

# Rezoning Petition Packet

**Petitions:**  
**2019-049 through 2019-064**

Petitions that were submitted in April 2019



RECEIVED

MAR 11 2019

BY: .....

2019-049

Petition #: .....

Date Filed: 3/4/2019

Received By: B+

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

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

Property Owner: Bennie B. Brookshire, Sr.

Owner's Address: 218 Rose Street City, State, Zip: Mount Holly, NC 28120

Date Property Acquired: 10/12/2004

Property Address: unnumbered parcel on Queen City Drive

Tax Parcel Number(s): 061-251-08

Current Land Use: Vacant Size (Acres): +/- 9 acres

Existing Zoning: R-17MF Proposed Zoning: MUDD-O

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

Required Rezoning Pre-Application Meeting\* with: Claire Lyte-Graham, Alberto Gonzalez, Grant Meacci, Rick Grochoske  
Date of meeting: 1/22/2019

(\*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): No

Purpose/description of Conditional Zoning Plan: To accommodate a commercial development to potentially include hospitality and other uses compatible with nearby Charlotte Douglas International Airport.

Collin W. 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 704-353-7598  
Telephone Number Fax Number

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

See Attached Counterpart  
Signature of Property Owner

See Attached Counterpart  
(Name Typed / Printed)

Apollo Holding Company, LLC  
Name of Petitioner(s)

5720 Creedmoor Road, Suite 205  
Address of Petitioner(s)

Raleigh, NC 27612  
City, State, Zip

919-848-9969 919-882-1773  
Telephone Number Fax Number

wgeyer@mjmreg.com  
E-Mail Address

[Signature]  
Signature of Petitioner

ANUJ N. MITTAL  
(Name Typed / Printed)

# 2019-049 : Apollo Holding Company, LLC

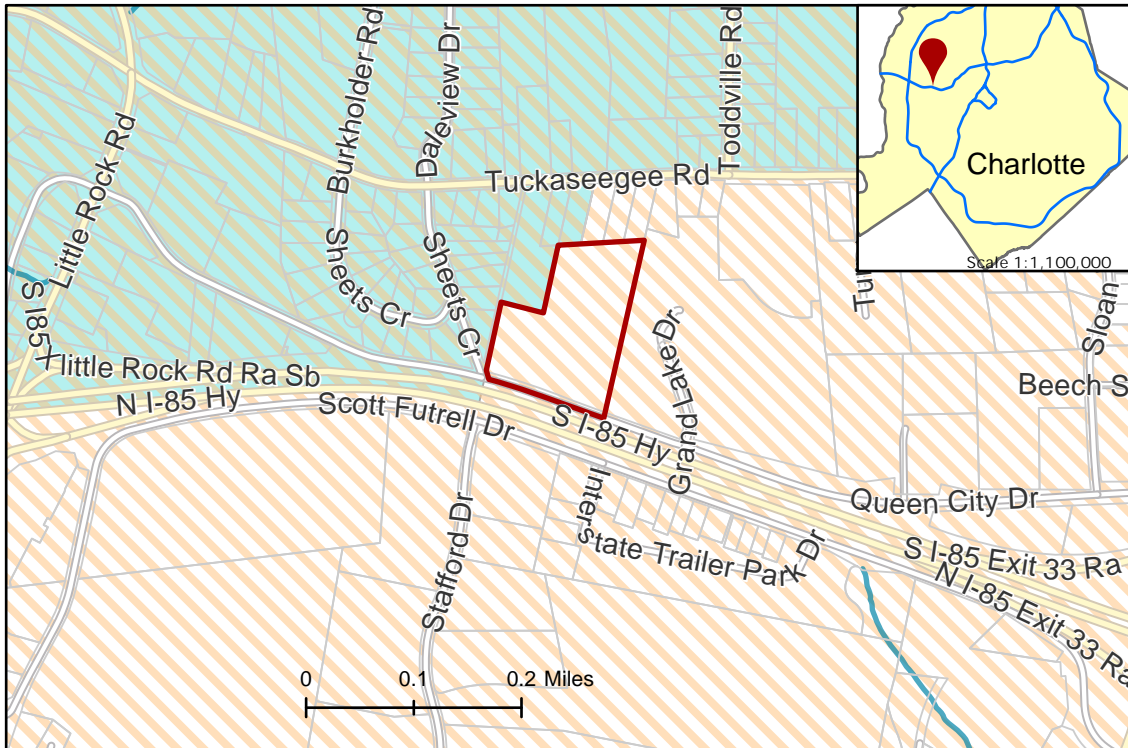
## Rezoning Map

Current Zoning R-17MF AIR (Multi Family Residential, Airport Noise Overlay)

Requested Zoning MUDD (O) AIR (Mixed Use Development, Optional, Airport Noise Overlay)

Approximately 9 acres

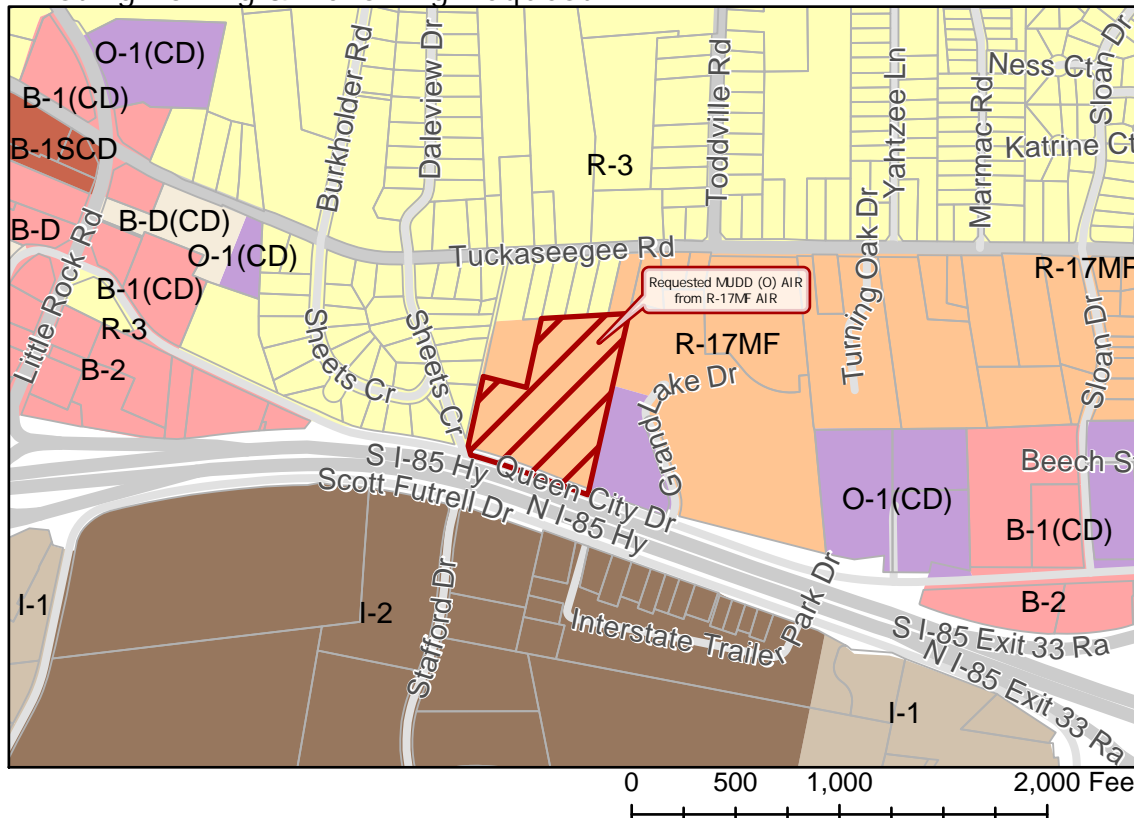
Location of Requested Rezoning



- 2019-049
- Inside City Limits
- Parcel
- Buildings
- Streams
- Airport Noise Overlay
- Watershed Overlay
- Lower Lake Wylie - Protected Area
- City Council District
- 3-LaWana Mayfield



## Existing Zoning & Rezoning Request



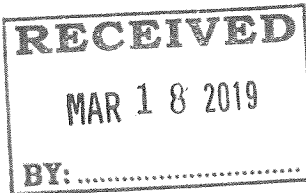
- Requested MUDD (O) AIR from R-17MF AIR
- Zoning Classification
- Single Family
- Multi-Family
- Office
- Business
- Commercial Center
- Business-Distribution
- Light Industrial
- General Industrial



Map Created 4/11/2019



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



Petition #: 2019-050  
Date Filed: 3/18/2019  
Received By: BH

1 of 2

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

Property Owner: Bank of Hope

Owner's Address: 3200 Wilshire Blvd., Suite 700 City, State, Zip: Los Angeles, CA 90010

Date Property Acquired: 03/17/2017

Property Address: 2501 Crownpoint Executive Dr., Charlotte, NC 28227

Tax Parcel Number(s): 19311107

Current Land Use: None. Land holds a vacant building (formerly a restaurant) and associated parking area. Size (Acres): Approx. 1.45

Existing Zoning: B-D Proposed Zoning: B-2

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

Required Rezoning Pre-Application Meeting\* with: John Kinley, Grant Neacci, Kent Main, Scott Correll, Isaiah Washington, Molly Haynes

Date of meeting: 01/29/2019

(\*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:     

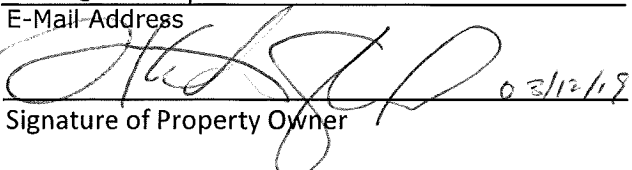
Christopher P. Raab, Esq.  
Name of Rezoning Agent

121 W. Trade St., Ste. 2600  
Agent's Address

Charlotte, NC 28202  
City, State, Zip

704-377-1200 704-338-5858  
Telephone Number Fax Number

craab@caudlespears.com  
E-Mail Address

  
Signature of Property Owner

Keith England, FVP & OREO Team Leader  
(Name Typed / Printed)

Land Growth, LLC  
Name of Petitioner(s)

13651 Statesville Road  
Address of Petitioner(s)

Huntersville NC 28078  
City, State, Zip

704-766-2121 704-766-2564  
Telephone Number Fax Number

keffer.jim@gmail.com  
E-Mail Address

See attached.  
Signature of Petitioner

James L. Keffer, Manager  
(Name Typed / Printed)

