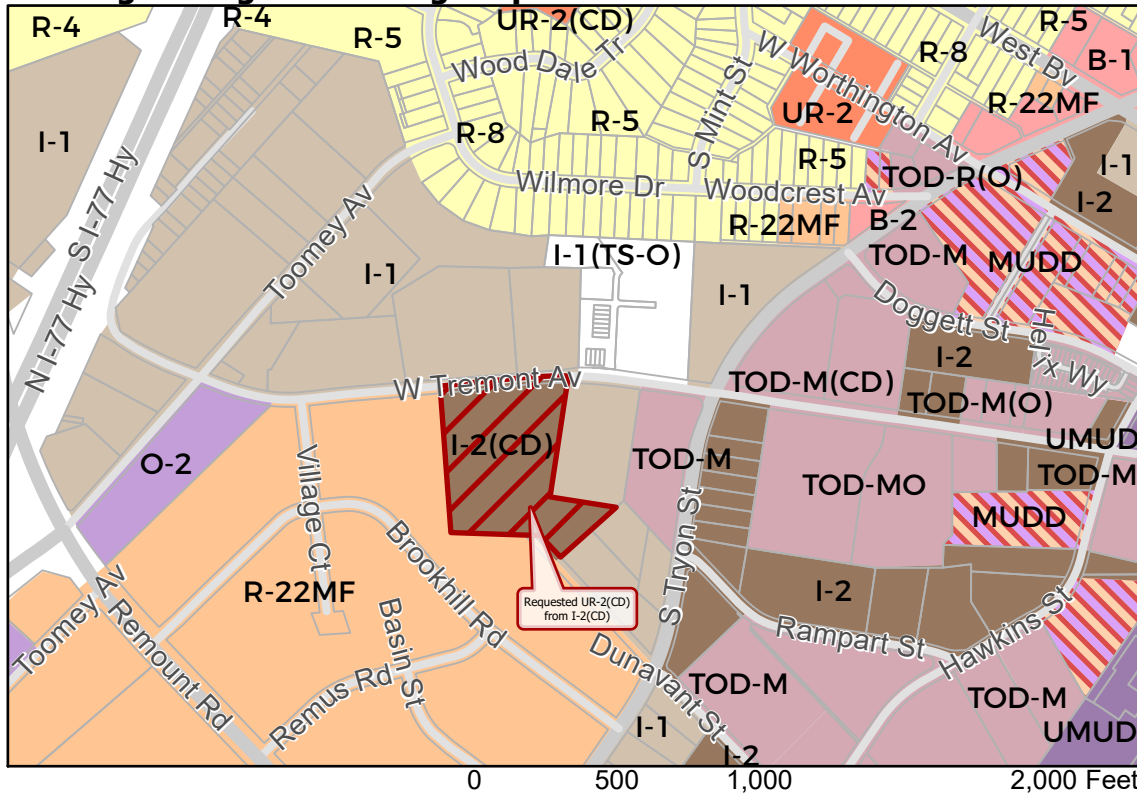
- 2019-005
- Inside City Limits
- Parcel
- LYNX Blue Line
- Streams
- FEMA Flood Plain
- Transit Supportive Overlay
- Historic Districts



City Council District

3-LaWana Mayfield

### Existing Zoning & Rezoning Request



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

### Zoning Classification

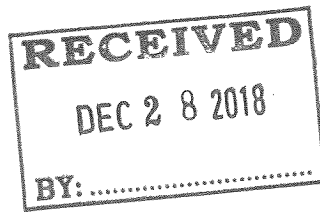
- Single Family
- Multi-Family
- Urban Residential
- Office
- Business
- Uptown Mixed Use
- Light Industrial
- General Industrial
- Mixed Use
- Transit-Oriented



Map Created 2/6/2019



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-006

Petition #: \_\_\_\_\_  
Date Filed: 12/28/2018  
Received By: PH

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

Property Owner: Amerco Real Estate Company

Owner's Address: 2727 N Central Ave, 5N City, State, Zip: Phoenix, AZ 85004

Date Property Acquired: 12/20/18

Property Address: 3200 Freedom Dr

Tax Parcel Number(s): Portion of 06503640 20

Current Land Use: Vacant Size (Acres): 6.19

Existing Zoning: B1 SCD Proposed Zoning: BD (CD) & B-2 (CD)

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

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

Date of meeting: June 28th

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

**For Conditional Rezoning Only:**

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

Purpose/description of Conditional Zoning Plan: Our request for a Conditional Zoning Plan is for the purpose of allowing self-storage and U-Haul truck and trailer share at this property.

Stephany Sheekey  
Name of Rezoning Agent

2727 N Central Ave, 5N  
Agent's Address

Phoenix, AZ 85004  
City, State, Zip

(602)263-6555  
Telephone Number Fax Number

stephany\_sheekey@uhaul.com  
E-Mail Address

Signature of Property Owner

Matthew F. Braccia  
(Name Typed / Printed)

Amerco Real Estate Company  
Name of Petitioner(s)

2727 N Central Ave, 5N  
Address of Petitioner(s)

Phoenix, AZ, 85004  
City, State, Zip

(602)263-6555  
Telephone Number Fax Number

stephany\_sheekey@uhaul.com  
E-Mail Address

Signature of Petitioner

Stephany Sheekey  
(Name Typed / Printed)

## 2019-006: Amerco Real Estate Company

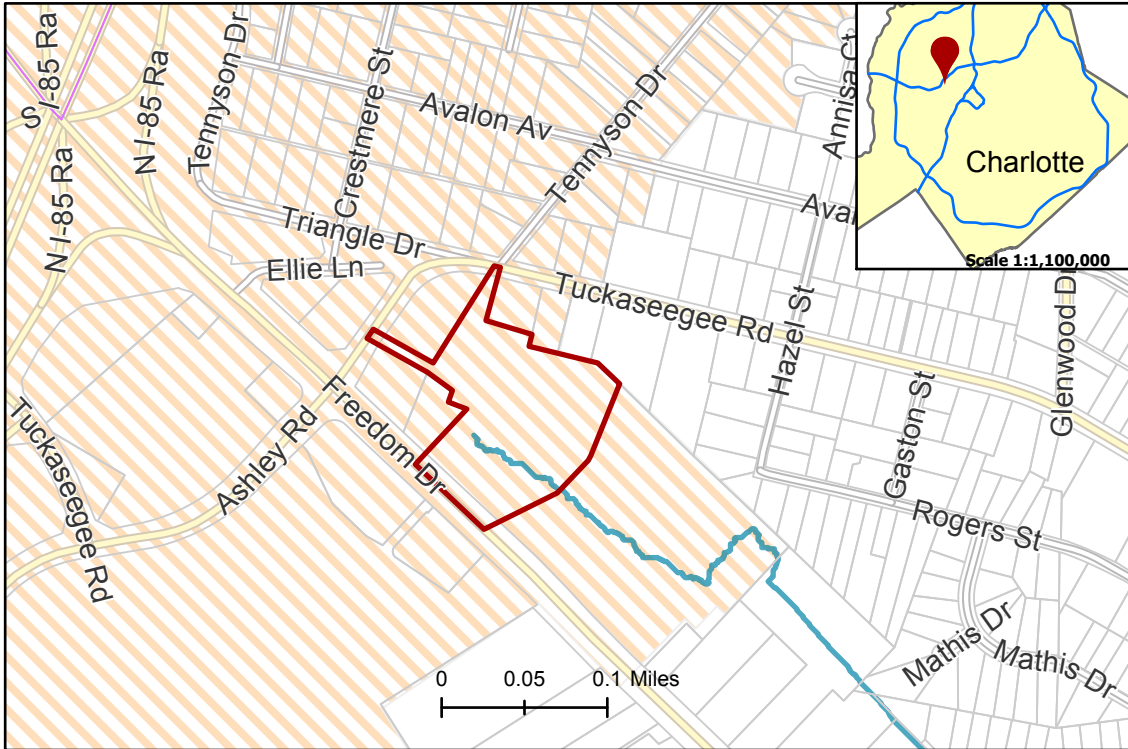
**Current Zoning** B-1SCD AIR (Business Shopping Center, Airport Noise Overlay)

**Requested Zoning** BD (CD) AIR (Distributive Business, Conditional, Airport Noise Overlay)

B-2(CD) AIR (General Business, Conditional, Airport Noise Overlay)

Approximately 6.19 acres

### Location of Requested Rezoning



## Rezoning Map



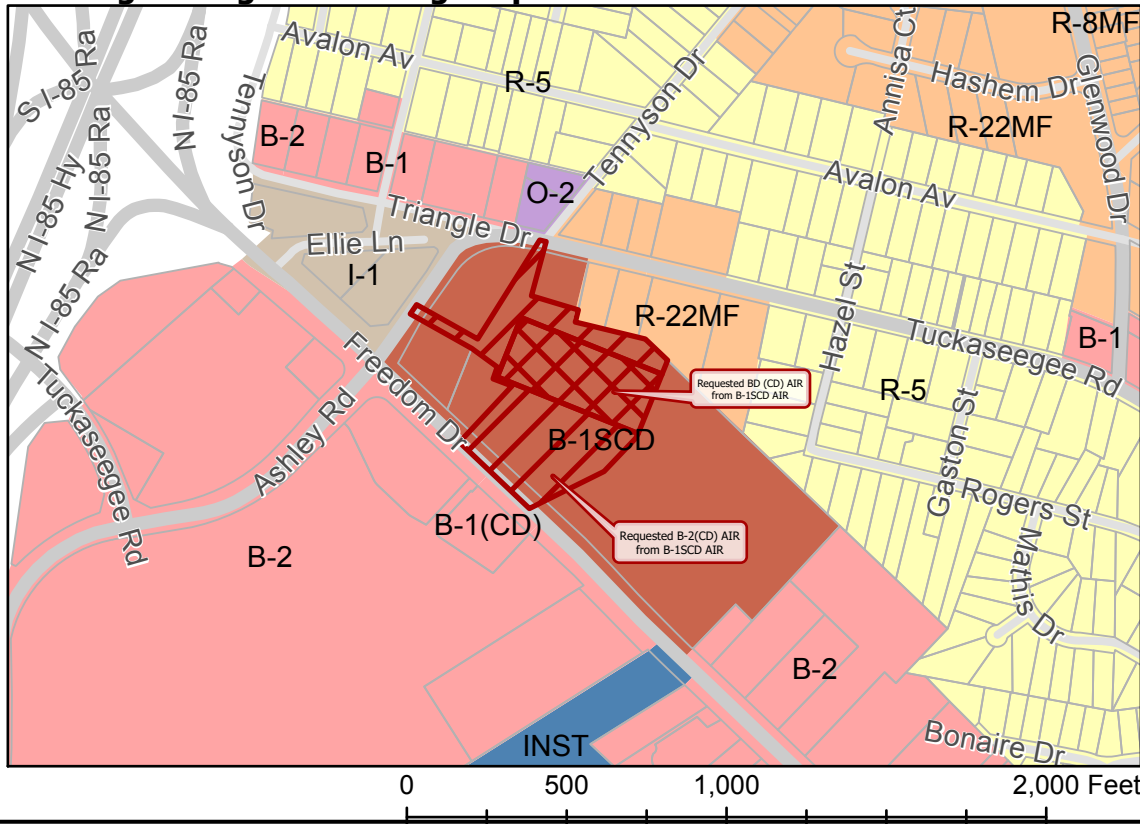
- 2019-006
- Inside City Limits
- Parcel
- Buildings
- Streams
- Airport Noise Overlay



### City Council District

- 3-LaWana Mayfield

### Existing Zoning & Rezoning Request



- Requested B-2(CD) AIR from B-1SCD AIR
- Requested BD (CD) AIR from B-1SCD AIR

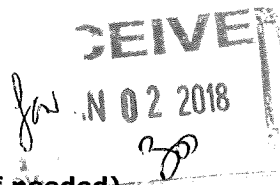
### Zoning Classification

- Single Family
- Multi-Family
- Institutional
- Office
- Business
- Commercial Center
- Light Industrial



Map Created 1/28/2019

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2619-007

Petition #: \_\_\_\_\_  
Date Filed: 1/2/2019  
Received By: BF

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

Property Owner: Emerson Real Estate Advisors LLC and  
TPM Properties Limited Partnership

Owner's Address: 1991 Elizabeth Avenue, Suite 1D City, State, Zip: Charlotte, NC 28204

Date Property Acquired: March 3, 2014

Property Address: 2506 Beatties Ford Road, Charlotte, NC

Tax Parcel Number(s): 07501106

Current Land Use: Vacant Size (Acres): 0.512 acres

Existing Zoning: B-1 Proposed Zoning: NS

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

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

Date of meeting: Done (numerous - last meeting 12/3/18)

(\*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: Petitioner's proposed use of the property (fast food restaurant),  
including provided parking, can only be consistent with a Neighborhood Services District designation.

