

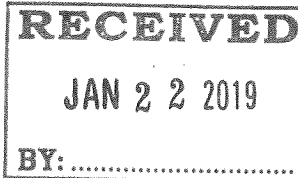
# Rezoning Petition Packet

**Petitions:**  
**2019-017 through 2019-032**

Petitions that were submitted in February 2019



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-017

Petition #:	_____
Date Filed:	1/22/2019
Received By:	<i>[Signature]</i>

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

Property Owner: See Exhibit A attached hereto

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

Date Property Acquired: See Exhibit A attached hereto

Property Address: 3421 McKee Road and 3429 McKee Road

Tax Parcel Number(s): 231-054-01 and 231-054-02

Current Land Use: Residential Size (Acres): +/- 3.31 acres

Existing Zoning: R-3 Proposed Zoning: R-6

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

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

Date of meeting: December 11, 2018

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

**For Conditional Rezoning Only:**

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

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

John Carmichael (Robinson Bradshaw)

Name of Rezoning Agent

101 N. Tryon Street, Suite 1900

Agent's Address

Charlotte, NC 28246

City, State, Zip

704-377-8341

Telephone Number Fax Number

jcarmichael@robinsonbradshaw.com

E-Mail Address

**See Attached Joinder Agreements**

Signature of Property Owner

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

Chelsea Building Group, LLC (c/o Joe Fontana)

Name of Petitioner(s)

131 Matthews Station Street, Suite 2A

Address of Petitioner(s)

Matthews, NC 28105

City, State, Zip

980-221-0500

Telephone Number Fax Number

jfontana@chelseabuildinggroup.com

E-Mail Address

**CHELSEA BUILDING GROUP, LLC**

By: *[Signature]*

Signature of Petitioner

Joe Fontana

(Name Typed / Printed)

**Exhibit A to Rezoning Application Filed by Chelsea Building Group, LLC**

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

**Tax Parcel No. 231-054-01**

Jennifer Anderson  
2530 Gray Fox Lane  
Matthews, NC 28105

Acquisition Date: April 28, 2010

Site Address: 3421 McKee Road

**Tax Parcel No. 231-054-02**

Victoria A. Soini (Widow)  
3429 McKee Road  
Charlotte, NC 28270

Acquisition Date: February 15, 2005

Site Address: 3429 McKee Road



**REZONING APPLICATION FILED BY  
CHELSEA BUILDING GROUP, LLC  
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by Chelsea Building Group, LLC that is designated as Tax Parcel No. 231-054-02 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site from the R-3 zoning district to the R-6 zoning district.

This 22nd day of January, 2019.

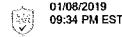
  
\_\_\_\_\_  
Victoria A. Soini (Widow)

 01/09/2019  
09:32 AM EST

**REZONING APPLICATION FILED BY  
CHELSEA BUILDING GROUP, LLC  
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by Chelsea Building Group, LLC that is designated as Tax Parcel No. 231-054-01 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site from the R-3 zoning district to the R-6 zoning district.

This 22<sup>nd</sup> day of January, 2019.



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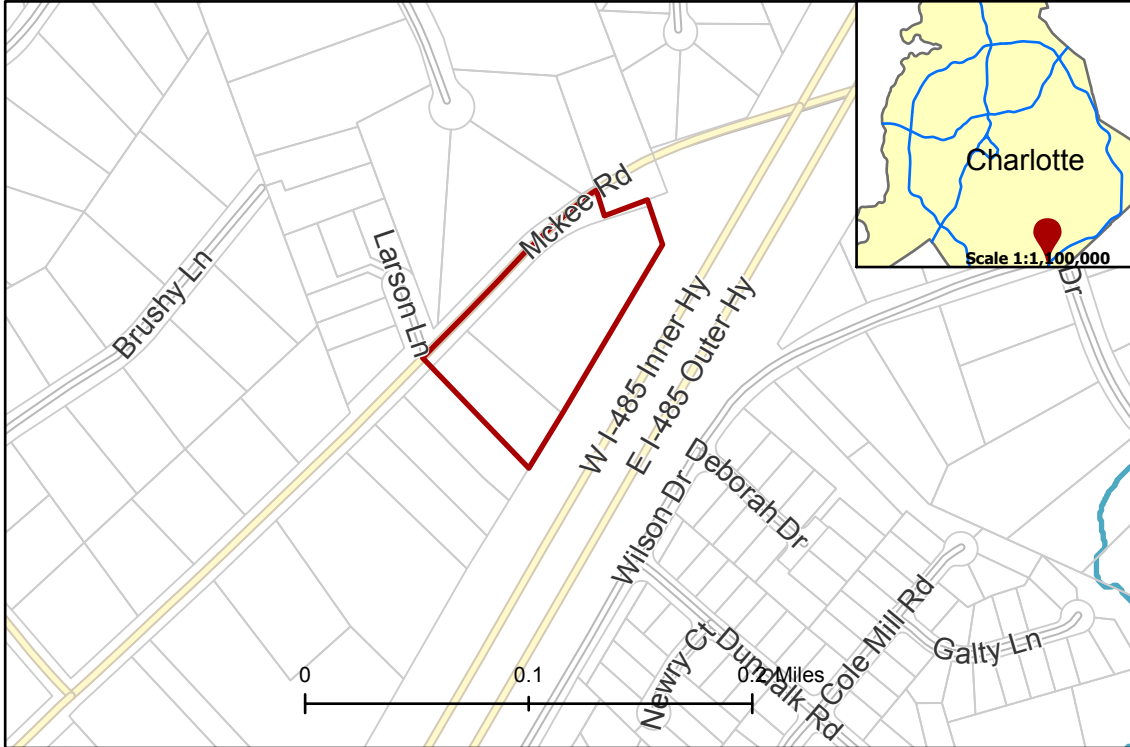
Jennifer Anderson

**2019-017 : Chelsea Building Group, LLC**

**Current Zoning** R-3 (Single Family Residential)  
**Requested Zoning** R-6 (Single Family Residential)

Approximately 3.13 acres  
**Location of Requested Rezoning**

**Rezoning Map**

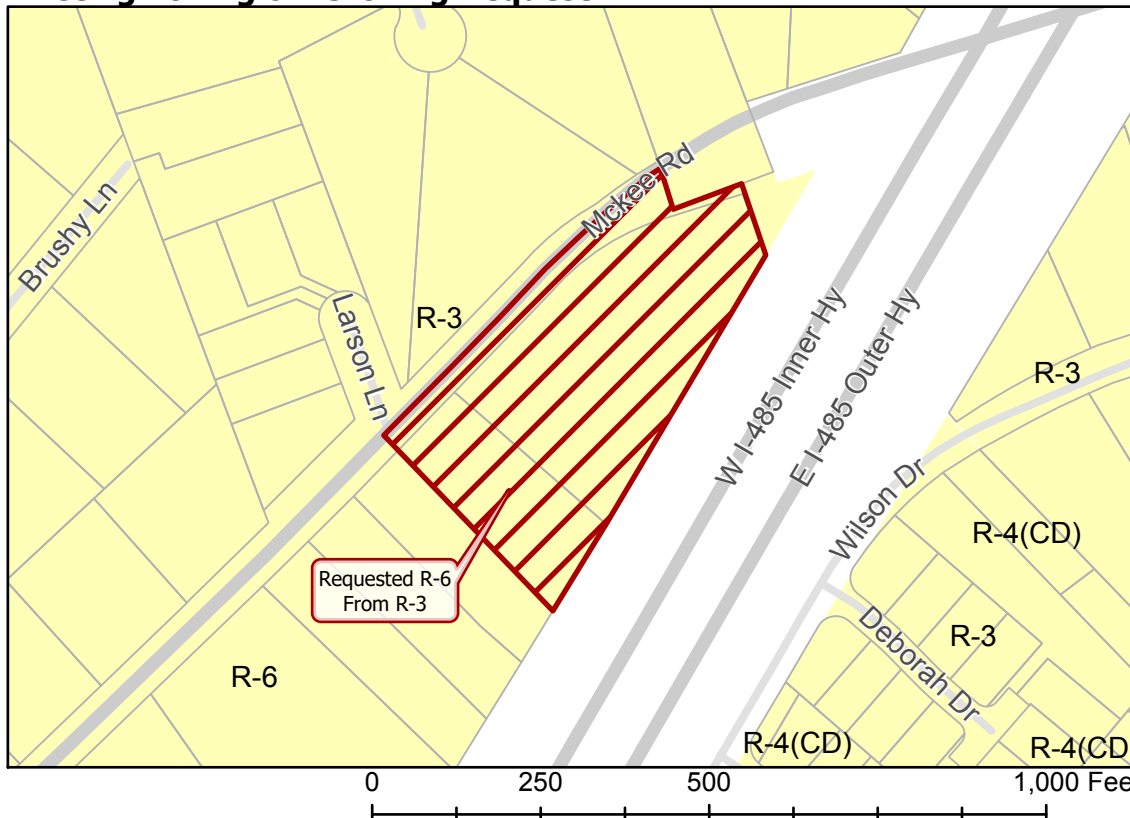


- 2019-017
- Inside City Limits
- Parcel
- Streams

City Council District  
 7-Edmund H. Driggs



**Existing Zoning & Rezoning Request**



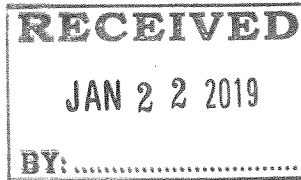
- Requested R-6 From R-3
- Zoning Classification**  
 Single Family



Map Created 2/13/2019



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



Petition #:	<u>2019-018</u>
Date Filed:	<u>1/22/2019</u>
Received By:	<u>[Signature]</u>

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

Property Owner: Imprint Properties LLC

Owner's Address: 401 Hawthorne Ln Ste 110-240 City, State, Zip: Charlotte NC 28204

Date Property Acquired: 12/12/2018

Property Address: 4000 Raleigh St. Charlotte NC 28206

Tax Parcel Number(s): 09107203

Current Land Use: Industrial Size (Acres): 3.1 AC

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

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

Required Rezoning Pre-Application Meeting\* with: Grant Meacci, Mandy Rosen, and Sonya Sanders

Date of meeting: 1/10/19

(\*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:       

Stewart - Emily Blackwell

Name of Rezoning Agent

101 N Tryon St. Suite 1400

Agent's Address

Charlotte, NC, 28202

City, State, Zip

704.909.3512

Telephone Number

Fax Number

eblackwell@stewartinc.com

E-Mail Address

[Signature]

Signature of Property Owner

Panchali Sau

(Name Typed / Printed)

Canopy CLT - Panchali Sau

Name of Petitioner(s)

401 Hawthorne Lane Ste 100-240

Address of Petitioner(s)

Charlotte, NC, 28204

City, State, Zip

704.649.5628

Telephone Number

Fax Number

panchali@canopyclt.com

E-Mail Address

[Signature]

Signature of Petitioner

Panchali Sau

(Name Typed / Printed)

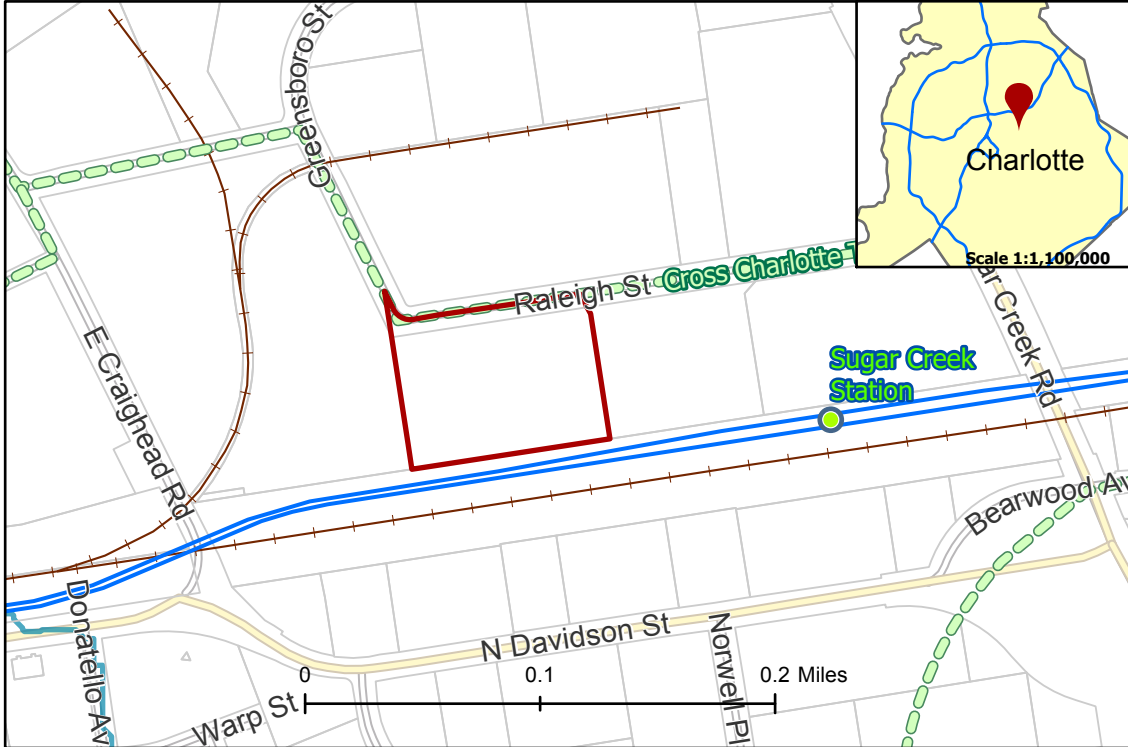
## 2019-018 : Canopy CLT

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

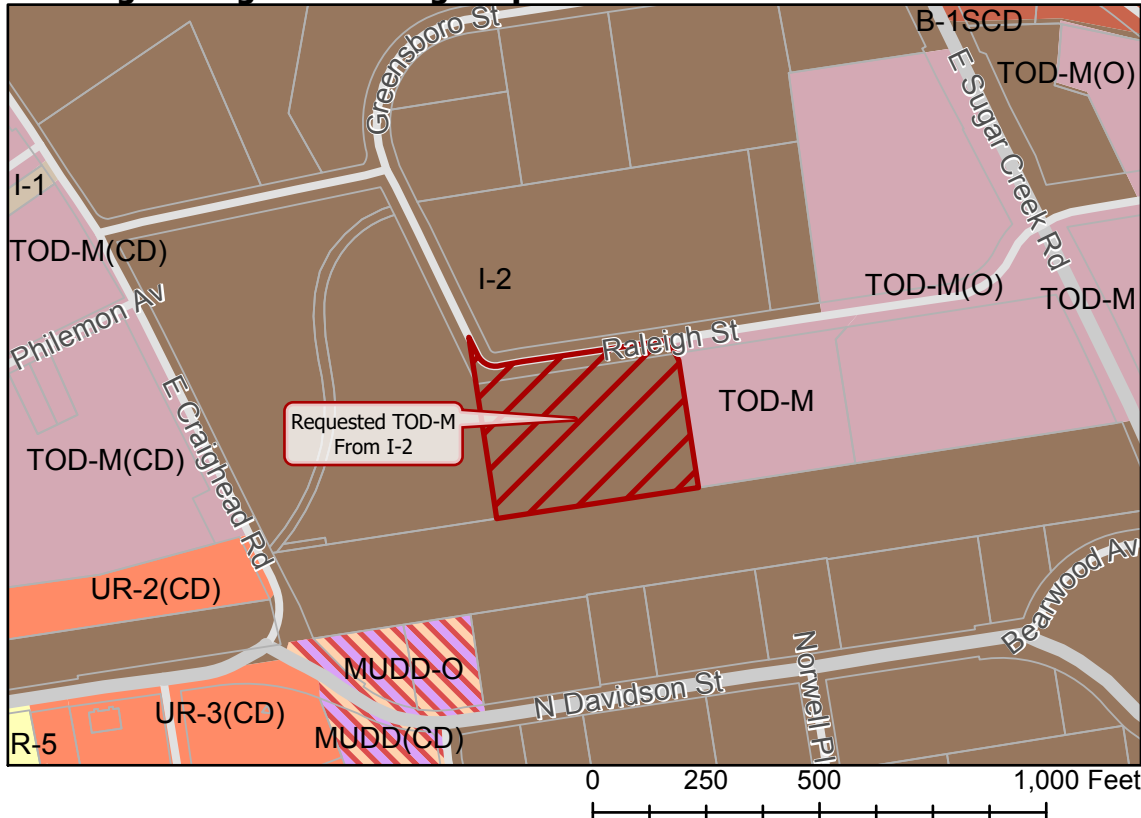
**Requested Zoning** TOD-M (Transit Oriented Development, Mixed Use)

Approximately 3.1 acres

### Location of Requested Rezoning



### Existing Zoning & Rezoning Request



## Rezoning Map



- 2019-018
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- Cross Charlotte Trail
- LYNX Blue Line
- Railway
- Streams

City Council District

1-Larken Egleston



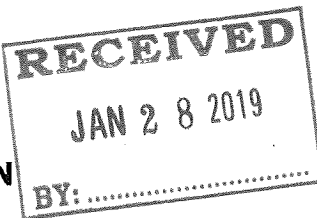
Requested TOD-M From I-2

### Zoning Classification

- Single Family
- Urban Residential
- Commercial Center
- Light Industrial
- General Industrial
- Mixed Use
- Transit-Oriented



Map Created 2/13/2019



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

2019-019

Petition #:	
Date Filed:	1/28/2019
Received By:	BH

Property Owners: TDCA resource Square, LLC C/O The Dilweg Companies, LLC

Owner's Addresses: 5310 South Alston Ave, Ste 210, Durham, NC 27713

Date Properties  
Acquired: 2/26/2016

Property Addresses: 10926 and 10925 David Taylor Drive, Charlotte, NC 28262

Tax Parcel Numbers: portion of 047-162-12 and 047-168-21

Current Land Use: Institutional Size (Acres): ± 4.64 (including David Taylor Drive ROW)

Existing Zoning: RE-2 Proposed Zoning: RE-3- Optional

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

Required Rezoning Pre-Application Meeting\* with Claire Lyte-Graham and Rick Grochoske

Date of meeting: 8/28/18  
(\*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 two buildings with retail, restaurant and other commercial uses, which will be pedestrian friendly and support the objectives of the University City research Park Charlotte Area Plan.