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

Petition #:	<u>2019-050</u>
Date Filed:	_____
Received By:	_____

2 of 2

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

Property Owner: Bank of Hope

Owner's Address: 3200 Wilshire Blvd., Suite 700 City, State, Zip: Los Angeles, CA 90010

Date Property Acquired: 03/17/2017

Property Address: 2501 Crownpoint Executive Dr., Charlotte, NC 28227

Tax Parcel Number(s): 19311107

Current Land Use: None. Land holds a vacant building (formerly a restaurant) and associated parking area. Size (Acres): Approx. 1.45

Existing Zoning: B-D Proposed Zoning: B-2

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

Required Rezoning Pre-Application Meeting\* with: John Kinley, Grant Neacci, Kent Main, Scott Correll, Isaiah Washington, Molly Haynes

Date of meeting: 01/29/2019

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

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

Christopher P. Raab, Esq.  
Name of Rezoning Agent

121 W. Trade St., Ste. 2600  
Agent's Address

Charlotte, NC 28202  
City, State, Zip

704-377-1200 704-338-5858  
Telephone Number Fax Number

craab@caudlespears.com  
E-Mail Address

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

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


Land Growth, LLC  
Name of Petitioner(s)

13651 Statesville Road  
Address of Petitioner(s)

Huntersville NC 28078  
City, State, Zip

704-766-2121 704-766-2564  
Telephone Number Fax Number

keffer.jim@gmail.com  
E-Mail Address

  
Signature of Petitioner

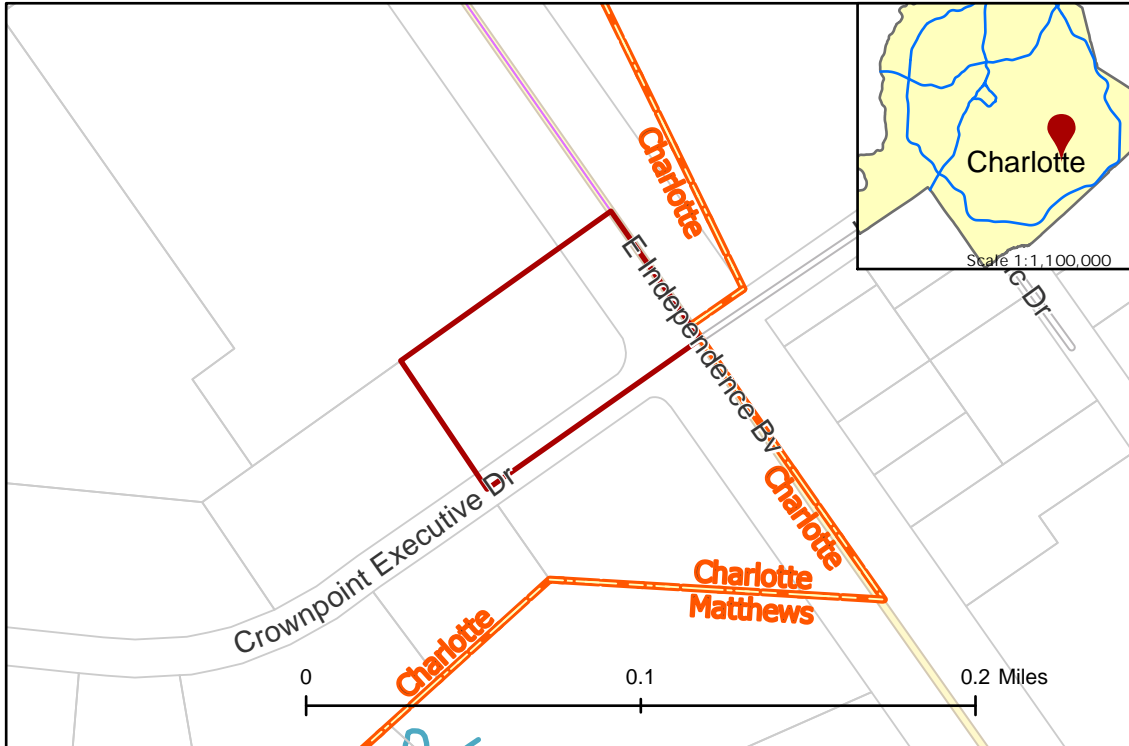
James L. Keffer, Manager  
(Name Typed / Printed)

2019-050 : Land Growth, LLC

Current Zoning BD (Distributive Business)  
Requested Zoning B-2 (General Business)

Approximately 1.45 acres  
Location of Requested Rezoning

## Rezoning Map



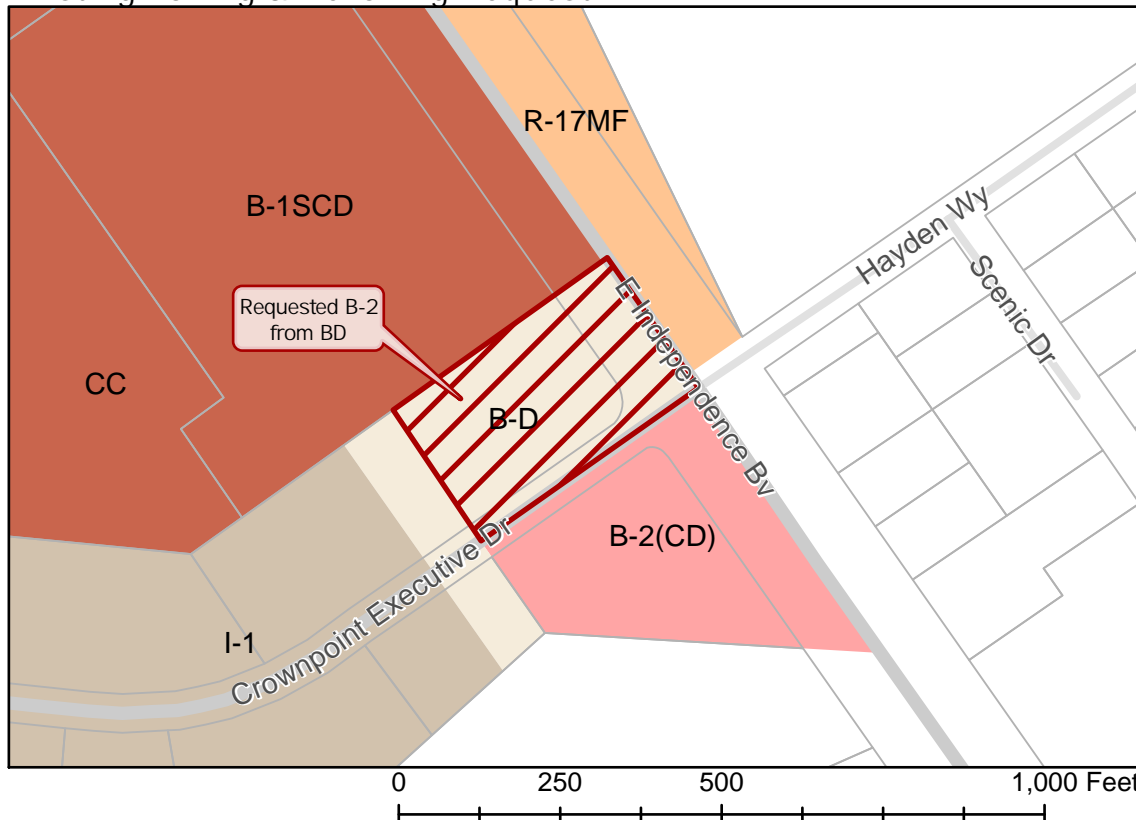
- 2019-050
- Inside City Limits
- Parcel
- Buildings
- Streams

City Council District

6-Tariq Bokhari



## Existing Zoning & Rezoning Request



Requested B-2 from BD

## Zoning Classification

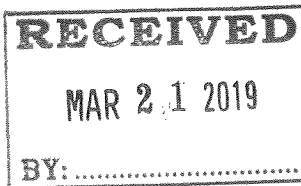
- Multi-Family
- Business
- Commercial Center
- Business-Distribution
- Light Industrial



Map Created 4/11/2019



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



Petition #: 2019-051  
Date Filed: 3/21/2019  
Received By: BH

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

Property Owner: Joyce M. Green

Owner's Address: 4604 W. Sugar Creek Rd. City, State, Zip: Charlotte, NC 28269

Date Property Acquired: 09/2008

Property Address: 4604 W. Sugar Creek Rd., Charlotte NC 28269

Tax Parcel Number(s): 04310509

Current Land Use: Single Family Size (Acres): .656

Existing Zoning: Residential R-3 Proposed Zoning: Institutional CD

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

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

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

Joyce M. Green  
Name of Rezoning Agent

4604 W Sugar Creek Rd  
Agent's Address

Charlotte NC 28269  
City, State, Zip

70-957-5783  
Telephone Number Fax Number

Joygreen2002@yahoo.com  
E-Mail Address

Joyce M. Green  
Signature of Property Owner

Joyce M. Green  
(Name Typed / Printed)

Joyce M Green  
Name of Petitioner(s)