Adam Essink, P.E.  
Name of Rezoning Agent

Kimley-Horn, 200 S. Tryon Street  
Agent's Address

Charlotte, NC 28202  
City, State, Zip

704-409-1803  
Telephone Number Fax Number

adam.essink@kimley-horn.com  
E-Mail Address

[Signature]  
Signature of Property Owner

Rodney Faulkner, Authorized Agent  
(Name Typed / Printed)

Leblon Franchising Holdings, LLC  
Name of Petitioner(s)

222 S. Church Street, Suite 100  
Address of Petitioner(s)

Charlotte, NC 28202  
City, State, Zip

786-853-9950  
Telephone Number Fax Number

joseph.marin@leblon-us.com  
E-Mail Address

[Signature]  
Signature of Petitioner

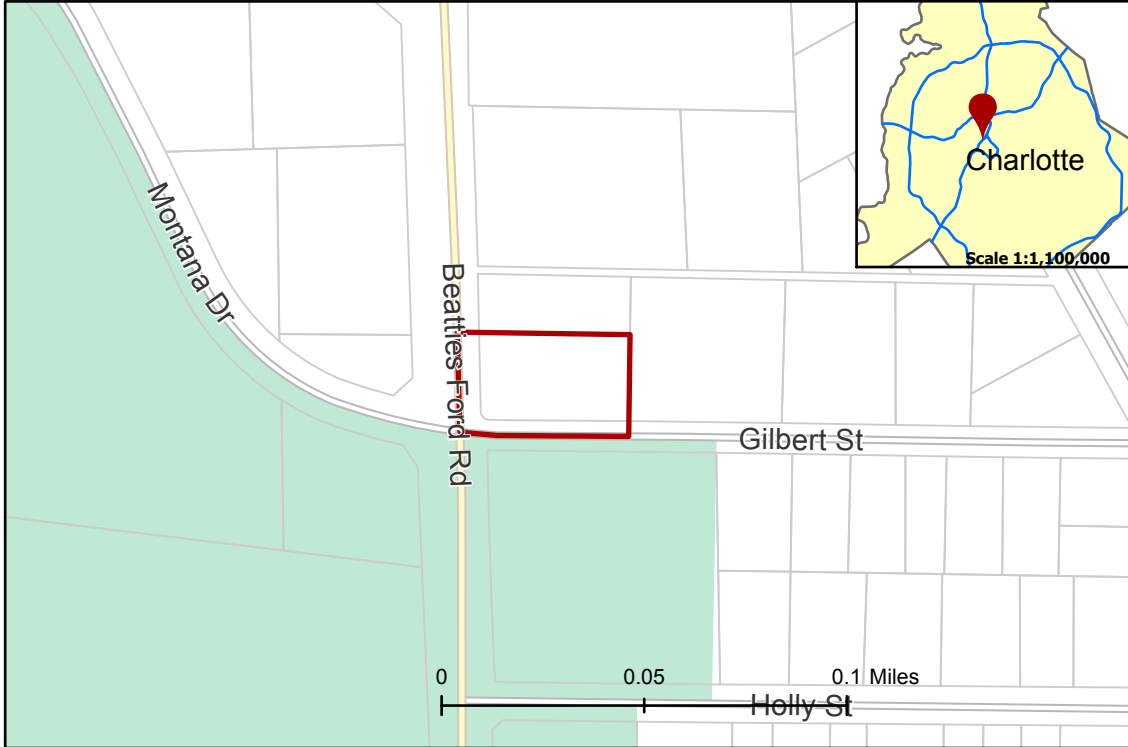
Joseph Marin, Authorized Agent  
(Name Typed / Printed)

**2019-007 : Leblon Franchising Holdings, LLC**

**Current Zoning** B-1 (Neighborhood Business)  
**Requested Zoning** NS (Neighborhood Services)

Approximately 0.512 acres

**Location of Requested Rezoning**



**Rezoning Map**



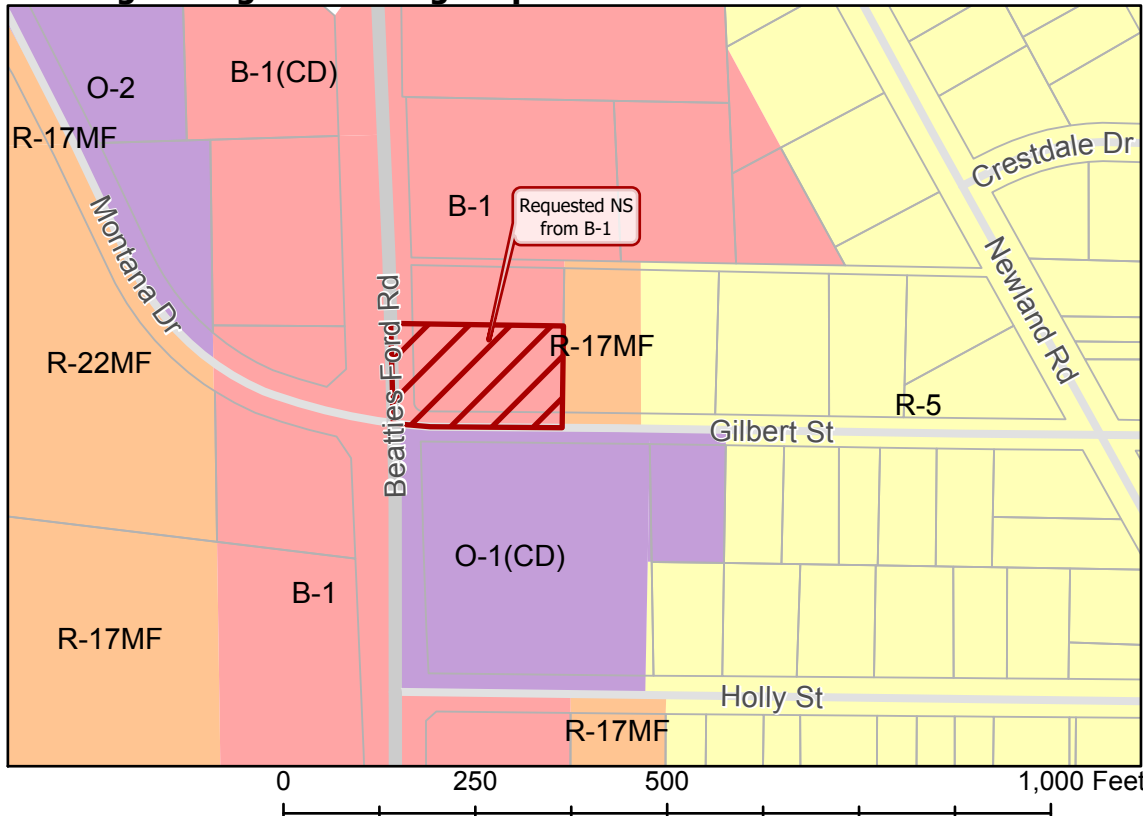
- 2019-007
- Inside City Limits
- Parcel
- West End Land Use and Pedscape

**City Council District**

2-Justin Harlow



**Existing Zoning & Rezoning Request**



Requested NS from B-1

**Zoning Classification**

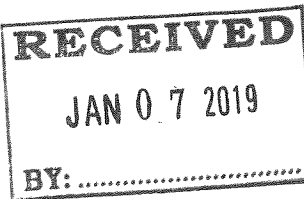
- Single Family
- Multi-Family
- Office
- Business



Map Created 1/7/2019



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-208

Petition #: \_\_\_\_\_  
Date Filed: 1/7/2019  
Received By: B+

**Complete All Fields (Use additional pages if needed)** Property Owner: Alltime Factors INC and John Edward Amon  
SR. \_\_\_\_\_

Owner's Address: PO Box 11254 City, State, Zip: Charlotte, NC 28220

Date Property Acquired: Unknown

Property Address: 1121 Seigle, 1113 Seigle, 820 E 15th

Tax Parcel Number(s): 08109921, 08109914, 08109913

Current Land Use: Church and (3) Single Family homes Size (Acres): .5177

Existing Zoning: R-5 Proposed Zoning: MUDD-O

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

Required Rezoning Pre-Application Meeting\* with: Sonja Sanders; Mandy Rosen  
Date of meeting: 10/18/18

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

**For Conditional Rezonings Only:**

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

Purpose/description of Conditional Zoning Plan: Mixed used development including 35 residential units + ground floor commercial

Russell Fergusson

Name of Rezoning Agent

PO Box 5645

Agent's Address

Charlotte, NC 28299

City, State, Zip

704-234-7488

Telephone Number Fax Number

russell.fergusson@russellwfergusson.com

E-Mail Address ALLTIME FACTORS, INC BY:

John Amon Sr. Pres  
Signature of Property Owner

JOHN AMON, SR.  
(Name Typed / Printed)

CoHab LLC

Name of Petitioner(s)

1918 Beverly Drive

Address of Petitioner(s)

Charlotte, NC 28207

City, State, Zip

704-995-2254

Telephone Number Fax Number

htucker@cohabdev.com

E-Mail Address

Harrison Tucker  
Signature of Petitioner

Harrison Tucker  
(Name Typed / Printed)

