

# Rezoning Petition Packet

## **Petitions:**

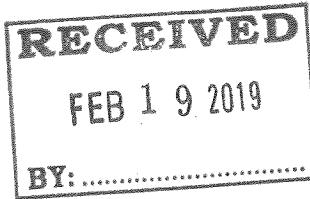
**2019-033 through 2019-048**

Petitions that were submitted in March 2019



2019-033

# I. REZONING APPLICATION CITY OF CHARLOTTE



Petition #: \_\_\_\_\_  
 Date Filed: 2/19/2019  
 Received By: BH

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

Property Owner: see attached sheet

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

Date Property Acquired: 1994

Property Address: Cedarvale Road

Tax Parcel Number(s): 05319305

Current Land Use: undeveloped Size (Acres): approx. 9.89 ac

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

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

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

Date of meeting: 12/4/18

(\*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: contractor's storage and operations yard

Walter Fields  
Name of Rezoning Agent

1919 South Blvd., suite 101  
Agent's Address

Charlotte, NC 28203  
City, State, Zip

704-372-7855                      704-372-7856  
Telephone Number                      Fax Number

waltr@walterfieldsgroup.com  
E-Mail Address

See attached sheet  
Signature of Property Owner

see attached sheet  
(Name Typed / Printed)

HK Cedarvale, LLC  
Name of Petitioner(s)

P.O. Box 486  
Address of Petitioner(s)

Belmont, NC 28012  
City, State, Zip

704-812-8139                      \_\_\_\_\_  
Telephone Number                      Fax Number

mhicks@pfsoutheast.com  
E-Mail Address

Signature of Petitioner

David M. Hicks  
(Name Typed / Printed)

February 13, 2019

Michael Hicks  
HK Cedarvale, LLC  
600 B Park Street  
Belmont, NC 28012

Dear Sir:

This letter serves to notify all interested parties that I/we consent to HK Cedarvale, LLC petitioning for the rezoning of property known as Tax Parcel 05319305 located on Cedarvale Road in Charlotte, North Carolina, for the purpose of development of industrial uses including outdoor storage. This letter serves to represent my/our signature on the zoning application.

As attested below:

Owner: Charles W. Gallant III



Date 2/13/2019

Owner: Susan Harriss Gallant Brown



Date 2/13/2019

Address:

7440 Pine Lake Lane; Mint Hill, NC 28227  
Phone Number 704-681-0685

**Ellen Gallant, Et Al**  
**7440 Pine Lake Lane**  
**Mint Hill, NC 28227**

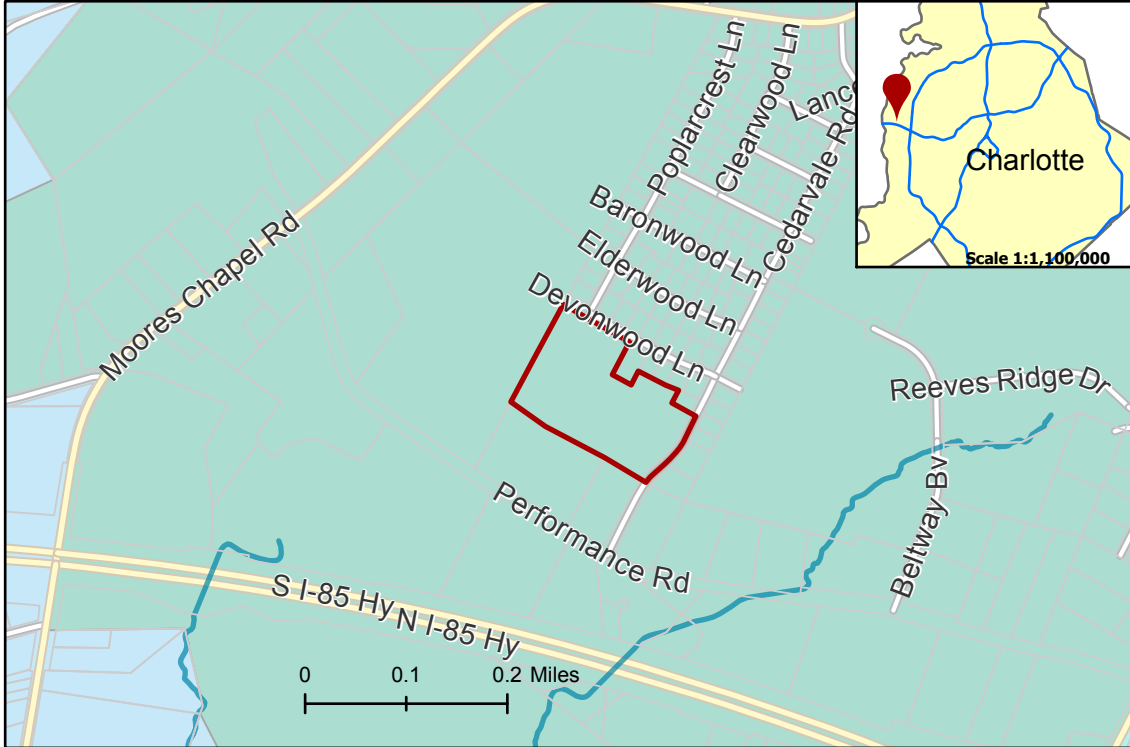
# 2019-033 : HK Cedarvale, LLC

# Rezoning Map

**Current Zoning** RM-H LWPA (Residential Manufactured Housing, Lake Wylie Protected Area)  
**Requested Zoning** I-2 (CD) LWPA (General Industrial, Conditional, Lake Wylie Protected Area)



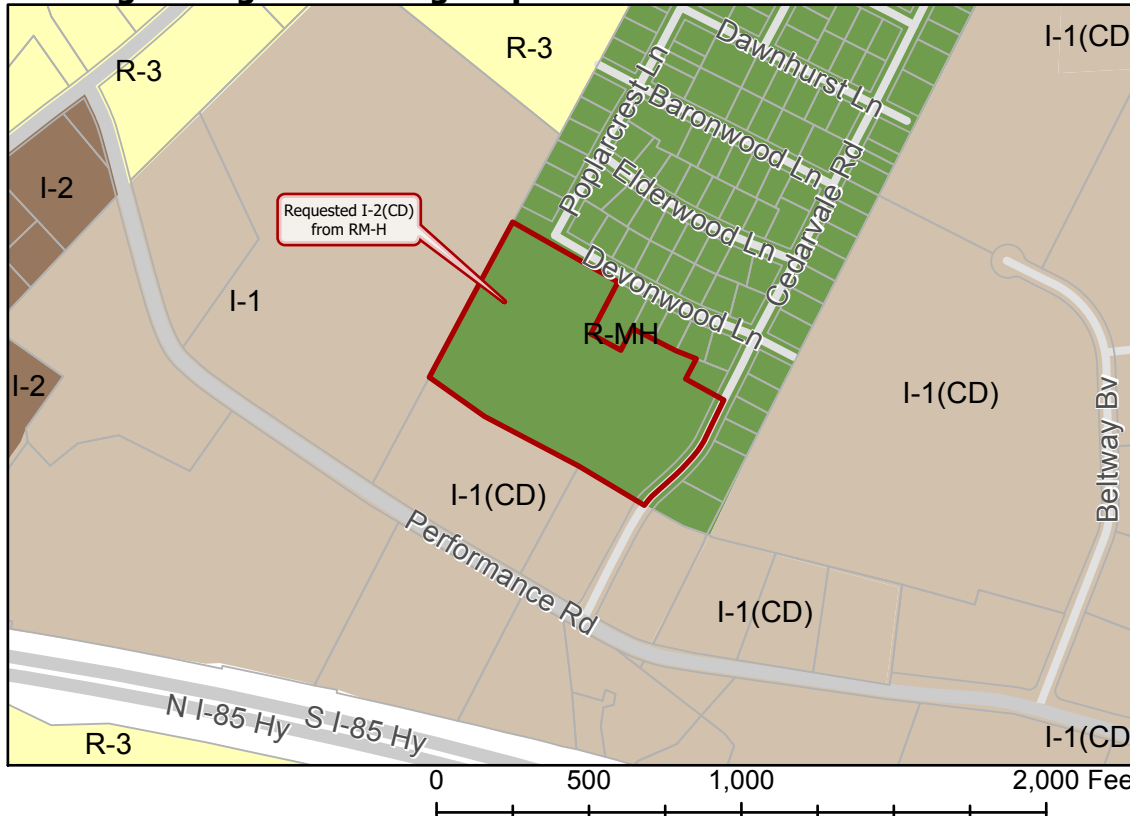
Approximately 9.89 acres  
**Location of Requested Rezoning**



- 2019-033
  - Outside City Limits
  - Parcel
  - Buildings
  - Streams
- Watershed Overlay**
- Lake Wylie - Critical Area
  - Lake Wylie - Protected Area
  - Lower Lake Wylie - Protected Area



## Existing Zoning & Rezoning Request



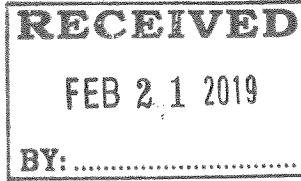
- Requested I-2(CD) from RM-H
- Zoning Classification**
- Single Family
  - Manufactured Home
  - Light Industrial
  - General Industrial



Map Created 3/8/2019



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-03A  
Petition #: \_\_\_\_\_  
Date Filed: 2/21/2019  
Received By: BH

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

Property Owner: Roman Catholic Diocese of Charlotte, North Carolina

Owner's Address: 1123 South Church Street City, State, Zip: Charlotte, NC 28203

Date Property Acquired: June 4, 1973

Property Address: 1406 Suther Road, Charlotte, NC 28213

Tax Parcel Number(s): 049-343-04

Current Land Use: Church and school Size (Acres): 10 acres

Existing Zoning: Institutional (CD) Proposed Zoning: Institutional (CD) S.P.A.

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

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

Date of meeting: January 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/A

Purpose/description of Conditional Zoning Plan: To amend the existing approved site plan to add school as a permitted use on the site, and to add existing and proposed buildings to the site plan.

John Carmichael; Ty Shaffer (Robinson Bradshaw)  
Name of Rezoning Agent

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

Charlotte, NC 28246  
City, State, Zip

704-377-8341/704-377-8142  
Telephone Number Fax Number

jcarmichael@robinsonbradshaw.com  
tshaffer@robinsonbradshaw.com  
E-Mail Address

See attached  
Signature of Property Owner

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

United Community School  
Name of Petitioner(s)

1406 Suther Road  
Address of Petitioner(s)

Charlotte, NC 28213  
City, State, Zip

980-819-0555  
Telephone Number Fax Number

tim@ucsnc.org  
E-Mail Address


See attached  
Signature of Petitioner

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

*[Signature Page of Petitioner, United Community School, to Rezoning Application]*

Petitioner:

**UNITED COMMUNITY SCHOOL**



---

By: Erika Hedgepeth, Executive Director



**REZONING APPLICATION  
UNITED COMMUNITY SCHOOL, PETITIONER  
JOINDER AGREEMENT**

The undersigned, as the owner of the parcel of land subject to the attached Rezoning Application filed by United Community School that is designated as Tax Parcel No. 049-343-04 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to an amendment to the approved Institutional (CD) site plan for the Site, as more particularly described and depicted on the related conditional rezoning plan, and to subsequent changes to the related conditional rezoning plan.

This 18 day of February, 2019.

**THE ROMAN CATHOLIC DIOCESE OF  
CHARLOTTE, NORTH CAROLINA**

  
A handwritten signature in cursive script, reading "Bishop Peter J. Jugis", is written over a horizontal line.

By: Peter Joseph Jugis, Bishop

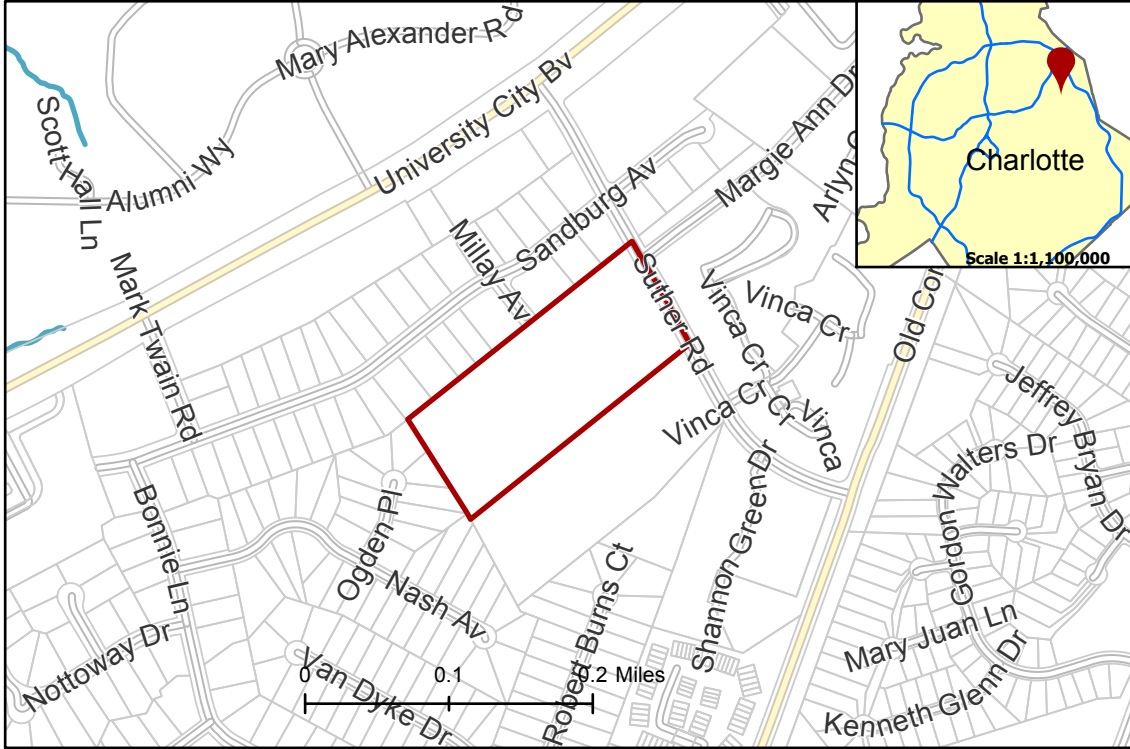
# 2019-034 : United Community School

**Current Zoning** INST (CD) (Institutional, Conditional)

**Requested Zoning** INST (CD) SPA (Institutional, Conditional, Site Plan Amendment)

Approximately 10 acres

## Location of Requested Rezoning



## Rezoning Map

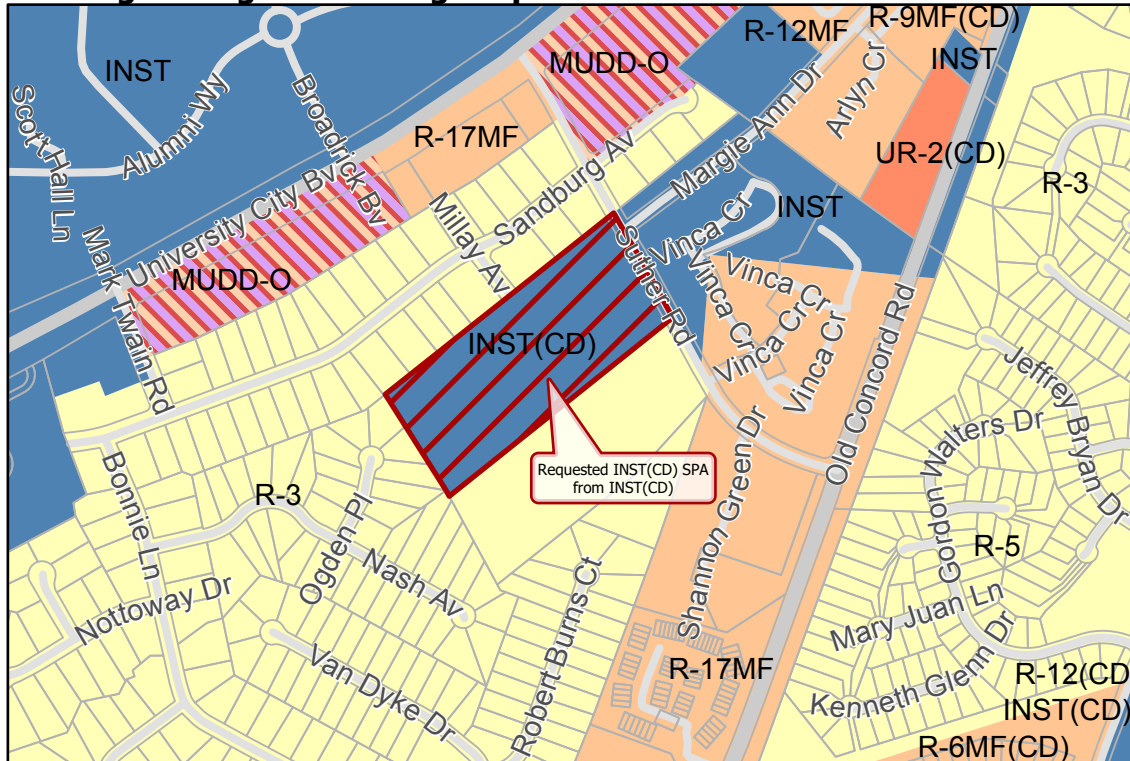


**CHARLOTTE**  
PLANNING, DESIGN  
& DEVELOPMENT

- 2019-034
- Inside City Limits
- Parcel
- Buildings
- Streams
- City Council District
- 4-Gregory A. Phipps



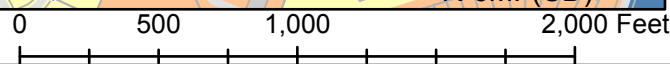
## Existing Zoning & Rezoning Request



- Requested INST(CD) SPA from INST(CD)
- Zoning Classification
- Single Family
- Multi-Family
- Urban Residential
- Institutional
- Mixed Use



Map Created 3/8/2019



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

*2019-035*

Petition #:	
Date Filed:	<span style="margin-right: 100px;"><i>2/22/19</i></span> <span><i>3/18/19</i></span>
Received By:	<span style="margin-right: 100px;"><i>[Signature]</i></span>

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

Property Owners: Novant Health, Inc.