4604 W Sugar Creek Rd  
Address of Petitioner(s)

Charlotte NC 28269  
City, State, Zip

704-957-5783  
Telephone Number Fax Number

Joygreen2002@yahoo.com  
E-Mail Address

Joyce M. Green  
Signature of Petitioner

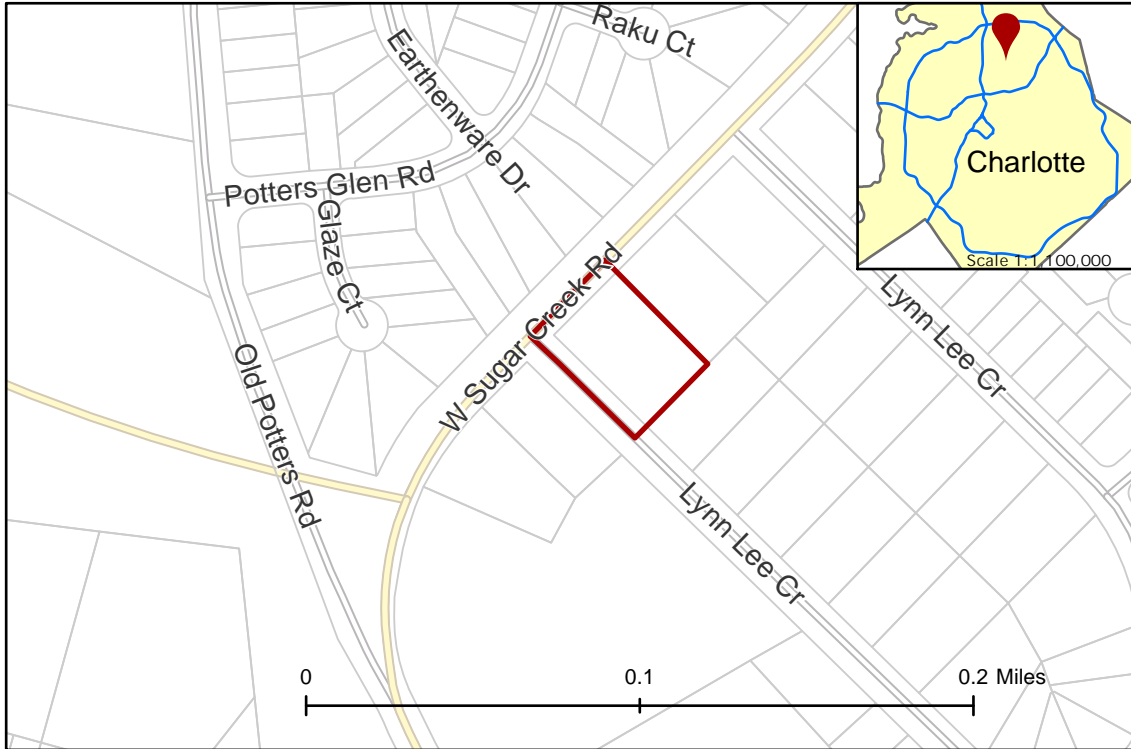
Joyce M. Green  
(Name Typed / Printed)

2019-051 : Joyce M Green

Current Zoning R-3 (Single Family Residential)  
Requested Zoning INST (CD) (Institutional, Conditional)

Approximately 0.656 acres  
Location of Requested Rezoning

Rezoning Map



- 2019-051
- Inside City Limits
- Parcel
- Buildings

City Council District  
2-Justin Harlow



Existing Zoning & Rezoning Request



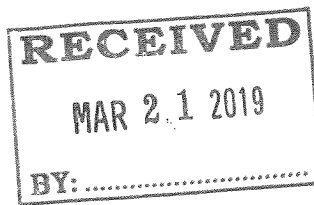
Requested INST (CD)  
from R-3

Zoning Classification  
Single Family



Map Created 4/11/2019

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-052

Petition #: \_\_\_\_\_  
Date Filed: 3/21/2019  
Received By: RH

Property Owners: The Ervin Building LLC

Owner's Addresses: 8334 Pineville Matthews Rd, Ste 103-256, Charlotte, NC 28220

Date Properties Acquired: 11/30/2018

Property Addresses: (1) 4001 E Independence Blvd, Charlotte, NC 28205,  
(2) 4812 Bamboo St, Charlotte, NC 28205, and  
(3) intersection of Pierson Drive and Bamboo Street, Charlotte, NC 28205

Tax Parcel Numbers: (1) 131-111-12,  
(2) 131-111-10, and  
(3) 131-111-01 (currently inadvertently listed as tax parcel # 131-111-10)

Current Land Use: vacant (Acres): ± 2.11

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

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

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

Date of meeting: 3/14/19

(\*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 relocate the building improvements on which the specialty signage will be installed to a location that better showcases the historic Ervin/Varnadore building entrance in support of historic tax credit designation and expedites development at the corner of Wilshire Place and Independence Blvd.

**Jeff Brown & Keith MacVean**

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)**

Telephone Number Fax Number

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

E-mail Address

**SEE ATTACHMENT A**

Signature of Property Owner

**Beaver Creek CRE LLC(Attn: Kirk Broadbooks)**

Name of Petitioner

**8334 Pineville Matthews Road, Ste. 103-256**

Address of Petitioner

**Pineville, NC 28134**

City, State, Zip

**704-869-2500 x243**

Telephone Number Fax Number

**kirk@gvestcapital.com**

E-mail Address

**SEE ATTACHMENT B**

Signature of Petitioner

**ATTACHMENT A**

**REZONING PETITION NO. 2019-\_\_\_\_\_  
Beaver Creek CRE LLC**

**OWNER JOINDER AGREEMENT  
The Ervin Building LLC**


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

1. 4001 E Independence Blvd, Charlotte, NC that is designated as Tax Parcel No. 131-111-12
2. 4812 Bamboo Street, Charlotte, NC that is designated as Tax Parcel No. 131-111-10
3. The intersection of Pierson Drive and Bamboo Street, Charlotte, NC that is designated as Tax Parcel No. 131-111-01

(currently inadvertently listed as tax parcel # 131-111-10) on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from 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 18 day of March, 2019.

**The Ervin Building LLC**

By:   
Name: Raymond M. Gee  
Its: Manager




**ATTACHMENT B**

**REZONING PETITION NO. 2019-  
Beaver Creek CRE LLC**

**Petitioner:**

**Beaver Creek CRE LLC**

By:   
Name: Raymond M Gee  
Title: Manager

# 2019-052 : Beaver Creek CRE LLC

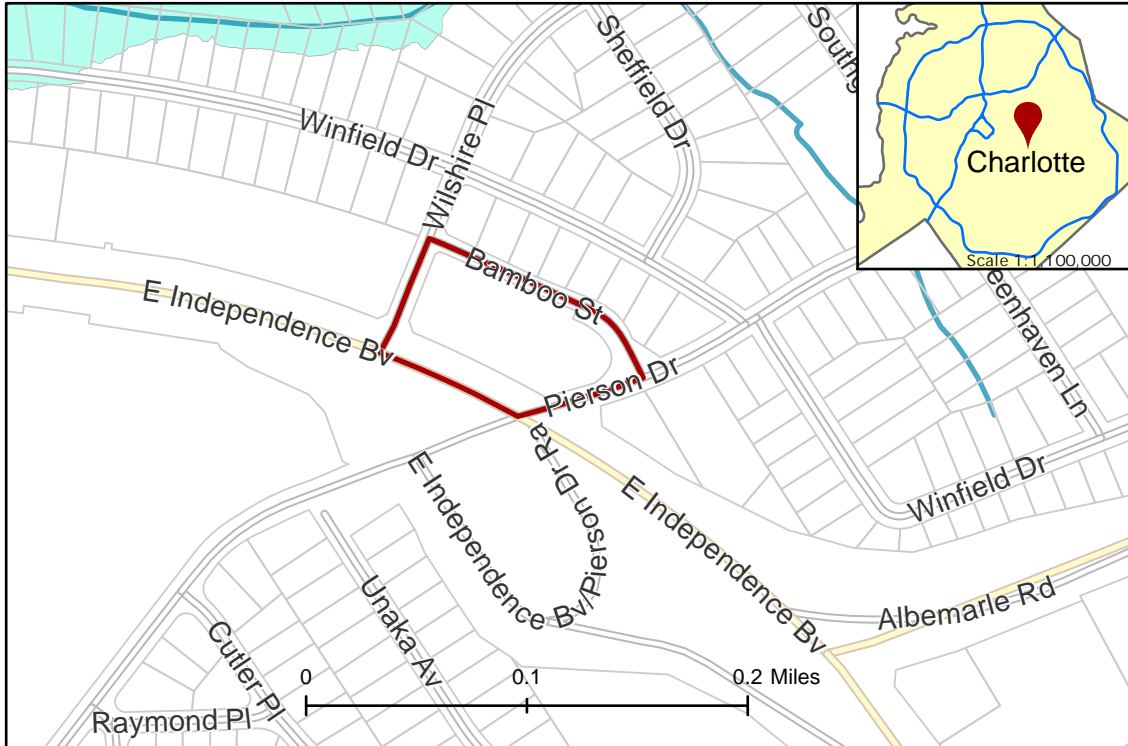
Current Zoning MUDD (O) (Mixed Use Development, Optional)

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

Approximately 2.11 acres

Location of Requested Rezoning

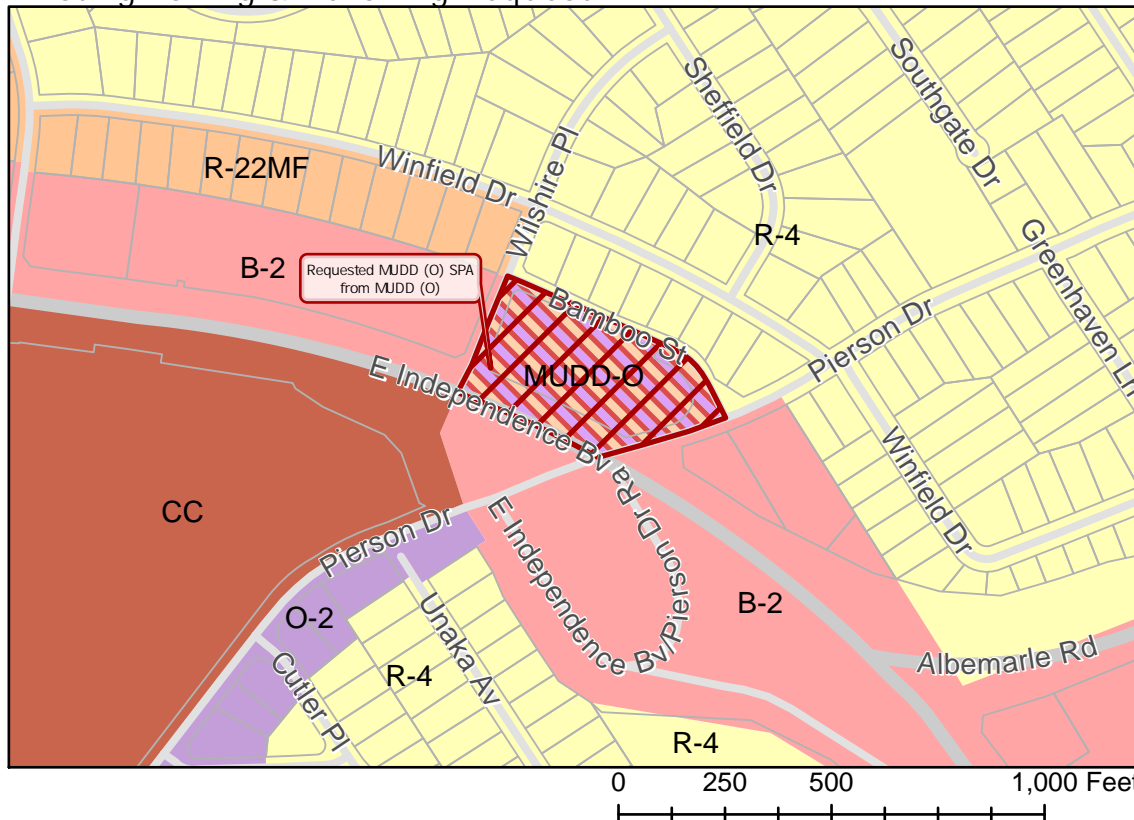
## Rezoning Map



- 2019-052
- Inside City Limits
- Parcel
- Buildings
- Streams
- FEMA Flood Plain
- City Council District
- 5-Matt Newton