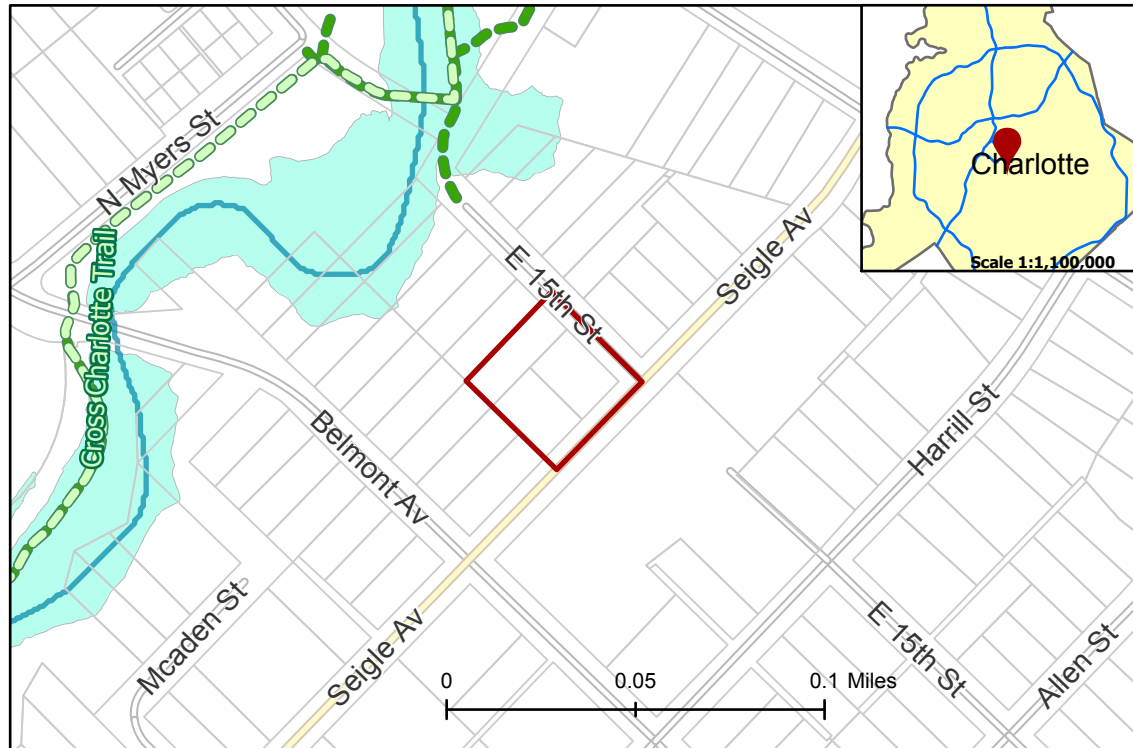
## 2019-008 : CoHab, LLC

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

**Requested Zoning** MUDD-O 5 Year Vested (Mixed Use Development, Optional)  
With 5 Year Vested Rights

Approximately 0.5177 acres

### Location of Requested Rezoning



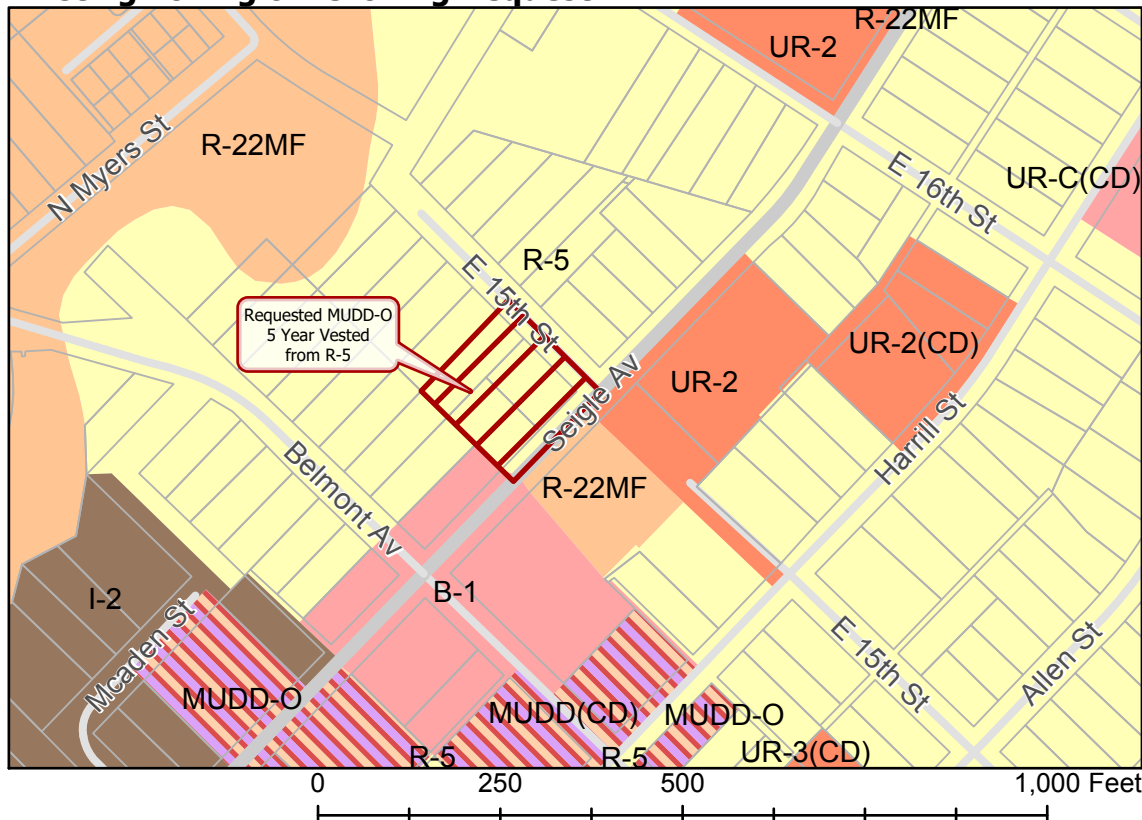
## Rezoning Map



- 2019-008
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Greenway
- Streams
- FEMA Flood Plain
- City Council District
- 1-Larken Egleston



### Existing Zoning & Rezoning Request



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

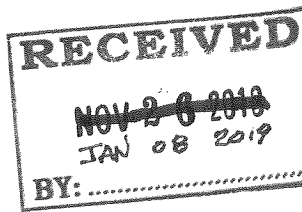
### Zoning Classification

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



Map Created 1/9/2019

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-009

Petition #: \_\_\_\_\_  
Date Filed: 11/20/18  
Received By: BH

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

Property Owner: see attached applications for Owner information

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

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

Property Address: 6324, 6328, 6500, 6508, 6428 Beatties Ford Road

Tax Parcel Number(s): 03714104, 03714103, 03714102, 03714101

Current Land Use: \_\_\_\_\_ Size (Acres): 16.0 ac.

Existing Zoning: R-3 and B-2 Proposed Zoning: R-8MF (CD)

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

Required Rezoning Pre-Application Meeting\* with: Alberto, Grant, Rick

Date of meeting: 11/13/2018

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

**For Conditional Rezoning Only:**

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

Purpose/description of Conditional Zoning Plan: to create a townhome development

Sara Shirley - American Eng.  
Name of Rezoning Agent

8008 Corporate Center Dr. Suite 110  
Agent's Address

Charlotte, NC 28226  
City, State, Zip

704-749-1021  
Telephone Number

sshirley@american-ea.com  
E-Mail Address

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

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

Joseph Rhodes  
Name of Petitioner(s)

235 Apollo Beach Boulevard, Suite 307  
Address of Petitioner(s)

Apollo Beach, FL 33572  
City, State, Zip

770-713-7622  
Telephone Number

jw@yourlandpartner.com  
E-Mail Address

Joseph Rhodes  
Signature of Petitioner

JOSEPH RHODES  
(Name Typed / Printed)

## I. REZONING APPLICATION CITY OF CHARLOTTE

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

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

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

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

Property Owner: Elliott Scott Climer

Owner's Address: 6500 Beatties Ford Road City, State, Zip: Charlotte, NC 28216

Date Property Acquired: 2004

Property Address: 6500 and 6508 Beatties Ford Road

Tax Parcel Number(s): 037-141-01 and 037-141-02

Current Land Use: Residential Size (Acres): 2.87 acres combined

Existing Zoning: R-3 Proposed Zoning: \_\_\_\_\_

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

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 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

Elliott Scott Climer  
Signature of Property Owner

Elliott Scott Climer

(Name Typed / Printed)

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

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

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

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

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

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

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

(Name Typed / Printed)

## I. REZONING APPLICATION CITY OF CHARLOTTE

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

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

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

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

Property Owner: Donna Caldwell Kerns

Owner's Address: 107 Lismark Drive City, State, Zip: Mooresville, NC

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

Property Address: 6428 Beatties Ford Road, Charlotte, NC 28216

Tax Parcel Number(s): 037-141-03

Current Land Use: Residential Size (Acres): 2.02 acres

Existing Zoning: R-3 Proposed Zoning: \_\_\_\_\_

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

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 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

Donna Caldwell Kerns  
Signature of Property Owner

Donna Caldwell Kerns

(Name Typed / Printed)

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

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

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

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

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

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

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

(Name Typed / Printed)

# I. REZONING APPLICATION CITY OF CHARLOTTE

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

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

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

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

Property Owner: Roy L Parker and Margaret J ParkerOwner's Address: 2400 Oakdale Road City, State, Zip: Charlotte, NC 28216Date Property Acquired: 11-02-15Property Address: 6324 and 6328 Beatties Ford Road, Charlotte, NC 28216Tax Parcel Number(s): 037-141-04 2 address, 1 PID #Current Land Use: Residential, Vacant structures Size (Acres): 11.5Existing Zoning: R-3 and B-1 Proposed Zoning: \_\_\_\_\_

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

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 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 \_\_\_\_\_

Roy L. Parker Margaret J. Parker  
Signature of Property Owner

Roy L. PARKER Margaret J. Parker  
(Name Typed / Printed)