Owner's Address: 2085 Frontis Plaza Blvd City, State, Zip Winston-Salem NC 27103

Date Property Acquired: March 8, 2019

Property Address: +/- 38 acres located at the southeast corner of Johnston Road & Providence Road West, Charlotte, NC

Tax Parcel Number(s): 22314152, 22314154, 22314155, 22314153, 22314156, 22314157, and 22314158

Current Land Use: Agriculture/Single Family/Vacant Size (Acres): Approx. 38 acres

Existing Zoning: R-3 Proposed Zoning: 02-CD

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

Required Rezoning Pre-Application Meeting\* with: John Kinley

Date of meeting: January 15, 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. Number of years (maximum of 5): 5

Purpose/description of Conditional Zoning Plan: Rezone for use as medical office with Health institution.

Johnston, Allison & Hord  
By: R. Susanne Todd/ William Isenhour  
Name of Rezoning Agent

1065 East Morehead Street  
Agent's Address

Charlotte, NC 28204  
City, State, Zip

704-998-2306/ 704.998.2329      704-323-4506  
Telephone Number      Fax Number

stodd@jahlaw.com/ wisenhour@jahlaw.com  
E-Mail Address

Novant Health, Inc.  
Name of Petitioner(s)

2085 Frontis Plaza Blvd  
Address of Petitioner(s)

Winston-Salem, NC 27103  
City, State, Zip

336-277-1056      336-277-9712  
Telephone Number      Fax Number

dgpark@novanthealth.org  
E-Mail Address

**[SIGNATURES ON NEXT PAGE]**

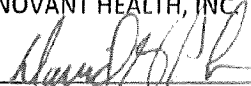
NOVANT HEALTH, INC.



\_\_\_\_\_  
Signature of Property Owner(s)

David G. Park, Senior Vice President  
(Name Typed/Clearly Printed)

NOVANT HEALTH, INC.



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

David G. Park, Senior Vice President  
(Name Typed/Clearly Printed)

2019-035 : Novant Health, Inc

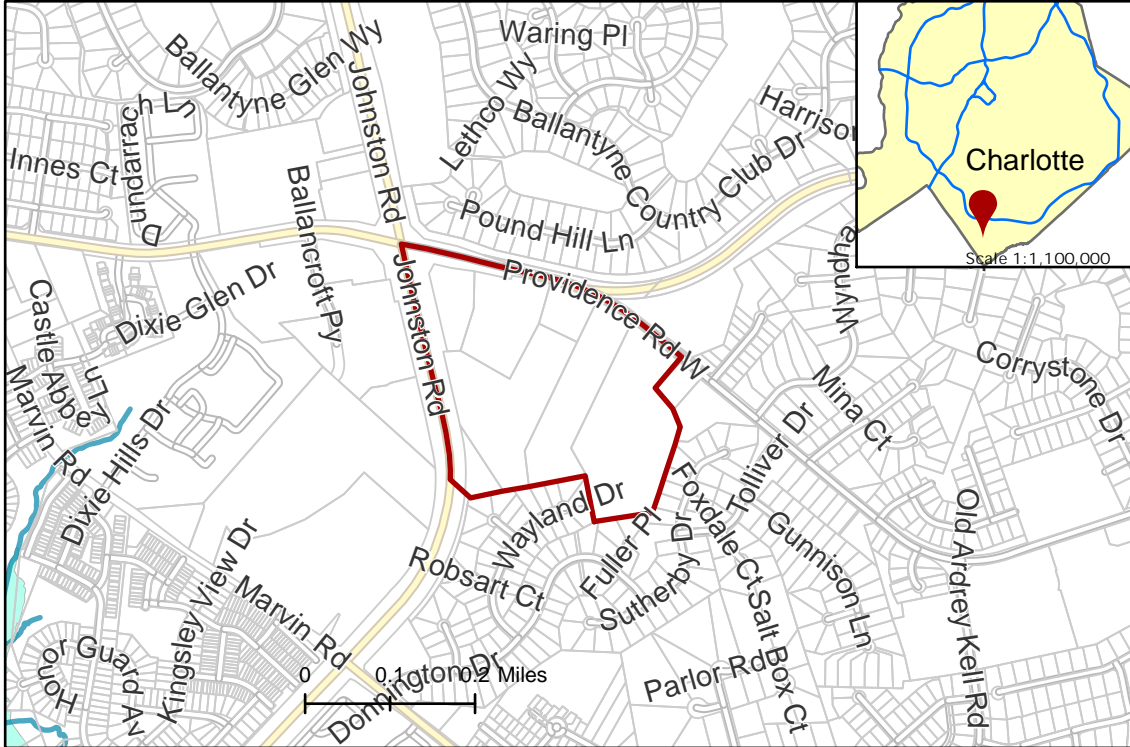
# Rezoning Map

Current Zoning R-3 (Single Family Residential)

Requested Zoning O-2 (CD) (Office, Conditional) with 5 Year Vested Rights

Approximately 38 acres

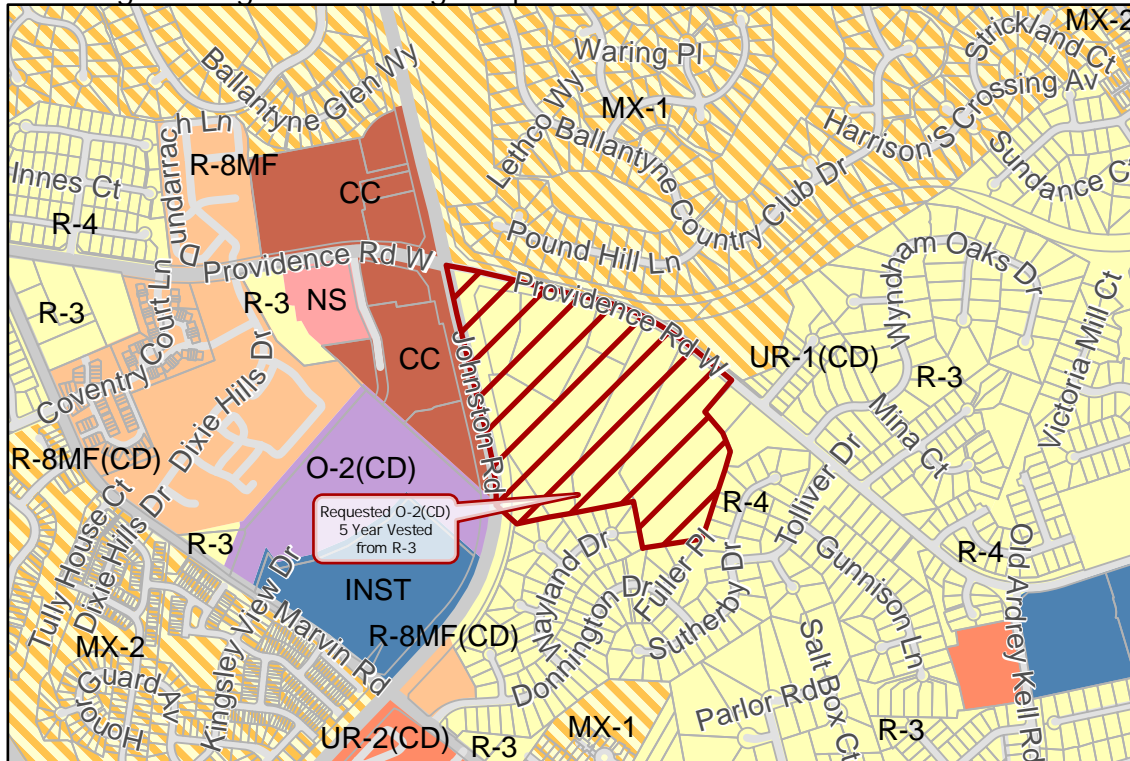
Location of Requested Rezoning



- 2019-035
- Inside City Limits
- Parcel
- Buildings
- Streams
- FEMA Flood Plain
- City Council District
- 7-Edmund H. Driggs



## Existing Zoning & Rezoning Request



- Requested O-2(CD)  
5 Year Vested  
from R-3
- Zoning Classification
- Single Family
- Multi-Family
- Urban Residential
- Mixed Residential
- Institutional
- Office
- Business
- Commercial Center

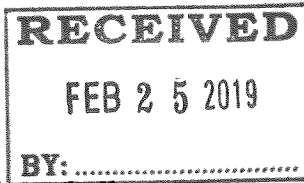


Map Created 3/8/2019

0 500 1,000 2,000 Feet



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



Petition #: 2019-036  
 Date Filed: 2/25/2019  
 Received By: RH

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

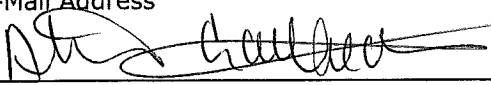
Property Owner: Artis Galbreath  
 Owner's Address: 9300 Sir Huon Lane City, State, Zip: Waxhaw NC 28173  
 Date Property Acquired: 25 April 2018  
 Property Address: 614 Rhyne Road  
 Tax Parcel Number(s): 05301131  
 Current Land Use: Vacant Lot Size (Acres): 8.7 Acres  
 Existing Zoning: R-3 Proposed Zoning: I-2 (CD)  
 Overlay: Lake Wylie Protected Area Tree Survey Provided: Yes:  N/A:   
 Required Rezoning Pre-Application Meeting\* with: Alberto Gonzalez  
 Date of meeting: September 4th 2018

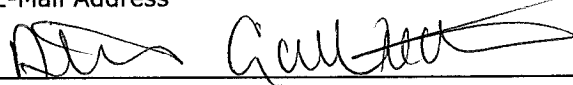
(\*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team is held.)

**For Conditional Rezoning Only:**

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

Purpose/description of Conditional Zoning Plan: To develop a small business/industrial park.

Atty Anthony Fox  
 Name of Rezoning Agent  
Three Wells Fargo Center  
401 South Tryon St. Suite 3000  
 Agent's Address  
Charlotte N.C. 28202  
 City, State, Zip  
704-372-9000  
 Telephone Number Fax Number  
anthonyfox@parkerpoe.com  
 E-Mail Address  
  
 Signature of Property Owner  
Artis Galbreath  
 (Name Typed / Printed)

BSL Galbreath Inc.  
 Name of Petitioner(s)  
801 East Morehead Street  
 Address of Petitioner(s)  
Charlotte NC 28202  
 City, State, Zip  
980-722-0878  
 Telephone Number Fax Number  
artis@bslgalbreath.com  
 E-Mail Address  
  
 Signature of Petitioner  
Artis Galbreath  
 (Name Typed / Printed)

**2019-036 : BSL Galbreath Inc**

**Rezoning Map**

**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 8.7 acres

**Location of Requested Rezoning**



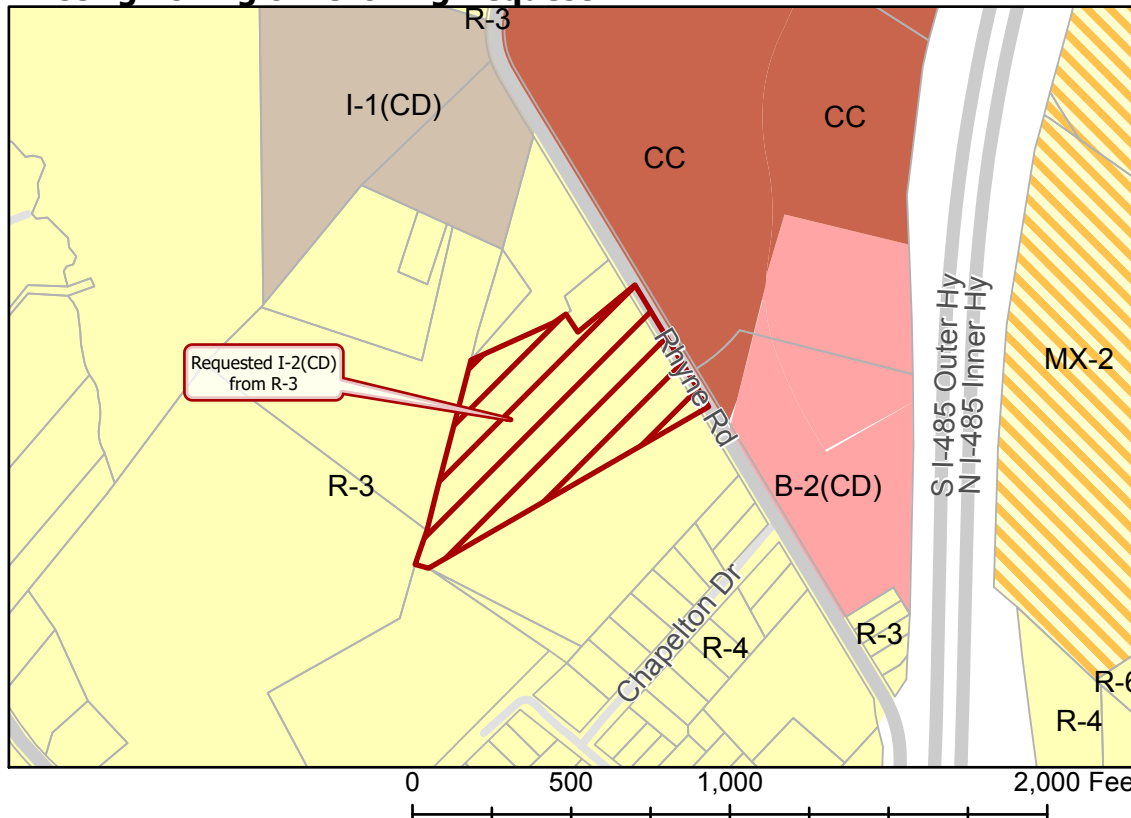
- 2019-036
- Outside City Limits
- Parcel
- Railway
- Buildings
- Streams

**Watershed Overlay**

- Lake Wylie - Protected Area



**Existing Zoning & Rezoning Request**



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

**Zoning Classification**

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

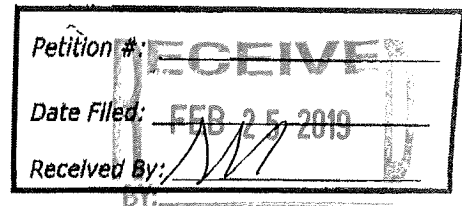


Map Created 3/8/2019



2019-037

# I. REZONING APPLICATION CITY OF CHARLOTTE



Complete All Fields (Use additional pages if needed)

Property Owner: Timothy L. and Rebecca Hipp

Owner's Address: 2528 Sam Wilson Road City, State, Zip: Charlotte, NC 28214

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

Property Address: 2528 Sam Wilson Road

Tax Parcel Number(s): 05314202 and 05314221

Current Land Use: Single Family House Size (Acres): 1.68 and 1.4 Acres

Existing Zoning: R-17 MF Proposed Zoning: B-2

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

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

Date of meeting: 1/15/19

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

Anthony Fox  
Name of Rezoning Agent

401 South Tryon Street, Suite 3000  
Agent's Address

Charlotte, NC 28202  
City, State, Zip

704-335-9841 704-335-9565  
Telephone Number Fax Number

anthonyfox@parkerpoe.com  
E-Mail Address

Timothy Hipp Rebecca Hipp  
Signature of Property Owner

Timothy L. and Rebecca Hipp  
(Name Typed / Printed)

Jay Kamdar  
Name of Petitioner(s)

10225 Feldfarm Lane  
Address of Petitioner(s)

Charlotte, NC 28210  
City, State, Zip

704-526-7760  
Telephone Number Fax Number

kamdar.jay@gmail.com  
E-Mail Address

Jay Kamdar  
Signature of Petitioner

Jay Kamdar  
(Name Typed / Printed)