## Existing Zoning & Rezoning Request

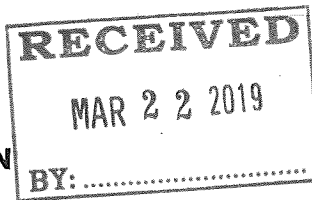


- Requested MUDD (O) SPA from MUDD (O)
- Zoning Classification
- Single Family
- Multi-Family
- Office
- Business
- Commercial Center
- Mixed Use



Map Created 4/11/2019

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-053

Petition #:	
Date Filed:	3/22/2019
Received By:	RH

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

Property Owner: The Blumenthal Foundation for Charity, Religion, Education and Better Inter-Faith Relations

Owner's Address: P.O. Box 34689 City, State, Zip: Charlotte, NC 28234

Date Property Acquired: September 30, 1971

Property Address: Bryant Park Drive

Tax Parcel Number(s): 067-021-49

Current Land Use: Vacant Office Size (Acres): +/- 2.653 acres

Existing Zoning: O-1 and I-2 Proposed Zoning: MUDD-O

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

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

Date of meeting: March 19, 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 accommodate a residential community on the site comprised of single family attached dwelling units.

John Carmichael (Robinson Bradshaw)  
Name of Rezoning Agent

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

Charlotte, NC 28246  
City, State, Zip

704-377-8341 Fax Number  
Telephone Number

jcarmichael@robinsonbradshaw.com  
E-Mail Address

See Attached Joinder Agreement  
Signature of Property Owner

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

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

1814 Euclid Avenue  
Address of Petitioner(s)

Charlotte, NC 28203  
City, State, Zip

704-805-4801 Fax Number  
Telephone Number

bhopper@hoppercommunities.com  
E-Mail Address

**HOPPER COMMUNITIES**

[Signature]  
By: \_\_\_\_\_  
Signature of Petitioner

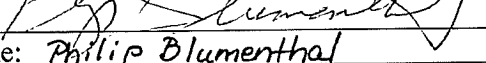
Bart Hopper  
(Name Typed / Printed)

**REZONING APPLICATION FILED BY  
HOPPER COMMUNITIES  
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by Hopper Communities that is designated as Tax Parcel No. 067-021-49 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 O-1 and I-2 zoning districts to the MUDD-O zoning district.

This 21<sup>st</sup> day of March, 2019.

THE BLUMENTHAL FOUNDATION FOR CHARITY,  
RELIGION, EDUCATION AND BETTER INTER-FAITH  
RELATIONS a/k/a The Blumenthal Foundation

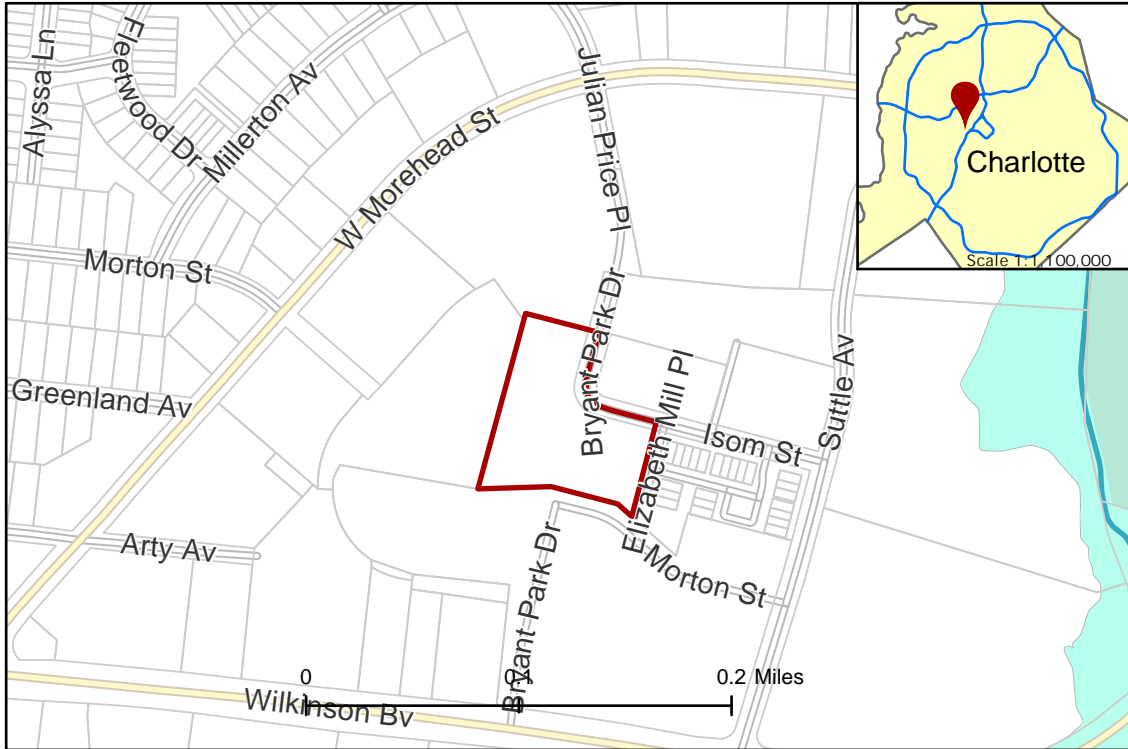
By:   
Name: Philip Blumenthal  
Title: Trustee

## 2019-053 : Hopper Communities

Current Zoning O-1 (Office) I-2 (General Industrial)  
Requested Zoning MUDD (O) (Mixed Use Development, Optional)

Approximately 2.653 acres  
Location of Requested Rezoning

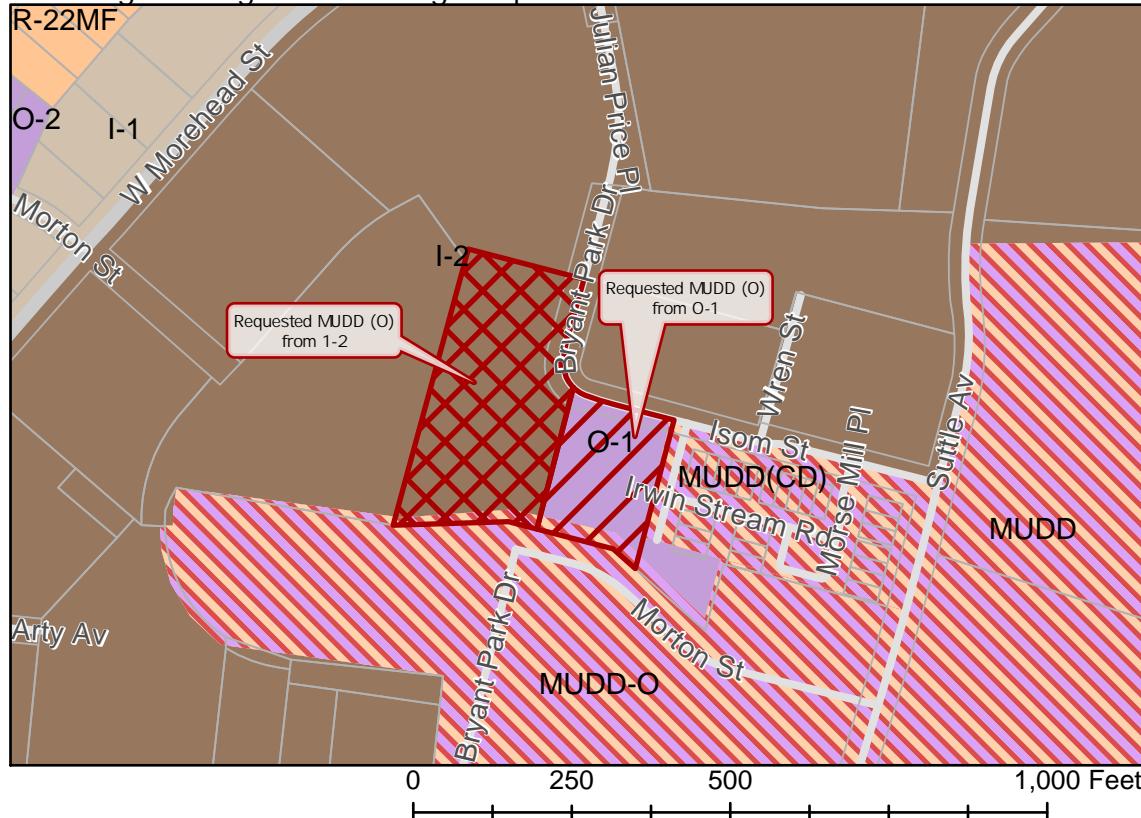
## Rezoning Map



- 2019-053
- Inside City Limits
- Parcel
- Buildings
- Streams
- FEMA Flood Plain
- West Morehead
- City Council District
- 3-LaWana Mayfield



## Existing Zoning & Rezoning Request



- Requested MUDD (O) from O-1
- Requested MUDD (O) from 1-2

## Zoning Classification

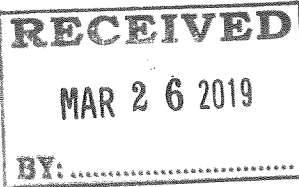
- Multi-Family
- Office
- Light Industrial
- General Industrial
- Mixed Use



Map Created 4/11/2019



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-054

Petition #: \_\_\_\_\_  
Date Filed: 3/26/2019  
Received By: gj

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

Property Owner: CEBRON W HESTER

Owner's Address: 929 BLACKSNAKE ROAD City, State, Zip: Stanley, NC 28164

Date Property Acquired: 08/31/1984

Property Address: 9204 LAKEBROOK RD CHARLOTTE NC 28214

Tax Parcel Number(s): 05322108; 05322107

Current Land Use: Boat & RV Vehicle Display, Sale, and Repair Size (Acres): 1.9266