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

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

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

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

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

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

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

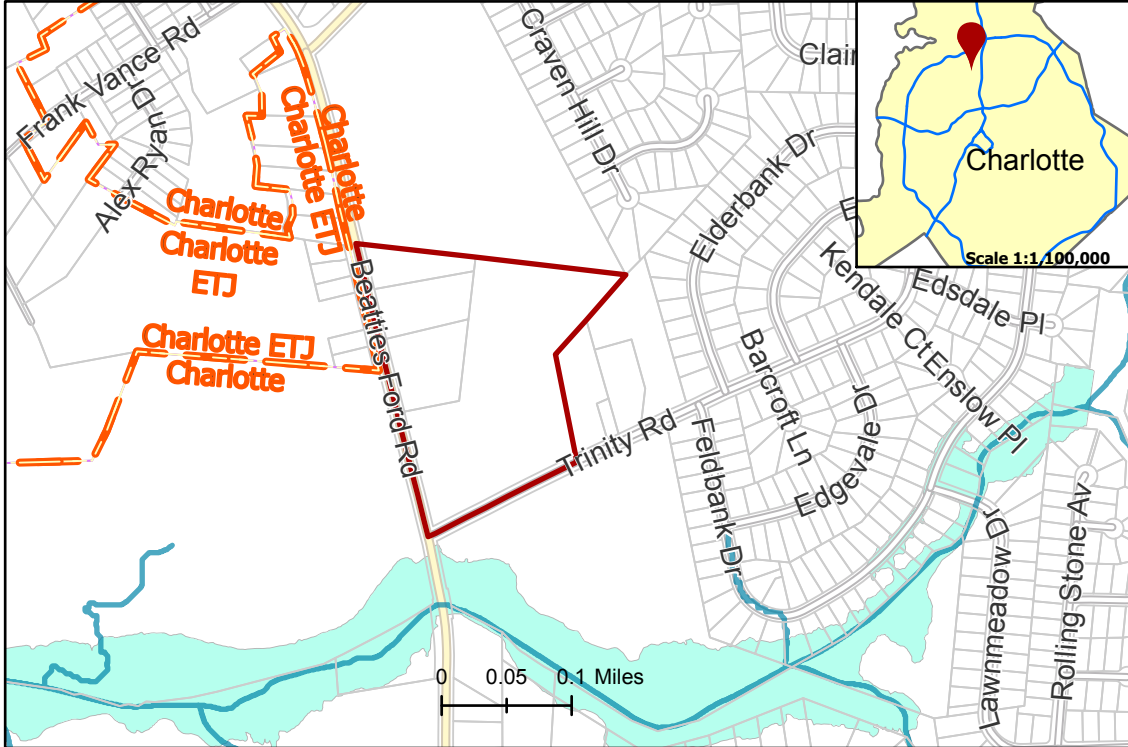
## 2019-009: Joseph Rhodes

**Current Zoning** R-3 (Single Family Residential) B-2 (General Business)

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

Approximately 16 acres

### Location of Requested Rezoning



## Rezoning Map



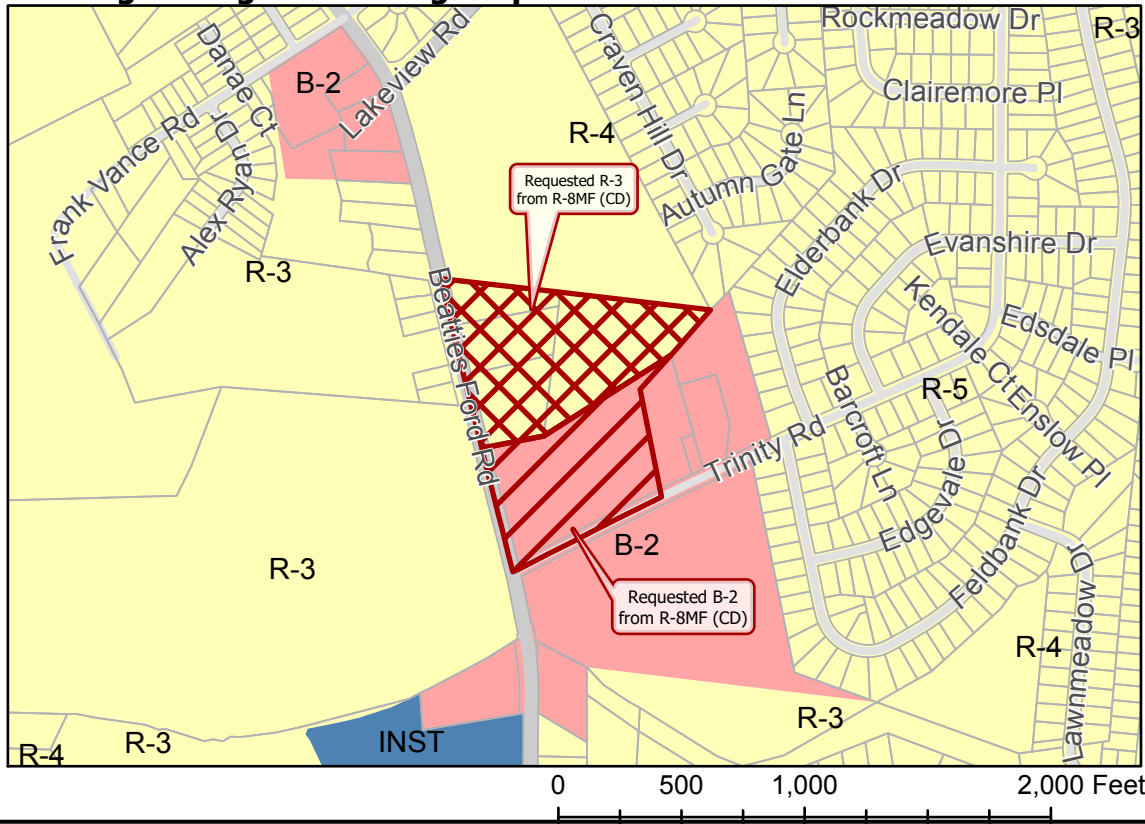
- 2019-009
- Inside City Limits
- Parcel
- Buildings
- Streams
- FEMA Flood Plain



### City Council District

2-Justin Harlow

### Existing Zoning & Rezoning Request



- Requested R-3 from R-8MF (CD)
- Requested B-2 from R-8MF (CD)

### Zoning Classification

- Single Family
- Institutional
- Business

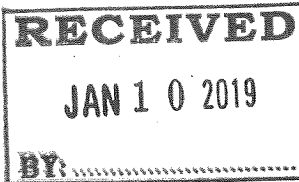


Map Created 1/28/2019





**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-010

Petition #:	
Date Filed:	1/10/2019
Received By:	BH

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

Property Owner: Grace Andrews, et al

Owner's Address: 46875 Tall Rd City, State, Zip: New London, NC 28127

Date Property Acquired: 1975 / 2001

Property Address: XXXX Old Plank Rd

Tax Parcel Number(s): 03515701, 03515778

Current Land Use: Vacant Land Size (Acres): 33.4848

Existing Zoning: R-3 & I-1 Proposed Zoning: R-6 (19.3251 ac) & R-8 (14.1597 ac)

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

Required Rezoning Pre-Application Meeting\* with: Alberto Gonzalez, Claire Lyte-Graham, Kent Main (2nd meeting), et al

Date of meeting: 10/23/18 & 11/21/18

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

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: Grace H. Andrews

GRACE H. ANDREWS  
(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 of Petitioner: Judson Stringfellow

Judson Stringfellow  
(Name Typed / Printed)

## 2019-010 : JDSI, LLC

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

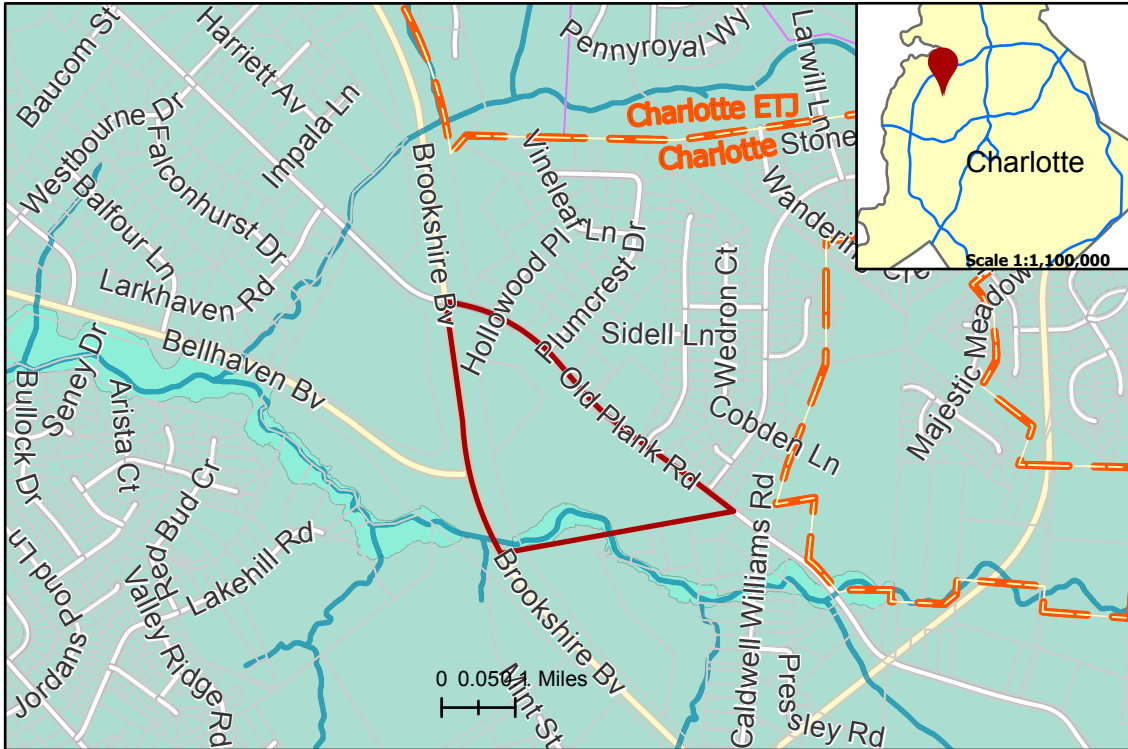
I-1 LWPA (Light Industrial Lower Lake Wylie Protected Area)

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

R-8 LWPA (Single Family Residential, Lower Lake Wylie Protected Area)

Approximately 33.4848 acres

### Location of Requested Rezoning



## Rezoning Map



- 2019-010
- Inside City Limits
- Parcel
- Buildings
- Streams
- FEMA Flood Plain

### Watershed Overlay

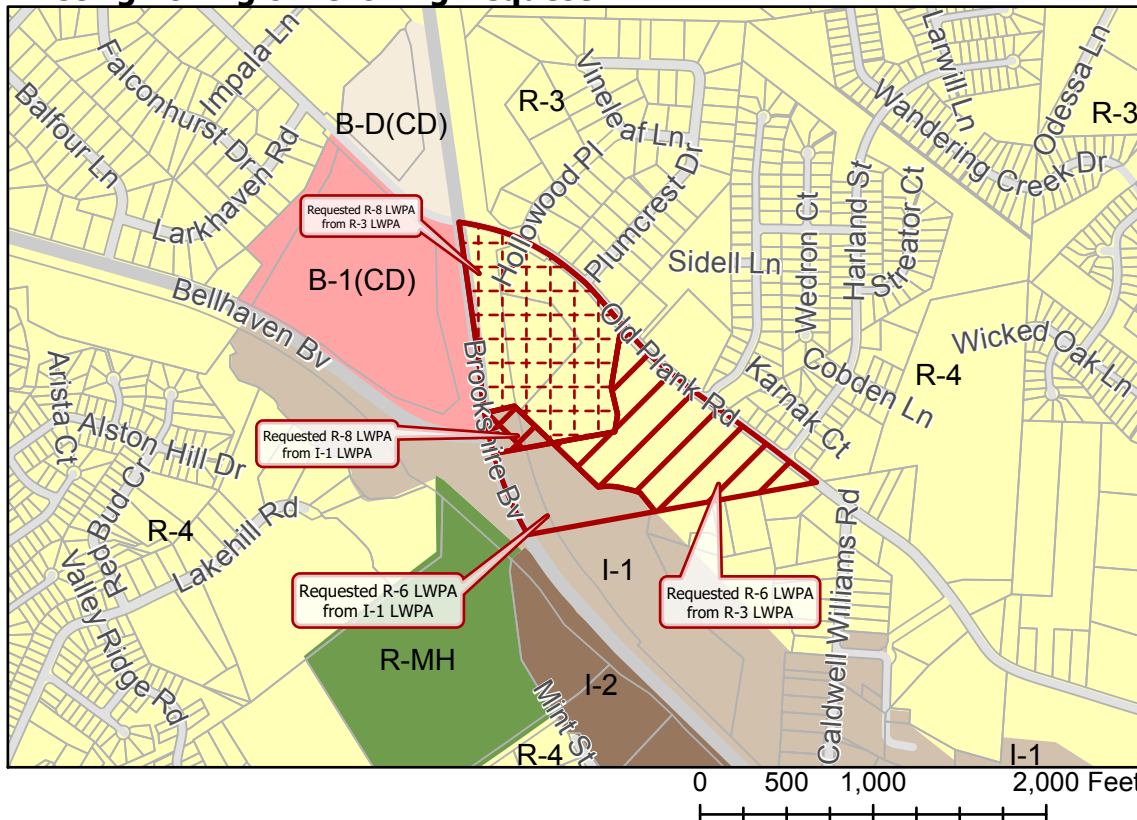
- Lake Wylie - Protected Area

### City Council District

- 2-Justin Harlow



## Existing Zoning & Rezoning Request



- Requested R-6 LWPA from I-1 LWPA
- Requested R-6 LWPA from R-3 LWPA
- Requested R-8 LWPA from I-1 LWPA
- Requested R-8 LWPA from R-3 LWPA

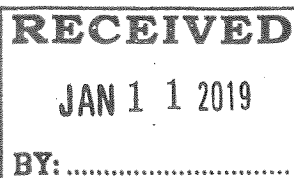
### Zoning Classification

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



Map Created 1/23/2019

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-011

Petition #:	_____
Date Filed:	1/11/2018
Received By:	BK

Property Owners: MREI IV Courtney Land LLC

Owner's Addresses: 8333 Douglas Avenue, Ste 1600, Dallas, TX 75225

Date Properties  
Acquired: 11/08/18

Property Addresses: N/A

Tax Parcel Numbers: 143-151-02

Current Land Use: vacant (Acres): ± 13.196

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

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

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

Date of meeting: 10/25/18

(\*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 a multi-family community.