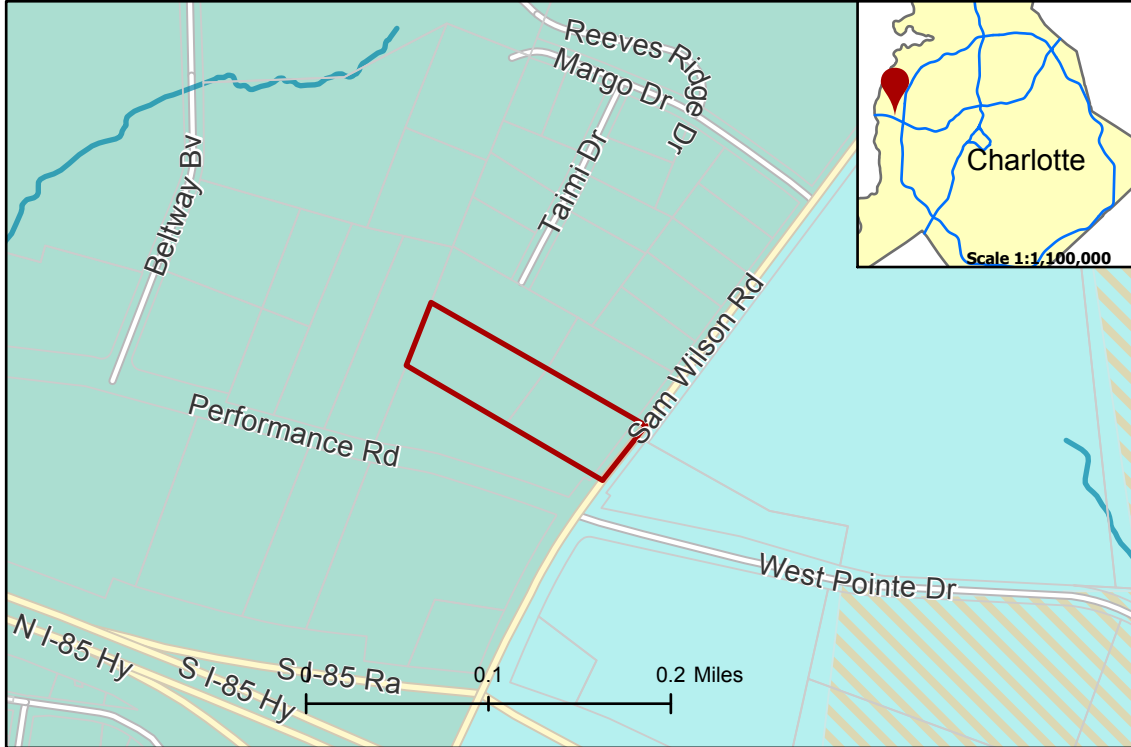
**2019-037 : Jay Kamdar**

**Rezoning Map**

**Current Zoning** R-17MF LWPA (Multi Family Residential, Lake Wylie Protected Area)  
**Requested Zoning** B-2 LWPA (General Business, Lake Wylie Protected Area)



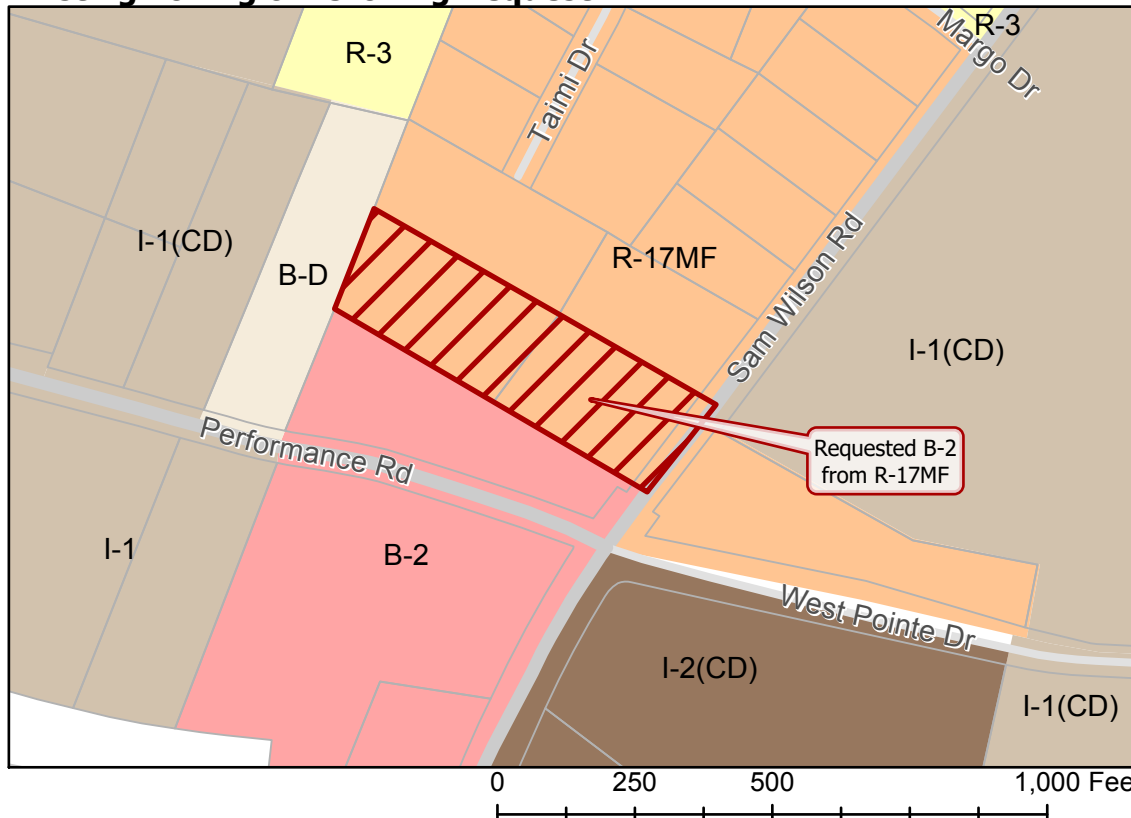
Approximately 3.08 acres  
**Location of Requested Rezoning**



- 2019-037
  - Outside City Limits
  - Parcel
  - Buildings
  - Streams
  - Airport Noise Overlay
- Watershed Overlay**
- Lake Wylie - Protected Area
  - Lower Lake Wylie - Protected Area



**Existing Zoning & Rezoning Request**



- Requested B-2 from R-17MF
- Zoning Classification**
- Single Family
  - Multi-Family
  - Business
  - Business-Distribution
  - Light Industrial
  - General Industrial



Map Created 3/8/2019

**ZONING ORDINANCE  
TEXT AMENDMENT APPLICATION**

**CITY OF CHARLOTTE**

**RECEIVED**  
FEB 25 2019  
BY: .....

2019-038

Petition #: \_\_\_\_\_  
Date Filed: 2/25/2019  
Received By: RH  
Office Use Only

**Section #:** Section 2.201 (Definitions); Section 11.402 (CC District Uses Permitted by Right); 11.404 (Permitted Accessory Uses In CC District)

**Purpose of Change:**

(1) The purpose of the text amendment to Section 2.201 is to add a definition of "Commissary Kitchen" as follows:

"A commercial shared use kitchen used on a contract basis by food service providers to prepare, fabricate, package and store food, food products and equipment, and that is inspected and permitted by applicable health agencies."

(2) The purpose of the text amendment to Section 2.201 is to add a definition of "Commissary Kitchen Parking" as follows:

"Parking of vehicles, such as food trucks, utilized by food service providers contracting to use a Commissary Kitchen. Such vehicles must be owned by the food service provider contracting to use the Commissary Kitchen, be registered and licensed by the State of North Carolina, and be in operating condition. The parking area used for Commissary Kitchen Parking can be no more than one (1) food service vehicle for every 500 square feet of the square footage of the Commissary Kitchen."

(3) The purpose of the text amendment to Section 11.402 is to add Commissary Kitchens as a use permitted by right in the Commercial Center Development zoning district.

Section 11.402(4)(a) is added to include "Commissary Kitchen" as a use permitted as of right in the CC zoning district.

(4) The purpose of the text amendment to Section 11.404 is to allow the parking of vehicles associated with the food service providers contracting to use the Commissary Kitchen as an allowed accessory use.

Section 11.404(1.5) is added as follows:

"Commissary Kitchen Parking"

(5) In addition to these proposed text amendments, it is suggested that Commissary Kitchens be added as a use permitted as a matter of right in the MX-3, B-2, MUDD, UMUDD, BD, U-1, I-1 and I-2 zoning districts, and that Commissary Kitchen Parking be added as an allowed accessory use.

Keith J. Merritt  
Name of Agent

525 N. Tryon St. Suite 1400  
Agent's Address

Charlotte, NC 28202  
City, State, Zip

704-227-1056 704-344-1483  
Telephone Number Fax Number

kmerritt@lawhssm.com  
E-Mail Address

  
Signature of Agent


Dave Hegnauer  
Name of Petitioner(s)

9545 Pinnacle Drive  
Address of Petitioner(s)

Charlotte, NC 28262  
City, State, Zip

704-499-3046  
Telephone Number Fax Number

Dave@TheCityKitch.com  
E-Mail Address

  
Signature

Petition #:

Petitioner:

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING APPENDIX A  
OF THE CITY CODE - ZONING ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. Appendix A, "Zoning" of the Code of the City of Charlotte is hereby amended as follows:

A. CHAPTER 2: DEFINITIONS AND RULES OF CONSTRUCTION

1. PART 2: DEFINITIONS

- a. Amend Section 2.201 to add the following definitions in alphabetical order:

Commissary Kitchen:

A commercial shared use kitchen used on a contract basis by food service providers to prepare, fabricate, package and store food, food products and equipment, and that is inspected and permitted by applicable health agencies.

Commissary Kitchen Parking:

Parking of vehicles, such as food trucks, utilized by food service providers contracting to use a Commissary Kitchen. Such vehicles must be owned by the food service provider contracting to use the Commissary Kitchen, be registered and licensed by the State of North Carolina, and be in operating condition. The parking area used for Commissary Kitchen Parking can be no more than one (1) food service vehicle for every 500 square feet of the square footage of the Commissary Kitchen.

B. Chapter 11: CONDITIONAL USE DISTRICTS

1. PART 4: COMMERCIAL CENTER DISTRICT

- a. Amend Section 11.402 to add the following as a use permitted by right:

Section 11.402(4)(a) -- Commissary Kitchen

C. Chapter 11: CONDITIONAL USE DISTRICTS

1. PART 4: COMMERCIAL CENTER DISTRICT

a. Amend Section 11.404 to add Commissary Kitchen Parking as an allowed accessory use:

Section 11.404(1.5) -- Commissary Kitchen Parking

Section 2. That this ordinance shall become effective upon its adoption.

Approved as to form:

\_\_\_\_\_  
City Attorney

I, \_\_\_\_\_ City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the reference having been made in Minute Book \_\_\_\_\_, and recorded in full in Ordinance Book \_\_\_\_\_, Page(s)\_\_\_\_\_.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
[www.charlotteplanning.org](http://www.charlotteplanning.org)

I. REZONING APPLICATION  
CITY OF CHARLOTTE

RECEIVED  
FEB 28 2019  
BY: .....

2018-039  
Petition #: \_\_\_\_\_  
Date Filed: 2/28/2019  
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: G. David Cuthbertson  
2649 Brekonridge Center Drive

Owner's Address: \_\_\_\_\_ City, State, Zip: Monroe, NC 28110

Date Property Acquired: 12/2006

Property Address: 139000 Mallard Creek Road

Tax Parcel Number(s): 02910104, 02910180, 02910105

Current Land Use: Vacant Size (Acres): 26.5

Existing Zoning: CC-SPA Proposed Zoning: UR-2(CD)

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

Required Rezoning Pre-Application Meeting\* with: Michael Russell, Solomon Fortune, Kent Main  
Date of meeting: 2019-02-27

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

**For Conditional Rezoning Only:**  
Requesting a vesting period exceeding the 2 year minimum? (Yes/No. Number of years (maximum of 5): 5)  
Purpose/description of Conditional Zoning Plan: For mix of residential homesites, including detached single family and attached townhomes. The petitioners wish to provide an affordable ownership housing option to help address the affordable housing crisis that Charlotte is facing.

DPR Associates, Lee McLaren  
Name of Rezoning Agent

420 Hawthorne Lane  
Agent's Address

Charlotte, NC 28204  
City, State, Zip

704.332.1204  
Telephone Number Fax Number

hnguyen@dprassociates.net  
E-Mail Address

[Signature]  
Signature of Property Owner

G. David Cuthbertson  
(Name Typed / Printed)

Dependable Development Inc.  
Name of Petitioner(s)

2627 Brekonridge Centre Drive  
Address of Petitioner(s)

Monroe, NC 28110  
City, State, Zip

704.774.1964  
Telephone Number Fax Number

sgasparini@truhomesusa.com  
E-Mail Address

[Signature]  
Signature of Petitioner

Shaun Gasparini  
(Name Typed / Printed)

# 2019-039 : Dependable Development Inc

**Current Zoning** CC-SPA (Commercial Center, Site Plan Amendment)

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

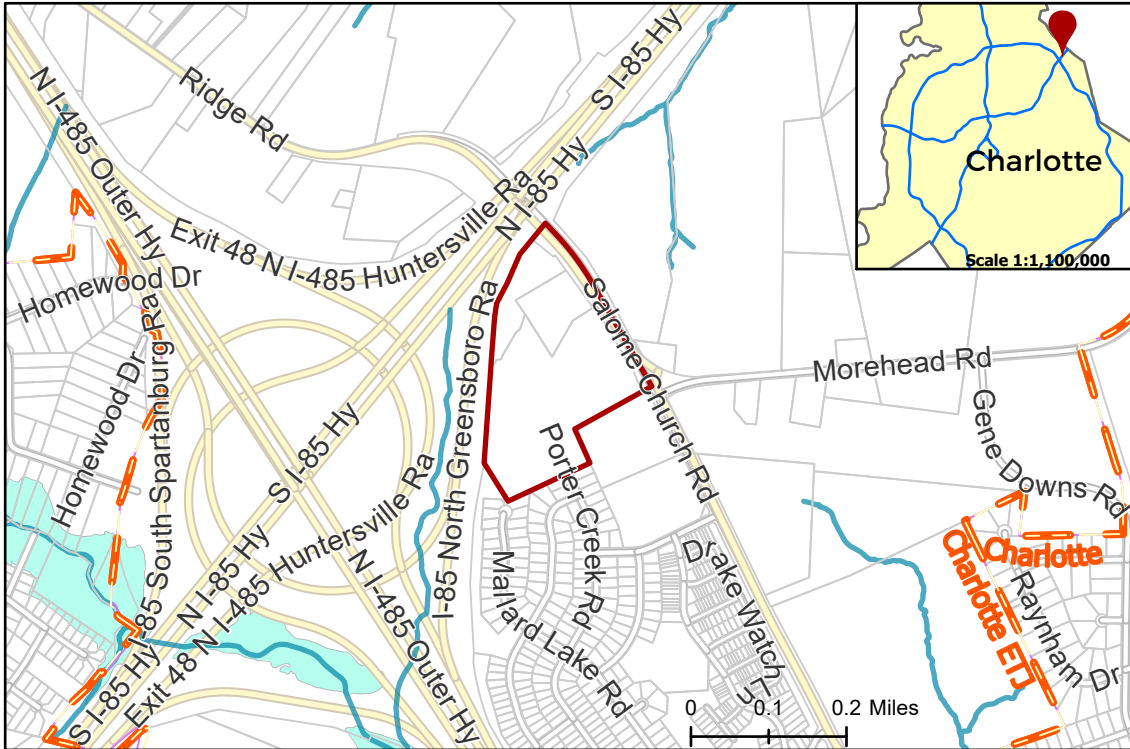
Approximately 26.5 acres

**Location of Requested Rezoning**

## Rezoning Map



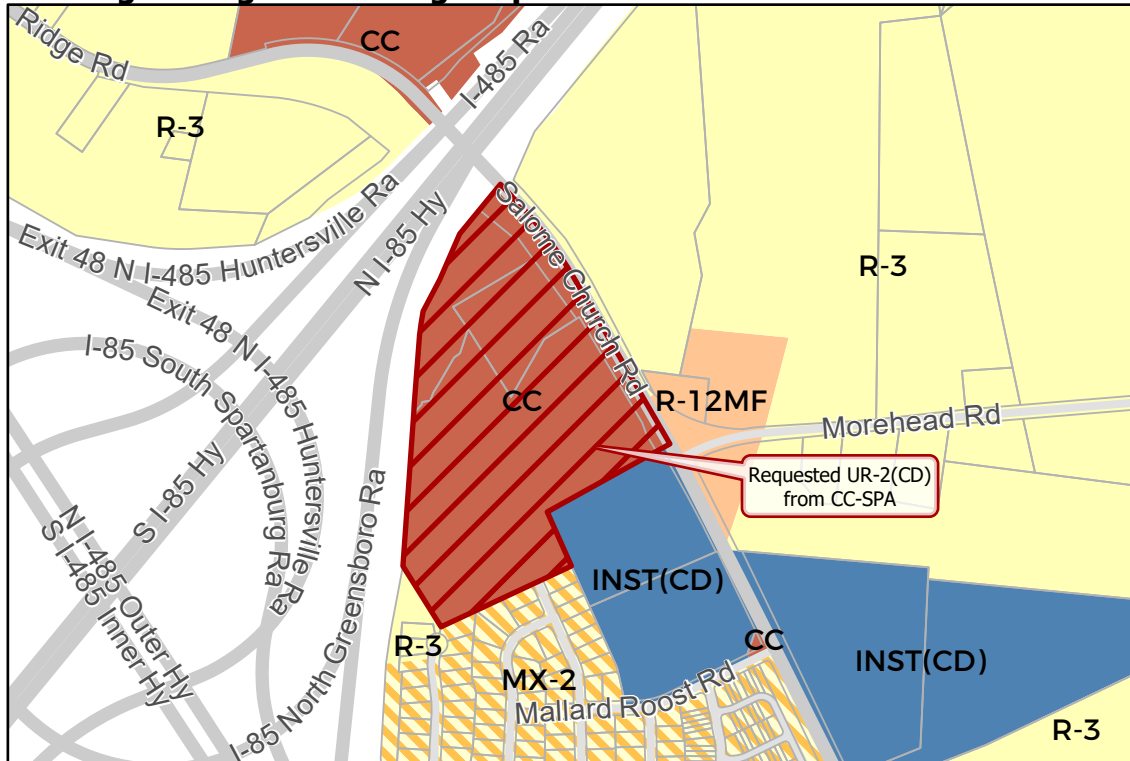
**CHARLOTTE**  
PLANNING, DESIGN  
& DEVELOPMENT



- 2019-039
- Outside City Limits
- Parcel
- Buildings
- Streams
- FEMA Flood Plain



## Existing Zoning & Rezoning Request



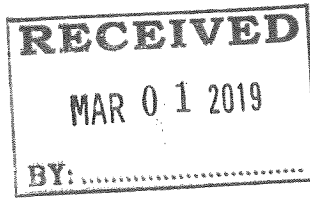
- Requested UR-2(CD) from CC-SPA
- Zoning Classification**
- Single Family
  - Multi-Family
  - Mixed Residential
  - Institutional
  - Commercial Center



Map Created 3/25/2019



**REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-040

Petition #: \_\_\_\_\_  
Date Filed: 3/1/2019  
Received By: BK

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

Property Owner: The Foundation of Shalom Park, Inc. and Temple Israel (inc.)