Existing Zoning: I-1 CD Proposed Zoning: I-1

Overlay: Lake Wylie Watershed Protect Area Tree Survey Provided: Yes:    N/A: X

Required Rezoning Pre-Application Meeting\* with:  
Claire Lyte-Graham  
Date of meeting: 3/19/2019

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

**For Conditional Rezoning Only:**

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

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

Daniel Marsha  
Name of Rezoning Agent

1300 South Mint Street  
Agent's Address

Charlotte, NC 28203  
City, State, Zip

704-347-4676  
Telephone Number Fax Number

daniel@whitesideindustrial.com  
E-Mail Address

  
Signature of Property Owner

CEBRON W HESTER  
(Name Typed / Printed)


CEBRON W HESTER  
Name of Petitioner(s)

929 BLACKSNAKE ROAD  
Address of Petitioner(s)

Stanley, NC 28164  
City, State, Zip

(704)-460-4068  
Telephone Number Fax Number

wes-hester@hotmail.com  
E-Mail Address

  
Signature of Petitioner

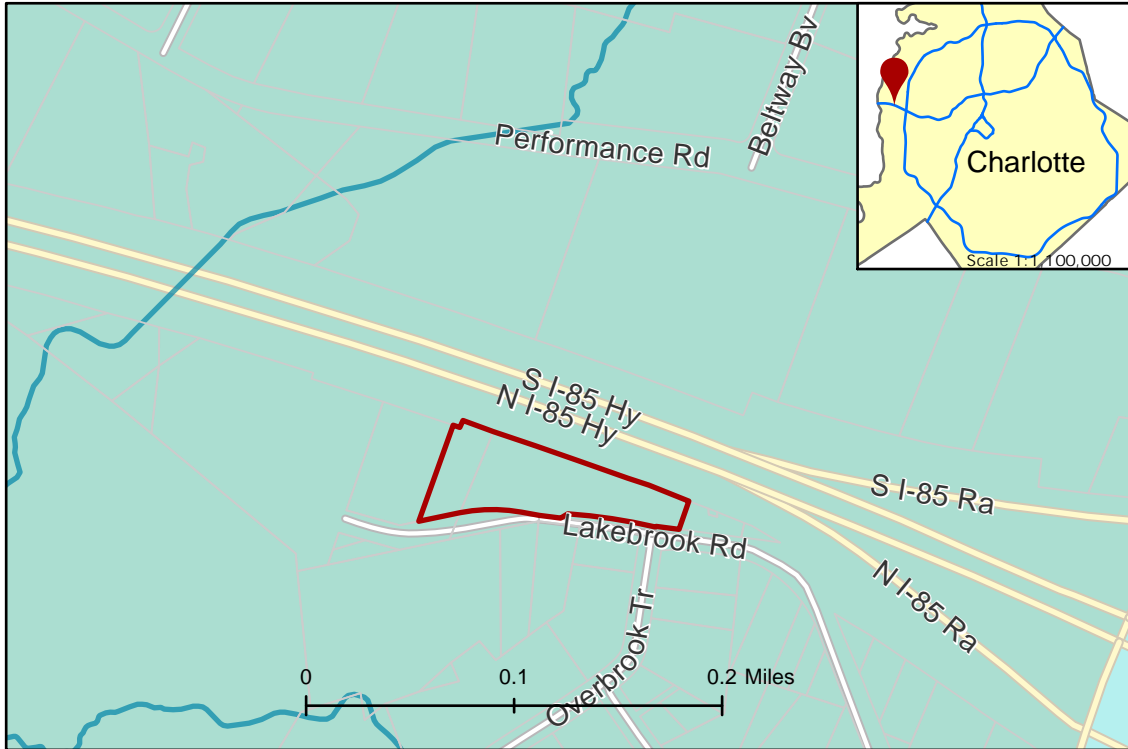
CEBRON W HESTER  
(Name Typed / Printed)

2019-054 : Cebon W Hester

## Rezoning Map

Current Zoning I-1 (CD) LWPA (Light Industrial, Conditional, Lake Wylie Protected Area)  
Requested Zoning I-1 LWPA (Light Industrial, Lake Wylie Protected Area)

Approximately 1.9266 acres  
Location of Requested Rezoning



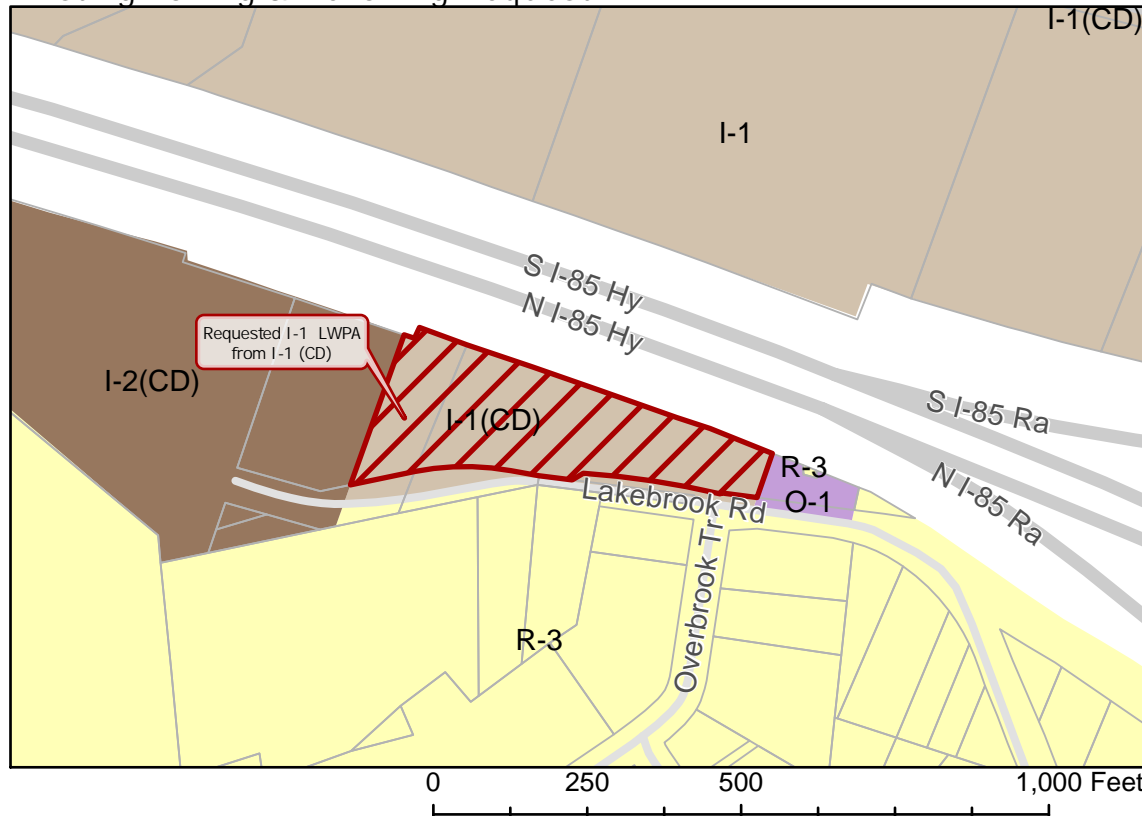
- 2019-054
- Outside City Limits
- Parcel
- Buildings
- Streams

### Watershed Overlay

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



### Existing Zoning & Rezoning Request



- Requested I-1 LWPA from I-1 (CD)

### Zoning Classification

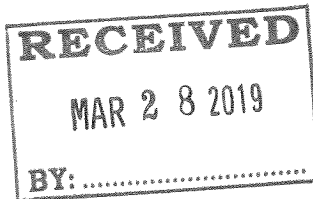
- Single Family
- Office
- Business
- Light Industrial
- General Industrial



Map Created 4/11/2019



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-055

Petition #:	
Date Filed:	3/28/2019
Received By:	[Signature]

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

Property Owner: See Exhibit A attached hereto

Owner's Address: 11405 Community House Road City, State, Zip: Charlotte, NC 28277

Date Property Acquired: See Exhibit A attached hereto

Property Address: See Exhibit A attached hereto

Tax Parcel Number(s): 103-041-32, 103-041-27 and 103-041-34

Current Land Use: Commercial Size (Acres): +/- 4.185 acres

Existing Zoning: B-1 SCD Proposed Zoning: MUDD-O

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

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

Date of meeting: February 14, 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 accommodate an elementary and secondary school comprised of a kindergarten, an elementary school, a middle school and a high school, a religious institution and an eating, drinking and entertainment establishment Type 1.

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)

Movement Resources (c/o Garrett McNeill)  
Name of Petitioner(s)

11405 Community House Road  
Address of Petitioner(s)

Charlotte, NC 28277  
City, State, Zip

704-526-9080  
Telephone Number Fax Number

garrett@movementfoundation.org  
E-Mail Address

**MOVEMENT RESOURCES**

By: [Signature]  
Signature of Petitioner

Garrett McNeill  
(Name Typed / Printed)

**Exhibit A to Rezoning Application Filed by Movement Resources**

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

**Tax Parcel Nos. 103-041-32 & 103-041-27**

Movement Resources  
11405 Community House Road  
Charlotte, NC 28277

Acquisition Date: July 2, 2018

Site Addresses: 5247 Central Avenue and 5249 Central Avenue

**Tax Parcel No. 103-041-34**

The Movement Foundation, Inc.  
11405 Community House Road  
Charlotte, NC 28277

Acquisition Date: February 28, 2019

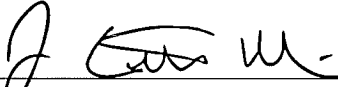
Site Address: 5259 Central Avenue

**REZONING APPLICATION FILED BY  
MOVEMENT RESOURCES  
JOINDER AGREEMENT**

The undersigned, as the owner of those parcels of land subject to the attached Rezoning Application filed by Movement Resources that are designated as Tax Parcel Nos. 103-041-32 and 103-041-27 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 B-1 SCD zoning district to the MUDD-O zoning district.

This 23 day of March, 2019.

**MOVEMENT RESOURCES**

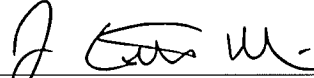
By:   
Name: J. Garrett McNeill  
Title: Director

**REZONING APPLICATION FILED BY  
MOVEMENT RESOURCES  
JOINDER AGREEMENT**

The undersigned, as the owner of those parcels of land subject to the attached Rezoning Application filed by Movement Resources that are designated as Tax Parcel Nos. 103-041-32 and 103-041-27 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 B-1 SCD zoning district to the MUDD-O zoning district.