**Bridget Grant, Dujuana Keys, & Jeff Brown**

Name of Rezoning Agent

**Moore & Van Allen, PLLC**

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

Agent's Address

**Charlotte, NC 28202**

City, State, Zip

**704.331.2379 (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

**Milestone Investments, LLC (Attn: Michael Sauer)**

Name of Petitioner

**8333 Douglas Avenue, Ste 1600**

Address of Petitioner

**Dallas, TX 75225**

City, State, Zip

**214.442.8166**

Telephone Number

**214.442.8199**

Fax Number

**msauer@milestonegp.com**

E-mail Address

**SEE ATTACHMENT B**

Signature of Petitioner

**ATTACHMENT A**

**REZONING PETITION NO. 2019-\_\_\_\_**  
**The Milestone Group**

**OWNER JOINDER AGREEMENT**  
**MREI IV Courtney Land, LLC**

The undersigned, as the owner of the parcel of land located at the eastern intersection of Yorkmont Road and Parkway Place Boulevard that is designated as Tax Parcel No. 143-151-02 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 O-1(CD) zoning district to the UR-2(CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 9<sup>th</sup> day of January, 2019.

**MREI IV Courtney Land, LLC**

By:   
Name: \_\_\_\_\_  
Its: John Ascenzo  
Vice President

**ATTACHMENT B**

**REZONING PETITION NO. 2019-  
Milestone Investments, LLC**

**Petitioner:**

**Milestone Investments, LLC**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: John Ascenzo  
Vice President

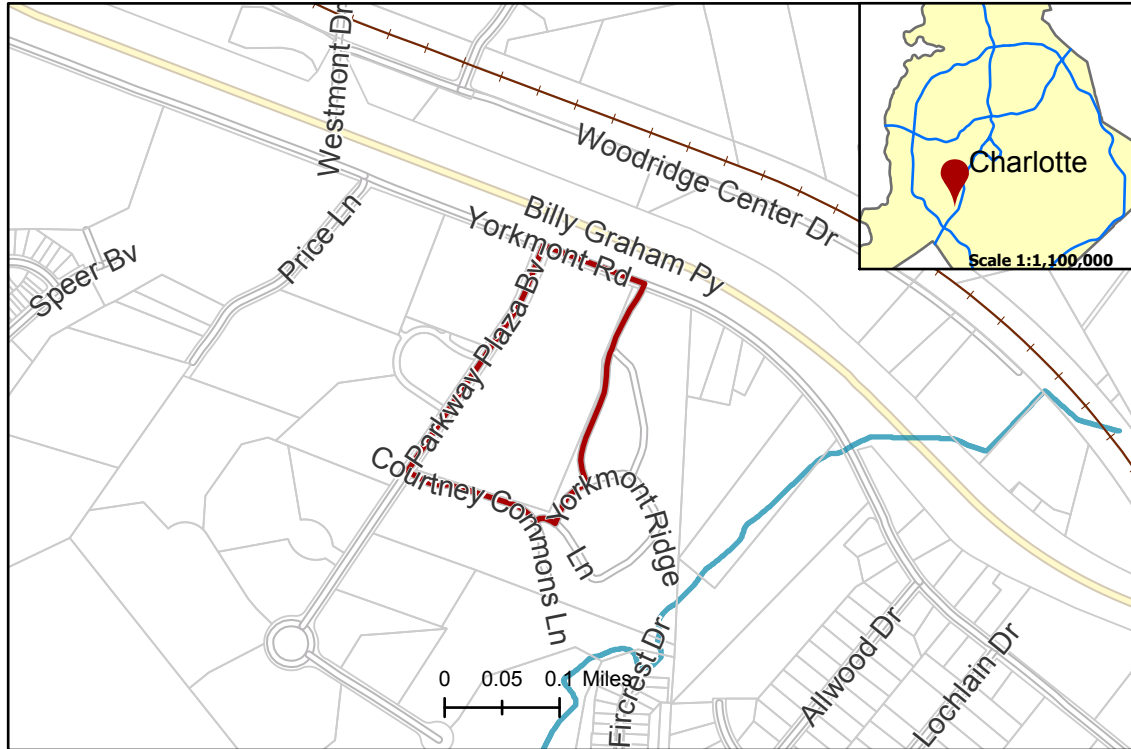
## 2019-011 : Milestone Investments, LLC

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

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

Approximately 13.196 acres

### Location of Requested Rezoning



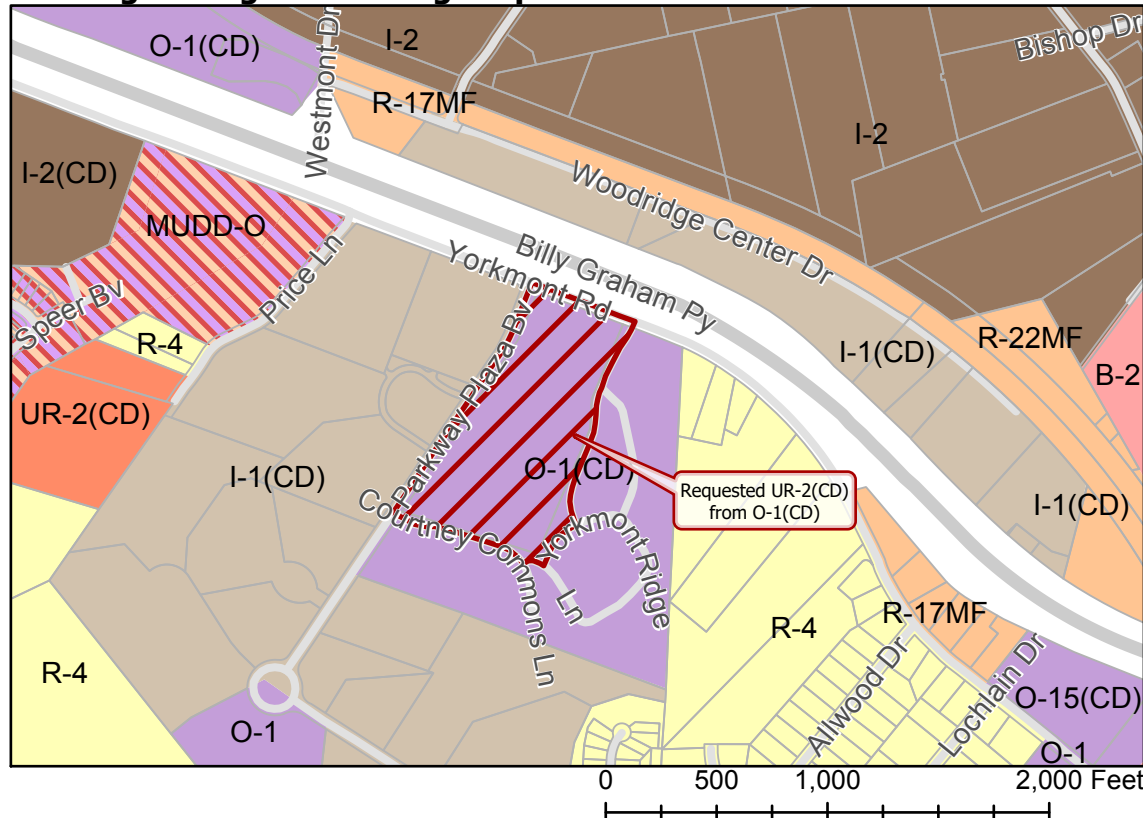
## Rezoning Map



- 2019-011
- Inside City Limits
- Parcel
- Railway
- Streams
- City Council District
- 3-LaWana Mayfield



### Existing Zoning & Rezoning Request



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

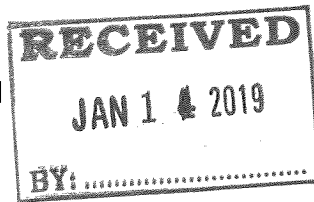
### Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Office
- Business
- Light Industrial
- General Industrial
- Mixed Use



Map Created 1/14/2019

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-012

Petition #:	_____
Date Filed:	<u>1/11/2019</u>
Received By:	<u>R</u>

Property Owners: YDG Moss Road, LLC

Owner's Addresses: 14021 Colan Circle Ste B-10

Date Properties Acquired: 03/29/2018

Property Addresses: 11225 S Tryon St, Charlotte, NC 28273

Tax Parcel Numbers: 219-011-05

Current Land Use: vacant (Acres): ± 2.841

Existing Zoning: NS Proposed Zoning: NS(SPA)

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

Required Rezoning Pre-Application Meeting\* with: Alberto Gonzalez, Carlos Alzate, and Grant Meacci

Date of meeting: 8/7/2018

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

**For Conditional Rezonings Only:**

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

Purpose/description of Conditional Zoning Plan: To redevelop the parcels with retail uses.

**Bridget Grant, Dujuana Keys, & Jeff Brown**

Name of Rezoning Agent

**Moore & Van Allen, PLLC**

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

Agent's Address

**Charlotte, NC 28202**

City, State, Zip

**704.331.2379 (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

**LIDL US Operations LLC(Attn: Don Keum & Michael Slavotinek)**

Name of Petitioner

**3500 S Clark St**

Address of Petitioner

**Arlington, VA 22202**

City, State, Zip

**703.486.6314 (DK)**

**571.867.0341 (MS)**

Telephone Number Fax Number

**Don.keum@lidl.us; Michael.slavotinek@lidl.us**

E-mail Address

**SEE ATTACHMENT B**

Signature of Petitioner


**ATTACHMENT A**

**REZONING PETITION NO. 2018-\_\_\_\_**  
**LIDL US Operations LLC**

**OWNER JOINDER AGREEMENT**  
**YDG Moss Road, LLC**

The undersigned, as the owner of the parcel of land located at 11225 S Tryon St, Charlotte, NC that is designated as Tax Parcel No. 219-011-05 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from NS zoning district to the NS(SPA) 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 26th day of December, 2018.