Owner's Address: 5007 Providence Rd., 4901 Providence Rd. City, State, Zip: Charlotte, NC 28226

Date Property Acquired: 9/14/17, 9/2/99, 3/26/99, 7/10/96, 4/4/02, 4/20/95, 12/30/96, 4/20/99, 12/30/81, 7/13/84

Property Address: 1015 Jefferson Dr., 1039 Jefferson Dr., 1101 Jefferson Dr., 1115 Jefferson Dr., 4801 Providence Rd., 4809 Providence Rd., 4815 Providence Rd., 1027 Jefferson Dr., 4965 Providence Rd., 4901 Providence Rd.

Tax Parcel Number(s): 18707202, 18707203, 18707204, 18707205, 18707206, 18707207, 18707208, 18707214, 18707215 (partial), 18707217 (partial)

Current Land Use: Single Family- Detached and Civic/Institutional Size (Acres): ± 11.02 Acres

Existing Zoning: R-3 and R-I Proposed Zoning: INST (CD)

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

Required Rezoning Pre-Application Meeting\* with: John Kinley, Scott Correll, Jason Prescott, Isiah Washington, Kent Main  
Date of meeting: 2/25/19

(\*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 \_\_\_\_\_ Number of years (maximum of 5): 5  
Purpose/description of Conditional Zoning Plan: To accommodate the development of a life plan community containing independent and dependent living facilities that are designed to serve the aged, elderly, and disabled.

Nick Tosco  
Name of Rezoning Agent

301 South College St.  
Agent's Address

Charlotte, NC, 28205  
City, State, Zip

704-342-5275      704-342-5264  
Telephone Number      Fax Number

ntosco@poynerspruill.com  
E-Mail Address

See Attached Joinder Agreement  
Signature of Property Owner

See Attached Joinder Agreement  
(Name Typed / Printed)

Aldersgate at Shalom Park, Inc.  
Name of Petitioner(s)

3800 Shamrock Drive, Charlotte, NC 28215  
Address of Petitioner(s)

Charlotte, NC, 28205  
City, State, Zip

704-532-7000      704-532-7097  
Telephone Number      Fax Number

suzanep@aldersgateccrc.com  
E-Mail Address

Suzanne Pugh  
Signature of Petitioner

Suzanne Pugh  
(Name Typed / Printed)

**ATTACHMENT A**

**REZONING PETITION NO. 2019-\_\_\_\_\_**  
Aldersgate at Shalom Park, Inc.

**OWNER JOINDER AGREEMENT**  
The Foundation of Shalom Park, Inc.  
and  
Temple Israel (inc.)

The undersigned, as the owner of the parcels of land located at the corner of Jefferson Drive and Providence Road that are designated as Tax Parcel Numbers 18707202, 18707203, 18707204, 18707205, 18707206, 18707207, 18707208, 18707214, 18707215, and 18707217 on the Mecklenburg County Tax Map, hereby joins in the attached Rezoning Application and consents to the change in zoning for Tax Parcel Numbers 18707202, 18707203, 18707204, 18707205, 18707206, 18707207, 18707208, 18707214, and a portion of Tax Parcel Numbers 18707215 and 18707217, from R-3 and R-I zoning districts to the INST (CD) zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the conditional rezoning plan as part of this Rezoning Application, except for any change in the requested zoning designation. The undersigned does not agree or join in any change to a zoning designation other than to the INST (CD) zoning district.

This 26 day of February, 2019.

**The Foundation of Shalom Park, Inc**

By: *J. Beatty*  
Name: *J. Beatty*  
Its: *Executive Director*

**Temple Israel (inc.)**

By: *D. Rosenthal*  
Name: *DAVID H. ROSENTHAL*  
Its: *PRESIDENT, BOARD OF TRUSTEES*

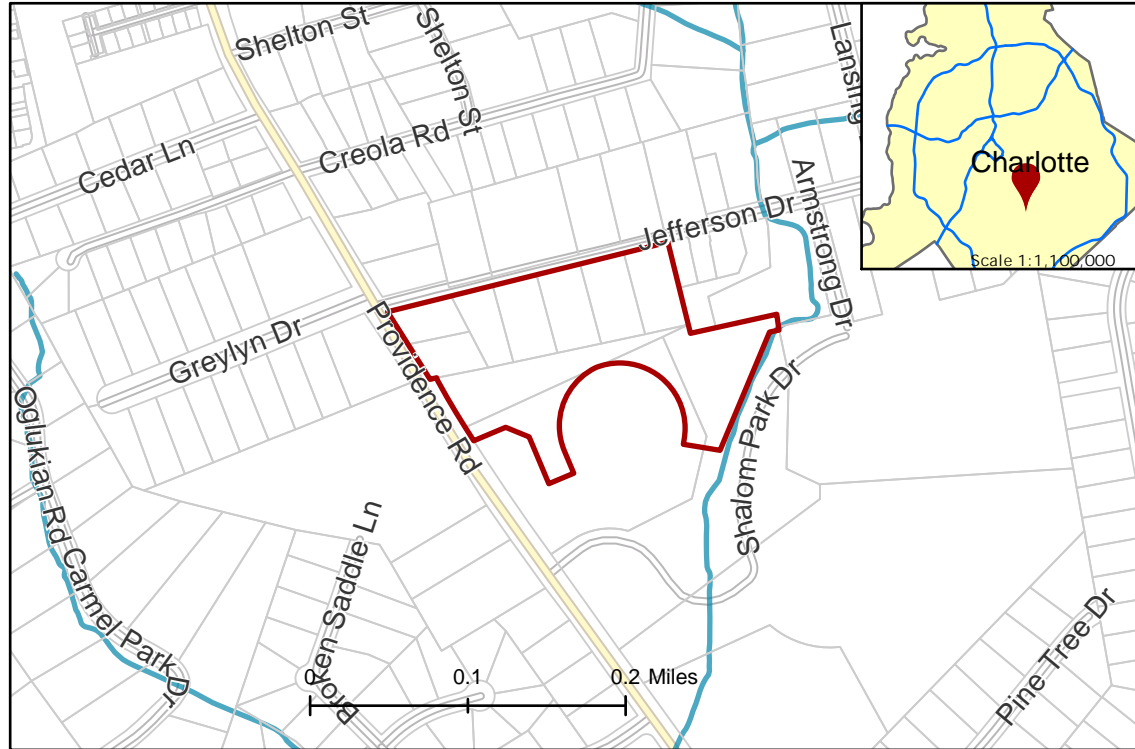
2019-040 : Aldersgate at Shalom Park, Inc

Rezoning Map

Current Zoning R-3 (Single Family Residential) R-I (Residential Institutional)  
 Requested Zoning INST(CD) (Institutional, Conditional) with 5 Year Vested Rights



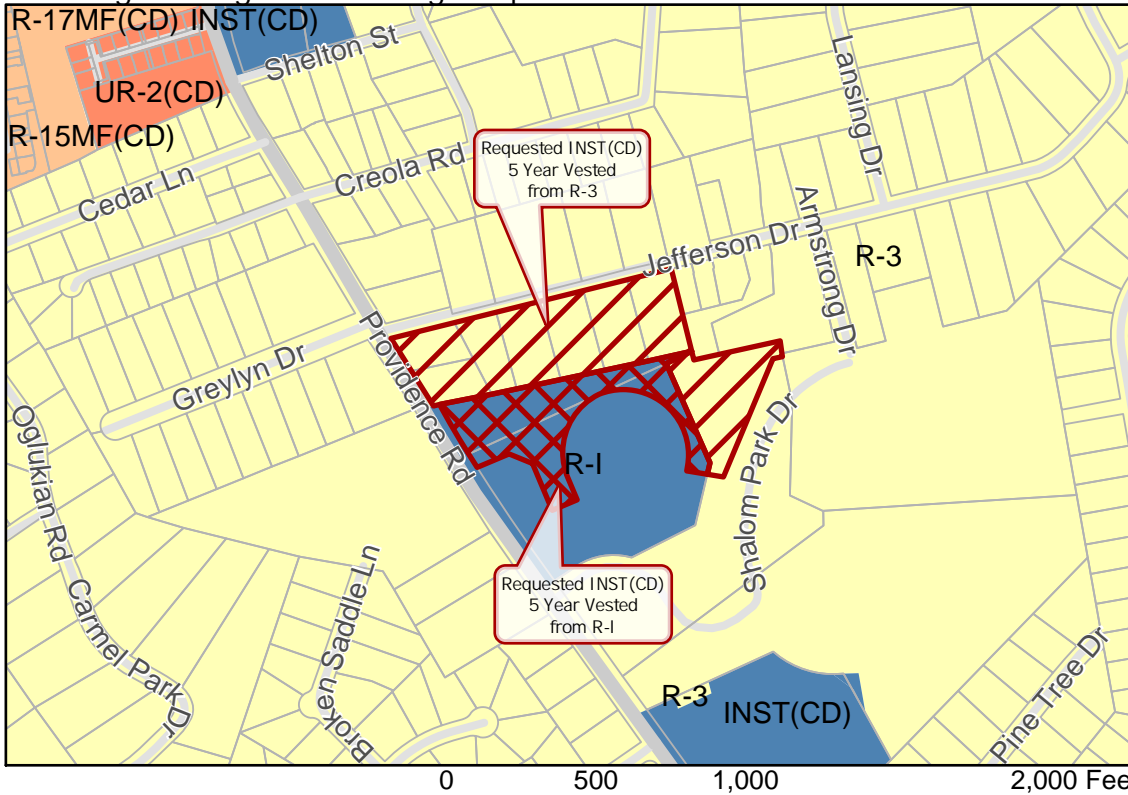
Approximately 11.02 acres  
 Location of Requested Rezoning



- 2019-040
- Inside City Limits
- Parcel
- Buildings
- Streams
- City Council District
- 6-Tariq Bokhari



Existing Zoning & Rezoning Request



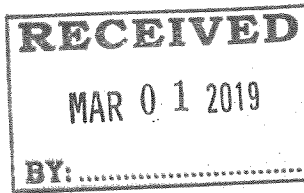
- Requested INST(CD) 5 Year Vested from R-3
- Requested INST(CD) 5 Year Vested from R-I
- Zoning Classification
- Single Family
- Multi-Family
- Urban Residential
- Institutional



Map Created 3/28/2019



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-041

Petition #: \_\_\_\_\_  
 Date Filed: 3/1/2019  
 Received By: [Signature]

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: retail/commercial/office Size (Acres): \* 13.18  
 Existing Zoning: MUDD-O and NS Proposed Zoning: MUDD-O SPA and NS SPA  
 Overlay: N/A Tree Survey Provided: Yes: \_\_\_\_\_ N/A: \_\_\_\_\_

Required Rezoning Pre-Application Meeting\* with: John Kinley, Isalah Washington, Molly Haines, and David Pettine  
 Date of meeting: February 26, 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/A  
 Purpose/description of Conditional Zoning Plan: Site plan amendment to allow a reasonable increase in size/square footage available for the project.

Bridget Grant, Jeff Brown & Dujuana Keys  
 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)  
704-331-1144 (JB)      704-378-1925 (JB)  
704-331-2371 (DK)      704-339-5888 (DK)  
 Telephone Number      Fax Number

bridgetgrant@mvalaw.com;  
jeffbrown@mvalaw.com;  
dujuanakeys@mvalaw.com  
 E-mail Address

[Signature]  
 Signature of Property Owner

Eastside Connections JV, LLC  
(Attn: Jensi Teague)  
 Name of Petitioner

4310 Park Road, Suite 101  
 Address of Petitioner

Charlotte, NC, 28209  
 City, State, Zip

704-343-9979  
 Telephone Number      Fax Number

jensie@selwynpropertygroup.com  
 E-mail Address

[Signature]  
 Signature of Petitioner

by [Signature]  
 Jensi Teague  
 Eastside Connections JV, LLC  
 Its. Manager  
 CHAR2\2113766v1

**Schedule 1**

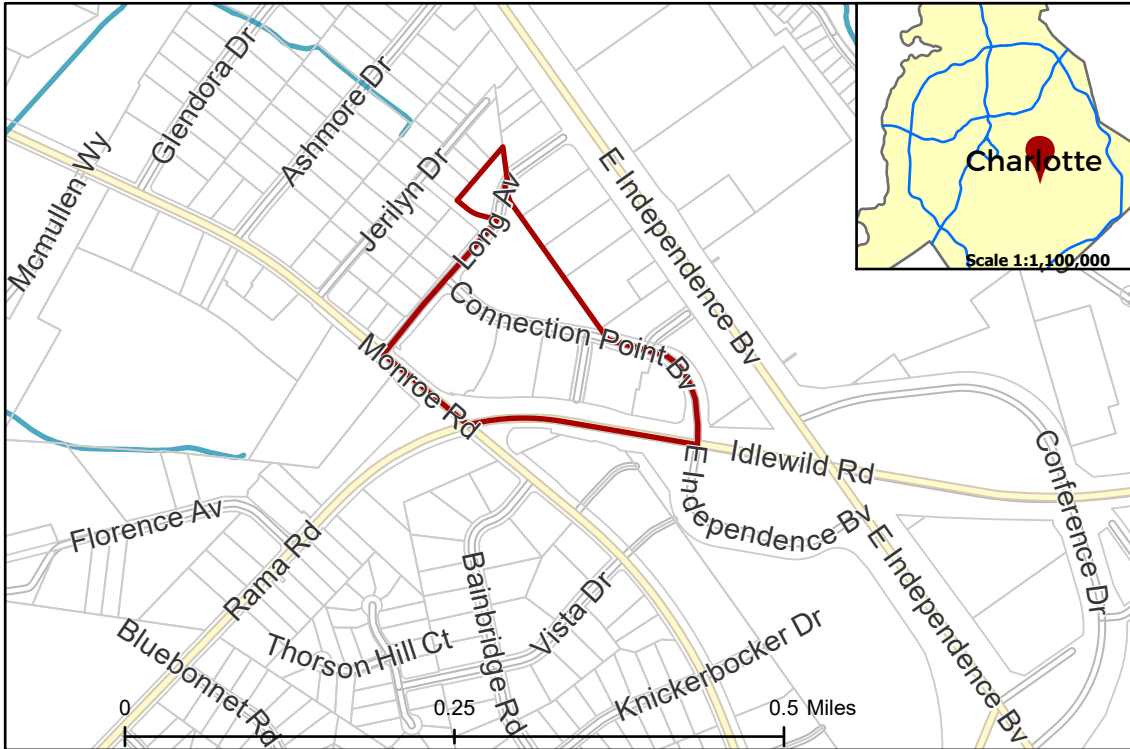
<b>Parcel</b>	<b>Property Address</b>	<b>Owner</b>	<b>Owner Address</b>	<b>Date Acquired</b>
163-032-47	N/A	Eastside Connections JV, LLC	6101 Carnegie Blvd, Ste 180, Charlotte, NC 28209	2/22/2018
163-032-48	6105 Idlewild Road, Charlotte, NC 28212			
163-032-57	6031 Monroe Rd, Charlotte, NC 28212			
163-032-56	6103 Idlewild Road, Charlotte, NC 28212			
163-032-55	6101 Idlewild Road, Charlotte, NC 28212			
163-032-54	N/A			
163-032-53	5348 E Independence Blvd, Charlotte, NC 28212			
163-032-52	4044 Connections Point Blvd, Charlotte, NC 28212			