Keith MacVean & Jeff Brown

Name of Rezoning Agent

Moore & Van Allen, PLLC  
100 N. Tryon Street, Suite 4700

Agent's Address

Charlotte, NC 28202

704.331.3531 (KM)

704-331-1144 (JB)

Telephone Number

keithmacvean@mvalaw.com

jeffbrown@mvalaw.com

E-mail Address

SEE ATTACHMENT A

Signature of Property Owner

Stanchion Asset Partners (Attn: Alex Kelly)

Name of Petitioner

2820 Selwyn Ave, Ste 500

Address of Petitioner

Charlotte, NC 28209

City, State, Zip

704.817.3675

Telephone Number

Fax Number

alex@stanchionap.com

E-mail Address

SEE ATTACHMENT B

Signature of Petitioner

**ATTACHMENT A**

**REZONING PETITION NO. 2019-  
Stanchion Asset Partners**

**OWNER JOINDER AGREEMENT  
TDCA Resource Square LLC C/O The Dilweg Companies, LLC**

The undersigned, as the owners of the parcels of land located at 10926 David Taylor Drive and 10925 David Taylor Drive and that are designated as a portion of Tax Parcel No. 047-162-12 and a portion of Tax Parcel No. 047-168-21 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby join in this Rezoning Application and consent to the change in zoning for the Parcels from the RE-2 zoning district to the RE-3-Optional zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 25<sup>th</sup> day of January, 2019.

TDCA Resource Square LLC C/O The Dilweg Companies,  
LLC, By: TDCA Holdings LLC, its Manager  
By: [Signature]  
Name: Stacy A Benson  
Title: President



**ATTACHMENT B**

PETITIONER SIGNATURE  
REZONING PETITION NO. 2019-  
Stanchion Asset Partners

Stanchion Asset Partners

By:

Name:

Title:

  
Alexander G Kelly  
MEMBER - MANAGER

## 2019-019 : Stanchion Asset Partners

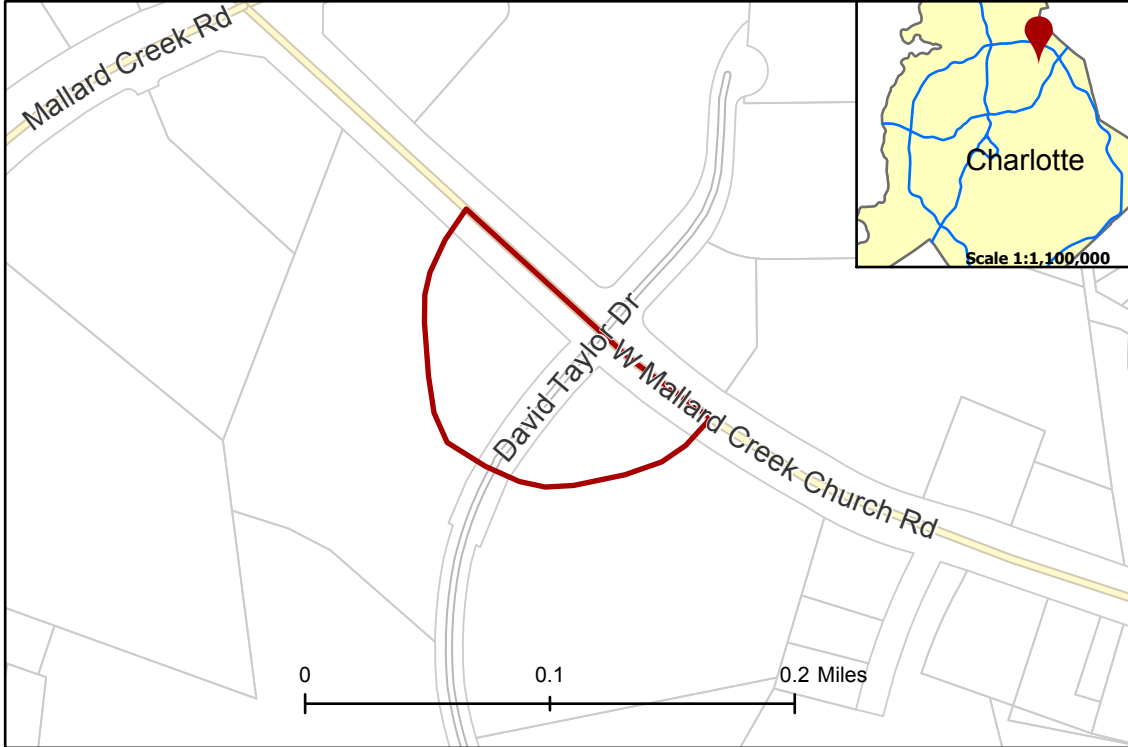
**Current Zoning** RE-2 (Research)

**Requested Zoning** RE-3 (Research)

Approximately 4.64 acres

**Location of Requested Rezoning**

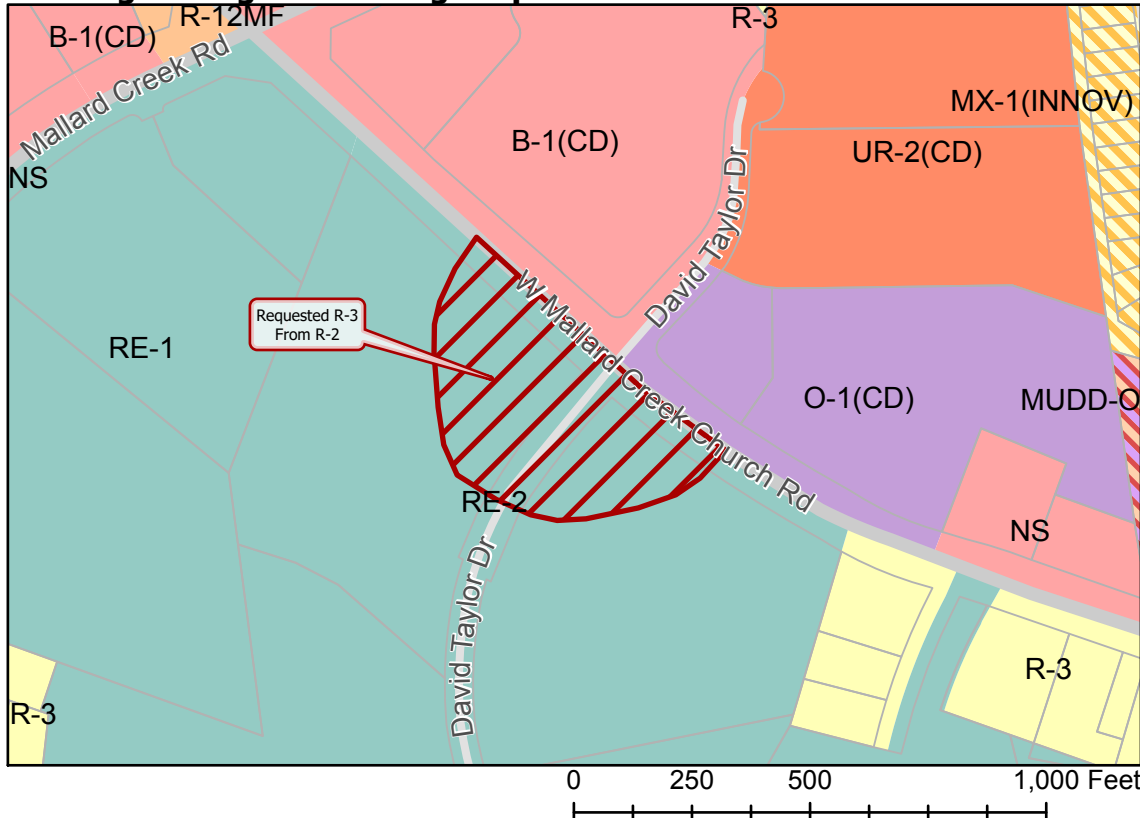
## Rezoning Map



- 2019-019
- Inside City Limits
- Parcel
- Buildings
- City Council District
- 4-Gregory A. Phipps



## Existing Zoning & Rezoning Request

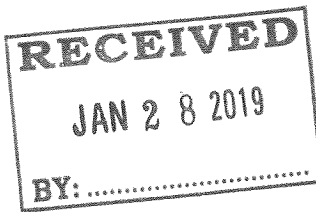


- Requested R-3 From R-2
- Zoning Classification**
- Single Family
- Multi-Family
- Urban Residential
- Mixed Residential
- Research
- Office
- Business
- Mixed Use



Map Created 2/20/2019

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-020

Petition #:	
Date Filed:	1/28/2019
Received By:	BH

Property Owners: SEE SCHEDULE 1 ATTACHED HERETO

Owner's Addresses: SEE SCHEDULE 1 ATTACHED HERETO

Date Properties Acquired: SEE SCHEDULE 1 ATTACHED HERETO

Property Addresses: SEE SCHEDULE 1 ATTACHED HERETO

Tax Parcel Numbers: SEE SCHEDULE 1 ATTACHED HERETO

Current Land Use: residential/vacant (Acres): 4.54

Existing Zoning: R-3 & R-22MF Proposed Zoning: UR-3(CD)

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

Required Rezoning Pre-Application Meeting\* with: Kent Main, Grant Meacci, Jason Prescott, Isaiah Washington

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 residential 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)

704-331-1144 (JB)

704-378-1925 (JB)

Telephone Number

Fax Number

bridgetgrant@mvalaw.com; jeffbrown@mvalaw.com

E-mail Address

SEE ATTACHMENTS A-E

Signature of Property Owner

CapRock, LLC (Attn: Kyle diPretoro)

Name of Petitioner

2410 Dunavant St

Address of Petitioner

Charlotte, NC 28203

City, State, Zip

704.816.2203

Telephone Number

Fax Number

kdipretoro@caprockinvest.com

E-mail Address

SEE ATTACHMENT F

Signature of Petitioner

**SCHEDULE 1**

<b>Parcel</b>	<b>Property Address</b>	<b>Owner</b>	<b>Owner's Address</b>	<b>Date Acquired</b>
177-053-01	N/A	SF Group LLC	1235 East Blvd Ste E Unit 131, Charlotte, NC 28203	08/31/2018
177-053-03	N/A			
177-053-02	5509 Fairview Rd, Charlotte, NC 28209	Salim Gur & Hulya Gur	5509 Fairview Rd, Charlotte, NC 28209	11/02/2005
177-053-04	5535 Fairview Rd, Charlotte, NC 28209	5535 Fairview LLC	12124 Farnborough Rd, Huntersville, NC 28078	08/31/2018
177-053-05	5547 Fairview Rd, Charlotte, NC 28209	Dillon Family Properties LLC	6539 Tall Oaks Trail, Charlotte, NC 28210	08/04/2017
177-053-36	N/A			

**ATTACHMENT A**

**REZONING PETITION NO. 2019-\_\_\_\_**  
**CapRock, LLC**

**OWNER JOINDER AGREEMENT**  
**SF Group LLC**

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

1. N/A that is designated as Tax Parcel No. 177-053-01
2. N/A that is designated as Tax Parcel No. 177-053-03

on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from R-3 zoning district to the UR-3(CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 14 day of January, 2019.

**SF Group LLC**

By: 

Name: EVAN MILLER

Its: MANAGER

**ATTACHMENT B**


**REZONING PETITION NO. 2019-\_\_\_\_**  
**CapRock, LLC**

**OWNER JOINDER AGREEMENT**  
**Salim Gur**  
**Hulya Gur**

The undersigned, as the owner of the parcel of land located at 5509 Fairview Rd that is designated as Tax Parcel No. 177-053-02 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from R-3 zoning district to the UR-3(CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 15 day of JANUARY, 2019.

  
Salim Gur

  
Hulya Gur

CHAR2\2080323v1

ATTACHMENT C

REZONING PETITION NO. 2019-\_\_\_\_  
CapRock, LLC

OWNER JOINDER AGREEMENT  
5535 Fairview LLC

The undersigned, as the owner of the parcel of land located at 5535 Fairview Rd that is designated as Tax Parcel No. 177-053-04 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from R-3 zoning district to the UR-3(CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 15 day of January, 2019.

5535 Fairview LLC

By: 

Name: Eugene J. Pajala

Its: member

**ATTACHMENT D**

**REZONING PETITION NO. 2019-\_\_\_\_**  
**CapRock, LLC**

**OWNER JOINDER AGREEMENT**  
**Dillon Family Properties LLC**

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

1. 5547 Fairview Rd that is designated as Tax Parcel No. 177-053-05
2. N/A that is designated as Tax Parcel No. 177-053-36

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-3(CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application

This 16<sup>th</sup> day of January, 2019.

**Dillon Family Properties LLC**

By: [Signature]  
Name: J. Scott Dillon  
Its: Manager



ATTACHMENT 1E

REZONING PETITION NO. 2019-  
CapRock, LLC

Petitioner:

CapRock, LLC

By: 

Name: KYLE DIPRETO

Title: VICE PRESIDENT OF DEVELOPMENT

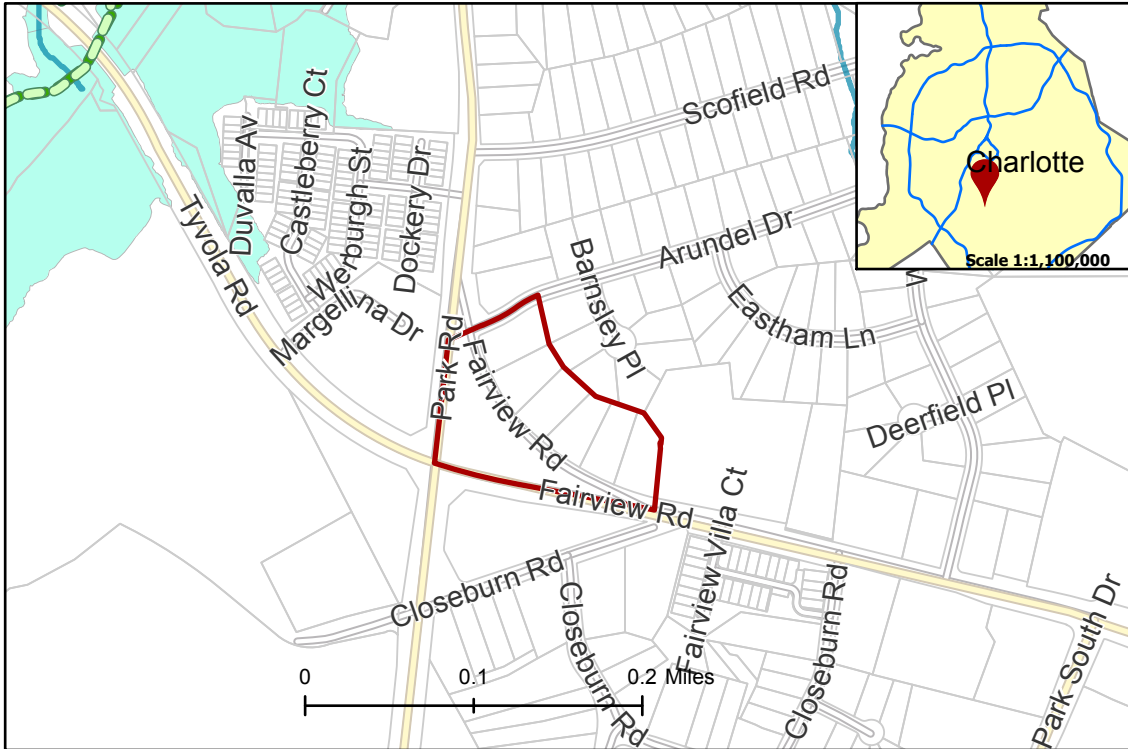
## 2019-020 : CapRock, LLC

## Rezoning Map

**Current Zoning** R-3 (Single Family Residential) R-22MF (Multi Family Residential)  
**Requested Zoning** UR-3(CD) (Urban Residential, Conditional)