**YDG Moss Road, LLC**   
By: \_\_\_\_\_  
Name: Doug Baumgartner  
Its: Member/Manager



**ATTACHMENT B**

**REZONING PETITION NO. 2018-  
LIDL US Operations LLC**

**Petitioner:**

**LIDL US Operations LLC**

By: 

Name: Don Keum

Title: Director of Real Estate

## 2019-012 : LIDL US Operations, LLC

**Current Zoning** NS (Neighborhood Services)

**Requested Zoning** NS SPA (Neighborhood Services, Site Plan Amendment)

Approximately 2.841 acres

### Location of Requested Rezoning



## Rezoning Map



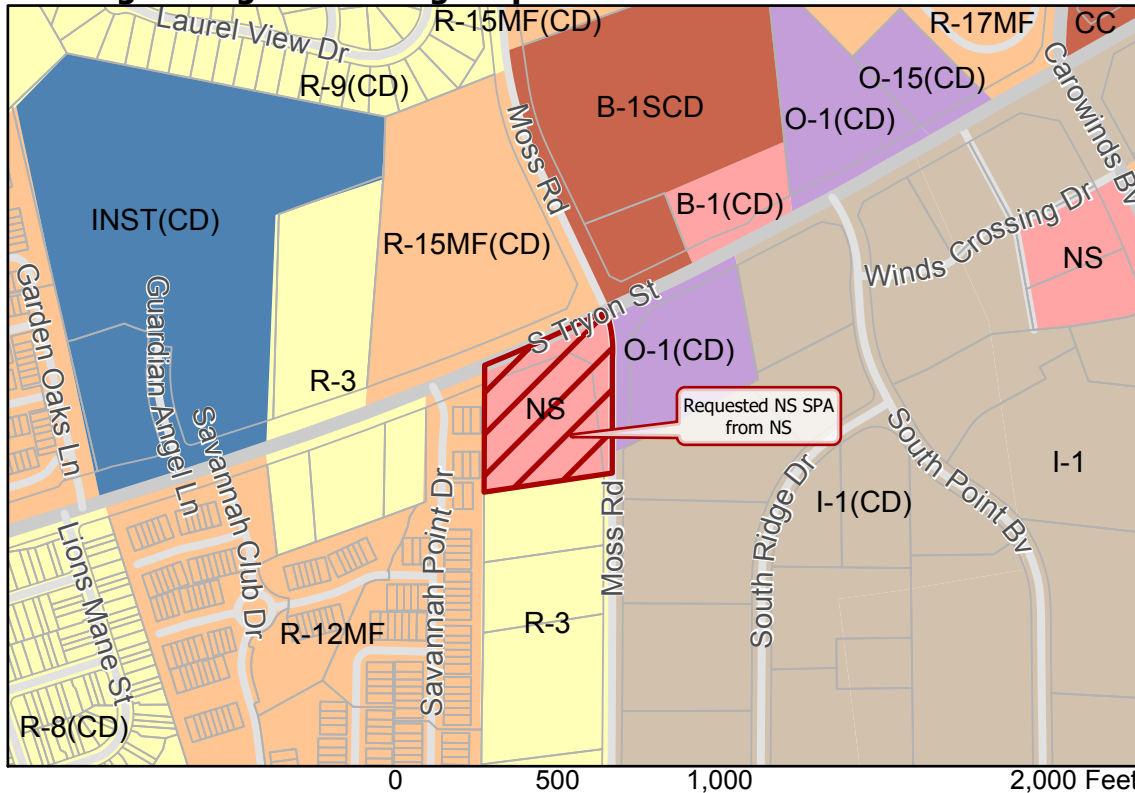
- 2019-012
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

### City Council District

- 3-LaWana Mayfield



### Existing Zoning & Rezoning Request



- Requested NS SPA from NS

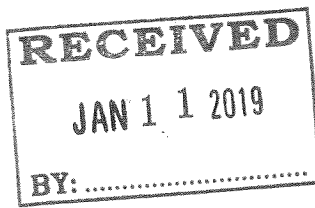
### Zoning Classification

- Single Family
- Multi-Family
- Institutional
- Office
- Business
- Commercial Center
- Light Industrial



Map Created 1/14/2019

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-013

Petition #: \_\_\_\_\_  
Date Filed: 1/11/2019  
Received By: BH

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

Property Owner: Phylliss H. Leonard

Owner's Address: PO Box 5035 City, State, Zip: Lake Wylie, SC 29710

Date Property Acquired: 10/26/2001

Property Address: 3040 North Davidson Street Charlotte, North Carolina

Tax Parcel Number(s): 083-071-11

Current Land Use: Residential (Vacant) Size (Acres): 0.22ac

Existing Zoning: R-5 Proposed Zoning: TOD-M(O)

Overlay: N/A Tree Survey Provided: Yes: \_\_\_\_\_ No: N/A

Required Rezoning Pre-Application Meeting\* with: Sonja Sanders, Carlos Alzante, Grant Meacci, Mandy Rosen  
Date of meeting: 12/13/2018

(\*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: Alterations to required streetscape due to retaining existing structure on site.

Paul Pennell  
Name of Rezoning Agent

1318-e6 Central Ave  
Agent's Address

Charlotte, NC 28205  
City, State, Zip

704-334-3303 Fax Number  
Telephone Number

Paul@urbandesignpartners.com  
E-Mail Address

*Anthony L. Giordano*  
Signature of Property Owner

Anthony L. Giordano, Guardian of  
(Name Typed / Printed) Estate of Phyllis H. Leonard

Andrew Klenk  
Name of Petitioner(s)

1009 Leigh Ave.  
Address of Petitioner(s)

Charlotte, NC 28205  
City, State, Zip

704-231-4882 Fax Number  
Telephone Number

Andrew@capstoneapts.com  
E-Mail Address

*Andrew Klenk*  
Signature of Petitioner

Andrew Klenk  
(Name Typed / Printed)

2019-013 : Andrew Klenk

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

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

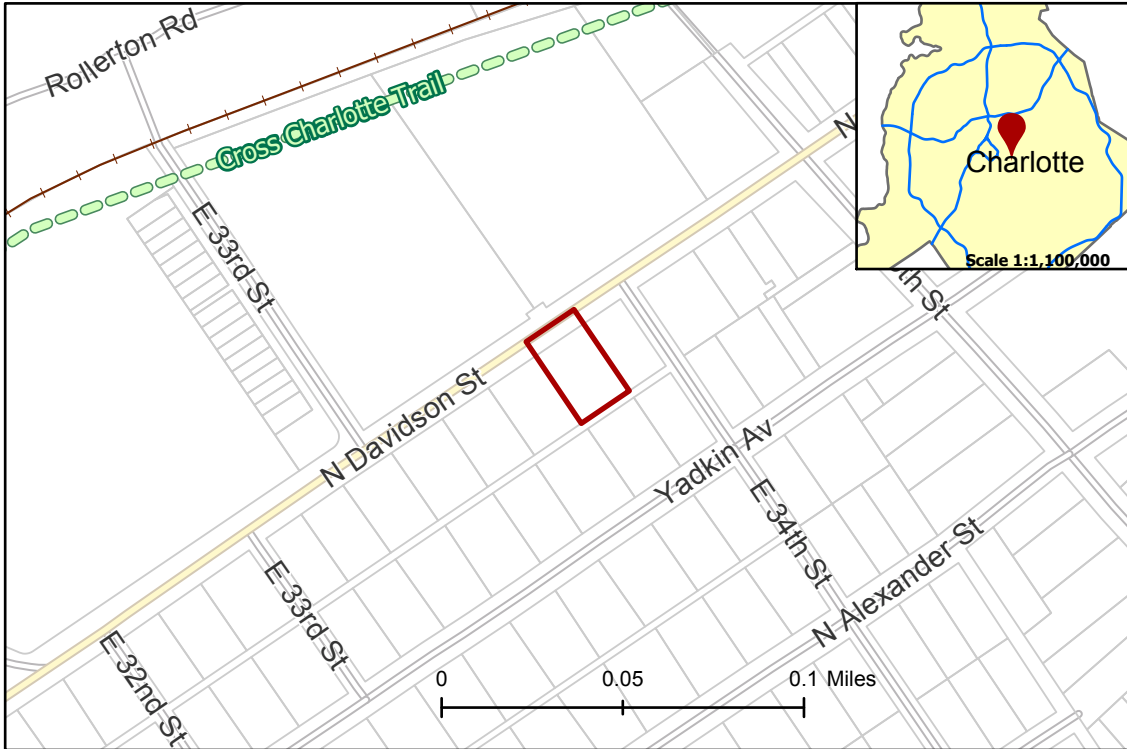
Approximately 0.22 acres

**Location of Requested Rezoning**

## Rezoning Map



**CHARLOTTE**  
PLANNING, DESIGN  
& DEVELOPMENT



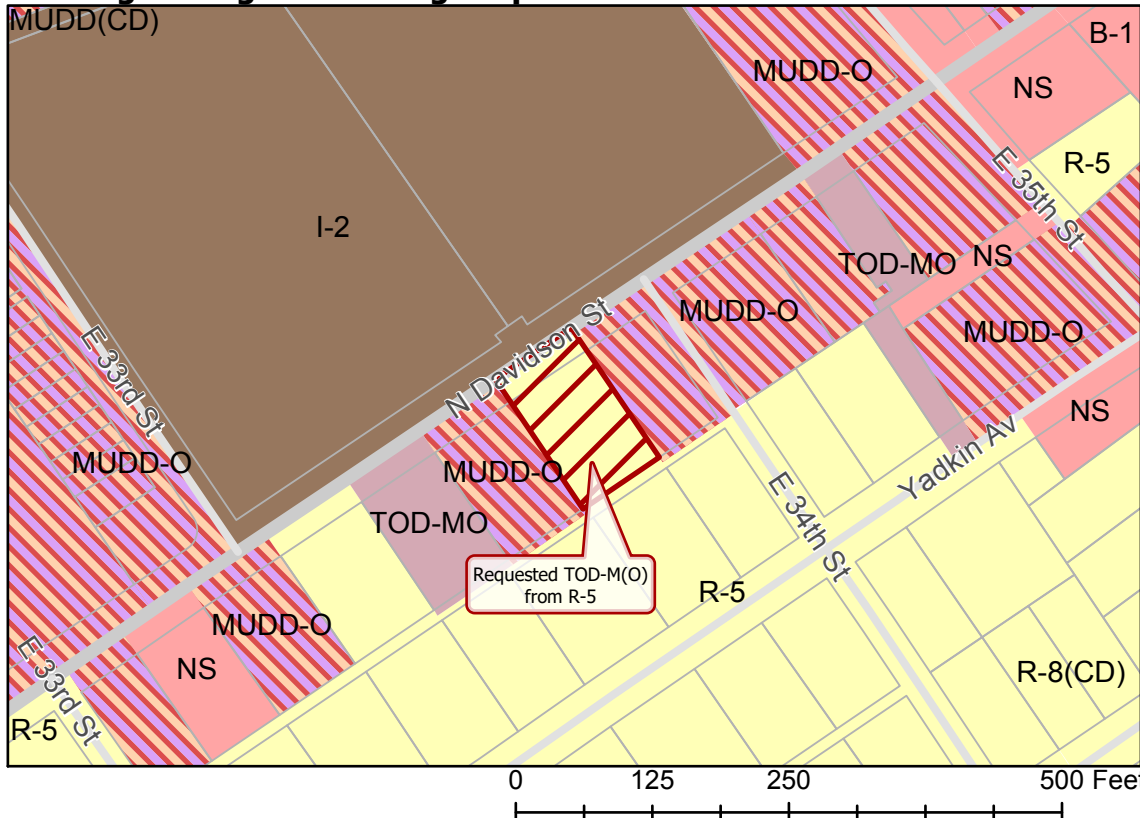
- 2019-013
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Railway