**2019-041 : Eastside Connections JV, LLC**

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

Approximately 13.18 acres  
**Location of Requested Rezoning**

**Rezoning Map**

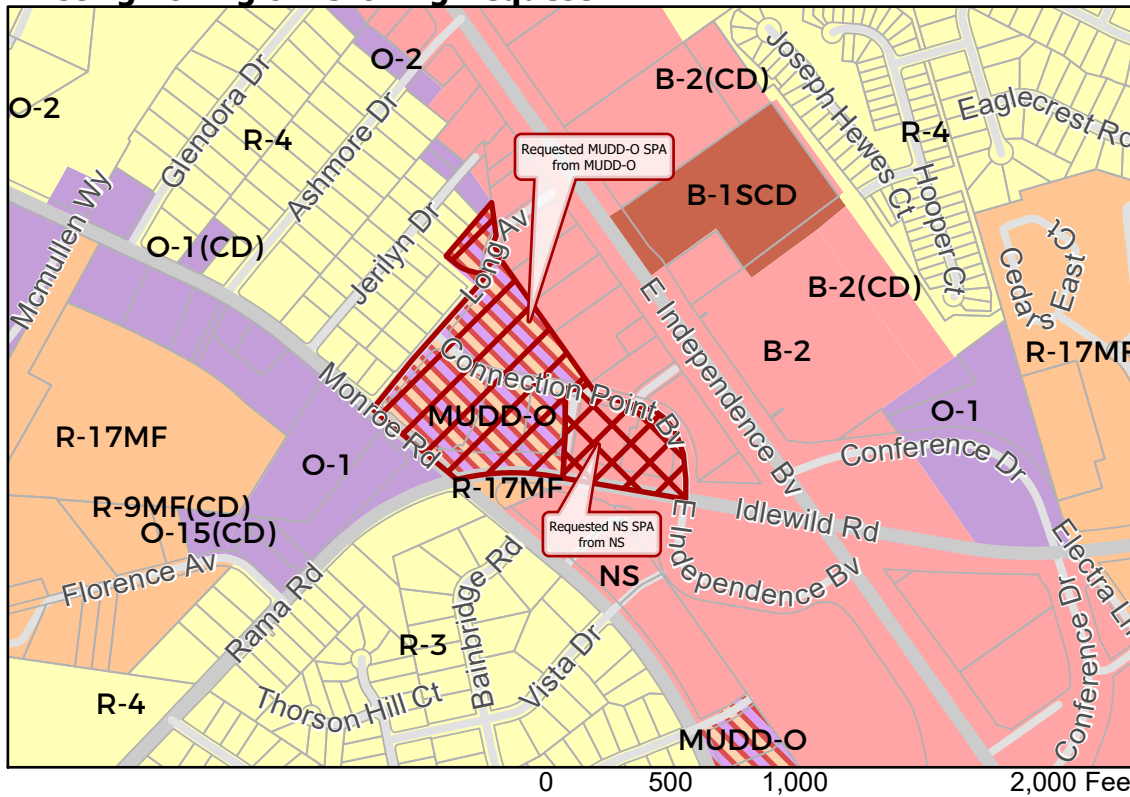


- 2019-041
- Inside City Limits
- Parcel
- Buildings
- Streams

City Council District  
 6-Tariq Bokhari



**Existing Zoning & Rezoning Request**



- Requested MUDD-O SPA from MUDD-O
- Requested NS SPA from NS

**Zoning Classification**

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



Map Created 3/8/2019





**RECEIVED**  
MAR 04 2019  
BY: .....

2019-042

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

Petition #: \_\_\_\_\_  
Date Filed: 3/4/2019  
Received By: PH

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

Property Owner: Sanctuary Holdings Charlotte, LLC. Sanctuary 4 Point Charlotte, LLC

Owner's Address: 3008 Cherokee St. NW City, State, Zip: Kennesaw, GA 30144

Date Property Acquired: November 2016

Property Address: 7600 , 7708 University City Blvd. - 210 , 240 W Rocky River Road, Charlotte, NC 28213

Tax Parcel Number(s): (04923105) (04923101) (04918107) (04918109) (04924212)

Current Land Use: vacant Size (Acres): 12.516

Existing Zoning: B2-CD Proposed Zoning: TOD

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

Required Rezoning Pre-Application Meeting\* with: Sonja Sanders, Jason Prescott  
Date of meeting: 2-14-2019

(\*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): \_\_\_\_\_  
Purpose/description of Conditional Zoning Plan: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Chad Howie  
Name of Rezoning Agent  
3008 Cherokee Street NW  
Agent's Address  
Kennesaw, GA 30144  
City, State, Zip  
770-702-1223  
Telephone Number  
Fax Number  
chowie@sanctuarycompanies.com  
E-Mail Address

  
Signature of Property Owner  
Chad L. Howie Oliver Holmes  
(Name Typed / Printed) Sanctuary 4Point Charlotte, LLC.

Chad L. Howie  
ou=Chad L. Howie, o=Sanctuary Development, LLC  
ou=President / CEO,  
email=chowie@sanctuarycompanies.com, c=US  
2019.02.21 18:09:39 -0500

Sanctuary Development, LLC  
Name of Petitioner(s)  
3008 Cherokee Street NW  
Address of Petitioner(s)  
Kennesaw, GA 30144  
City, State, Zip  
770-789-3350  
Telephone Number  
Fax Number  
chowie@sanctuarycompanies.com  
E-Mail Address

  
Signature of Petitioner  
Chad L. Howie Oliver Holmes  
(Name Typed / Printed) Sanctuary 4Point Charlotte, LLC

Chad L. Howie  
ou=Chad L. Howie, o=Sanctuary Development, LLC,  
ou=President / CEO,  
email=chowie@sanctuarycompanies.com, c=US  
2019.02.21 18:09:12 -0500

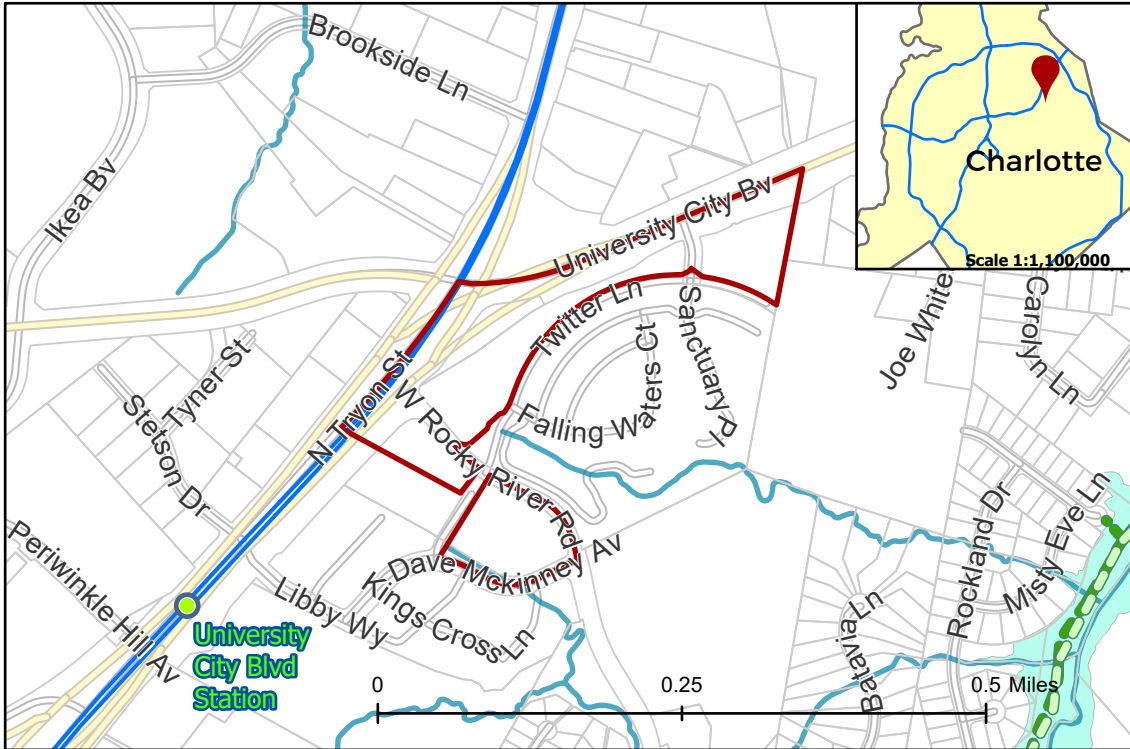
**2019-042 : Sanctuary Development, LLC**

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

**Requested Zoning** TOD (Transit Oriented Development)

Approximately 12.516 acres

**Location of Requested Rezoning**



**Rezoning Map**

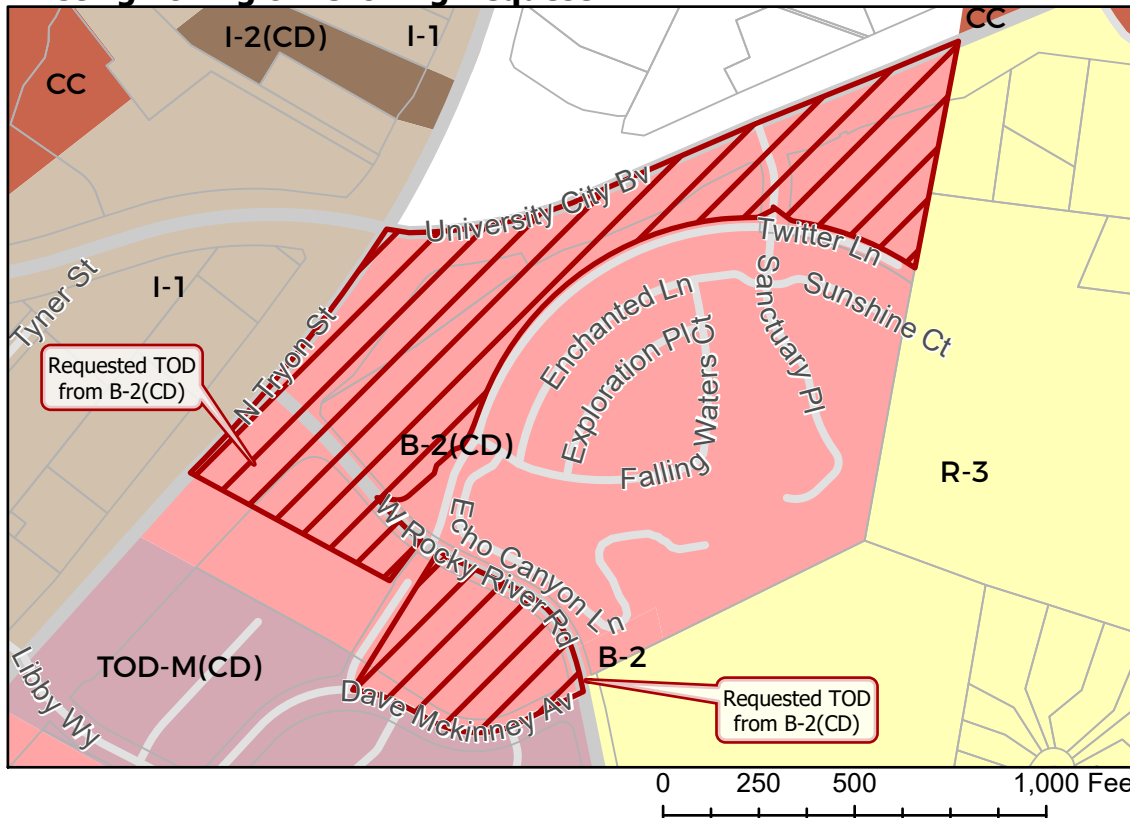


**CHARLOTTE**  
PLANNING, DESIGN  
& DEVELOPMENT

- 2019-042
- 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**

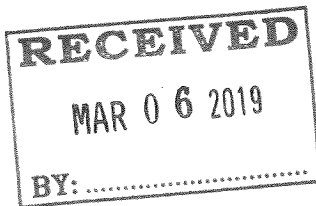


- Requested TOD from B-2(CD)
- Zoning Classification
- Single Family
- Business
- Commercial Center
- Light Industrial
- General Industrial
- Transit-Oriented



Map Created 3/12/2019

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-043

Petition #: \_\_\_\_\_  
Date Filed: 3/6/2019  
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): ± 43.583  
Existing Zoning: R-3(LWPA) Proposed Zoning: MX-2(LWPA)  
Overlay: Lake Wylie, PA Tree Survey Provided: Yes:      N/A:       
Required Rezoning Pre-Application Meeting\* with: Claire Lyte-Graham, Alberto Gonzalez, Jason Prescott, Rick Grochoske, Molly Haines  
Date of meeting: 2/11/2019

(\*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/A  
Purpose/description of Conditional Zoning Plan: To allow the development of the parcels with a residential community with a mix of townhome and single-family units.

Keith MacVean & Jeff Brown  
Name of Rezoning Agent  
Moore & Van Allen, PLLC  
100 N. Tryon Street, Suite 4700  
Agent's Address  
Charlotte, NC 28202  
704.331.3531 (KM) 704-378-1954(KM)  
704-331-1144 (JB) 704-378-1925 (JB)  
Telephone Number Fax Number  
keithmacvean@mvalaw.com; jeffbrown@mvalaw.com  
E-mail Address  
SEE ATTACHMENT A  
Signature of Property Owner

Diamondback Acquisitions Company, LLC (Attn: Paul Holst)  
Name of Petitioner  
3514-B Drawbridge Parkway  
Address of Petitioner  
Greensboro, NC 27410  
City, State, Zip  
336-944-7919  
Telephone Number Fax Number  
pholst@diamondbackinvestmentgroup.com  
E-mail Address  
SEE ATTACHMENT B  
Signature of Petitioner

**SCHEDULE 1**

<b>Parcel</b>	<b>Property Address</b>	<b>Owner</b>	<b>Owner's Address</b>	<b>Acreage</b>	<b>Date Acquired</b>
053-271-08	2408 Belmeade Dr, Charlotte, NC 28214	STM Family LLC	6748 Baltusrol Ln, Charlotte, NC 28210	22.317	07/19/2005
053-271-26	N/A			21.344	12/13/2005

**ATTACHMENT A**

**REZONING PETITION NO. 2019-\_\_\_\_**  
**Diamondback Acquisitions**

**OWNER JOINDER AGREEMENT**  
**STM Family LLC**

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

1. 2408 Belmeade Dr, Charlotte, NC that is designated as Tax Parcel No. 053-271-08
2. N/A that is designated as Tax Parcel No. 053-271-26

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 MX-2 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 18<sup>th</sup> day of 2019, 2019.