Approximately 4.54 acres

### Location of Requested Rezoning



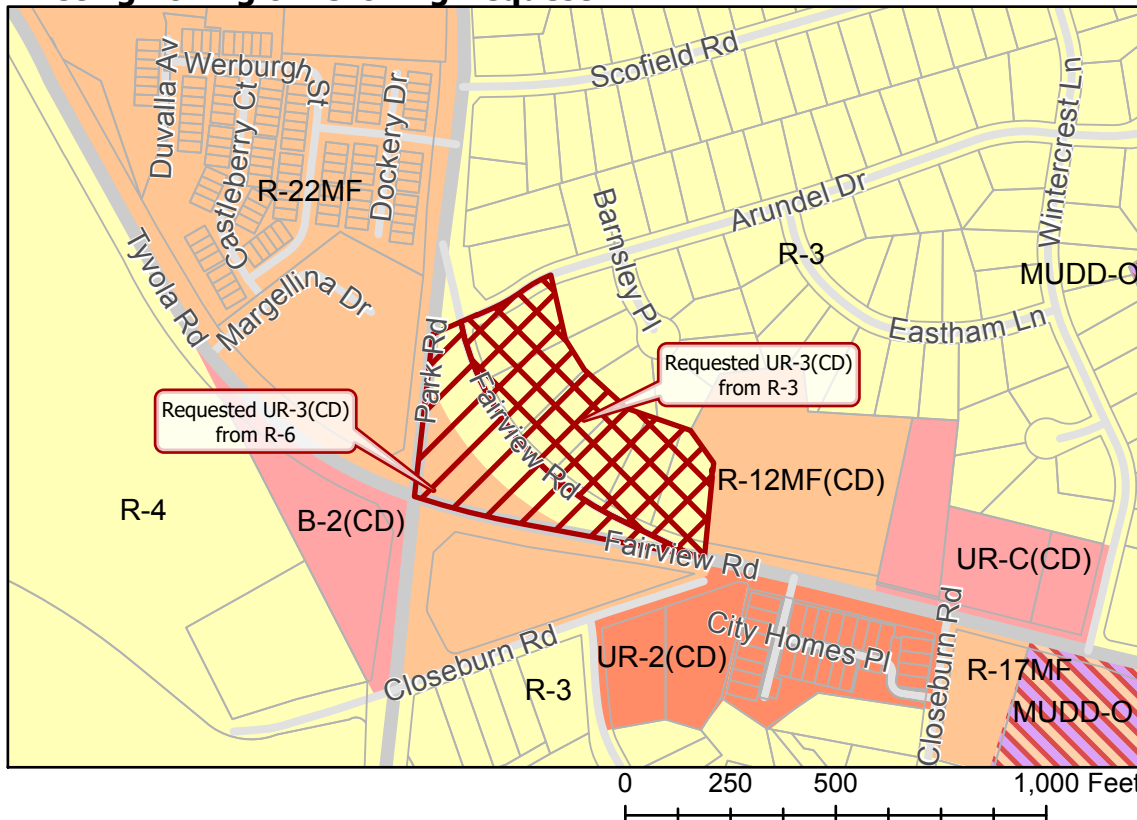
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Greenway
- Streams
- FEMA Flood Plain

### City Council District

6-Tariq Bokhari



### Existing Zoning & Rezoning Request



- Requested UR-3(CD) from R-6
- Requested UR-3(CD) from R-3

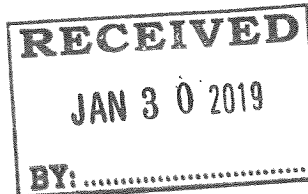
### Zoning Classification

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



Map Created 2/13/2019

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



Petition #: 2019-021  
Date Filed: 1/30/2019  
Received By: B  
71

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

Property Owner: McKinney Holdings NC II, LLC  
Owner's Address: 4574 Calhoun Memorial Hwy PO Box 1701 City, State, Zip: Easley, SC 29605-2816  
Date Property Acquired: 12/17/2013  
Property Address: 7140 N. Tryon Street, Charlotte, NC, 28262  
Tax Parcel Number(s): 04914119, 04914120, and 04918104  
Current Land Use: Vacant Size (Acres): 23.1  
Existing Zoning: B-2(CD) Proposed Zoning: TOD-M(CD)  
Overlay: n/a Tree Survey Provided: Yes:      N/A: X  
Required Rezoning Pre-Application Meeting\* with: Sanders, Rosen, Washington, Wilkinson, et al  
Date of meeting: 12/18/2018

(\*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: To modify zoning from B2(CD) to TOD-M(CD); conditions to ensure the completion of the roadway network through the property.

Joel L. Madden, PE (Merrick & Company)  
Name of Rezoning Agent  
1001 Morehead Square Drive, Suite 530  
Agent's Address  
Charlotte, NC 28203  
City, State, Zip  
(704) 529-6500 (704) 522-0882  
Telephone Number Fax Number  
joel.madden@merrick.com  
E-Mail Address  
David J. McKinney  
Signature of Property Owner  
David J. McKinney  
(Name Typed / Printed)

McKinney Holdings NC II, LLC  
Name of Petitioner(s)  
4574 Calhoun Memorial Hwy PO Box 1701  
Address of Petitioner(s)  
Easley, SC 29605-2816  
City, State, Zip  
(864) 303-9696 n/a  
Telephone Number Fax Number  
n595tm@gmail.com  
E-Mail Address  
David J. McKinney  
Signature of Petitioner  
David J. McKinney  
(Name Typed / Printed)

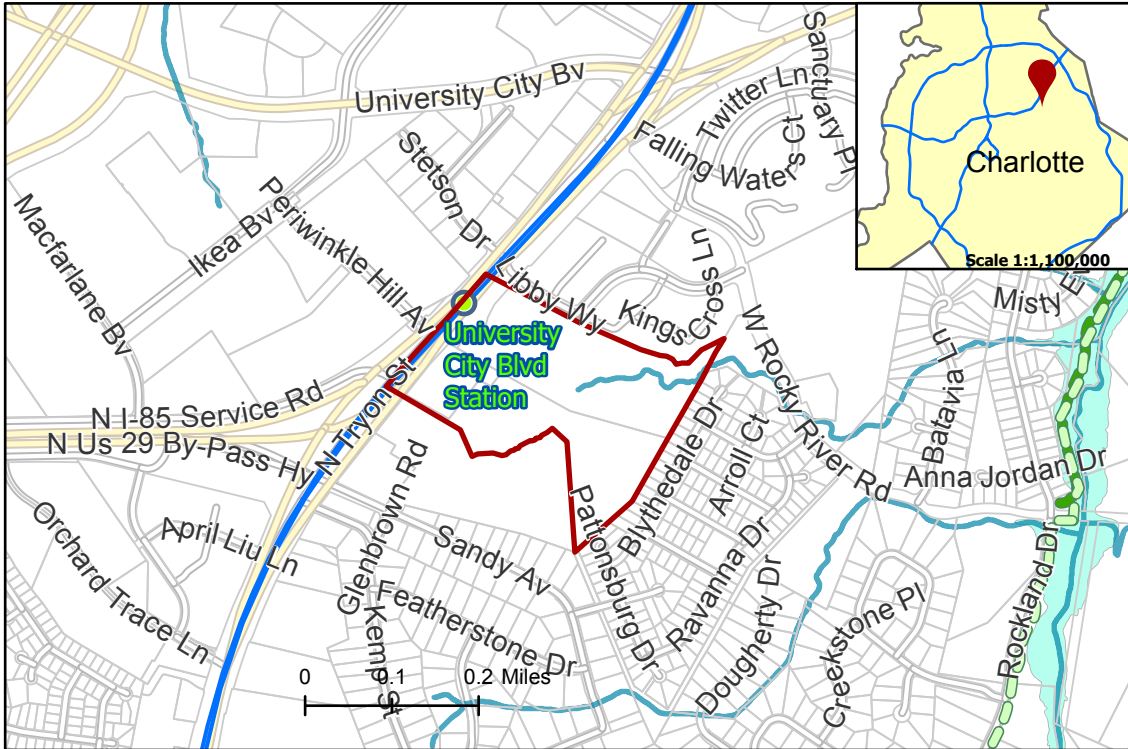
## 2019-021 : McKinney Holdings NC II, LLC

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

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

Approximately 23.1 acres

### Location of Requested Rezoning



## Rezoning Map

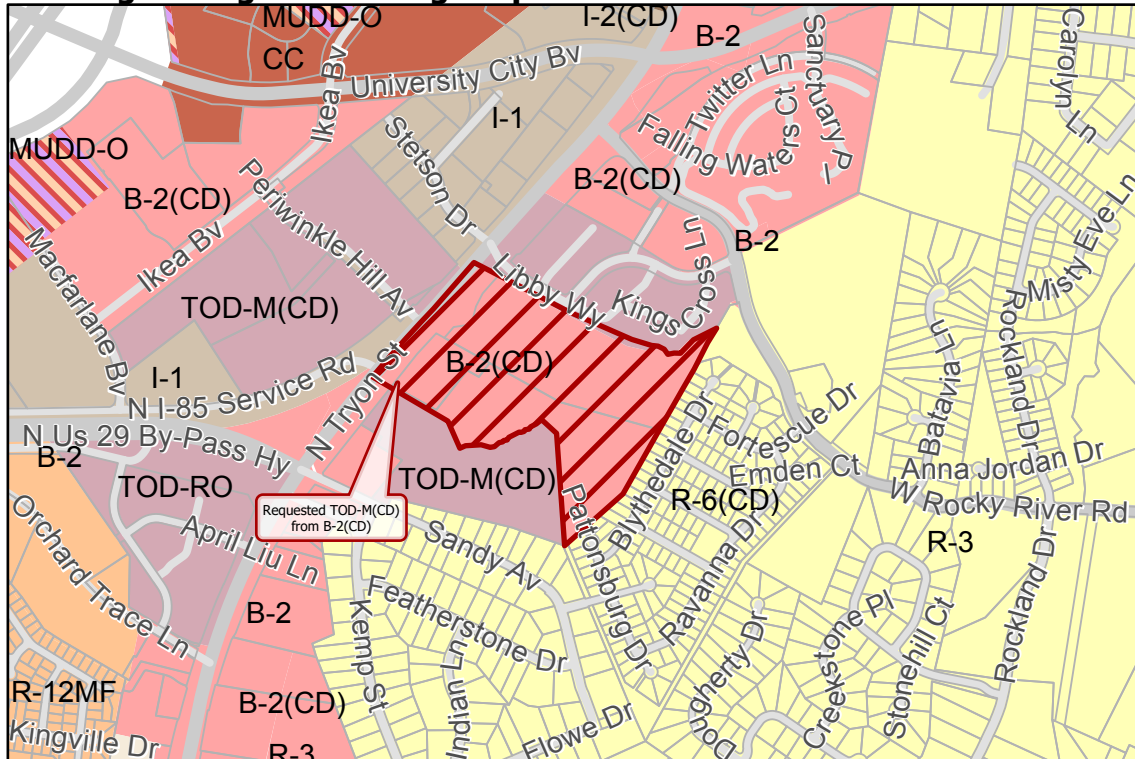


**CHARLOTTE**  
PLANNING, DESIGN  
& DEVELOPMENT

- 2019-021
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- Cross Charlotte Trail
- LYNX Blue Line
- Greenway
- Streams
- FEMA Flood Plain
- City Council District
- 4-Gregory A. Phipps



### Existing Zoning & Rezoning Request



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

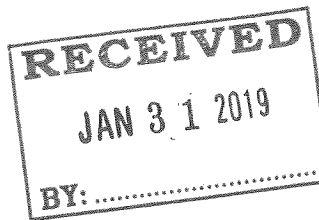
### Zoning Classification

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



Map Created 2/13/2019

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-022

Petition #: \_\_\_\_\_  
Date Filed: 1/31/2019  
Received By: BH

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

Property Owner: Mallard Creek Polymers, Inc.

Owner's Address: 8901 Research Dr.

City, State, Zip: Charlotte, NC 28262

Date Property Acquired: February 1, 1995

Property Address: 2450 Morehead Rd

Tax Parcel Number(s): 02955101

Current Land Use: Industrial

Size (Acres): 44.0 acres

Existing Zoning: I-2 (CD)

Proposed Zoning: I-2 (CD) SPA

Overlay: \_\_\_\_\_

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

Required Rezoning Pre-Application Meeting\* with: Kent Main, Rich Groehoski, Grant Meachi, Dennis Norwood, Stephen Overcash

Date of meeting: January 23, 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): n/a

Purpose/description of Conditional Zoning Plan: To build a building on the site

Caren Wingate

Name of Rezoning Agent

1201 S Graham Street, Suite 221

Agent's Address

Charlotte, NC 28203

City, State, Zip

704-641-2154

Telephone Number

Fax Number

cwingate@wingadgroup.com

E-Mail Address

[Signature]  
Signature of Property Owner

Thayne R. Hansen  
(Name Typed / Printed)

Metrolina Builders Inc.

Name of Petitioner(s)

425 E Hebron Street

Address of Petitioner(s)

Charlotte, NC 28273

City, State, Zip

704-350-2270

Telephone Number

Fax Number

DNorwood@metrolinabuilders.com

E-Mail Address

[Signature]  
Signature of Petitioner

DENNIS E. NORWOOD  
(Name Typed / Printed)



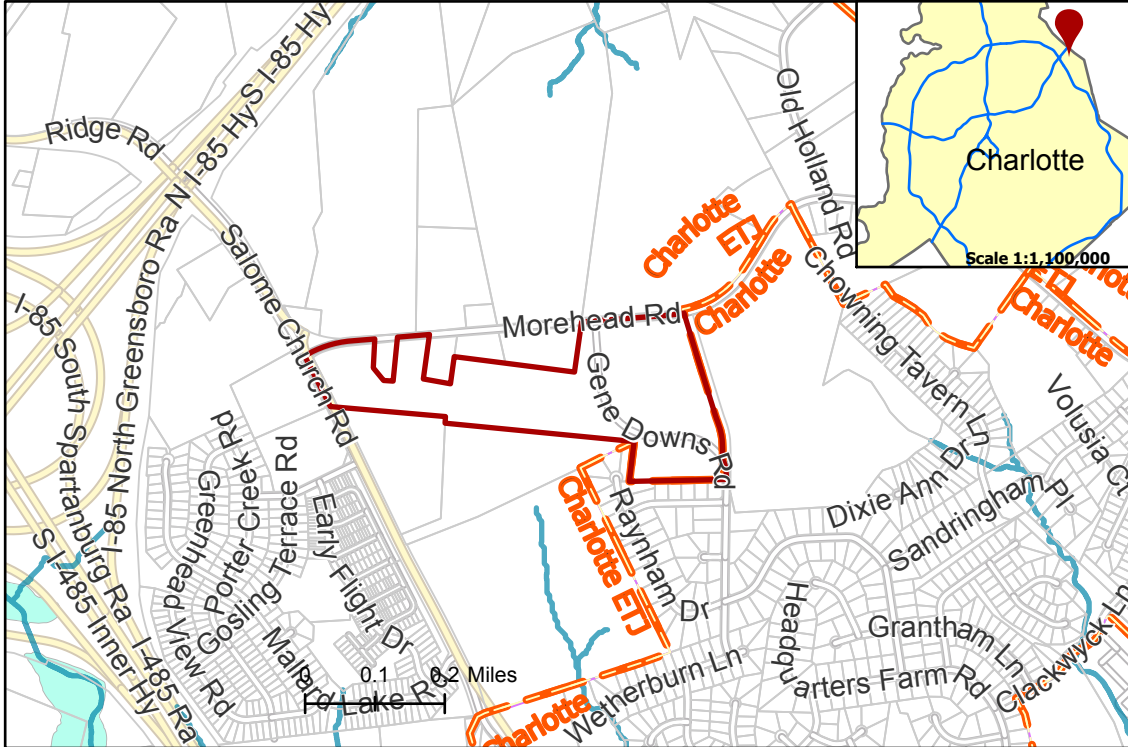
## 2019-022 : Metrolina Builders Inc

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

**Requested Zoning** I-2 (CD) SPA (General Industrial, Conditional, Site Plan Amendment)

Approximately 40 acres

### Location of Requested Rezoning



## Rezoning Map



**CHARLOTTE**  
PLANNING, DESIGN  
& DEVELOPMENT

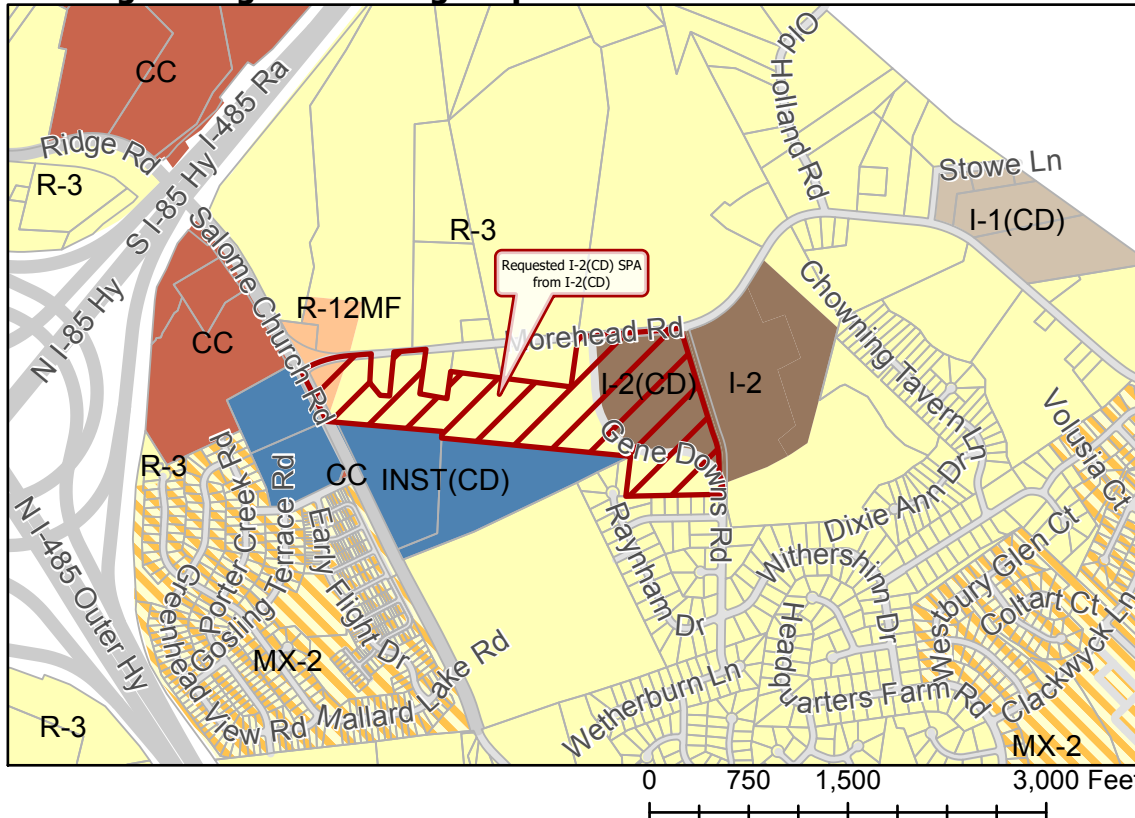
- 2019-022
- Inside & Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain

City Council District

4-Gregory A. Phipps



### Existing Zoning & Rezoning Request



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

### Zoning Classification

- Single Family
- Multi-Family
- Mixed Residential
- Institutional
- Commercial Center
- Light Industrial
- General Industrial



Map Created 2/13/2019

RECEIVED

FEB 04 2019

BY: .....