City Council District

1-Larken Egleston



## Existing Zoning & Rezoning Request



- Requested TOD-M(O) from R-5

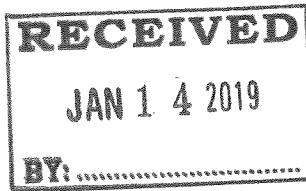
## Zoning Classification

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



Map Created 1/14/2019

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-014

Petition #:	_____
Date Filed:	1/14/2019
Received By:	<i>[Signature]</i>

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

Property Owner: John J. Huson and Maria M. Huson

Owner's Address: 4013 Columbine Circle City, State, Zip: Charlotte, NC 28211

Date Property Acquired: February 8, 2005

Property Address: 850 Griffith Road

Tax Parcel Number(s): 169-091-09

Current Land Use: Industrial Size (Acres): +/- 1.06 acres

Existing Zoning: I-2 Proposed Zoning: TOD-R (CD)

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

Required Rezoning Pre-Application Meeting\* with: Kent Main, Carlos Alzate et al.

Date of meeting: November 20, 2018

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

**For Conditional Rezonings Only:**

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

Purpose/description of Conditional Zoning Plan: To accommodate the development of up to 50 multi-family dwelling units on the site.

John Carmichael (Robinson Bradshaw)  
Name of Rezoning Agent

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

Charlotte, NC 28246  
City, State, Zip

704-377-8341  
Telephone Number Fax Number

jcarmichael@robinsonbradshaw.com  
E-Mail Address

See Attached Joinder Agreement  
Signature of Property Owner

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

Mission Properties (c/o Jason McArthur)  
Name of Petitioner(s)

338 South Sharon Amity Road, PMB 510  
Address of Petitioner(s)

Charlotte, NC 28211  
City, State, Zip

704-307-8265  
Telephone Number Fax Number

jason@missionprop.com  
E-Mail Address


**MISSION PROPERTIES**  
By: *C. Jason McArthur*  
Signature of Petitioner


C. Jason McArthur  
(Name Typed / Printed)

**REZONING APPLICATION  
MISSION PROPERTIES, PETITIONER  
JOINDER AGREEMENT**

The undersigned, as the owners of that parcel of land subject to the attached Rezoning Application filed by Mission Properties that is designated as Tax Parcel No. 169-091-09 on the Mecklenburg County Tax Maps (the "Site"), hereby join in this Rezoning Application and consent to the change in zoning for the Site to the TOD-R (CD) zoning district.

This 19 day of November, 2018.

  
\_\_\_\_\_  
John J. Huson

  
\_\_\_\_\_  
Maria M. Huson

## 2019-014 : Mission Properties

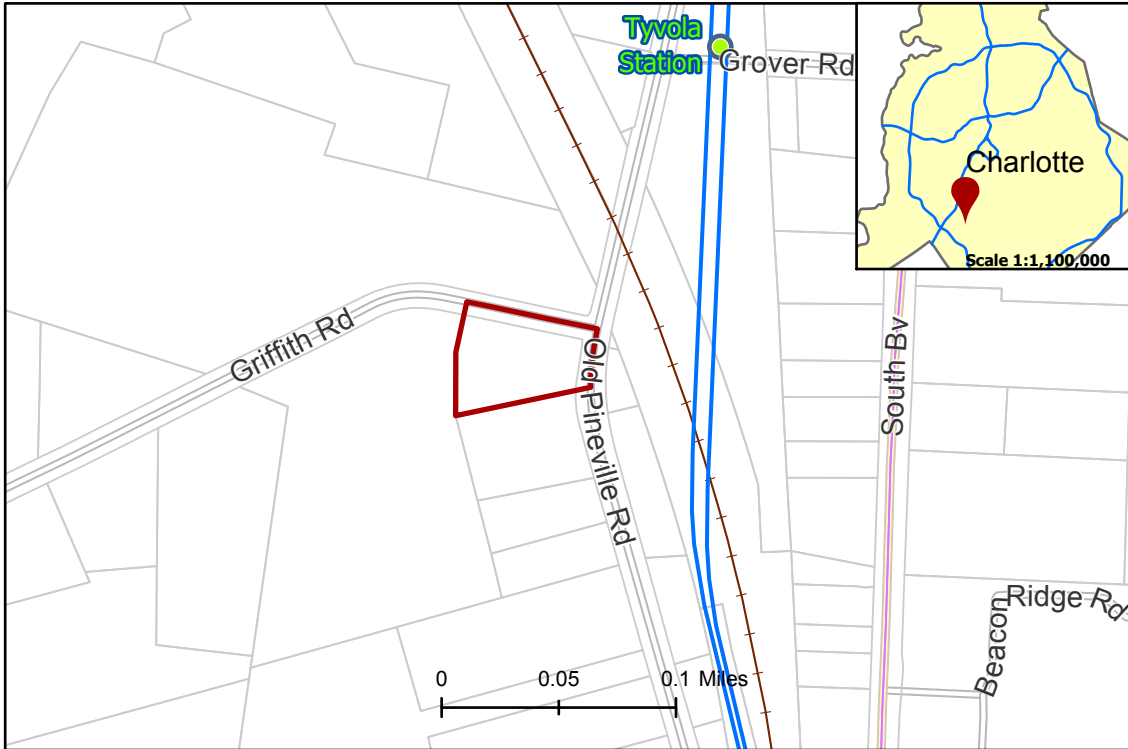
**Current Zoning** I-2 (General Industrial)

**Requested Zoning** TOD-R(CD) (Transit Oriented Development-Residential, Conditional)

Approximately 1.06 acres

**Location of Requested Rezoning**

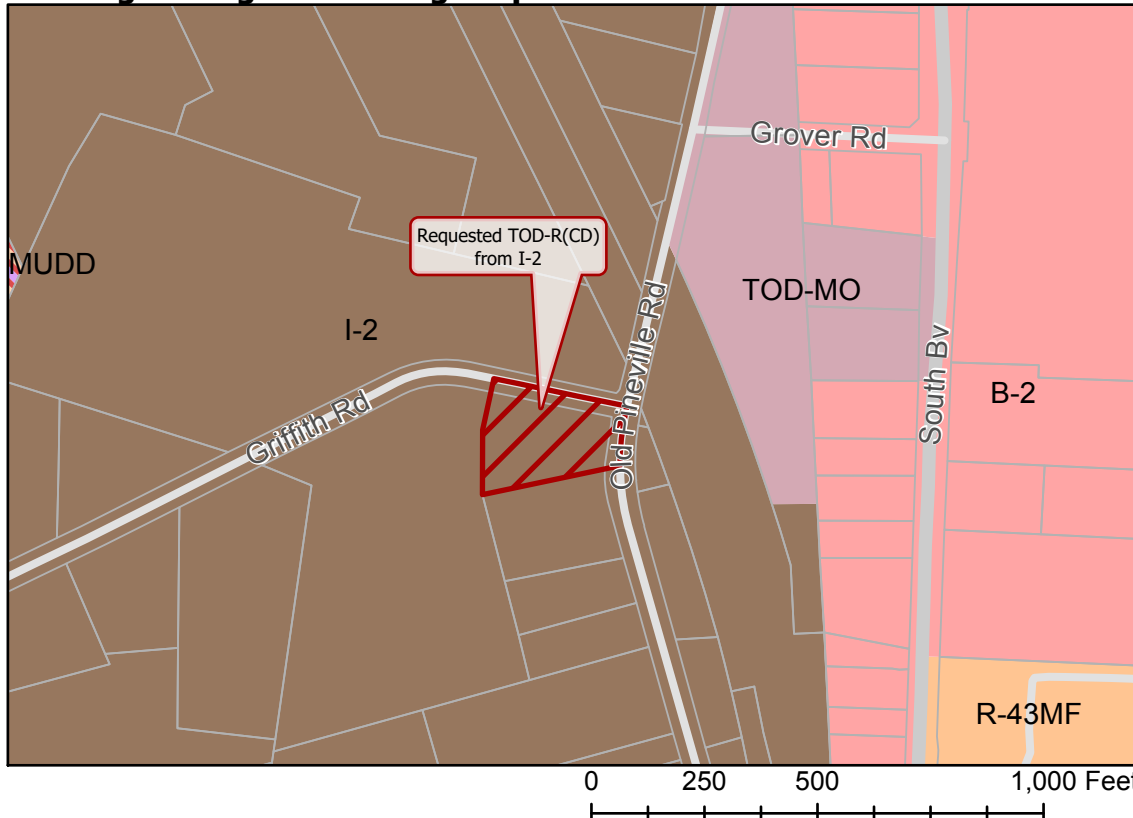
## Rezoning Map



- 2019-014
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Railway
- City Council District**
  - 3-LaWana Mayfield



## Existing Zoning & Rezoning Request



- Requested TOD-R(CD) from I-2
- Zoning Classification**
  - Multi-Family
  - Business
  - General Industrial
  - Mixed Use
  - Transit-Oriented

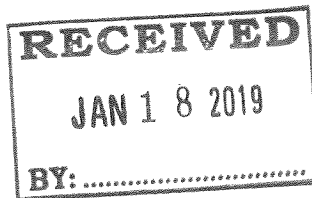


Map Created 1/15/2019





**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-045

Petition #:	_____
Date Filed:	1/18/2019
Received By:	DH

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

Property Owner: Sugar Creek Ventures, LLC

Owner's Address: 1001 Elizabeth Avenue - Suite 1D City, State, Zip: Charlotte, NC 28204

Date Property Acquired: July 30, 2018

Property Address: 4101 Greensboro Street, Charlotte, NC 28206

Tax Parcel Number(s): 091-081-06

Current Land Use: Commercial / Industrial Size (Acres): 18.5 Acres

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

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

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

Date of meeting: January 17, 2019

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

Daniel L. Wendover / CapRock

Name of Rezoning Agent

2410 Dunavant Street

Agent's Address

Charlotte, NC 28203

City, State, Zip

704-905-6844

Telephone Number

Fax Number

dwendover@caprockinvest.com

E-Mail Address



Signature of Property Owner

Daniel L. Wendover

(Name Typed / Printed)

Greg Godley / Sugar Creek Ventures

Name of Petitioner(s)

Suite

Legacy Commercial Real Estate 1001 Elizabeth Ave / 1D

Address of Petitioner(s)

Charlotte, NC 28204

City, State, Zip

704-904-2383

Telephone Number

Fax Number

gfgodley@legacycre.com

E-Mail Address



Signature of Petitioner

GREG Godley

(Name Typed / Printed)