This 19 day of March, 2019.

**THE MOVEMENT FOUNDATION, INC.**

By: 

Name: J. Garrett McNeill

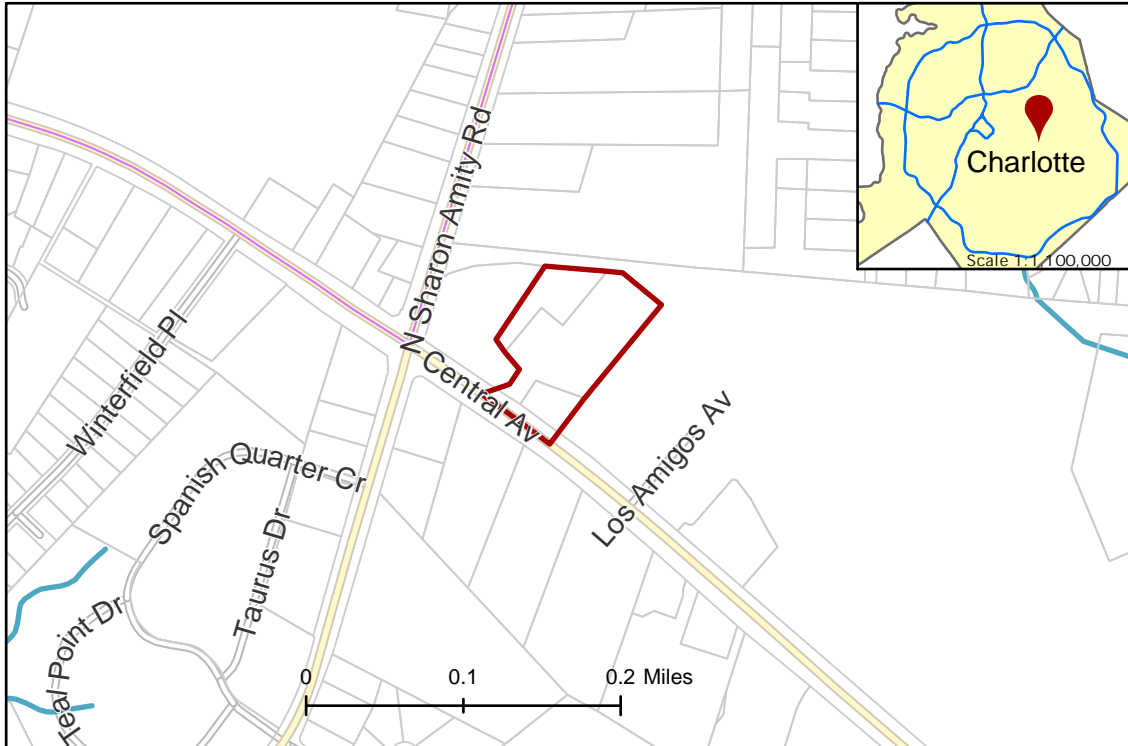
Title: Director

## 2019-055 : Movement Resources

Current Zoning B-1SCD (Business Shopping Center)  
 Requested Zoning MUDD (O) (Mixed Use Development, Optional)

Approximately 4.185 acres  
 Location of Requested Rezoning

## Rezoning Map



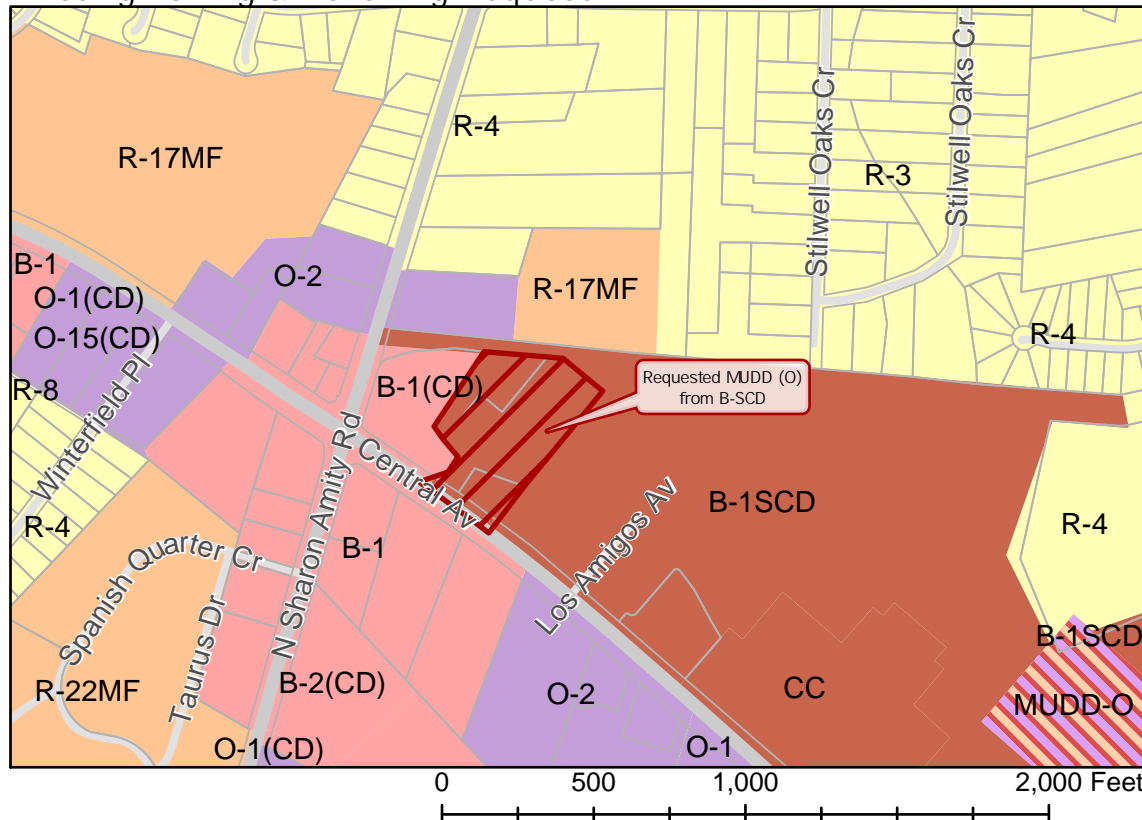
- 2019-055
- Inside City Limits
- Parcel
- Buildings
- Streams

### City Council District

- 5-Matt Newton



## Existing Zoning & Rezoning Request



- Requested MUDD (O) from B-SCD

### Zoning Classification

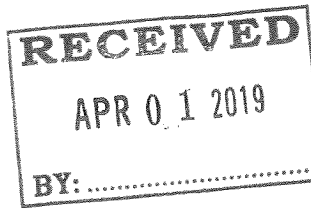
- Single Family
- Multi-Family
- Office
- Business
- Commercial Center
- Mixed Use



Map Created 4/11/2019



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-056

Petition #: \_\_\_\_\_  
Date Filed: 4/1/2019  
Received By: [Signature]

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

Property Owner: WPCP Julian LP

Owner's Address: 4064 Colony Road, Suite 310 City, State, Zip: Charlotte, NC 28211

Date Property Acquired: 11/20/2018

Property Address: 2001 W Morehead St

Tax Parcel Number(s): 067-021-12

Current Land Use: Industrial Size (Acres): +/- 4.95 acres

Existing Zoning: I-2 Proposed Zoning: MUDD-O(CD)

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

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

Date of meeting: 2/19/19

(\*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: To accommodate a mixed-use development through the renovation of existing buildings.

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]  
Signature of Property Owner

Jay Levell  
(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]  
Signature of Petitioner

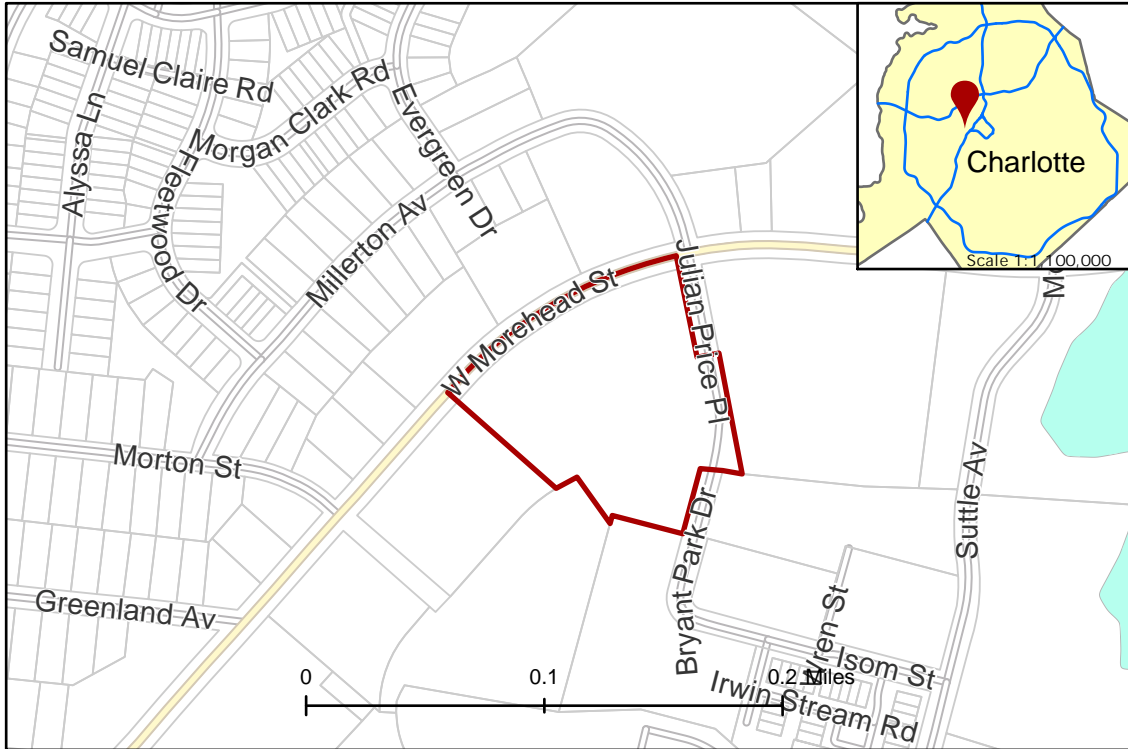
Jay Levell  
(Name Typed / Printed)