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

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

Date Filed: 2/4/2019

Received By: R

2019-023

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

Property Owner: McMahon Investment Group INC

Owner's Address: 11709 Fruehaul Drive, Suite 232 City, State, Zip: Charlotte, NC 28273

Date Property Acquired: May 21, 2008

Property Address: 5401 Carmel Road, 5405 Carmel Road

Tax Parcel Number(s): 21118405, 21118499

Current Land Use: Single Family Detached, Vacant Size (Acres): 1.0 acres, 0.7 acres (Total = 5.12 ac.)

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

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

Required Rezoning Pre-Application Meeting\* with: John Kinley, Kent Main, etc..

Date of meeting: January 29, 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): No

Purpose/description of Conditional Zoning Plan: To develop the properties as a townhome and single-family neighborhood

American Engineering

Name of Rezoning Agent

8008 Corporate Center Drive, Suite 110

Agent's Address

Charlotte, NC 28226

City, State, Zip

704-749-1021

Telephone Number

Fax Number

sshirley@american-ea.com

E-Mail Address

Sam McMahon

Signature of Property Owner

Sam McMahon, JR  
(Name Typed / Printed)

Sinacori Builders

Name of Petitioner(s)

P.O. Box 471785

Address of Petitioner(s)

Charlotte, NC 28247

City, State, Zip

704-543-7474

Telephone Number

Fax Number

russ@sinacoribuilders.com; ed@sinacoribuilders.com

E-Mail Address

Ed Estridge

Signature of Petitioner

Ed Estridge  
(Name Typed / Printed)

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

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

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

Property Owner: Southeast Commercial Corporation

Owner's Address: 7215 Pineville-Matthews Road, Suite 300 City, State, Zip: Charlotte, NC 28226

Date Property Acquired: December 19, 2007

Property Address: 5335 Carmel Road

Tax Parcel Number(s): 21118404

Current Land Use: Single Family Detached Size (Acres): 1.8 acres

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

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

Required Rezoning Pre-Application Meeting\* with: John Kinley, Kent Main, etc..

Date of meeting: January 29, 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): No

Purpose/description of Conditional Zoning Plan: to develop the properties as a townhome and single-family neighborhood

American Engineering

Name of Rezoning Agent

8008 Corporate Center Drive, Suite 110

Agent's Address

Charlotte, NC 28226

City, State, Zip

704-749-1021

Telephone Number

Fax Number

sshirley@american-ea.com

E-Mail Address

Sam Mc Mahan Jr  
Signature of Property Owner

SAM McMAHAN JR  
(Name Typed / Printed)

Sinacori Builders

Name of Petitioner(s)

P.O. Box 471785

Address of Petitioner(s)

Charlotte, NC 28247

City, State, Zip

704-543-7474

Telephone Number

Fax Number

russ@sinacoribuilders.com; ed@sinacoribuilders.com

E-Mail Address

Ed Estridge  
Signature of Petitioner

ED ESTRIDGE  
(Name Typed / Printed)



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

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

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

Property Owner: Orion Properties LLC  
Owner's Address: 6924 Chatford Lane City, State, Zip: Charlotte, NC 28210  
Date Property Acquired: December 15, 1999  
Property Address: 5315 Carmel Road  
Tax Parcel Number(s): 21118403  
Current Land Use: Single Family Detached Size (Acres): 1.6 acres  
Existing Zoning: R-3 Proposed Zoning: UR-2 (CD)  
Overlay: NA Tree Survey Provided: Yes: \_\_\_\_\_ N/A: \_\_\_\_\_  
Required Rezoning Pre-Application Meeting\* with: John Kinley, Kent Main, etc..  
Date of meeting: January 29, 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): No  
Purpose/description of Conditional Zoning Plan: to develop the properties as a townhome and single-family neighborhood

American Engineering

Name of Rezoning Agent  
8008 Corporate Center Drive, Suite 110  
Agent's Address  
Charlotte, NC 28226  
City, State, Zip  
704-749-1021  
Telephone Number Fax Number  
sshirley@american-ea.com  
E-Mail Address

Signature of Property Owner

(Name Typed / Printed)

Sinacori Builders

Name of Petitioner(s)  
P.O. Box 471785  
Address of Petitioner(s)  
Charlotte, NC 28247  
City, State, Zip  
704-543-7474  
Telephone Number Fax Number  
ed@sinacoribuilders.com; russ@sinacoribuilders.com  
E-Mail Address

Signature of Petitioner

(Name Typed / Printed)

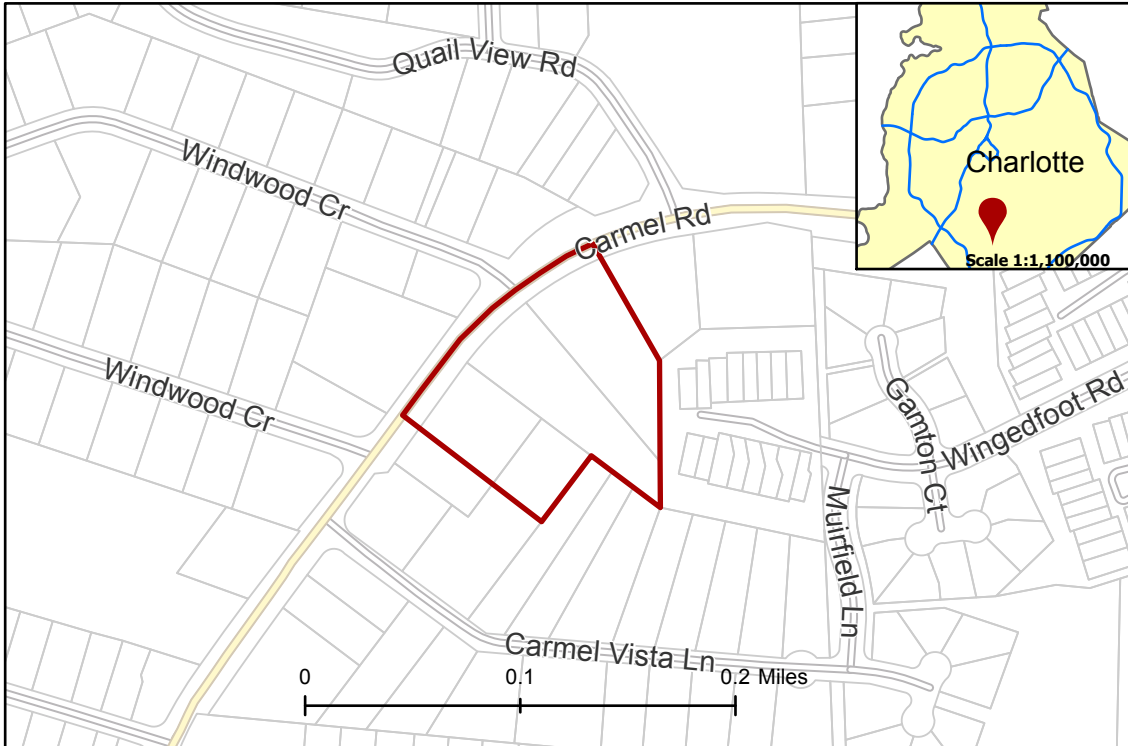
## 2019-023 : Sinacori Builders

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

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

Approximately 5.12 acres

### Location of Requested Rezoning



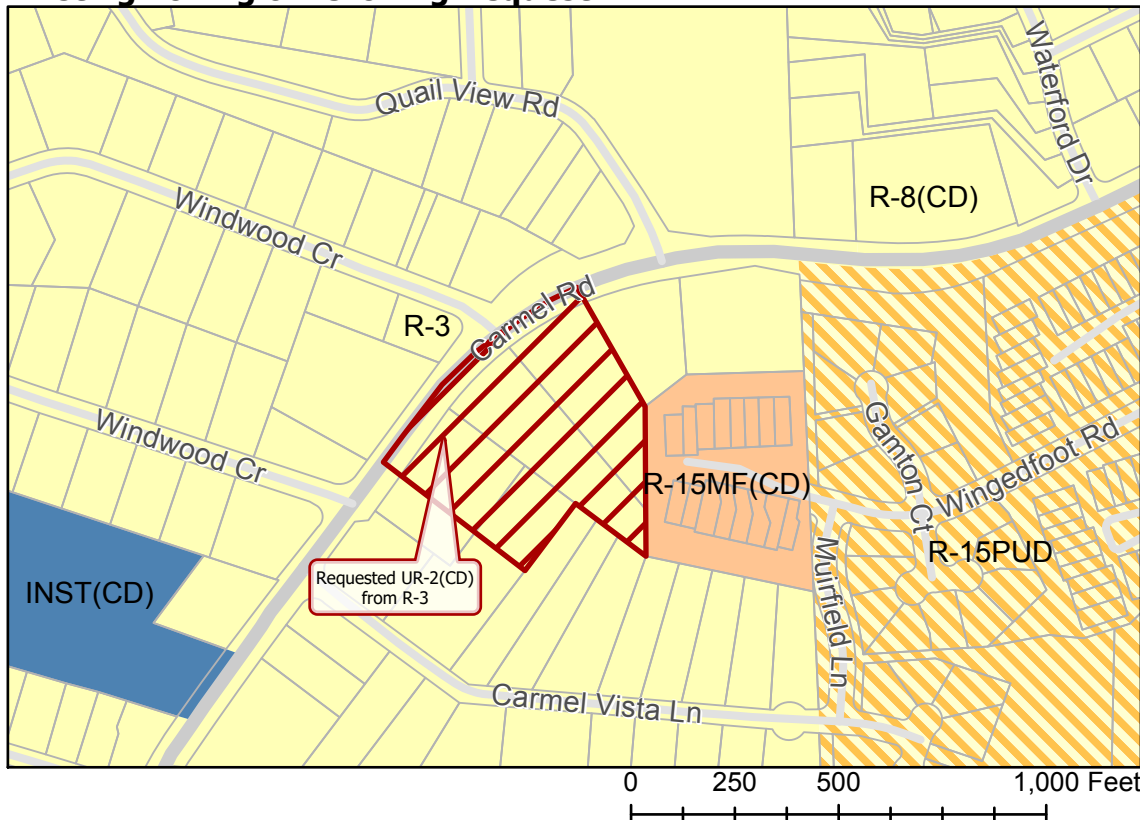
## Rezoning Map



- 2019-023
- Inside City Limits
- Parcel
- City Council District
- 6-Tariq Bokhari



### Existing Zoning & Rezoning Request



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

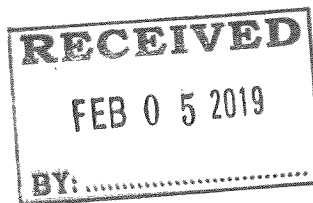
### Zoning Classification

- Single Family
- Multi-Family
- Mixed Residential
- Institutional



Map Created 2/13/2019

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-024

Petition #:

Date Filed:

Received By:

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

Property Owner: The Shuman Company

Owner's Address: 3232 South Boulevard

City, State, Zip: Charlotte, NC, 28209

Date Property Acquired: 10/05/1971

Property Address: 3232 South Boulevard Charlotte, NC, 28209

Tax Parcel Number(s): 147-021-11

Current Land Use: Industrial - Metal Fabricator

Size (Acres): 1.738 ac

Existing Zoning: I-1 & 1-2

Proposed Zoning: TOD-M(O)

Overlay: New Bern Small Area Plan

Tree Survey Provided: Yes:    N/A: X

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

Date of meeting: 01/23/19

(\*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:

The proposed uses are not in sync with the current land classification and being located within the New Bern Overlay the TOD-M(O) zoning district is more in concert with the corridor area.

ColeJenest & Stone - Kevin Ammons

Name of Rezoning Agent

200 S. Tryon St Suite 1400

Agent's Address

Charlotte, NC, 28202

City, State, Zip


704-971-4546

Telephone Number

Fax Number

kammons@colejeneststone.com

E-Mail Address



Signature of Property Owner

Jack Shuman

(Name Typed / Printed)

Investicore LLC - Dawie Swart

Name of Petitioner(s)

7804c Fairview Road Suite 142

Address of Petitioner(s)

Charlotte, NC, 28226

City, State, Zip

704-575-0667


Telephone Number

980-949-6756

Fax Number

dawle@investicore.co.za

E-Mail Address



Signature of Petitioner

Dawie Swart

(Name Typed / Printed)

dotloop verified  
01/23/19 7:14 PM EAST  
CUUQ-PQCR-7LSI-KNN8

## 2019-024 : Investiscore, LLC- Dawie Swart

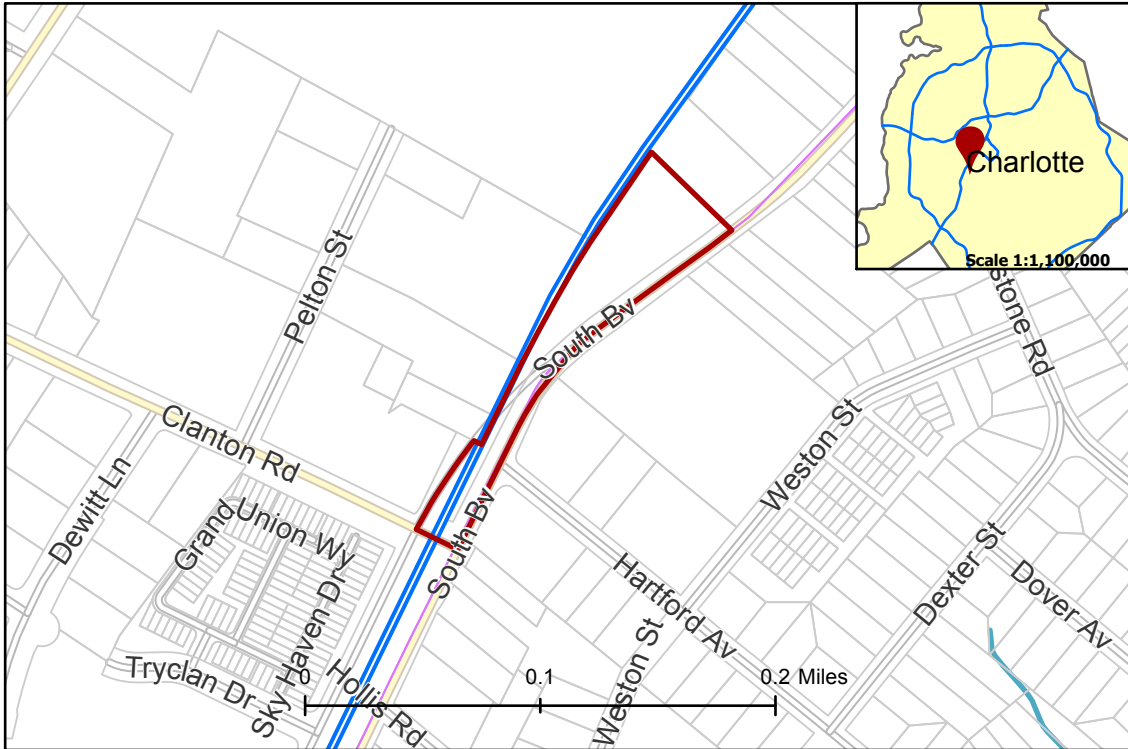
**Current Zoning** I-1 (Light Industrial) I-2 (General Industrial)

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

Approximately 1.738 acres

**Location of Requested Rezoning**

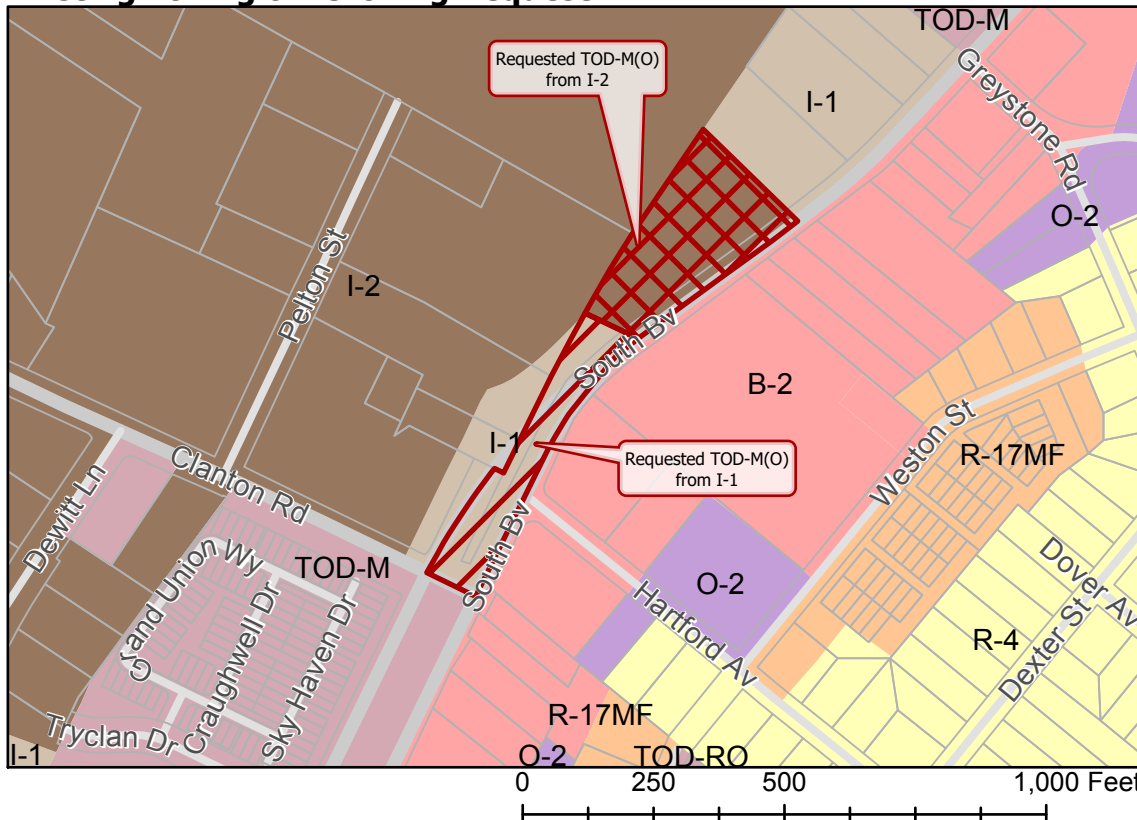
## Rezoning Map



- 2019-024
- Inside City Limits
- Parcel
- LYNX Blue Line
- Buildings
- Streams
- City Council District
- 1-Larken Egleston