STM Family LLC

By:

Name:

Its:

*Michael J. Hanberry*  
Michael J. Hanberry  
MANAGING PARTNER

ATTACHMENT B

**REZONING PETITION NO. 2019-  
Diamondback Acquisitions**

**Petitioner:**

**Diamondback Acquisition Company, LLC**

By: 

Name: PAUL HOLST

Title: DP. PARTNER

2019-043 : Diamondback Acquisitions Company, LLC

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

Requested Zoning MX-2(LWPA) (Mixed Use, Lake Wylie Protected Area)

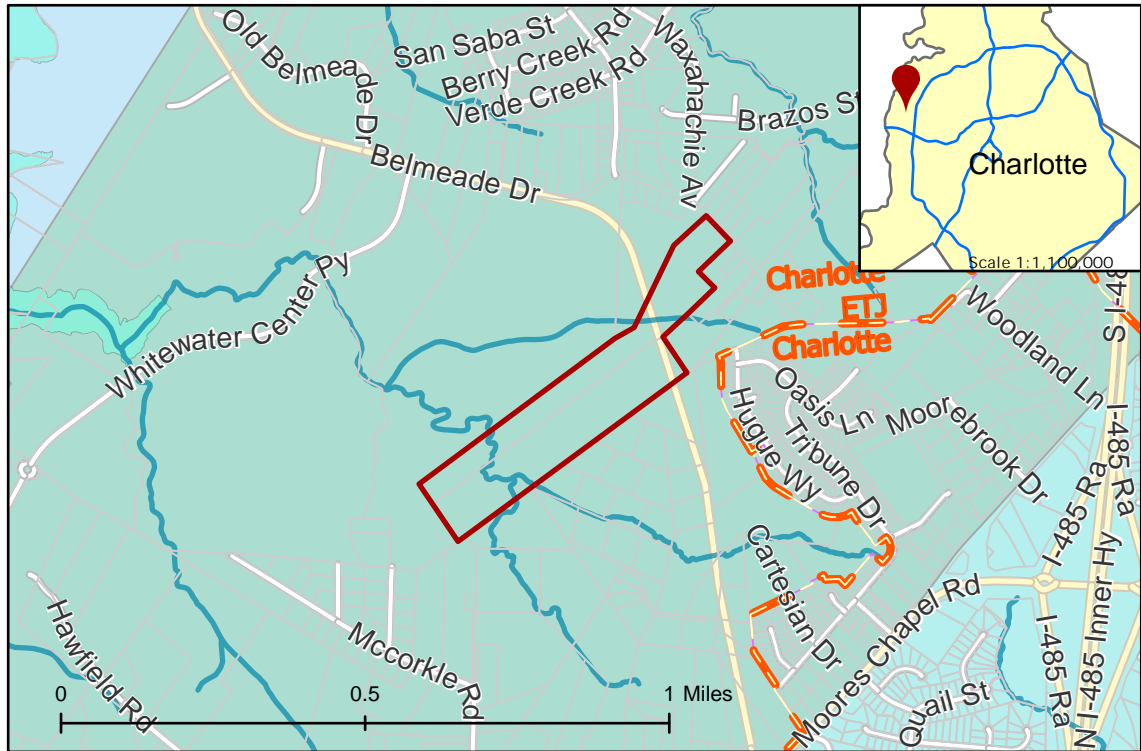
Approximately 43.583 acres

Location of Requested Rezoning

# Rezoning Map



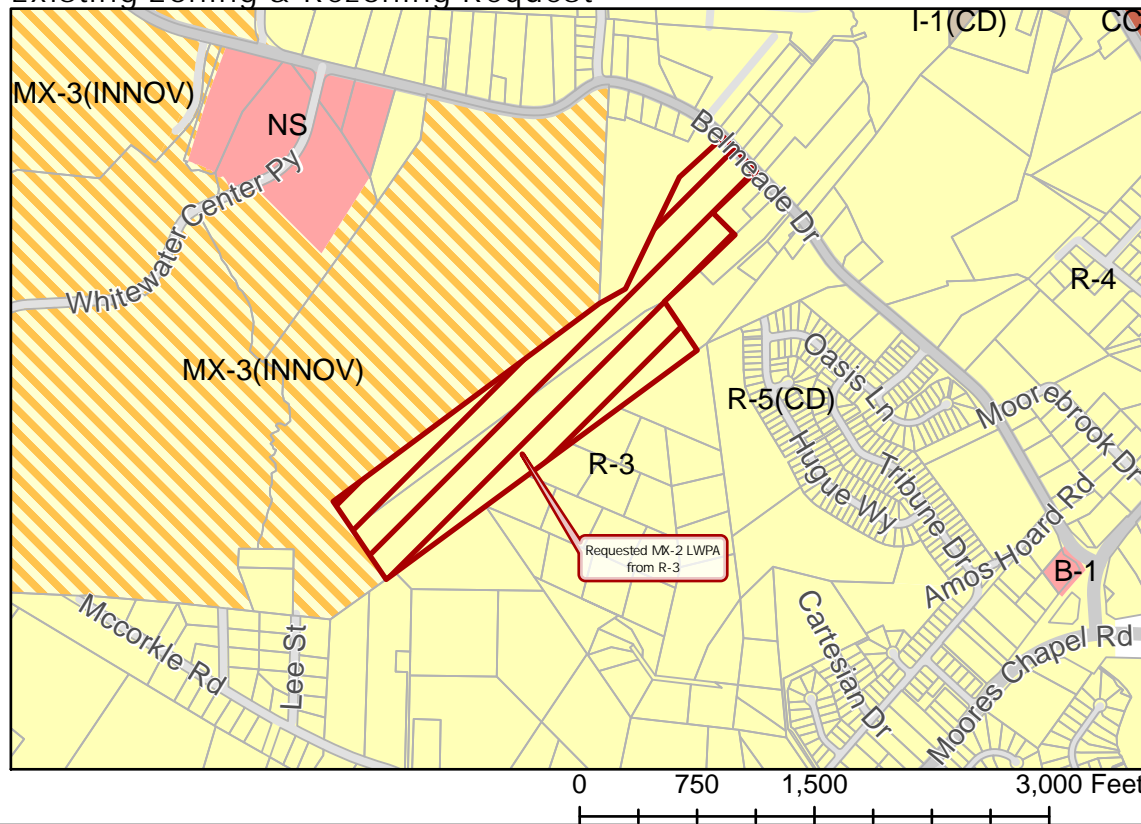
**CHARLOTTE**  
PLANNING, DESIGN  
& DEVELOPMENT



- 2019-043
- Outside City Limits
- Parcel
- Railway
- Buildings
- Streams
- FEMA Flood Plain
- Watershed Overlay**
  - Lake Wylie - Critical Area
  - Lake Wylie - Protected Area
  - Lower Lake Wylie - Protected Area



## Existing Zoning & Rezoning Request



- Requested MX-2 LWPA from R-3
- Zoning Classification**
  - Single Family
  - Mixed Residential
  - Business
  - Commercial Center
  - Light Industrial

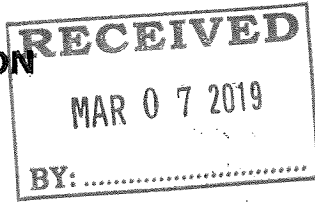


Map Created 4/9/2019





**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-044

Petition #: \_\_\_\_\_  
Date Filed: 3/7/2019  
Received By: H

Property Owners: (A) Panthers Stadium LLC, as leasehold owner  
(B) City of Charlotte, as fee simple owner

Owner's Addresses: (A) 800 S Mint Street, Charlotte, NC 28202  
(B) 600 E 4<sup>th</sup> St, Charlotte, NC 28202

Date Properties Acquired: 03/31/2004  
N/A

Property Addresses: 325 S Cedar Street, Charlotte, NC 28202

Tax Parcel Numbers: portion of 073-281-01

Current Land Use: football practice fields (Acres): \* 8.6

Existing Zoning: UR-3 and MUDD Proposed Zoning: MUDD-O

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

Required Rezoning Pre-Application Meeting\* with: David Pettine, Solomon Fortune, Grant Meacci, Shad Spencer, Catherine Mahoney, Brent Wilkinson, and Jennifer Frixen

Date of meeting: 1/23/19

(\*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 permit additional signage on the allowed/proposed indoor practice/training facility building and overall site.

Jeff Brown, Keith MacVean & Dujuana Keys  
Name of Rezoning Agent

Moore & Van Allen, PLLC  
100 N. Tryon Street, Suite 4700  
Agent's Address

Charlotte, NC 28202

704-331-1144 (JB) 704-378-1925 (JB)  
704.331.3531 (KM) 704-378-1954 (KM)  
704.331-2371 (DK) 7004-339-5888 (DK)  
Telephone Number Fax Number

jeffbrown@mvalaw.com; keithmacvean@mvalaw.com;  
dujuanakeys@mvalaw.com  
E-mail Address

See Attached  
Signature of Property Owner

Panthers Stadium, LLC (Attn: Mark Hart)  
Name of Petitioner

800 S Mint Street  
Address of Petitioner

Charlotte, NC 28202  
City, State, Zip

O: 704-358-7849  
Telephone Number Fax Number

mark.hart@panthers.nfl.com  
E-mail Address

See Attached  
Signature of Petitioner

ATTACHMENT A

REZONING PETITION NO. 2019-\_\_\_\_  
Panthers Stadium, LLC

LEASEHOLD OWNER JOINDER AGREEMENT  
Panthers Stadium, LLC\*

The undersigned, as the leasehold owner of the parcel of land/improvements located at 325 S. Cedar Street, Charlotte, NC that is designated as a portion of Tax Parcel No. 073-281-01 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Application and consents to the change in zoning for the portion of the parcel from UR-3 and MUDD zoning districts to the MUDD-O zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

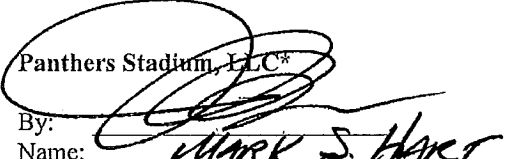
This 6 day of MARCH, 2019.

Panthers Stadium, LLC\*

By:

Name:

Its:

  
MARK S. HART  
Vice President

\*Note: Panthers Stadium LLC is leasehold owner and has signed this joinder in such capacity.

**ATTACHMENT B**

**REZONING PETITION NO. 2019-\_\_\_\_**  
**Panthers Stadium, LLC**

**FEE SIMPLE OWNER JOINDER AGREEMENT**  
**City of Charlotte\***

The undersigned, as the fee simple owner of the parcel of land located at 325 S. Cedar Street, Charlotte, NC that is designated as a portion of Tax Parcel No. 073-281-01 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Application and consents to allow the rezoning to proceed ahead to consideration by Charlotte City Council to consider allowing the change in zoning for the portion of the parcel from UR-3 and MUDD zoning districts to the MUDD-O zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 7 day of March, 2019.

City of Charlotte\*

By: 

Name: Tracy Dodson

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

**\*Note: City of Charlotte is the fee simple owner of the land and has signed this joinder in such capacity.**

**Note also: the City of Charlotte signs this joinder to allow the rezoning to proceed to consideration by Charlotte City Council but subject to the determination of the appropriateness by City Council as part of the conditional rezoning process.**

ATTACHMENT C

REZONING PETITION NO. 2019-  
Panthers Stadium LLC

Petitioner:

  
Panthers Stadium LLC

By:

Name:

MARK S. HART

Title:

Vice President

**2019-044 : Panthers Stadium, LLC**

**Current Zoning** UR-3 (Urban Residential) and MUDD (Mixed Use Development District)

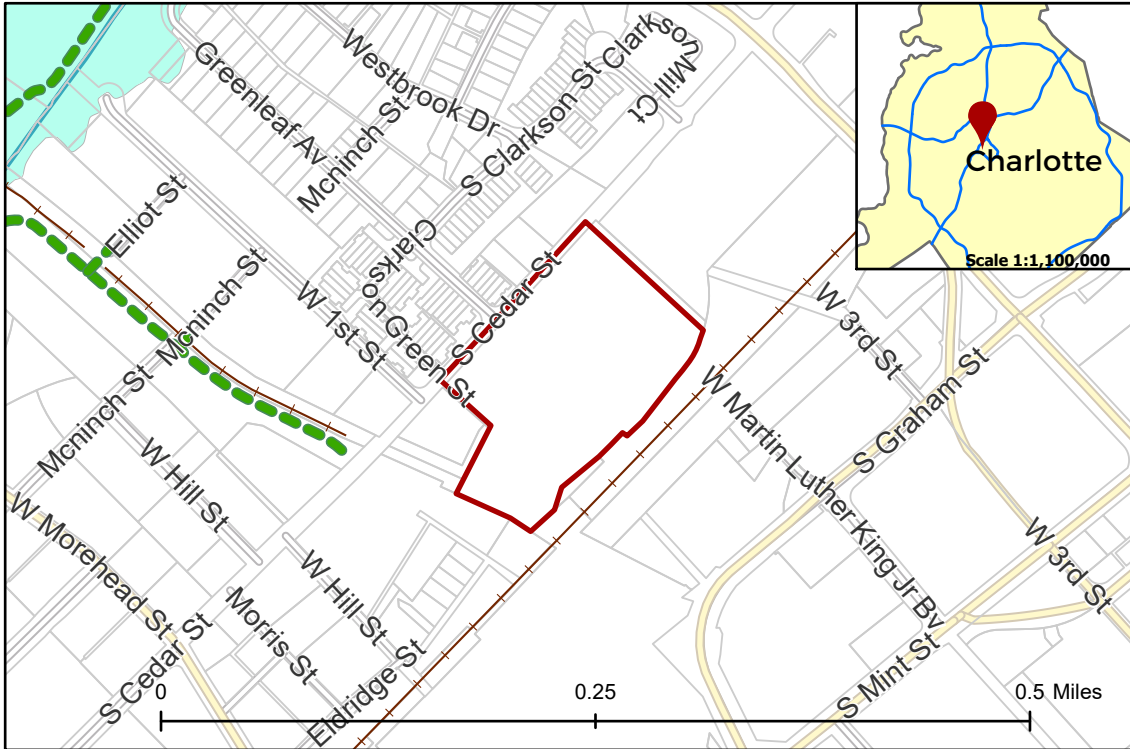
**Requested Zoning** MUDD-O (Mixed Use Development District, Optional)

Approximately 8.6 acres

**Rezoning Map**



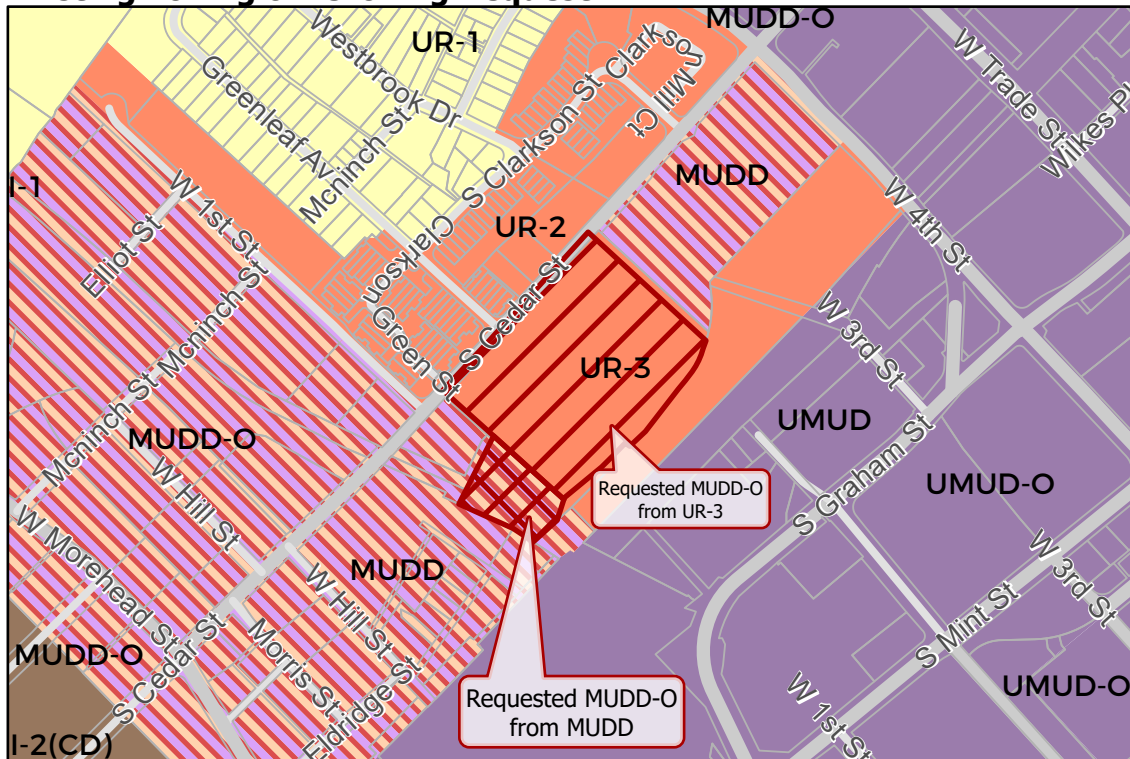
**Location of Requested Rezoning**



- Inside City Limits
- Parcel
- Greenway
- Railway
- Buildings
- Streams
- FEMA Flood Plain
- City Council District
- 2-Justin Harlow



**Existing Zoning & Rezoning Request**



- Requested MUDD-O from MUDD
- Requested MUDD-O from UR-3

**Zoning Classification**

- Single Family
- Urban Residential
- Uptown Mixed Use
- Light Industrial
- General Industrial
- Mixed Use

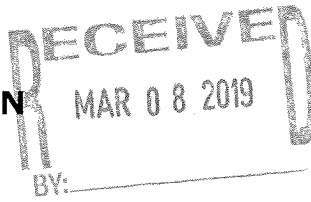
0 250 500 1,000 Feet



Map Created 4/2/2019



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-045

Petition #: \_\_\_\_\_  
Date Filed: 3/8/2019  
Received By: BT

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

Property Owner: Moore's Chapel Holdings, LLC, and Mt Holly Developers, LLC

Owner's Address: 4501 Prairie PKWY City, State, Zip: Cedar Falls, IA 50613

Date Property Acquired: 2018

Property Address: no address assigned

Tax Parcel Number(s): 05548101, 05548106

Current Land Use: undeveloped Size (Acres): approx.. 29.08

Existing Zoning: MX-2 Proposed Zoning: MX-2 SPA

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

Required Rezoning Pre-Application Meeting\* with: C. Graham, G. Meacci, et. Al.