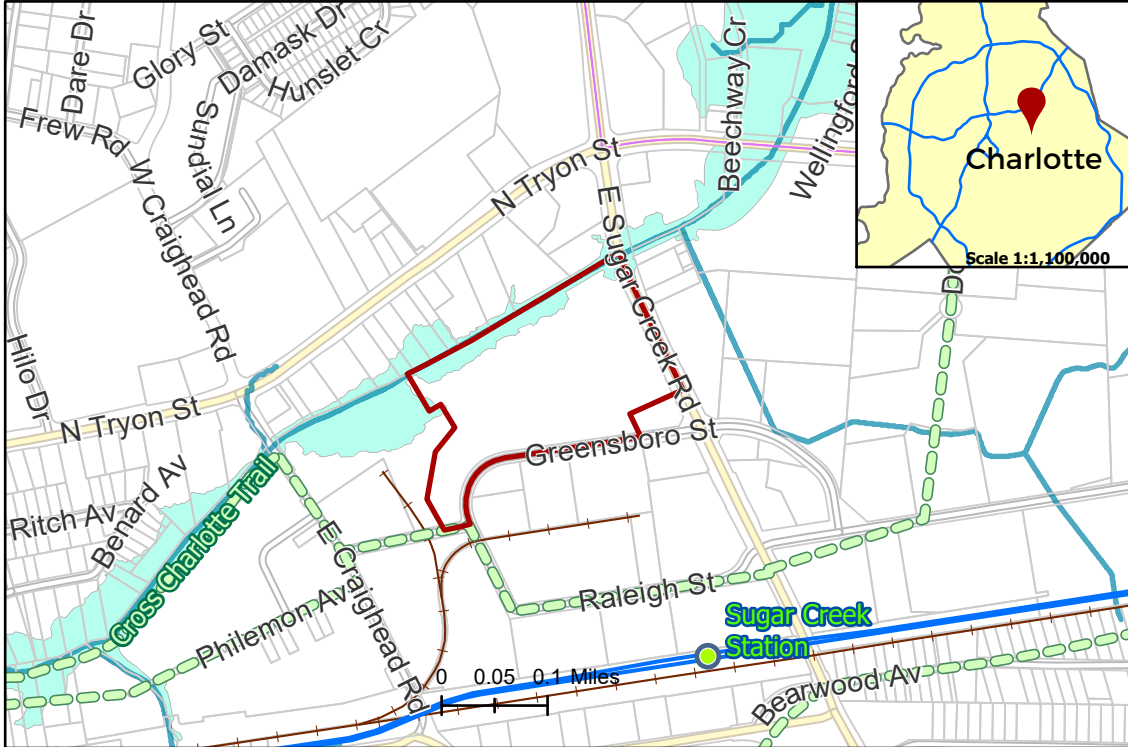
## 2019-015 : Sugar Creek Ventures

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

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

Approximately 18.5 acres

### Location of Requested Rezoning



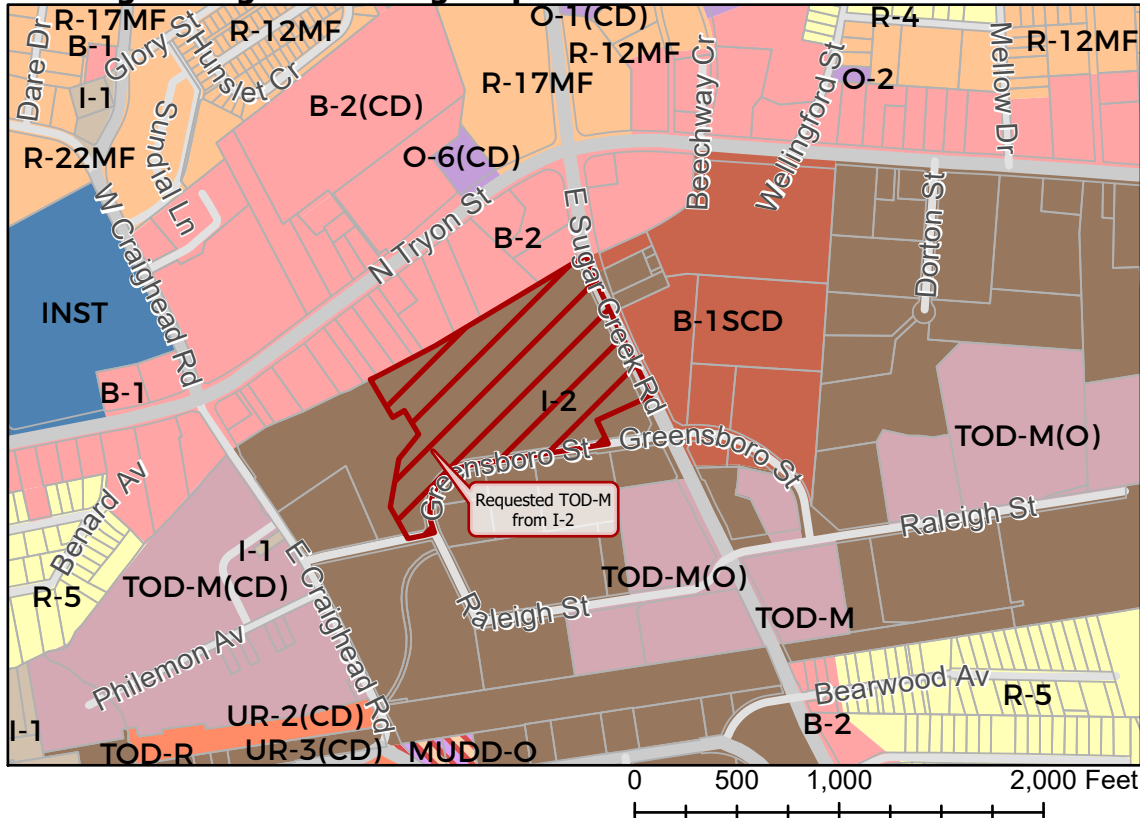
## Rezoning Map



- 2019-015
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- Cross Charlotte Trail
- LYNX Blue Line
- Railway
- Streams
- FEMA Flood Plain
- City Council District
- 1-Larken Egleston



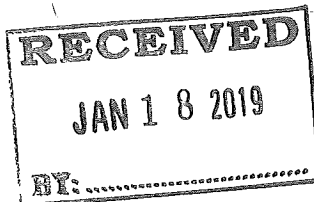
### Existing Zoning & Rezoning Request



- Requested TOD-M from I-2
- Zoning Classification**
- Single Family
- Multi-Family
- Urban Residential
- Institutional
- Office
- Business
- Commercial Center
- Light Industrial
- General Industrial
- Mixed Use
- Transit-Oriented



Map Created 2/6/2019



2019-016

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

Petition #: \_\_\_\_\_  
Date Filed: 1/18/2019  
Received By: B

**Complete All Fields (Use additional pages if needed)**Property Owner: Lennar Carolinas, LLCOwner's Address: 6701 Carmel Road, Suite 425 City, State, Zip: Charlotte, NC 28226Date Property Acquired: 9/29/2014Property Address: 12701 Hamilton RoadTax Parcel Number(s): 219-261-12Current Land Use: Vacant Size (Acres): +/- 42.13 acresExisting Zoning: R-3 Proposed Zoning: UR-2(CD)Overlay: None (Specify PED, Watershed, Historic District, etc.)Required Rezoning Pre-Application Meeting\* with: Claire Lyte-Graham, Alberto Gonzalez, Carlos Alzate, Josh WeaverDate of meeting: 9/18/2018

(\*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): 5Purpose/description of Conditional Zoning Plan: To accommodate the development of a townhome community with greenspace commitments, such as linear greens and pocket parks.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@kkgates.com / Brittany.Lins@kkgates.com

E-Mail Address

Signature of Property Owner

Melvin D. Branson

(Name Typed / Printed)

Lennar Carolinas, LLC

Name of Petitioner(s)

6701 Carmel Road, Suite 425

Address of Petitioner(s)

Charlotte, NC 28226

City, State, Zip

704-309-3288

Telephone Number

Fax Number

David.Nelson@Lennar.com

E-Mail Address

Signature of Petitioner

Melvin D. Branson

(Name Typed / Printed)

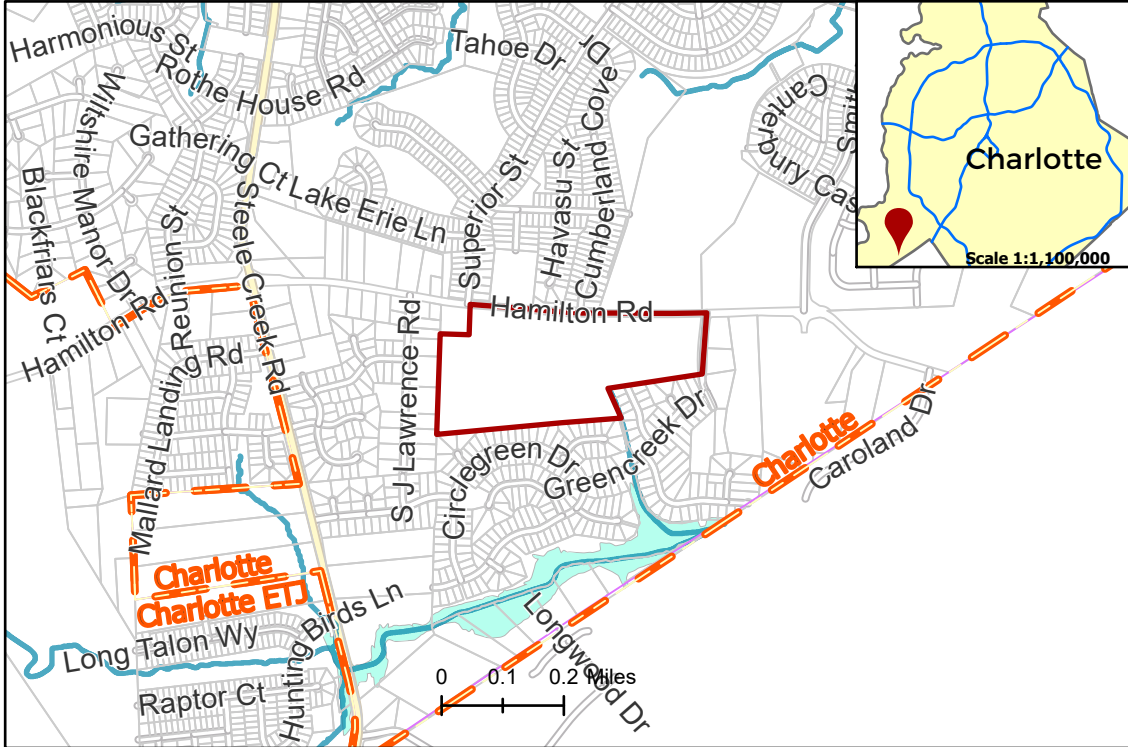
## 2019-016 : Lennar Carolinas, LLC

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

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

Approximately 42.13 acres

### Location of Requested Rezoning



## Rezoning Map



**CHARLOTTE**  
PLANNING, DESIGN  
& DEVELOPMENT

- 2019-016
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

City Council District

3-LaWana Mayfield



### Existing Zoning & Rezoning Request



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

### Zoning Classification

Single Family



Map Created 2/11/2019