## Existing Zoning & Rezoning Request



- Requested TOD-M(O) from I-1
- Requested TOD-M(O) from I-2

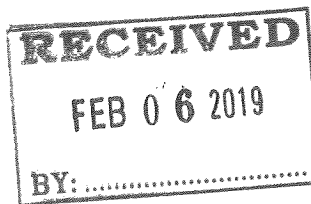
## Zoning Classification

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



Map Created 3/11/2019

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-025

Petition #: \_\_\_\_\_  
Date Filed: 2/6/2019  
Received By: RH

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

Property Owner: Dilworth Artisan Station LLC

Owner's Address: 121 W Trade Street, Suite 2600 City, State, Zip: Charlotte, NC 28202

Date Property Acquired: 12/22/2017

Property Address: 118 East Kingston Ave

Tax Parcel Number(s): 123-064-09

Current Land Use: Retail/Office Size (Acres): +/- 1.2 acres

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

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

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

Date of meeting: 1/30/19

(\*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: N/A

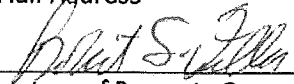
Collin Brown & Bailey Patrick, Jr.  
Name of Rezoning Agent

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

Charlotte, NC 28202  
City, State, Zip

704-331-7531  
Telephone Number. Fax Number

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

  
Signature of Property Owner

Robert S. Keller  
(Name Typed / Printed)

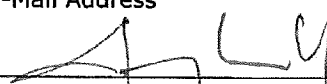
White Point Partners, LLC  
Name of Petitioner(s)

Two Morrocroft Centre, 4064 Colony Road, Suite 310  
Address of Petitioner(s)

Charlotte, NC 28211  
City, State, Zip

704-761-6448  
Telephone Number Fax Number

jay@whitepointpartners.com  
E-Mail Address

  
Signature of Petitioner

JAY LEVEL  
(Name Typed / Printed)

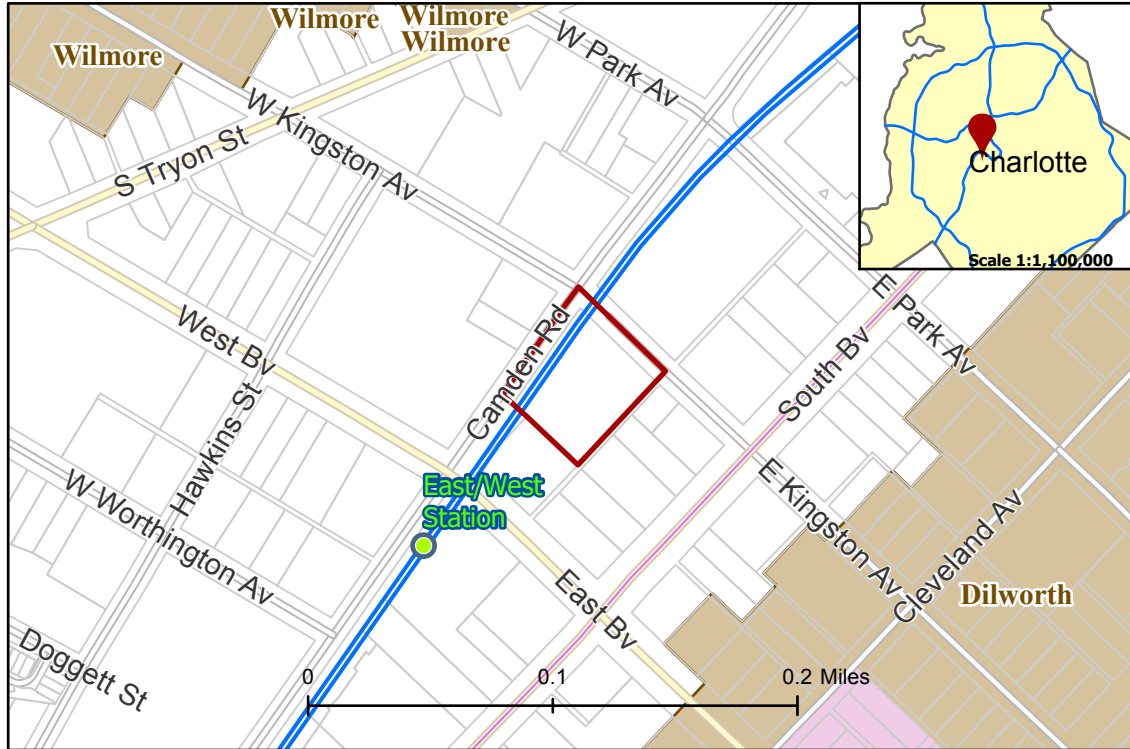
## 2019-025 : White Point Partners, LLC

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

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

Approximately 1.2 acres

### Location of Requested Rezoning



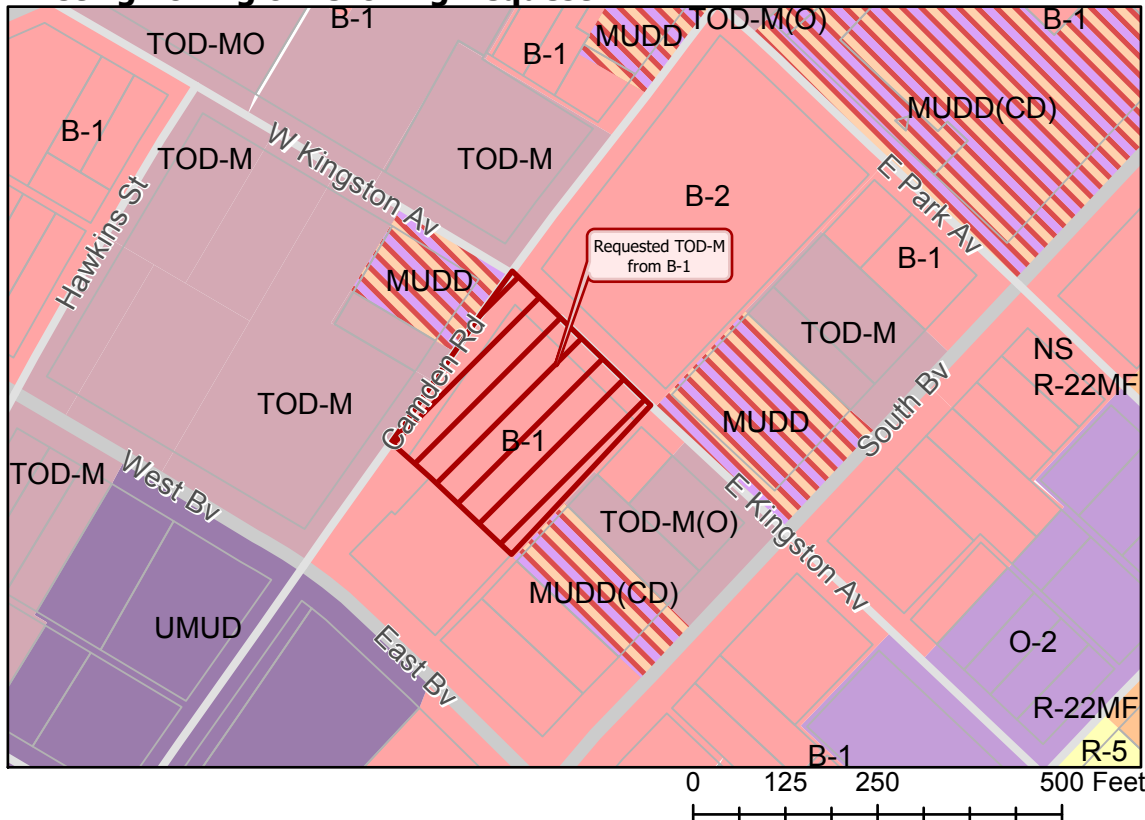
## Rezoning Map



- 2019-025
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- East Blvd Pedscape Plan
- Historic Districts
- City Council District
- 3-LaWana Mayfield



### Existing Zoning & Rezoning Request



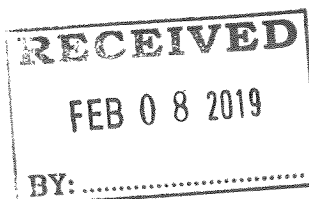
- Requested TOD-M from B-1
- Zoning Classification
- Single Family
- Multi-Family
- Office
- Business
- Uptown Mixed Use
- Mixed Use
- Transit-Oriented



Map Created 2/13/2019



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-026

Petition #:	_____
Date Filed:	2/8/2019
Received By:	[Signature]

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

Property Owner: BIN-Scaleybark LLC

Owner's Address: 500 East Morehead St, Suite 200 City, State, Zip: Charlotte, NC 28202

Date Property Acquired: 1/14/2019

Property Address: 3500, 3530, 3521, 3531, and 3539 Dewitt Lane; 3621 Tryclan Dr

Tax Parcel Number(s): 14901308; 14901305; 14901208; 14901203; 14901204; and 14901205

Current Land Use: warehouse, distribution, retail, office Size (Acres): .49 .58 .67 .42 .4 .4 = +/- 3 acres

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

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

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

Date of meeting: 1/23/19

(\*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: N/A

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

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

Charlotte, NC 28202  
City, State, Zip

704-331-7531  
Telephone Number Fax Number

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

[Signature]  
Signature of Property Owner

Mike Harrell  
(Name Typed / Printed)

Beacon Partners  
Name of Petitioner(s)

500 E Morehead St, Suite 200  
Address of Petitioner(s)

Charlotte, NC 28202  
City, State, Zip

704-597-7757  
Telephone Number Fax Number

kidwell@beacondevelopment.com  
E-Mail Address

[Signature]  
Signature of Petitioner

Mike Harrell  
(Name Typed / Printed)

## 2019-026 : Beacon Partners

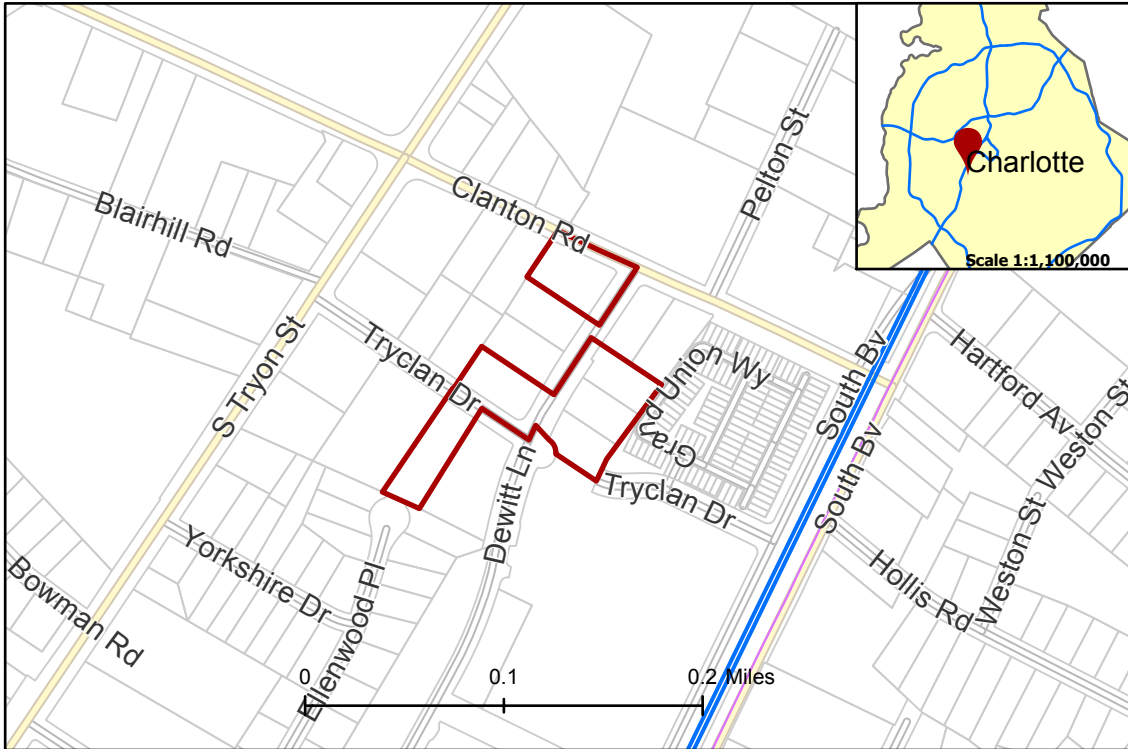
**Current Zoning** I-2 (General Industrial)

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

Approximately 3 acres

**Location of Requested Rezoning**

## Rezoning Map



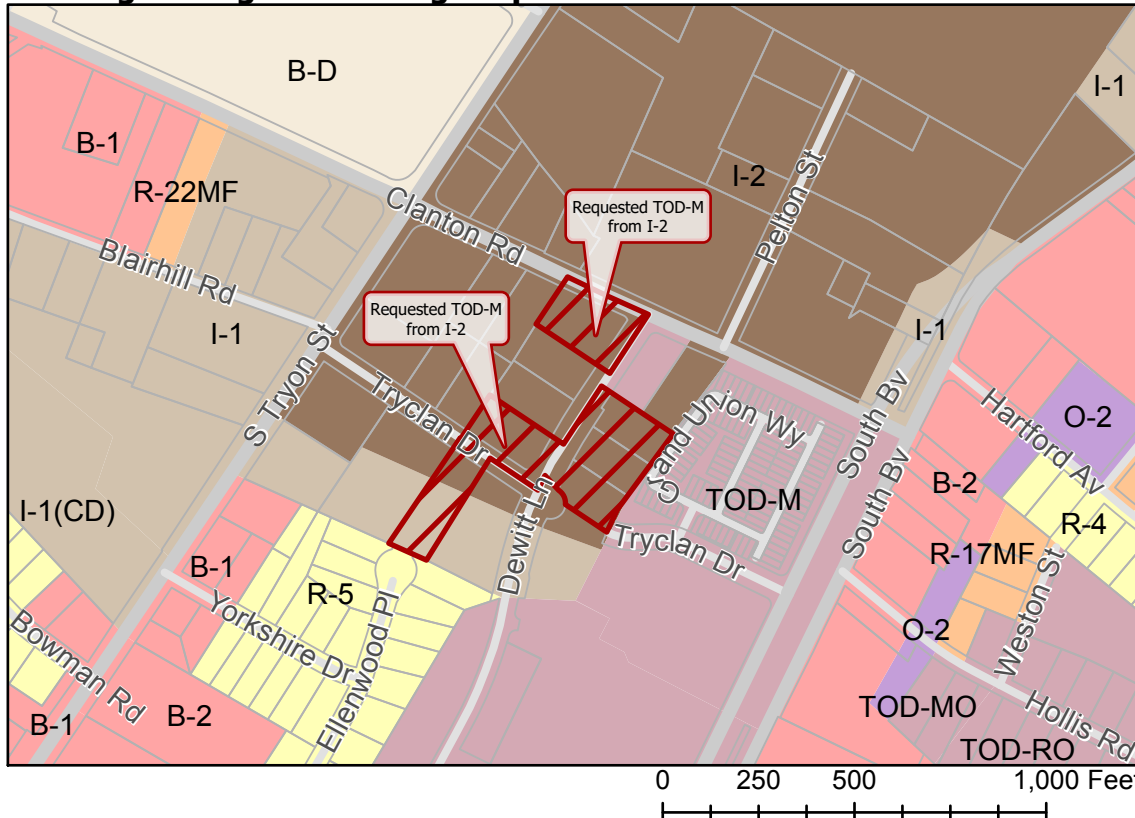
- 2019-026
- Inside City Limits
- Parcel
- LYNX Blue Line

City Council District

- 3-LaWana Mayfield



## Existing Zoning & Rezoning Request



- Requested TOD-M from I-2

## Zoning Classification

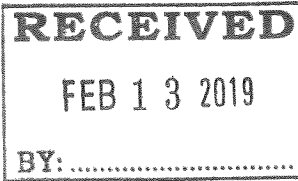
- Single Family
- Multi-Family
- Office
- Business
- Business-Distribution
- Light Industrial
- General Industrial
- Transit-Oriented



Map Created 2/14/2019



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



Petition #:	<u>2019-027</u>
Date Filed:	<u>2/13/2019</u>
Received By:	<u>BF</u>

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

Property Owner: See Exhibit A attached hereto

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

Date Property Acquired: See Exhibit A attached hereto

Property Address: 3011 Sam Wilson Road and 8340 Laine Road

Tax Parcel Number(s): 055-391-07 and 055-391-10

Current Land Use: Single family and Institutional Size (Acres): +/- 20.5 acres

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

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

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

Date of meeting: August 14, 2018

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

**For Conditional Rezoning Only:**

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

Purpose/description of Conditional Zoning Plan: To accommodate the development of a building or buildings on the site that would be devoted to warehouse, distribution, industrial and office uses and certain other uses allowed in the I-2 zoning district.