2019-056 : White Piont Partners, LLC

Current Zoning I-2 (General Industrial)  
Requested Zoning MUDD (O) (Mixed Use Development, Optional)

Approximately 4.95 acres  
Location of Requested Rezoning

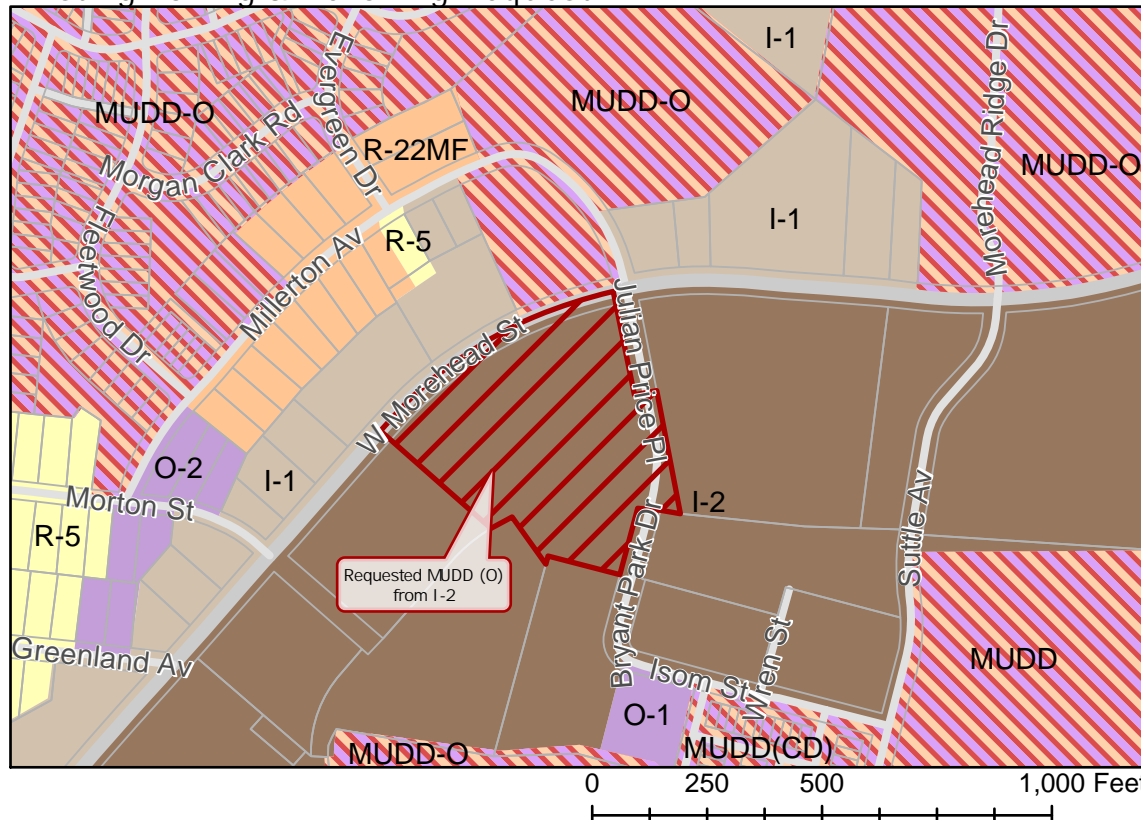
## Rezoning Map



- 2019-056
- Inside City Limits
- Parcel
- Buildings
- FEMA Flood Plain
- City Council District
- 3-LaWana Mayfield



## Existing Zoning & Rezoning Request



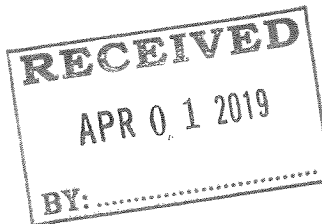
- Requested MUDD (O) from I-2
- Zoning Classification
- Single Family
- Multi-Family
- Office
- Light Industrial
- General Industrial
- Mixed Use



Map Created 4/11/2019



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-057

Petition #:	
Date Filed:	4/1/2019
Received By:	<i>[Signature]</i>

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

Property Owner: DH Griffin Infrastructure LLC

Owner's Address: 4716 Hilltop Rd. City, State, Zip: Greensboro, NC 27407

Date Property Acquired: 2018

Property Address: 3239 Statesville Rd., Charlotte, NC

Tax Parcel Number(s): portion of 07706303

Current Land Use: Undeveloped, former fill site Size (Acres): 9.957-

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

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

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

Date of meeting: 3/13/19

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

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

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

walter@walterfieldsgroup.com  
E-Mail Address

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

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

DH Griffin Infrastructure, LLC  
Name of Petitioner(s)

4716 Hilltop Rd.  
Address of Petitioner(s)

Greensboro, NC 27407  
City, State, Zip

336-389-5439 336-389-5439  
Telephone Number Fax Number

ccarter@DHGRIFFIN.com  
E-Mail Address

*[Signature]*  
Signature of Petitioner

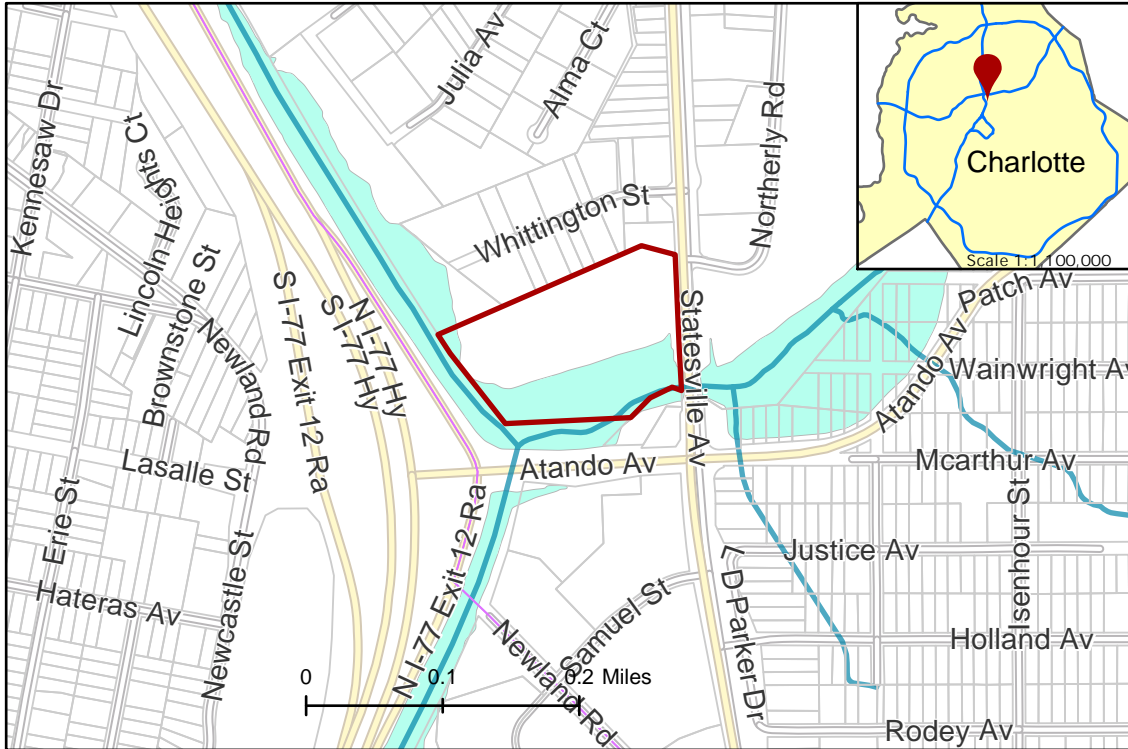
Christopher M. Carter  
(Name Typed / Printed)

2019-057 : DH Griffin Infrastructure, LLC

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

Approximately 9.95 acres  
Location of Requested Rezoning

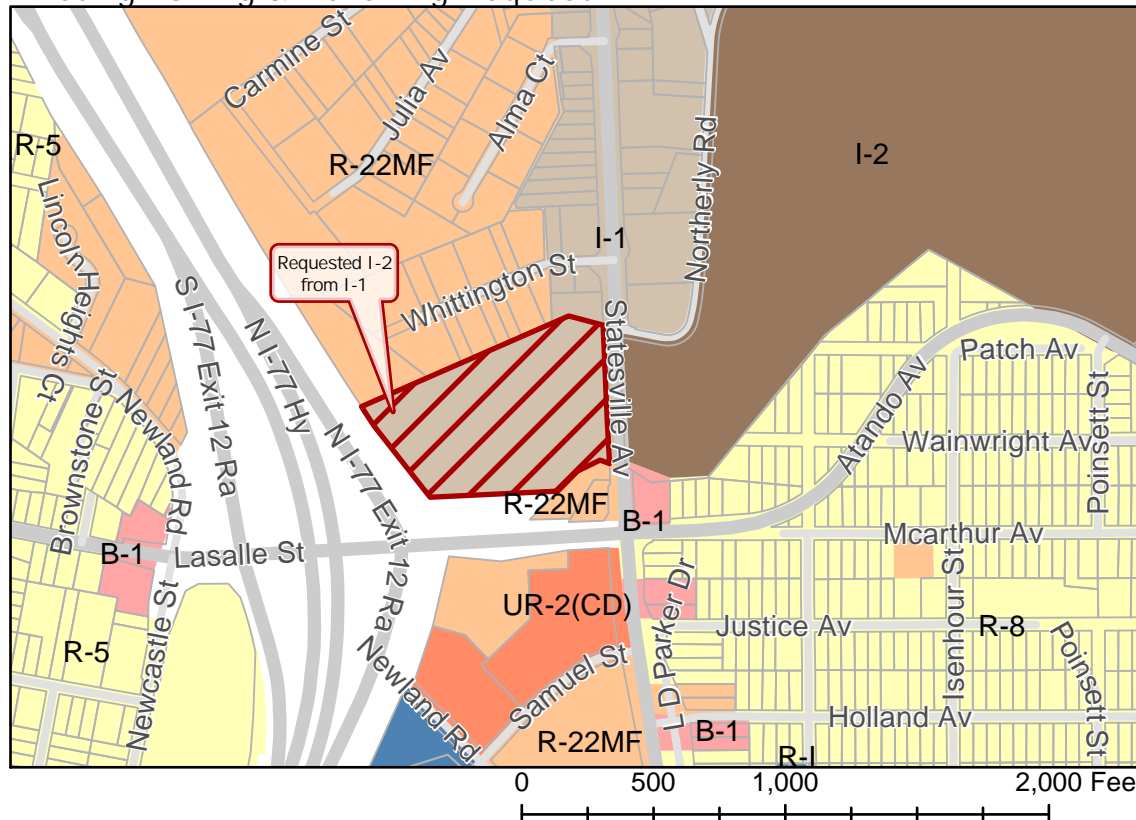
## Rezoning Map



- 2019-057
- Inside City Limits
- Parcel
- Buildings
- Streams
- FEMA Flood Plain
- City Council District
- 1-Larken Eggleston



## Existing Zoning & Rezoning Request



- Requested I-2 from I-1
- Zoning Classification
- Single Family
- Multi-Family
- Urban Residential
- Institutional
- Business
- Light Industrial
- General Industrial



Map Created 4/11/2019

RECEIVED

APR 02 2019

BY: .....