Date of meeting: 1/15/19

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

**For Conditional Rezonings Only:**  
Requesting a vesting period exceeding the 2 year minimum? Yes/**No**. Number of years (maximum of 5): \_\_\_\_\_  
Purpose/description of Conditional Zoning Plan: site plan amendment to allow single family attached housing in an area previously proposed for multifamily housing

Walter Fields  
Name of Rezoning Agent

1919 South Blvd., suite 101  
Agent's Address

Charlotte, NC 28203  
City, State, Zip

704-372-7855 704-372-7856  
Telephone Number Fax Number

waltr@walterfieldsgroup.com  
E-Mail Address

[Signature]  
Signature of Property Owner

Joe Childress  
(Name Typed / Printed)

Moore's Chapel Holdings, LLC, MT. Holly Developers, LLC  
Name of Petitioner(s)

4501 Prairie PKWY  
Address of Petitioner(s)

Cedar Falls, IA, 50613  
City, State, Zip

704-467-0147 \_\_\_\_\_  
Telephone Number Fax Number

joe@mjcclt.com  
E-Mail Address

[Signature]  
Signature of Petitioner

Joe Childress  
(Name Typed / Printed)

**2019-045 : Moores Chapel Holdings, LLC, MT. Holly Developers, LLC**

**Current Zoning** MX-2 (Mixed Use)

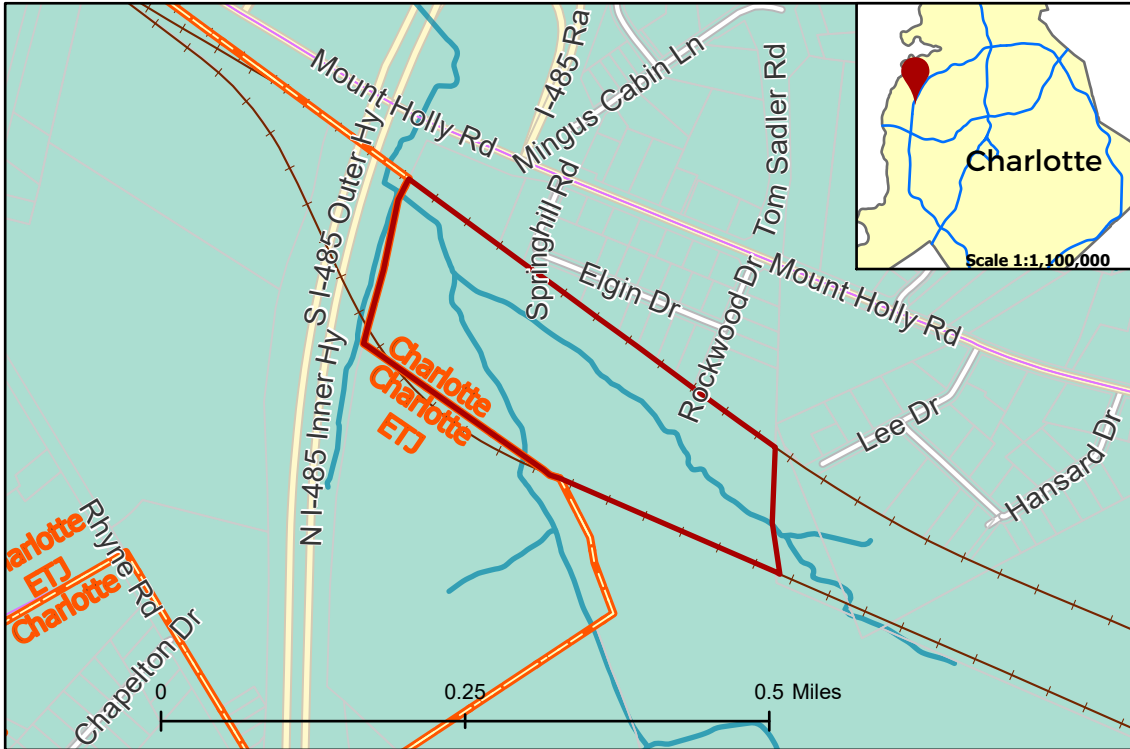
**Requested Zoning** MX-2 SPA (Mixed Use, Site plan Amendment)

Approximately 29.08 acres

**Rezoning Map**



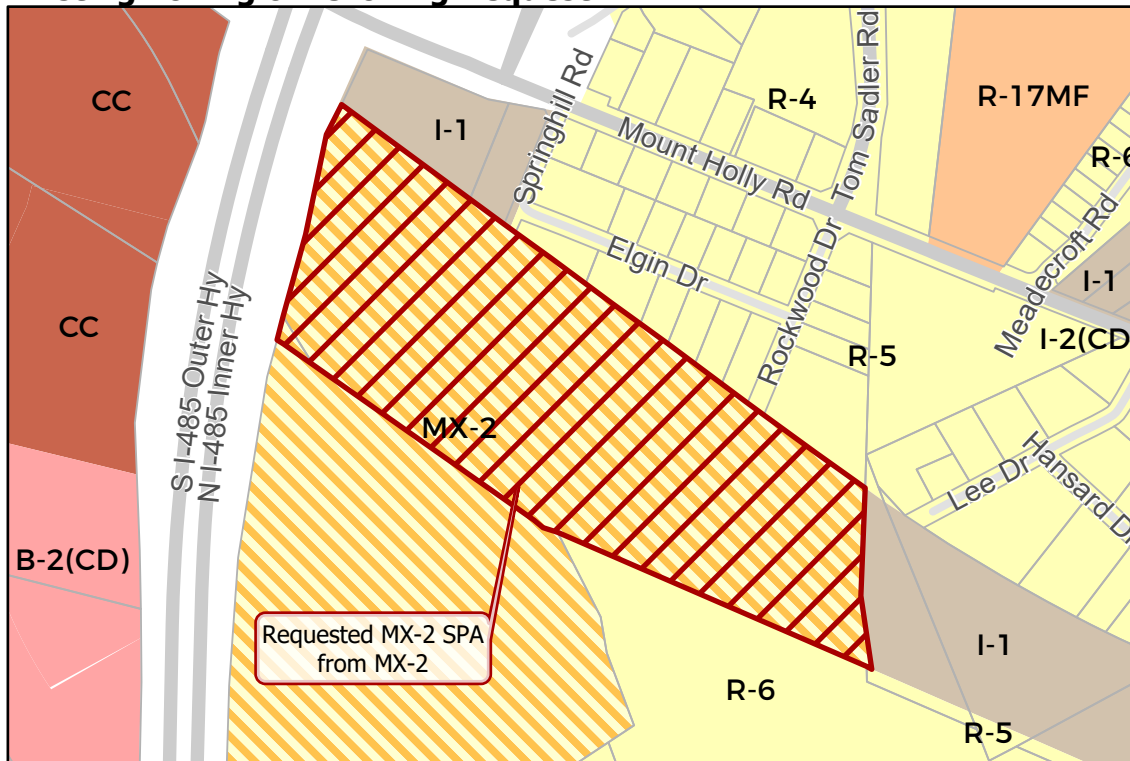
**Location of Requested Rezoning**



- 2019-045
- Inside City Limits
- Parcel
- Railway
- Buildings
- Streams
- Watershed Overlay**
- Lake Wylie - Protected Area
- City Council District**
- 3-LaWana Mayfield



**Existing Zoning & Rezoning Request**



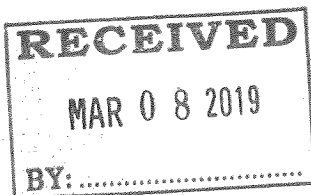
- Requested MX-2 SPA from MX-2
- Zoning Classification**
- Single Family
- Multi-Family
- Mixed Residential
- Business
- Commercial Center
- Light Industrial
- General Industrial



Map Created 3/12/2019



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-046

Petition #: \_\_\_\_\_  
Date Filed: 3/8/2019  
Received By: [Signature]

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: commercial/vacant (Acres): ± 2.158  
Existing Zoning: I-2 Proposed Zoning: TOD-M  
Overlay: N/A Tree Survey Provided: Yes:      N/A:     

Required Rezoning Pre-Application Meeting\* with: Solomon Fortune, Katherine Mahoney, Isaiah Washington, and Eric Lemieux  
Date of meeting: 3/6/2019

(\*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/A  
Purpose/description of Conditional Zoning 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) 704-378-1954(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-C  
Signature of Property Owner

Spectrum Companies (Attn: Jason Fish)  
Name of Petitioner  
300 S. Tryon Street, Suite 210  
Address of Petitioner  
Charlotte, NC 28202  
City, State, Zip  
704.338.3212  
Telephone Number  
jfish@spectrumcos.com  
E-mail Address  
SEE ATTACHMENT D  
Signature of Petitioner

**SCHEDULE 1**

<b>Parcel</b>	<b>Property Address</b>	<b>Owner</b>	<b>Owner's Address</b>	<b>Acreage</b>	<b>Date Acquired</b>
073-064-29	1127 S Mint St, Charlotte, NC 28203	Speedee Prints LLC	5425 Closeburn Rd, Apt 301, Charlotte, NC 28210	.360	12/08/2016
073-064-26	1115 S Mint St, Charlotte, NC 28203	HA-CT Properties, LLC	4403 Columbine Ct, Charlotte, NC 28211	.820	01/02/2019
073-064-23	308 W Carson Blvd, Charlotte, NC 28203			.494	
073-064-28	307 W Palmer St, Charlotte, NC 28203	CCJ Properties LLC	PO Box 1144, Waxhaw, NC 28173	.484	04/26/2012

**ATTACHMENT A**

**REZONING PETITION NO. 2019-  
Spectrum Companies**

**OWNER JOINDER AGREEMENT  
Speedee Prints, LLC**

The undersigned, as the owner of the parcel of land located at 1127 S Mint St, Charlotte, NC that is designated as Tax Parcel No. 073-064-29 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from I-2 zoning district to the TOD-M 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 6 day of March, 2019.

Speedee Prints

By:

Name:

Its:

*Patricia Economides*  
PATRICIA ECONOMIDES  
owner

ATTACHMENT B

REZONING PETITION NO. 2019-  
Spectrum Companies

OWNER JOINDER AGREEMENT  
HA-CT Properties, LLC

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

1. 1115 S Mint St, Charlotte, NC that is designated as Tax Parcel No. 073-064-26
2. 308 W Carson Blvd, Charlotte, NC that is designated as Tax Parcel No. 073-064-23

on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from I-2 zoning district to the TOD-M 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 5<sup>th</sup> day of March 2019.

HA-CT Properties, LLC

By: 

Name: Delma M. Jones

Its: Trustee

ATTACHMENT C

REZONING PETITION NO. 2019  
Spectrum Companies

OWNER JOINDER AGREEMENT  
CCJ Properties

The undersigned, as the owner of the parcel of land located at 307 W Palmer St, Charlotte, NC that is designated as Tax Parcel No. 073-064-28 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from I-2 zoning district to the TOD-M 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 6 day of March, 2019.

CCJ Properties

By: Alan James  
Name: Alan James  
Its: Manager

ATTACHMENT D

REZONING PETITION NO. 2019  
Spectrum Companies

Petitioner:

Spectrum Companies

By: 

Name: Jason Fish

Title: VP of Development

**2019-046 : Spectrum Companies**

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

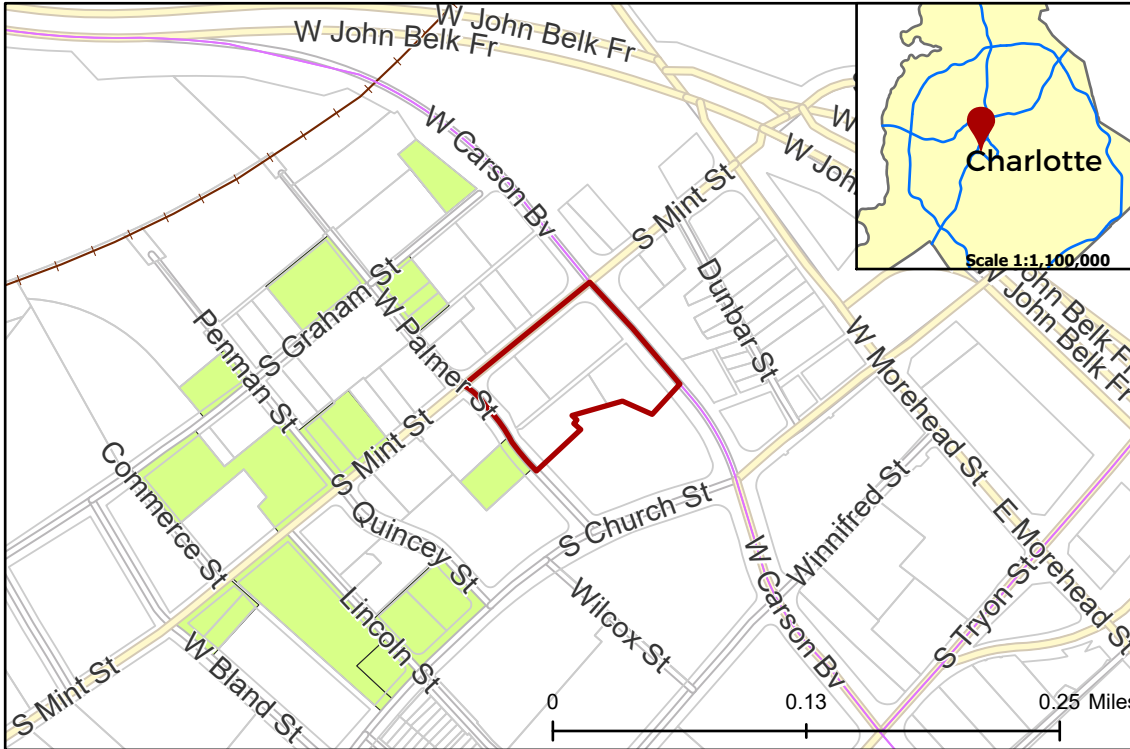
**Requested Zoning** TOD-M (Transit Oriented Development- Mixed Use)

Approximately 2.16 acres

**Rezoning Map**



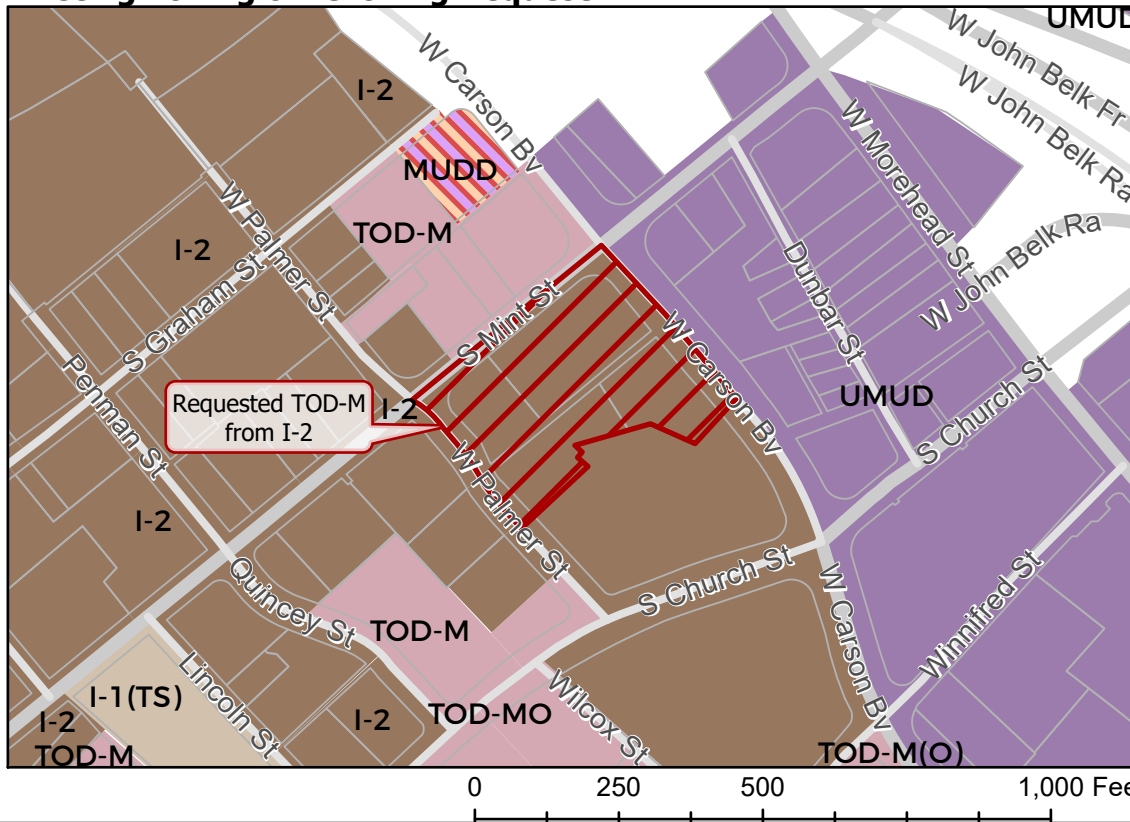
**Location of Requested Rezoning**



- 2019-046
- Inside City Limits
- Parcel
- Railway
- Buildings
- Transit Supportive Overlay
- City Council District
- 3-LaWana Mayfield



**Existing Zoning & Rezoning Request**



- Requested TOD-M from I-2
- Zoning Classification
- Uptown Mixed Use
- Light Industrial
- General Industrial
- Mixed Use
- Transit-Oriented

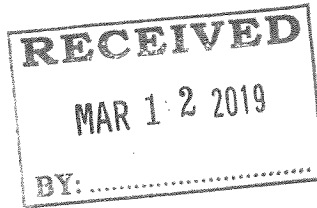


Map Created 3/12/2019





**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-047

Petition #: \_\_\_\_\_  
Date Filed: 3/12/2019  
Received By: BH

Property Owners: NR Pinehurst Property Owner LLC  
Owner's Addresses: 1057 East Morehead St, Ste 300, Charlotte, NC 28204  
Date Properties Acquired: 12/19/2014  
Property Addresses: 3924 Providence Road, Charlotte, NC 28211  
Tax Parcel Numbers: 183-121-11  
Current Land Use: multi-family residential community (Acres): ± 36.058  
Existing Zoning: MUDD-O Proposed Zoning: MUDD-O SPA  
Overlay: N/A Tree Survey Provided: Yes: N/A  
Required Rezoning Pre-Application Meeting\* with: John Kinley, Kent Main, Molly Haynes, Dave Pettine, Scott Correll, and Isiah Washington  
Date of meeting: 2/19/2019

(\*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): 5 years.