John Carmichael (Robinson Bradshaw)  
Name of Rezoning Agent

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

Charlotte, NC 28246  
City, State, Zip

704-377-8341  
Telephone Number Fax Number

jcarmichael@robinsonbradshaw.com  
E-Mail Address

See Attached Joinder Agreements  
Signature of Property Owner

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

Liberty Property Trust (c/o Massie Flippin)  
Name of Petitioner(s)

1900 South Boulevard, Suite 302  
Address of Petitioner(s)

Charlotte, NC 28203  
City, State, Zip

704-426-8008  
Telephone Number Fax Number

mflippin@libertyproperty.com  
E-Mail Address

**LIBERTY PROPERTY TRUST**  
By: Massie Flippin  
Signature of Petitioner

Massie Flippin  
(Name Typed / Printed)

**Exhibit A to Rezoning Application Filed by Liberty Property Trust**

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

**Tax Parcel No. 055-391-07**

Coralstone Properties, Inc.  
231 Coralstone Drive  
Fort Mill, SC 29708

Acquisition Date: August 19, 2014

Site Address: 3011 Sam Wilson Road

**Tax Parcel No. 055-391-10**

HOPE Community Church of Metrolina  
3205 Sam Wilson Road  
Charlotte, NC 28214

Acquisition Date: November 3, 1983

Site Address: 8340 Laine Road

**REZONING APPLICATION FILED BY  
LIBERTY PROPERTY TRUST  
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by Liberty Property Trust that is designated as Tax Parcel No. 055-391-07 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site from the R-3 zoning district to the I-2 (CD) zoning district.

This 8<sup>th</sup> day of January, 2019.

CORALSTONE PROPERTIES, INC.

By: Tenai C Crump  
Name: Tenai C Crump  
Title: President

**REZONING APPLICATION FILED BY  
LIBERTY PROPERTY TRUST  
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by Liberty Property Trust that is designated as Tax Parcel No. 055-391-10 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site from the R-3 zoning district to the I-2 (CD) zoning district.

This 7<sup>th</sup> day of January, 2019.

HOPE COMMUNITY CHURCH OF METROLINA

By: [Signature]  
Name: Jeffrey A. Hopkins  
Title: President

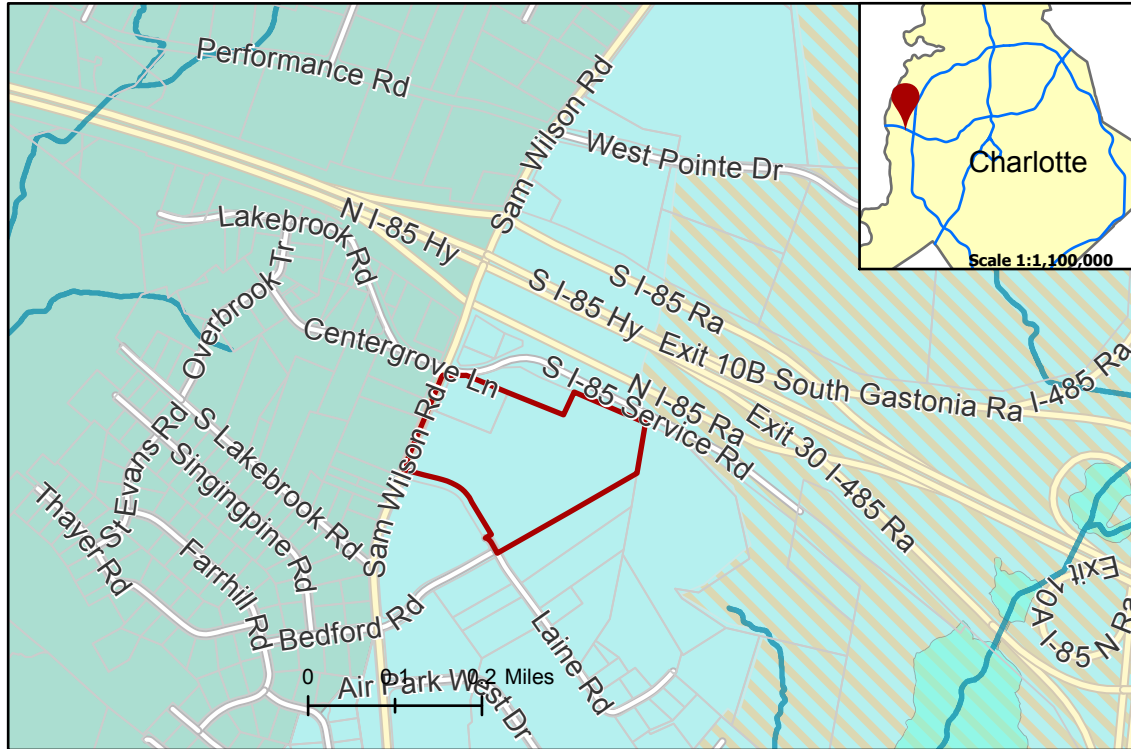
## 2019-027 : Liberty Property Trust

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

**Requested Zoning** I-2 (CD) LWPA (General Industrial, Conditional, Lake Wylie Protected Area)

Approximately 20.5 acres

### Location of Requested Rezoning



## Rezoning Map



**CHARLOTTE**  
PLANNING, DESIGN  
& DEVELOPMENT

2019-027

Outside City Limits

Parcel

Streams

FEMA Flood Plain

Airport Noise Overlay

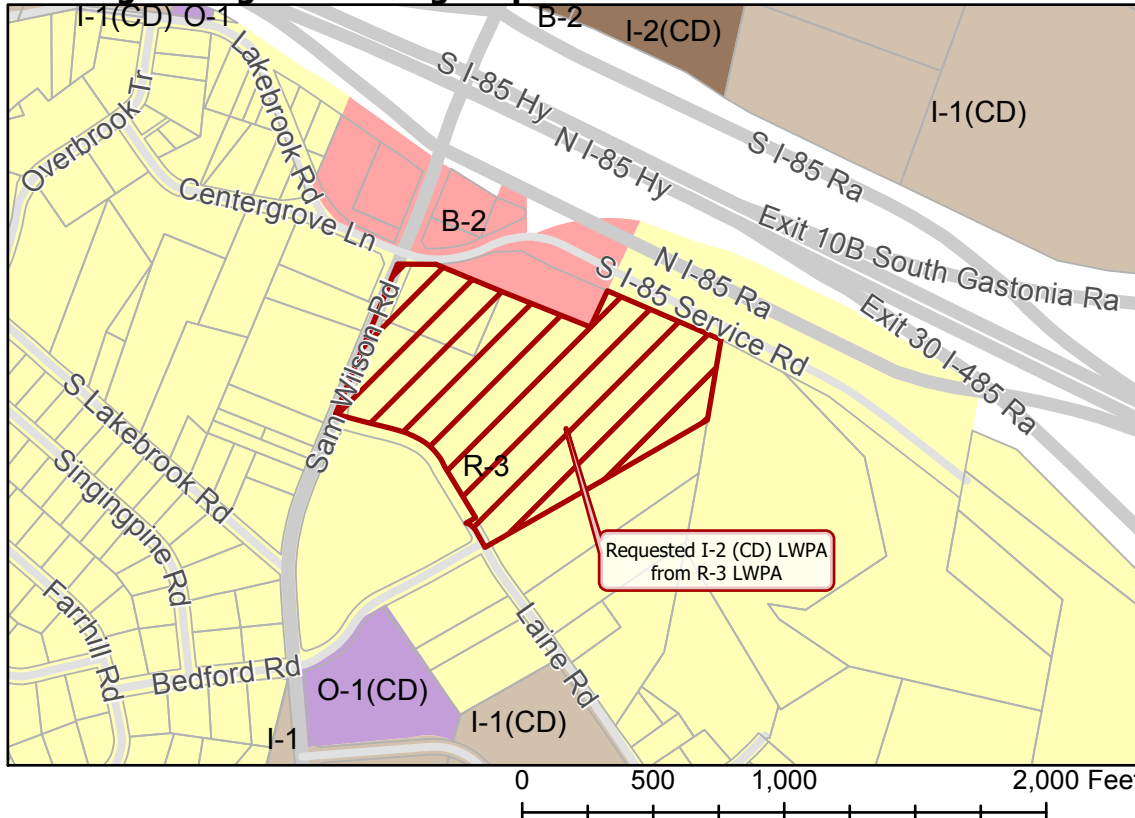
### Watershed Overlay

Lake Wylie - Protected Area

Lower Lake Wylie - Protected Area



### Existing Zoning & Rezoning Request



Requested I-2 (CD) LWPA from R-3 LWPA

### Zoning Classification

Single Family

Office

Business

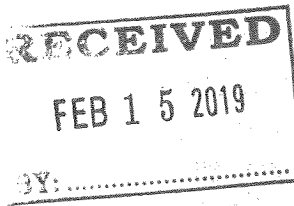
Light Industrial

General Industrial



Map Created 2/14/2019



**I. REZONING APPLICATION**  
**CITY OF CHARLOTTE**


2019-028

Petition #:	
Date Filed:	2/15/2019
Received By:	P

Property Owners: SEE SCHEDULE 1 ATTACHED HERETOOwner's Addresses: SEE SCHEDULE 1 ATTACHED HERETODate Properties  
Acquired: SEE SCHEDULE 1 ATTACHED HERETOProperty Addresses: SEE SCHEDULE 1 ATTACHED HERETOTax Parcel Numbers: SEE SCHEDULE 1 ATTACHED HERETOCurrent Land Use: residential/vacant (Acres): ± 26.71Existing Zoning: R-3 and O-15(CD) Proposed Zoning: R-12MF(CD) & R-12MF(for tax parcel 111-063-04)Overlay: N/A Tree Survey Provided: Yes: N/ARequired Rezoning Pre-Application Meeting\* with: Mandy Rosen, Sonja Sanders, Grant Meacci, Isaiah Washington, Jennifer Frixen, Brent WilkinsonDate of meeting: 1/10/2019

(\*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/APurpose/description of Conditional Zoning Plan: To allow a multi-family residential community**Keith MacVean & Jeff Brown**

Name of Rezoning Agent

**Moore & Van Allen, PLLC****100 N. Tryon Street, Suite 4700**

Agent's Address

**Charlotte, NC 28202****704.331.3531 (KM) 704-378-1954(KM)****704-331-1144 (JB) 704-378-1925 (JB)**

Telephone Number Fax Number

keithmacvean@mvalaw.com; jeffbrown@mvalaw.com

E-mail Address

**SEE ATTACHMENTS A-D**

Signature of Property Owner

**HHHunt (Attn: Elam Hall)**

Name of Petitioner

**1401 Sunday Drive, Ste 109**

Address of Petitioner

**Raleigh, NC 27607**

City, State, Zip

**919.461.0587**

Telephone Number Fax Number

rehall@hhhunt.com

E-mail Address

**SEE ATTACHMENT E**

Signature of Petitioner

**SCHEDULE 1**

<b>Parcel</b>	<b>Property Address</b>	<b>Owner</b>	<b>Owner's Address</b>	<b>Proposed Zoning</b>
111-063-01	N/A	Byron T Goode	9737 Brawley Lane, Charlotte, NC 28215	R-12MF(CD)
111-063-98	N/A	Cambridge Office, LLC c/o Lat Purser & Assoc. Inc.	4530 Park Road, Ste 300, Charlotte, NC 28209	R-12MF(CD)
111-063-02	N/A	Presley Alexander Lee Robert Bradley Lee Frances Rivers Lee Annie C Lee Perry Eugene Sullivan	5806 Aqua Court, Charlotte, NC 28215	R-12MF(CD)
111-063-52	N/A			R-12MF(CD)
111-063-04	10623 Harrisburg Road, Charlotte, NC 28215	Joyce Lee Little	10623 Harrisburg Road, Charlotte, NC 28215	R-12MF



**ATTACHMENT A**


**REZONING PETITION NO. 2019-\_\_\_\_\_  
HHHunt**

**OWNER JOINDER AGREEMENT  
Byron T Goode**

The undersigned, as the owner of the parcel of land located at the northwest intersection of Harrisburg and Sam Dee Roads that is designated as Tax Parcel No. 111-063-01 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 R-3 zoning district to the R-12MF(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 2/9/2019  
day of \_\_\_\_\_, 2019.

**Byron T Goode**

DocuSigned by:  
  
7731A21DD556458...

**ATTACHMENT B**

**REZONING PETITION NO. 2019-\_\_\_\_**  
**IIIIHunt**

**OWNER JOINDER AGREEMENT**  
**Cambridge Office, LLC c/o**  
**Lat Purser & Assoc. Inc.**

The undersigned, as the owner of the parcel of land located along Cambridge Commons Drive that is designated as Tax Parcel No. 111-063-98 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-15(CD) zoning district to the R-12MF(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 11<sup>th</sup> day of FEBRUARY, 2019.

Cambridge Office, LLC c/o  
Lat Purser & Assoc. Inc.

By: 

Name: LAT W. PURSER, III

Its: AUTHORIZED MEMBER

**ATTACHMENT C**

**REZONING PETITION NO. 2019-\_\_\_\_\_  
HHHunt**

**OWNER JOINDER AGREEMENT**

**Presley Alexander Lee  
Robert Bradley Lee  
Frances Rivers Lee  
Annie C Lee  
Perry Eugene Sullivan**

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

1. N/A that is designated as Tax Parcel No. 111-063-02
2. N/A that is designated as Tax Parcel No. 111-063-52

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-12MF(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 2/8/2019  
day of \_\_\_\_\_, 2019.

**Robert B Lee**  
On behalf of  
**Presley Alexander Lee  
Robert Bradley Lee  
Frances Rivers Lee  
Annie C Lee  
Perry Eugene Sullivan**

DocuSigned by:  
By: Robert Lee  
Name: Robert Lee  
Its: \_\_\_\_\_

**ATTACHMENT D**

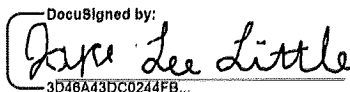
**REZONING PETITION NO. 2019-\_\_\_\_**  
**HHHunt**

**OWNER JOINDER AGREEMENT**  
**Joyce Lee Little**

The undersigned, as the owner of the parcel of land located at 10623 Harrisburg Road that is designated as Tax Parcel No. 111-063-04 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from R-3 zoning district to the R-12MF 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 2/12/2019  
day of \_\_\_\_\_, 2019.

**Joyce Lee Little**

DocuSigned by:  
  
3D46A43DC0244FB...

ATTACHMENT E

REZONING PETITION NO. 2019-  
HHHunt

Petitioner:

HHHunt

By: MSL Hall  
Name: Reina Hall  
Title: Director of Acquisitions + Development

## 2019-028 : HHHunt

**Current Zoning** R-3 (Single Family Residential) O-15 (CD) (Office, Conditional)

**Requested Zoning** R-12MF(CD) (Multi Family Residential, Conditional) R-12MF (Multi Family Residential)

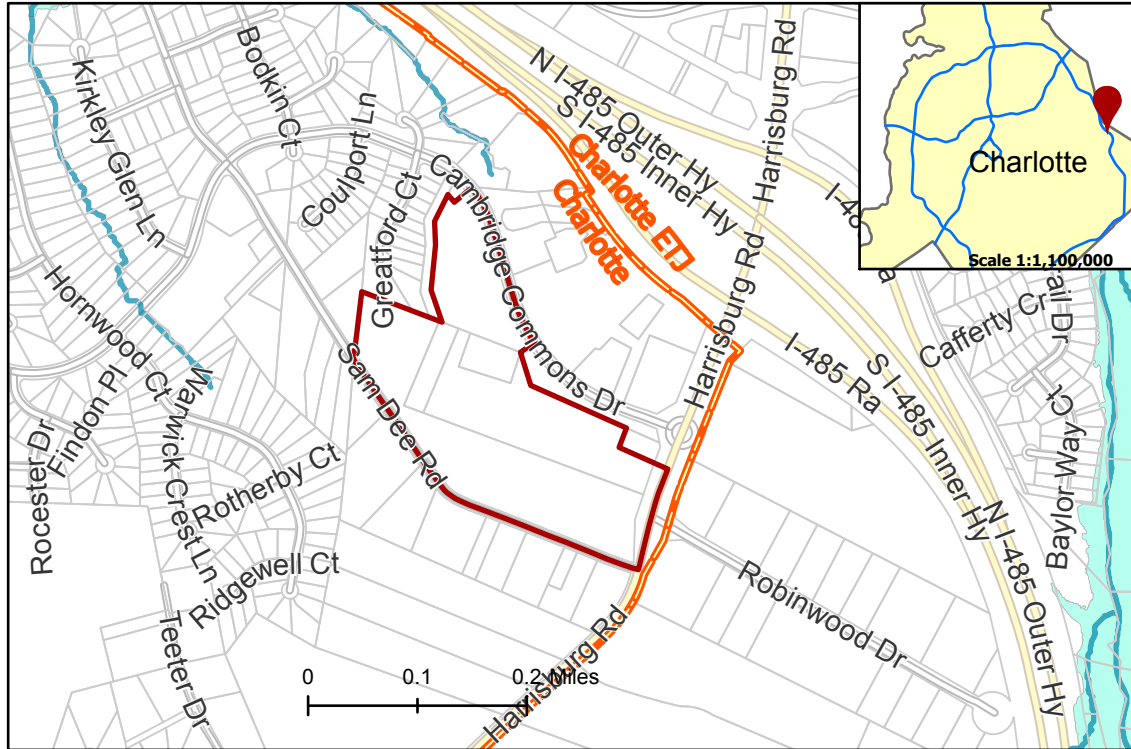
Approximately 26.71 acres

**Location of Requested Rezoning**

## Rezoning Map



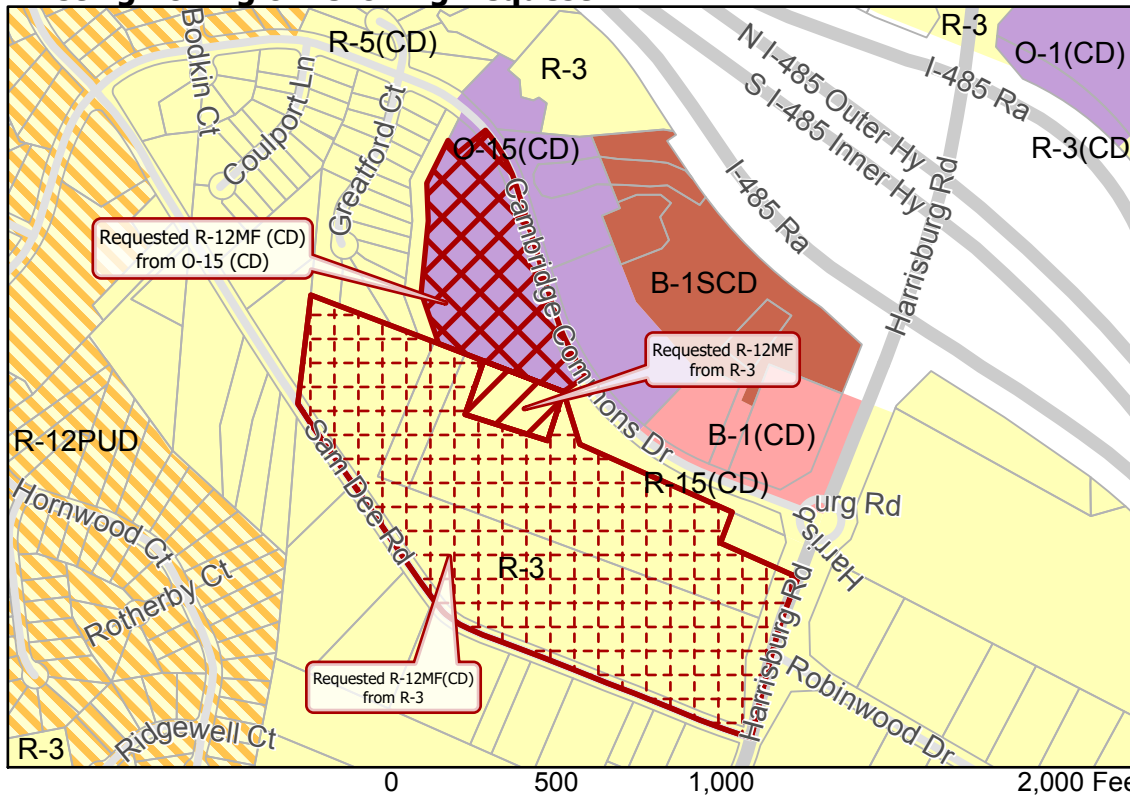
**CHARLOTTE**  
PLANNING, DESIGN  
& DEVELOPMENT



- 2019-028
- Inside City Limits
- Parcel
- Buildings
- Streams
- FEMA Flood Plain
- City Council District
- 5-Matt Newton



## Existing Zoning & Rezoning Request



- Requested R-12MF from R-3
- Requested R-12MF(CD) from O-15(CD)
- Requested R-12MF(CD) from R-3

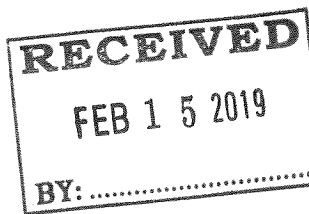
## Zoning Classification

- Single Family
- Mixed Residential
- Office
- Business
- Commercial Center



Map Created 2/18/2019

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-029

Petition #:	
Date Filed:	2/15/2019
Received By:	Rt

Property Owners: Faison – Seventh Street LLC

Owner's Addresses: 121 West Trade St, 27<sup>th</sup> floor

Date Properties  
Acquired: 11/28/2016

Property Addresses: 1940 E 7<sup>th</sup> Street, Charlotte, NC 28204

Tax Parcel Numbers: 127-035-09

Current Land Use: vacant (Acres): ± 1.680

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

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

Required Rezoning Pre-Application Meeting\* with: Catherine Mahoney, David Pettine, Solomon Fortune, Josh Weaver, and Isaiah Washington

Date of meeting: 1/30/2019

(\*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 allow development of the site with office and commercial 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

**Crescent Communities (Attn: Brian Leary)**

Name of Petitioner

**227 W Trade St, Suite 1000**

Address of Petitioner

**Charlotte, NC 28202**

City, State, Zip

**980.321.6161**

Telephone Number

Fax Number

**BLeary@crescentcommunities.com**

E-mail Address

**SEE ATTACHMENT B**

Signature of Petitioner

**ATTACHMENT A**

**REZONING PETITION NO. 2019-\_\_\_\_\_  
Crescent Communities**

**OWNER JOINDER AGREEMENT  
Falson - Seventh Street LLC**

The undersigned, as the owner of the parcel of land located at 1940 E 7<sup>th</sup> Street, Charlotte, NC that is designated as Tax Parcel No. 127-035-09 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from MUDD-O zoning district to the MUDD-O 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 14th day of February, 2019.

**Falson - Seventh Street LLC**

By: 

Name: Chris M. Poplin

Its: Vice President



**ATTACHMENT B**

**REZONING PETITION NO. 2019-  
Crescent Communities**


**Petitioner:**

**Crescent Communities**

**By:**

**Name:**

**Title:**

  
PAVAN LEARY  
PRESIDENT

## 2019-029 : Crescent Communities

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

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

Approximately 1.68 acres

**Location of Requested Rezoning**



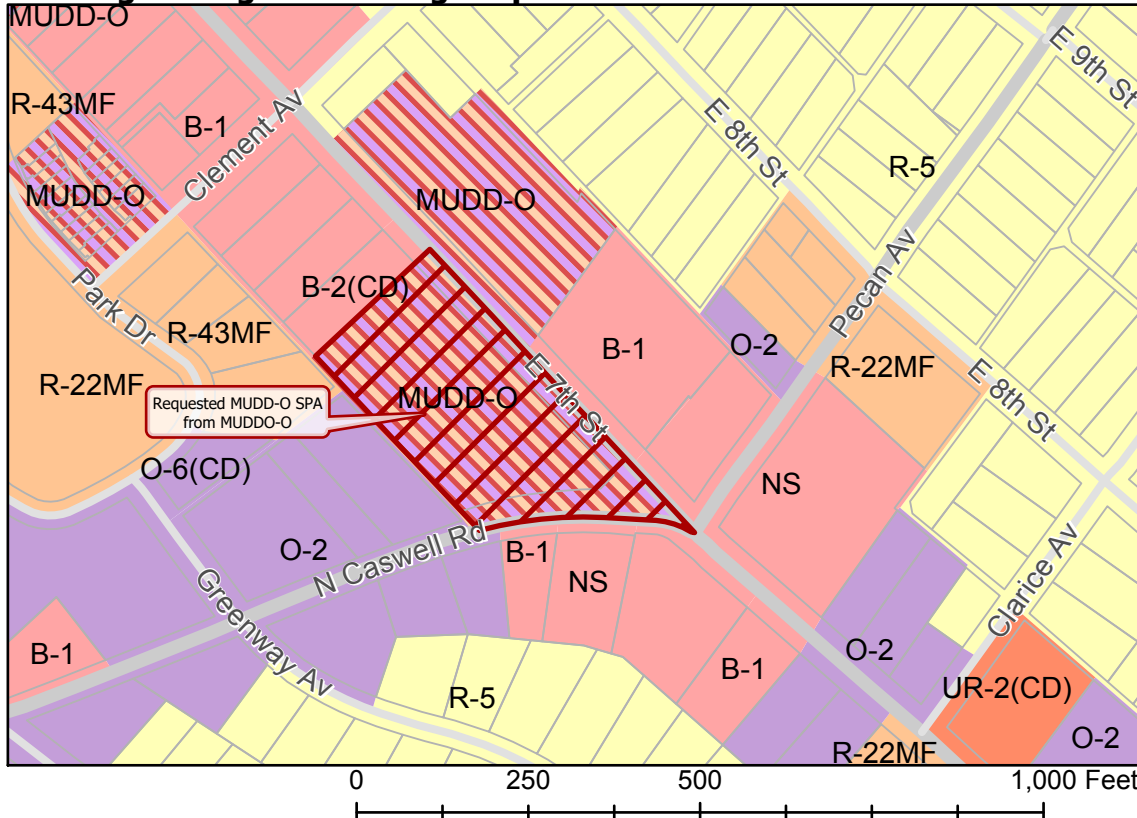
## Rezoning Map



- 2019-029
- Inside City Limits
- Parcel
- Railway
- Buildings
- City Council District
- 1-Larken Egleston



## Existing Zoning & Rezoning Request



- Requested MUDD-O SPA from MUDDO-O

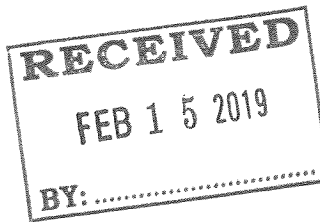
## Zoning Classification

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



Map Created 2/18/2019

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-030

Petition #:	_____
Date Filed:	2/15/2019
Received By:	BJ

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

Property Owner: Sellprops Carolina Corp, LLC; William S Gordon, Jr. and Alice B. Gordon Family Trust

Owner's Address: 111 N. Pompano Beach Blvd Unit 1712; 9928 Hatfield Road  
City, State, Zip: Pompano Beach, FL 33062; Charlotte NC 28278

Date Property Acquired: 12/1/2010; 1/21/2015

Property Address: 13925 Erwin Road and 12100 South Tryon Street

Tax Parcel Number(s): 201-221-17 and 201-221-03

Current Land Use: Vacant Size (Acres): +/- 30.73 acres

Existing 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, Dave Pettine, Josh Weaver, Carlos Alzate

Date of meeting: 2/4/2019

(\*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 Years

Purpose/description of Conditional Zoning Plan: To accommodate the development of a two-story multi-family residential community with significant natural preservation area and infrastructure improvements

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

See attached Agent Authorization forms  
Signature of Property Owner

Attached  
(Name Typed / Printed)

Continental 475 Fund, LLC  
Name of Petitioner(s)

W 134 N8675 Executive Parkway  
Address of Petitioner(s)

Menomonee Falls, WI 53051  
City, State, Zip

262-532-9404  
Telephone Number Fax Number

rmccaigue@cproperties.com  
E-Mail Address

Robert McCaigue, Development Director  
Signature of Petitioner

Continental 475 Fund, LLC by Continental Properties Company, Inc. its manager  
(Name Typed / Printed)

EXHIBIT C

AGENT AUTHORIZATION

Continental Properties Company, Inc., and any of its affiliates, as agent for the property owner listed below, has approval to submit applications to the City of Charlotte, Mecklenburg County, North Carolina and any governmental or quasi-governmental department, commission, board, committee, division or similar entity for rezoning, site plan, subdivision plat, and other necessary development related approvals and permits.

William S. Gordon, Jr.  
Signature of Property Owner J.T.F.

William S. Gordon, Jr., Trustee of the  
Family Trust Under Will of Alice B. Gordon

\_\_\_\_\_  
Printed Name of Property Owner

12100 S. Tryon Road  
Charlotte, NC

\_\_\_\_\_  
Address of Property

20122103

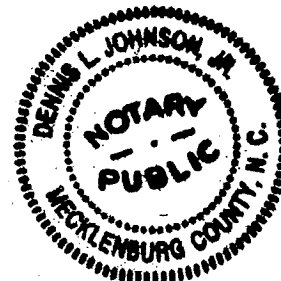
\_\_\_\_\_  
Tax Identification #

6 Dec 2018  
Date

STATE OF N.C.  
Mecklenburg )  
COUNTY ) SS.

Personally came before me this 6 day of December, 2018, the above named William S. Gordon, Jr., Trustee of the Family Trust Under Will of Alice B. Gordon to me known to be such person and acknowledge that he executed the foregoing instrument as such Trustee as the deed of said Trust by its authority.

Denise L. Johnson, Jr.  
Notary Public, State of North Carolina  
My Commission Expires: December 6, 2020



## EXHIBIT C

## AGENT AUTHORIZATION

Continental 475 Fund LLC, and any of its affiliates, as agent for the property owner listed below, has approval to submit applications (which shall be conditional on such party's acquisition of the Property) to the City of Charlotte, Mecklenburg County, North Carolina and any governmental or quasi-governmental department, commission, board, committee, division or similar entity for rezoning, site plan, subdivision plat, and other necessary development related approvals and permits.

Signature of Property Owner

Sellprops Carolina Corp, LLC

Printed Name of Property Owner

Erwin Road  
Charlotte, NC

Address of Property

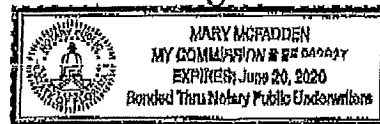
20122117

Tax Identification #

Date

STATE OF Florida  
Broward COUNTY ) SS.

Personally came before me this 5 day of December, 2018, the above named MANABAZZ  
of SELLPROPS CAROLINA CORP, LLC, a North Carolina Limited Liability company to me known to be such officer,  
and acknowledge that he executed the foregoing instrument as such officer as the deed of said corporation, by its  
authority.

Notary Public, State of Florida  
My Commission Expires:

## 2019-030 : Contental 475 Fund, LLC

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

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

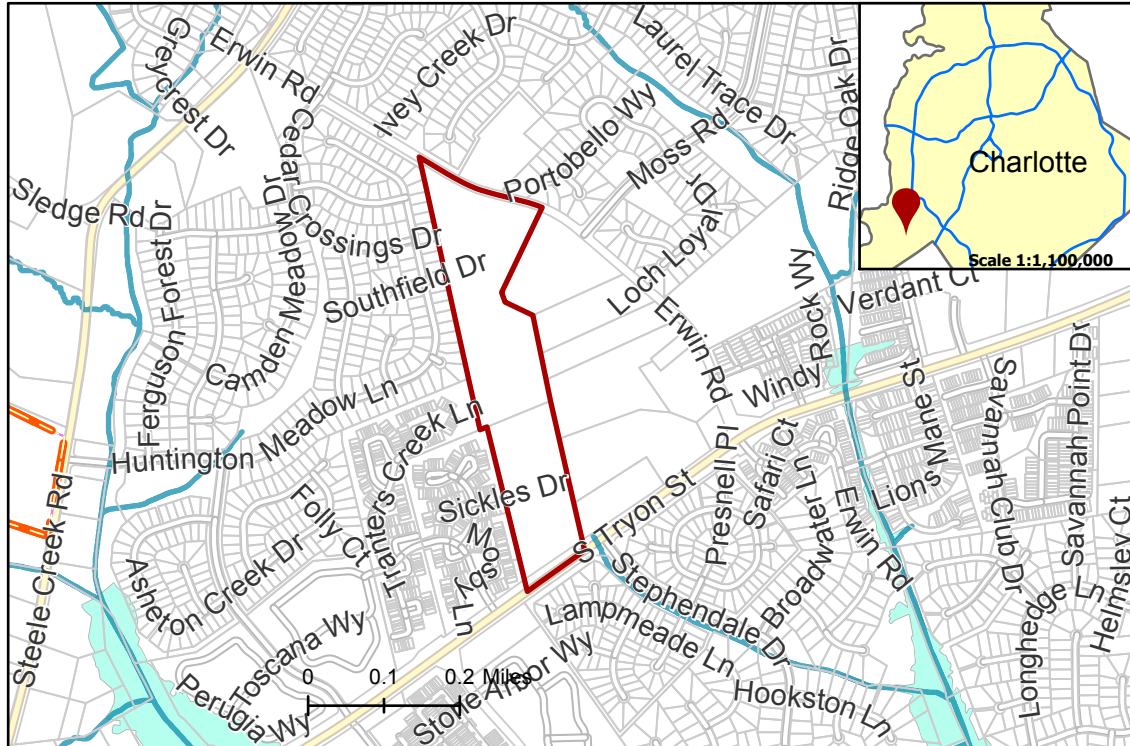
Approximately 30.73 acres

**Location of Requested Rezoning**

## Rezoning Map



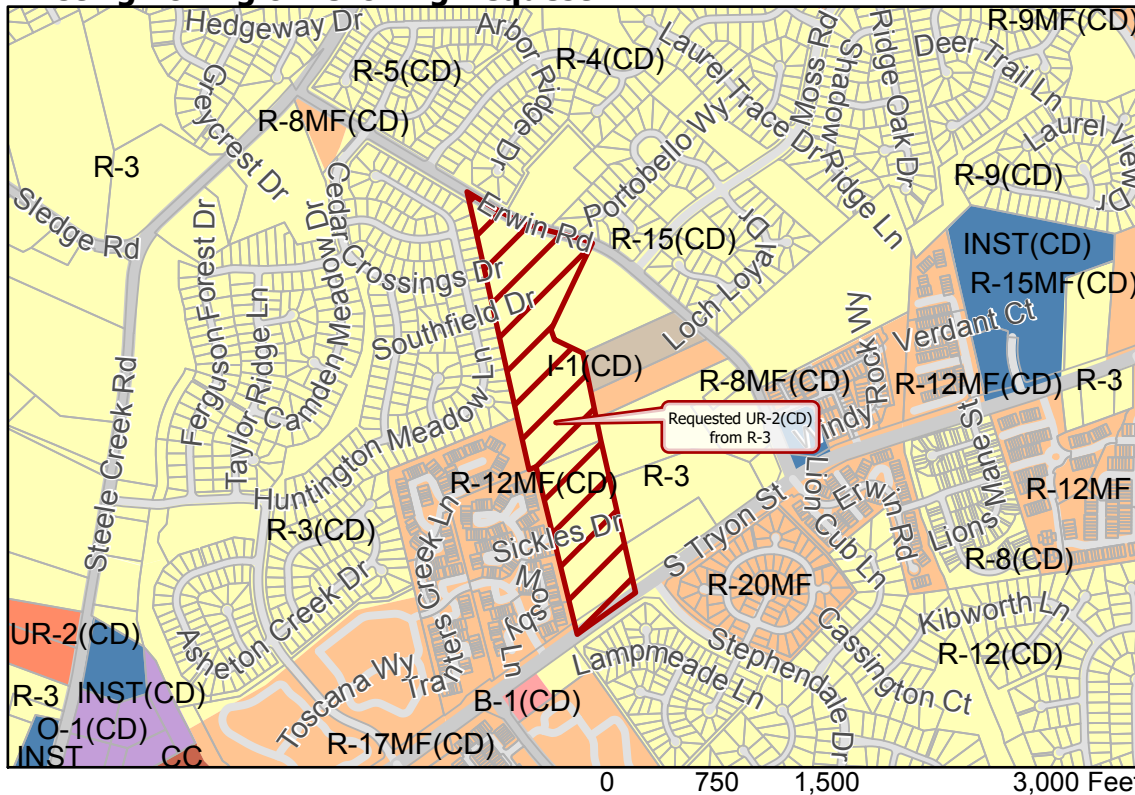
**CHARLOTTE**  
PLANNING, DESIGN  
& DEVELOPMENT



- 2019-030
- Inside City Limits
- Parcel
- Buildings
- Streams
- FEMA Flood Plain
- City Council District
- 3-LaWana Mayfield



## Existing Zoning & Rezoning Request



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

## Zoning Classification

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



Map Created 2/18/2019



RECEIVED

FEB 15 2019

BY: .....

2019-031

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

Petition #:

Complete All Fields (Use  
additional pages if needed)

Received By:

Owner: TRI C Investments, LLC

Property Owner: TRI C Investments, LLC

Owner's Address: 2315 N Davidson St

City, State, Zip: Charlotte, NC 28205

Date Property Acquired: 5/4/2001; 6/15/2004

Property Address: 2315 N Davidson St & 421 E. 26th St

Tax Parcel Number(s): 083-052-06 and 083-052-04

Current Land Use: Industrial

Size (Acres): +/- 3.8 acres

Existing Zoning: I-2

Proposed Zoning: TOD-M

Overlay: None

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

N/A: x

Required Rezoning Pre-Application Meeting\* with: Sonia Sanders, Grant Meacel, Jason Prescott, Isalah Washington

Date of meeting: 2/14/19

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

N/A

Collin Brown & Bailey Patrick, Jr.

Name of Rezoning Agent

214 N Tryon Street, 47th Floor

Agent's Address

Charlotte, NC 28202

City, State, Zip

704-331-7531

Telephone Number

Fax Number

Collin.Brown@kigates.com / Brittany.Lins@kigates.com

E-Mail Address

Signature of Property Owner

(Name Typed / Printed)

White Point Partners, LLC

Name of Petitioner(s)

Two Morrocroft Centre, 4064 Colony Road, Suite 310

Address of Petitioner(s)

Charlotte, NC 28211

City, State, Zip

704-761-6448

Telephone Number

Fax Number

Jay@whitepointpartners.com

E-Mail Address

Signature of Petitioner

(Name Typed / Printed)

## 2019-031 : White Point Partners, LLC

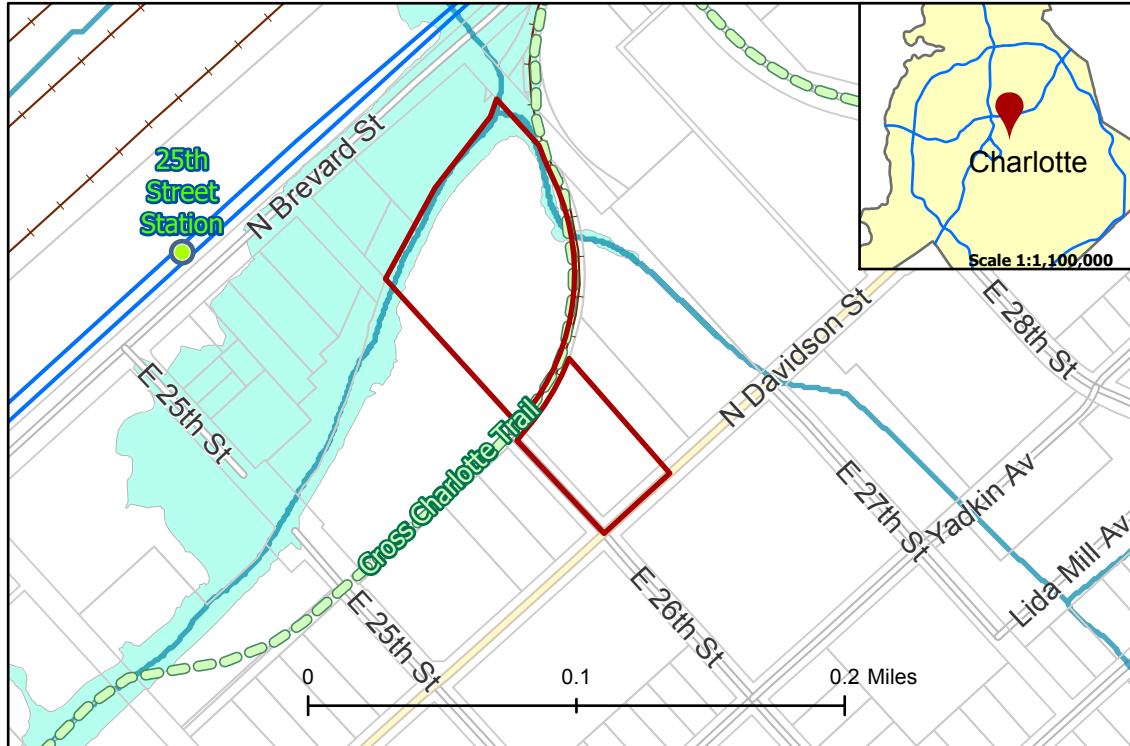
**Current Zoning** I-2 (General Industrial)

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

Approximately 3.8 acres

**Location of Requested Rezoning**

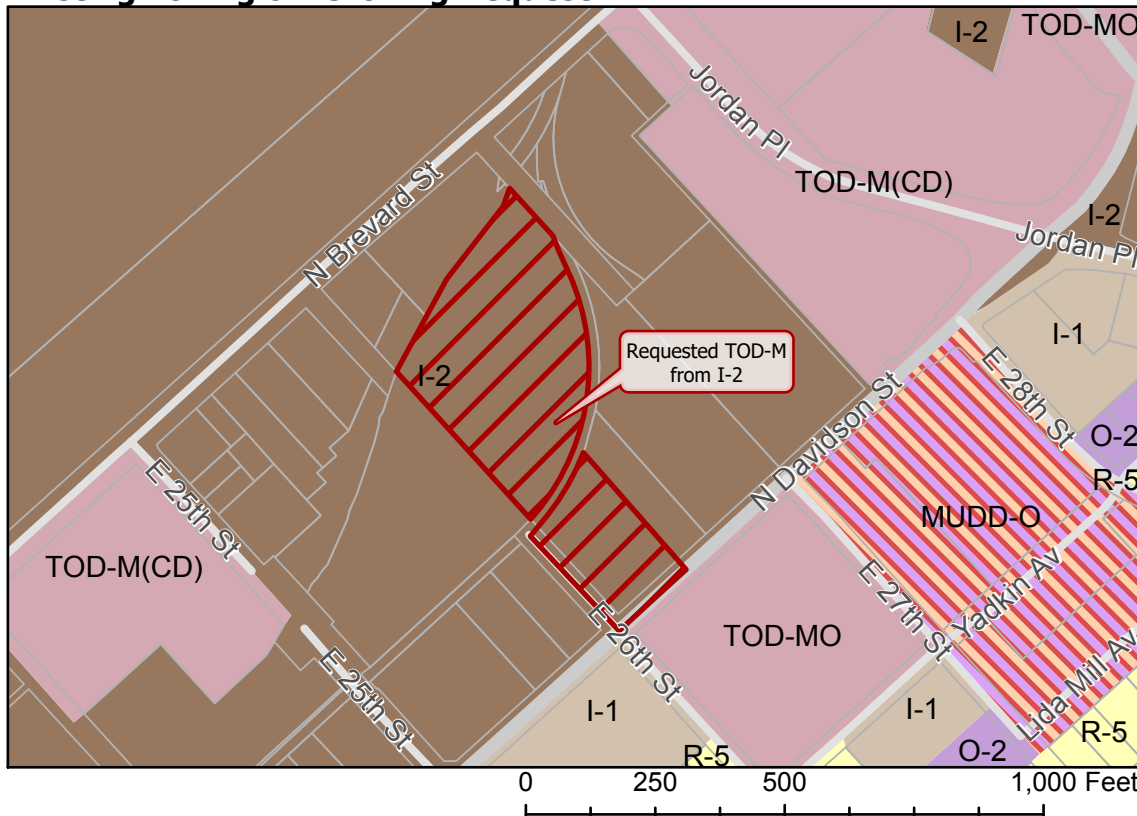
## Rezoning Map



- 2019-031
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- Cross Charlotte Trail
- LYNX Blue Line
- Railway
- Buildings
- Streams
- FEMA Flood Plain
- City Council District
- 1-Larken Egleston



## Existing Zoning & Rezoning Request



- Requested TOD-M from I-2

## Zoning Classification

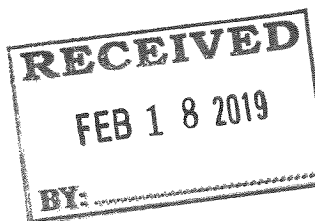
- Single Family
- Multi-Family
- Office
- Light Industrial
- General Industrial
- Mixed Use
- Transit-Oriented



Map Created 2/18/2019



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-032

Petition #:	
Date Filed:	2/18/2019
Received By:	[signature]

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

Property Owner: CHRISTENBURY FAMILY LLC

Owner's Address: 673 GRANDVIEW DR NE City, State, Zip: CONCORD, NC 28025

Date Property Acquired: 10/13/2014

Property Address: 12601 US HIGHWAY 29 CHARLOTTE, NC 28262

Tax Parcel Number(s): 02906175

Current Land Use: VACANT Size (Acres): 14.72

Existing Zoning: R-3, R-17MF(CD) & MX-2 Proposed Zoning: R-17MF

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

Required Rezoning Pre-Application Meeting\* with: Shannon Frye, Jennifer Frixen, Josh Weaver, Mandy Rosen  
Date of meeting: 9/12/2018

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

W.K. Dickson & Co., Inc. (Weston Boles)

Name of Rezoning Agent

616 Colonnade Dr

Agent's Address

Charlotte, NC 28205

City, State, Zip

704-334-5348

Telephone Number

Fax Number

wboles@wkdickson.com

E-Mail Address

By: Max Christenbury

Signature of Property Owner

MANAGING  
MEMBER

MAX CHRISTENBURY

(Name Typed / Printed)

US Developments, Inc.

Name of Petitioner(s)

5925 Carnegie Blvd Suite 200

Address of Petitioner(s)

Charlotte, NC 28209

City, State, Zip

704-576-0022

Telephone Number

Fax Number

srosenburgh@usdevelopments.com

E-Mail Address

[Signature]

Signature of Petitioner

Stephen Rosenburgh

(Name Typed / Printed)

## 2019-032 : US Developments Inc

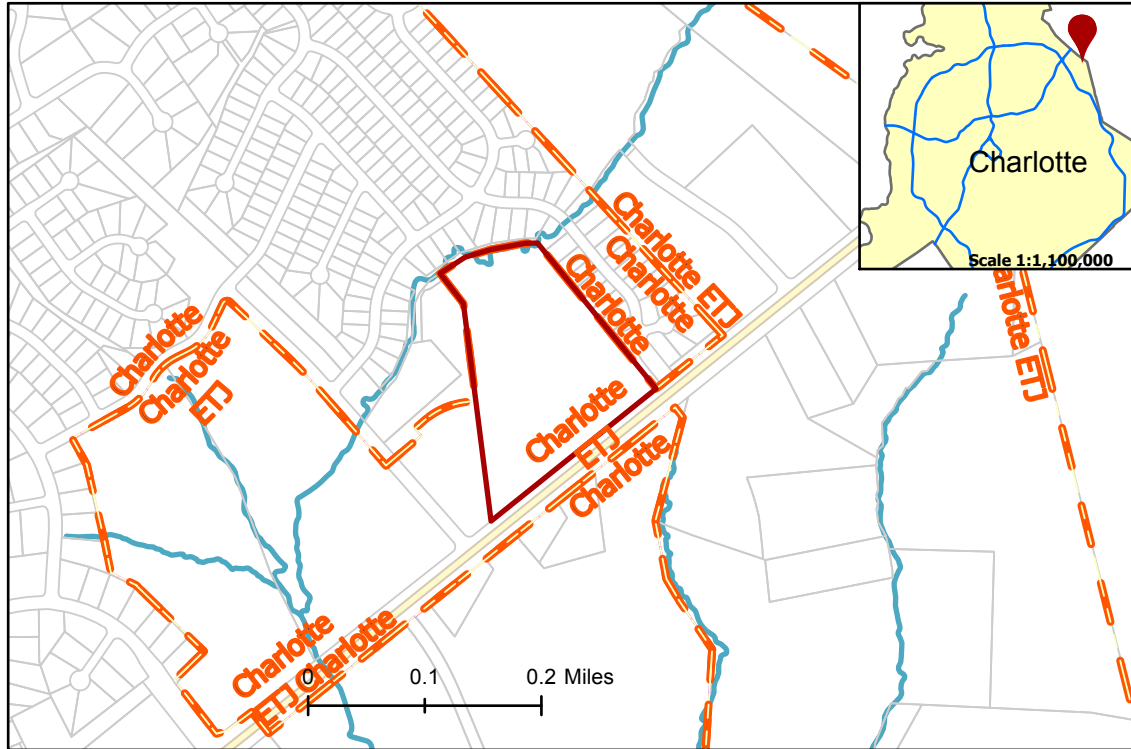
**Current Zoning** R-3 (Single Family Residential) MX-2 (Mixed Use)

R-17MF (CD) (Multi Family Residential, Conditional)

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

Approximately 14.72 acres

### Location of Requested Rezoning



## Rezoning Map

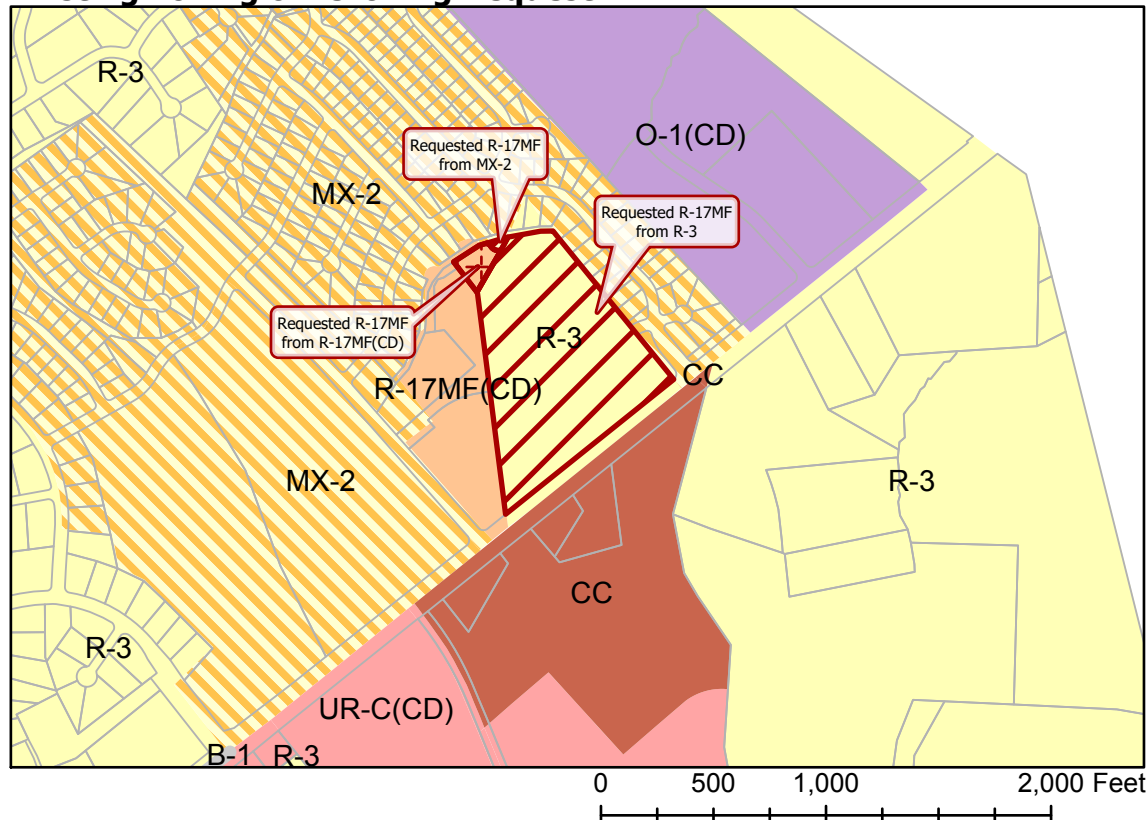


**CHARLOTTE**  
PLANNING, DESIGN  
& DEVELOPMENT

- 2019-032
- Outside City Limits
- Parcel
- Buildings
- Streams



### Existing Zoning & Rezoning Request



- Requested R-17MF from R-3
- Requested R-17MF from R-17MF(CD)
- Requested R-17MF from MX-2

### Zoning Classification

- Single Family
- Multi-Family
- Mixed Residential
- Office
- Business
- Commercial Center



Map Created 2/20/2019