Purpose/description of Conditional Zoning Plan: To amend the currently approved conditional plan to change the proposed building configuration and to modify/increase the number of allowed residential units.

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

Signature of Property Owner

NR Pinehurst Property Owner LLC (Attn: Michael Gribble)  
Name of Petitioner

558 E. Stonewall St, Ste 120  
Address of Petitioner

Charlotte, NC 28202  
City, State, Zip

704.714.9681  
Telephone Number Fax Number

mgribble@nwravin.com  
E-mail Address

Signature of Petitioner

**2019-047 : NR Pinhurst Property Owner LLC**

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

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

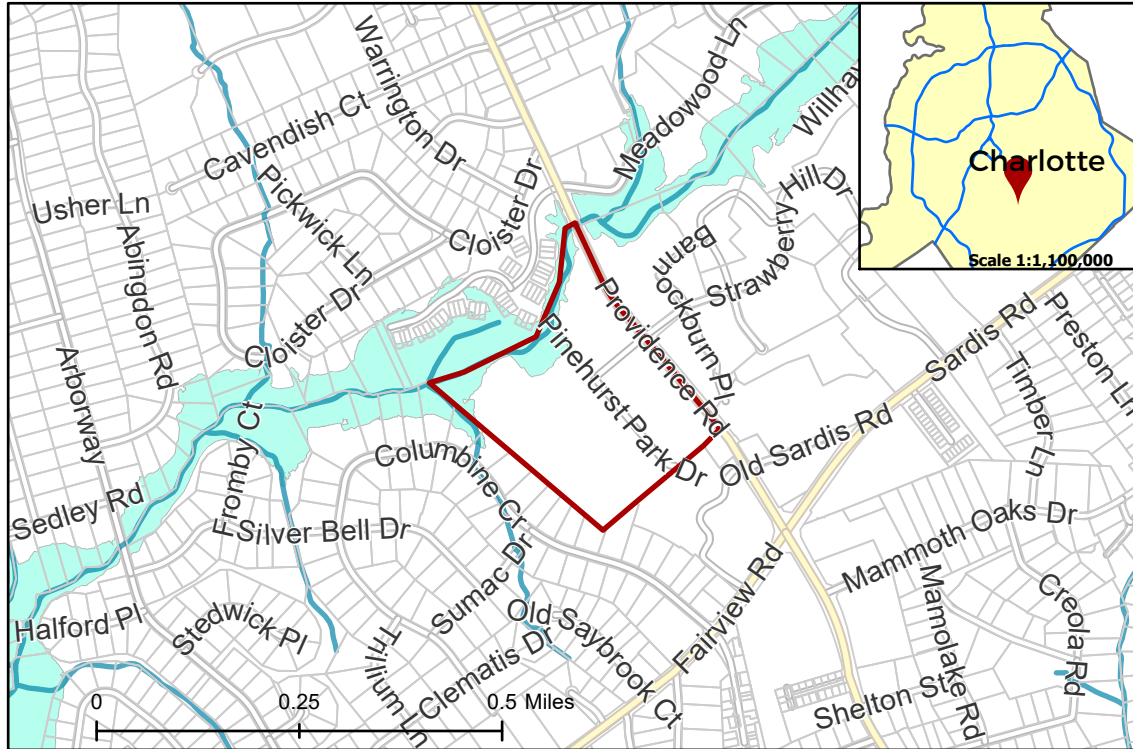
Approximately 36.058 acres

**Rezoning Map**



**CHARLOTTE**  
PLANNING, DESIGN & DEVELOPMENT

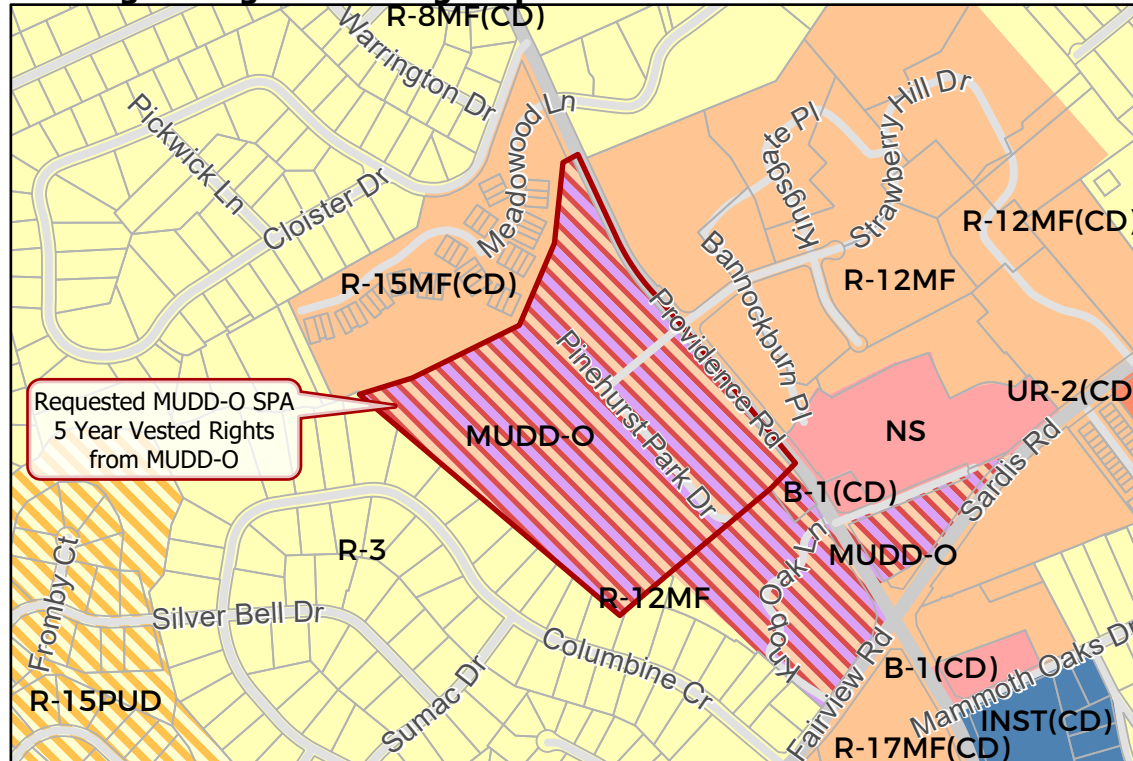
**Location of Requested Rezoning**



- 2019-047
- Inside City Limits
- Parcel
- Buildings
- Streams
- FEMA Flood Plain
- City Council District
- 6-Tariq Bokhari



**Existing Zoning & Rezoning Request**



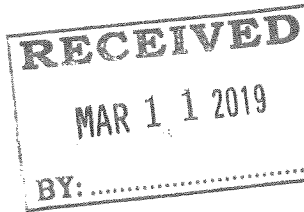
- Requested MUDD-O SPA
- 5 Year Vested Rights from MUDD-O
- Zoning Classification**
- Single Family
- Multi-Family
- Urban Residential
- Mixed Residential
- Institutional
- Business
- Mixed Use



Map Created 3/18/2019

2019-048

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



Petition #: \_\_\_\_\_  
Date Filed: 3/12/2018  
Received By: [Signature]

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

Property Owner: See Exhibit A

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

Date Property Acquired: See Exhibit A

Property Address: See Exhibit A

Tax Parcel Number(s): See Exhibit A

Current Land Use: Industrial Size (Acres): +/- 3.6 acres

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

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

Required Rezoning Pre-Application Meeting\* with: John Kinley, Scott Cornell, Isaiah Washington, Kent Main, et al.  
Date of meeting: January 29, 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 accommodate uses permitted in the TOD-M zoning district.

John Carmichael; Ty Shaffer (Robinson Bradshaw)  
Name of Rezoning Agent

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

Charlotte, NC 28246  
City, State, Zip

704-377-8341/704-377-8142  
Telephone Number Fax Number

jcarmichael@robinsonbradshaw.com  
tshaffer@robinsonbradshaw.com  
E-Mail Address

See attached joinder agreement  
**Signature of Property Owner**

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

B&B RE Ventures, LLC (c/o Michael Bender)  
Name of Petitioner(s)

121 West Trade Street, Suite 2800  
Address of Petitioner(s)

Charlotte, NC 28202  
City, State, Zip

678-773-4411  
Telephone Number Fax Number

michael.bender@blvdrea.com  
E-Mail Address

See attached signature page  
**Signature of Petitioner**

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

**Exhibit A to Rezoning Application Filed by B&B RE Ventures, LLC  
Tax Parcel Numbers, Property Owners Information and Site Addresses**

**Tax Parcel No. 169-076-08**

John J. Huson Revocable Trust U/A Dated September 16, 2011, as amended  
John J. Huson, Trustee  
4013 Columbine Circle  
Charlotte, NC 28211

Site Address: 4928 Old Pineville Road, Charlotte, NC 28217

**Tax Parcel No. 169-076-07**

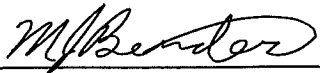
John J. Huson Revocable Trust U/A Dated September 16, 2011, as amended  
John J. Huson, Trustee  
4013 Columbine Circle  
Charlotte, NC 28211

Site Address: 649 Scholtz Road, Charlotte, NC 28217

***[Signature Page of Petitioner, B&B RE Ventures, LLC, to Rezoning Application]***

Petitioner:

**B&B RE VENTURES, LLC**



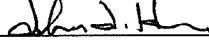
mgr.

By: Michael Bender, Manager

**JOINDER AGREEMENT TO REZONING APPLICATION FILED BY B&B RE VENTURES, LLC**

The undersigned, as the owner of those parcels of land subject to the attached Rezoning Application filed by B&B RE Ventures, LLC that are designated as Tax Parcel Nos. 169-076-08 and 169-076-07 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 I-2 zoning district to the TOD-M (CD) zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the related conditional rezoning plan.

**JOHN J. HUSON REVOCABLE TRUST U/A  
DATED SEPTEMBER 16, 2011, AS AMENDED**

By:   
John J. Huson, Trustee

Date: 2/26/18

**2019-048 : B&B RE Ventures, LLC**

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

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

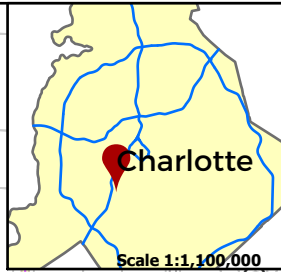
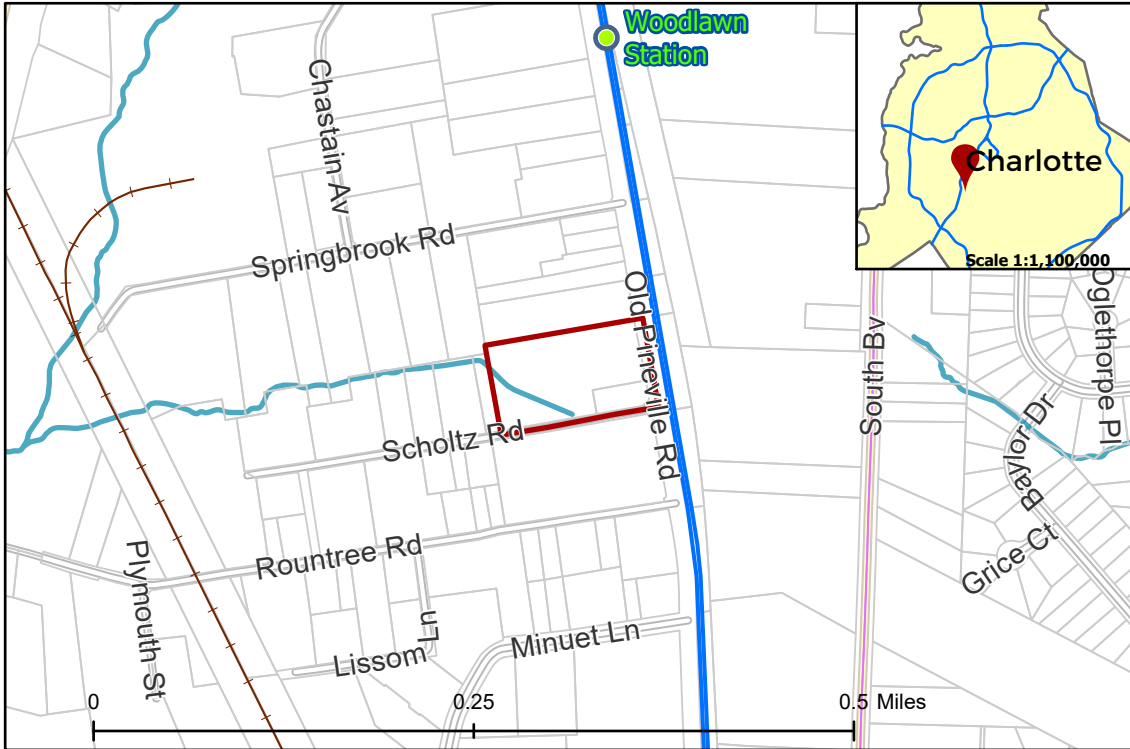
Approximately 3.6 acres

**Location of Requested Rezoning**

**Rezoning Map**



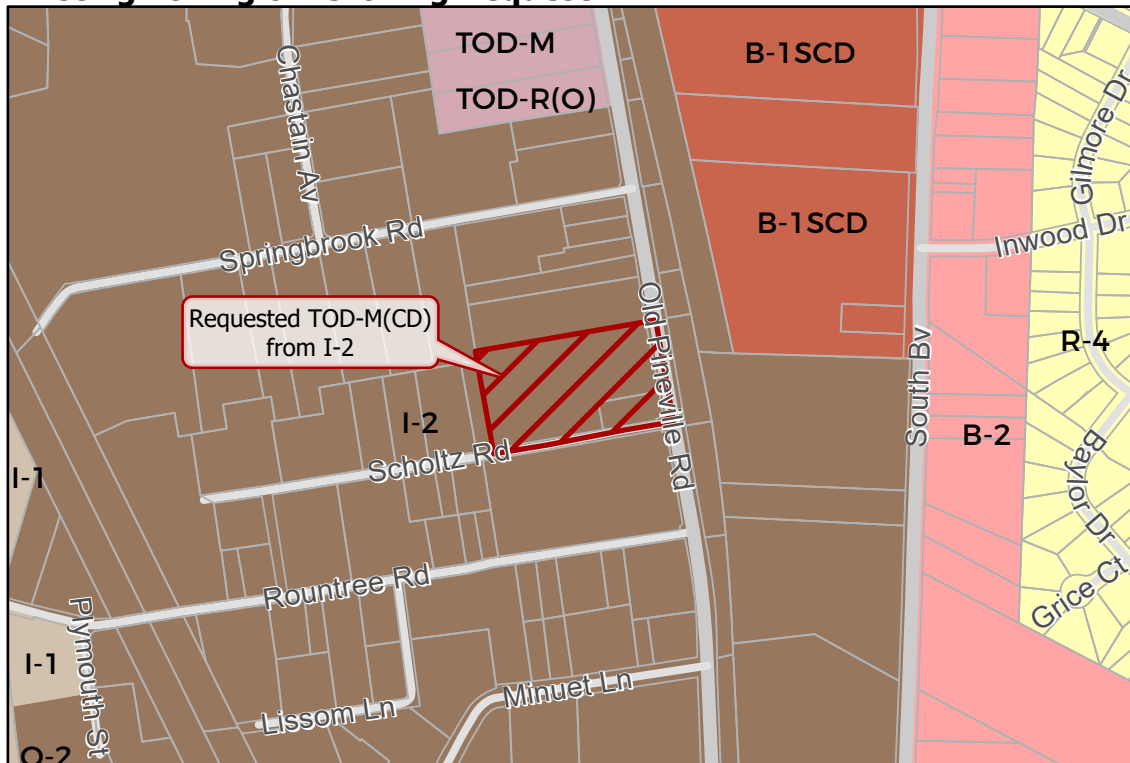
**CHARLOTTE**  
PLANNING, DESIGN  
& DEVELOPMENT



- 2019-048
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Railway
- Buildings
- Streams
- City Council District
- 3-LaWana Mayfield



**Existing Zoning & Rezoning Request**



- Requested TOD-M(CD) from I-2
- Zoning Classification**
- Single Family
- Office
- Business
- Commercial Center
- Light Industrial
- General Industrial
- Transit-Oriented



0 250 500 1,000 Feet

Map Created 3/25/2019