2019-058

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

Petition #:	_____
Date Filed:	<u>4/2/2019</u>
Received By:	<u>By</u>

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

Property Owner: Housing Authority of the City of Charlotte, N.C.

Owner's Address: 400 East Boulevard City, State, Zip: Charlotte, NC 28203

Date Property Acquired: August 16, 1974

Property Address: 324 West 30<sup>th</sup> Street

Tax Parcel Number(s): 085-014-01

Current Land Use: Multi-family Size (Acres): +/- 4.270 acres

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

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

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

Date of meeting: March 14, 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 accommodate the development of a single building on the site containing multi-family dwelling units, 100% of which will be affordable to households that earn 30% to 80% of the AMI.

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

HOUSING AUTHORITY OF THE CITY OF CHARLOTTE, NC

By: Connie Staudinger  
Signature of Property Owner  
CONNIE STAUDINGER  
(Name Typed/Printed)

Housing Authority of the City of Charlotte, NC.  
Name of Petitioner(s)

(c/o Connie Staudinger) 400 East Boulevard  
Address of Petitioner(s)

Charlotte, NC 28203  
City, State, Zip

704-336-8332  
Telephone Number Fax Number

cstaudinger@hdproperties.org  
E-Mail Address

HOUSING AUTHORITY OF THE CITY OF CHARLOTTE, NC

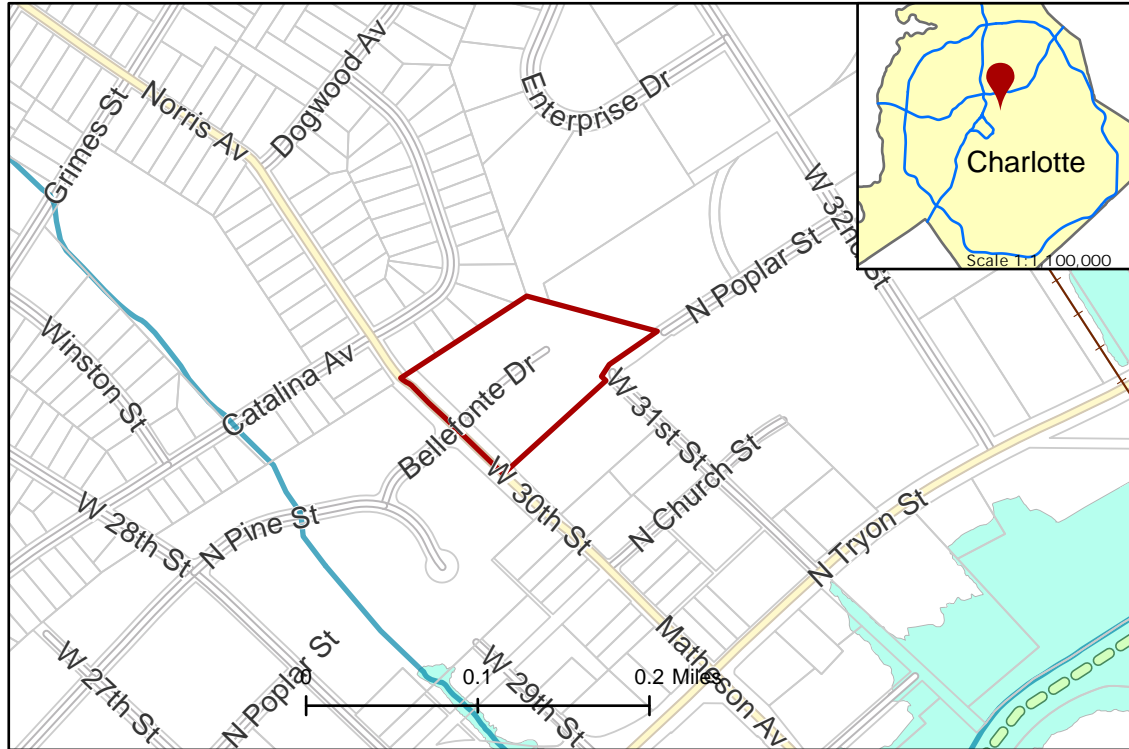
By: Connie Staudinger  
Signature of Petitioner  
CONNIE STAUDINGER  
(Name Typed/Printed)

# 2019-058 : Housing Authority of the City of Charlotte, NC

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

Approximately 4.270 acres  
Location of Requested Rezoning

## Rezoning Map



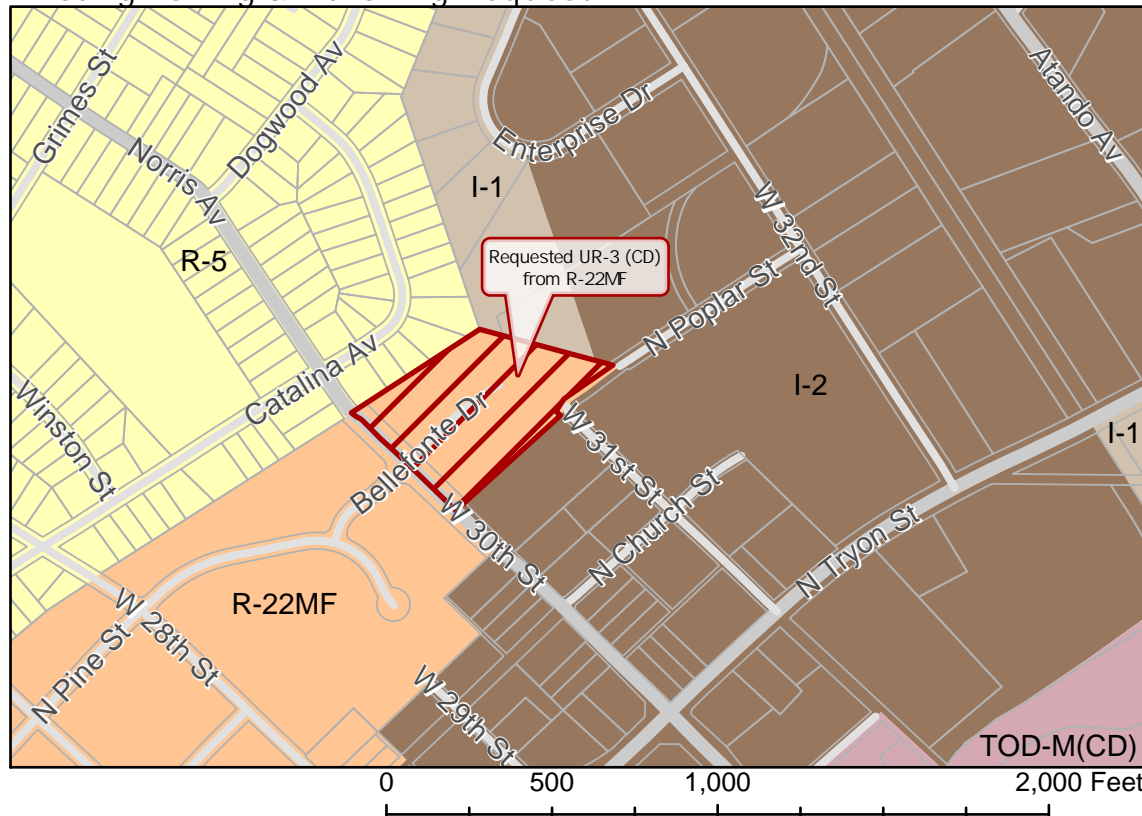
- 2019-058
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Railway
- Buildings
- Streams
- FEMA Flood Plain

### City Council District

1-Larken Egleston



## Existing Zoning & Rezoning Request



Requested UR-3 (CD)  
from R-22MF

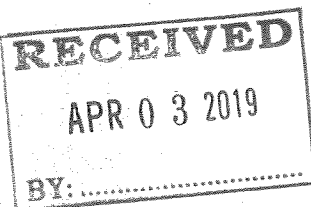
### Zoning Classification

- Single Family
- Multi-Family
- Light Industrial
- General Industrial
- Transit-Oriented



Map Created 4/11/2019

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-059

Petition #:	_____
Date Filed:	<u>4/3/2019</u>
Received By:	<u>Be</u>

Property Owners: Win Graham, LLC

Owner's Addresses: 2165 Louisa Drive, Belleair Beach, FL 33786

Date Properties  
Acquired: 04/01/2019

Property Addresses: 1823 Cannon Ave, Charlotte, NC 28269

Tax Parcel Numbers: portion of 045-062-06

Current Land Use: vacant (Acres): ± .336

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

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

Required Rezoning Pre-Application Meeting\* with: Michael Russell, Charlotte Lamb, Kent Main, and Rick Grochoske

Date of meeting: March 27, 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: N/A

**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)**

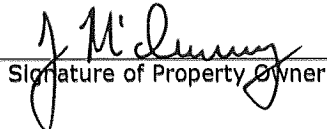
Telephone Number

Fax Number

**keithmacvean@mvalaw.com;**

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

E-mail Address

  
Signature of Property Owner

**Win Development, LLC (Attn: Jesse McInerney)**

Name of Petitioner

**2165 Louisa Drive**

Address of Petitioner

**Belleair Beach, FL 33786**

City, State, Zip

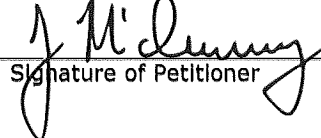
**917.647.3872**

Telephone Number

Fax Number

**jesse@windevelopment.net**

E-mail Address

  
Signature of Petitioner

## 2019-059: Win Development, LLC

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

Development District, Conditional)

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

Approximately .336 acres

### Location of Requested Rezoning



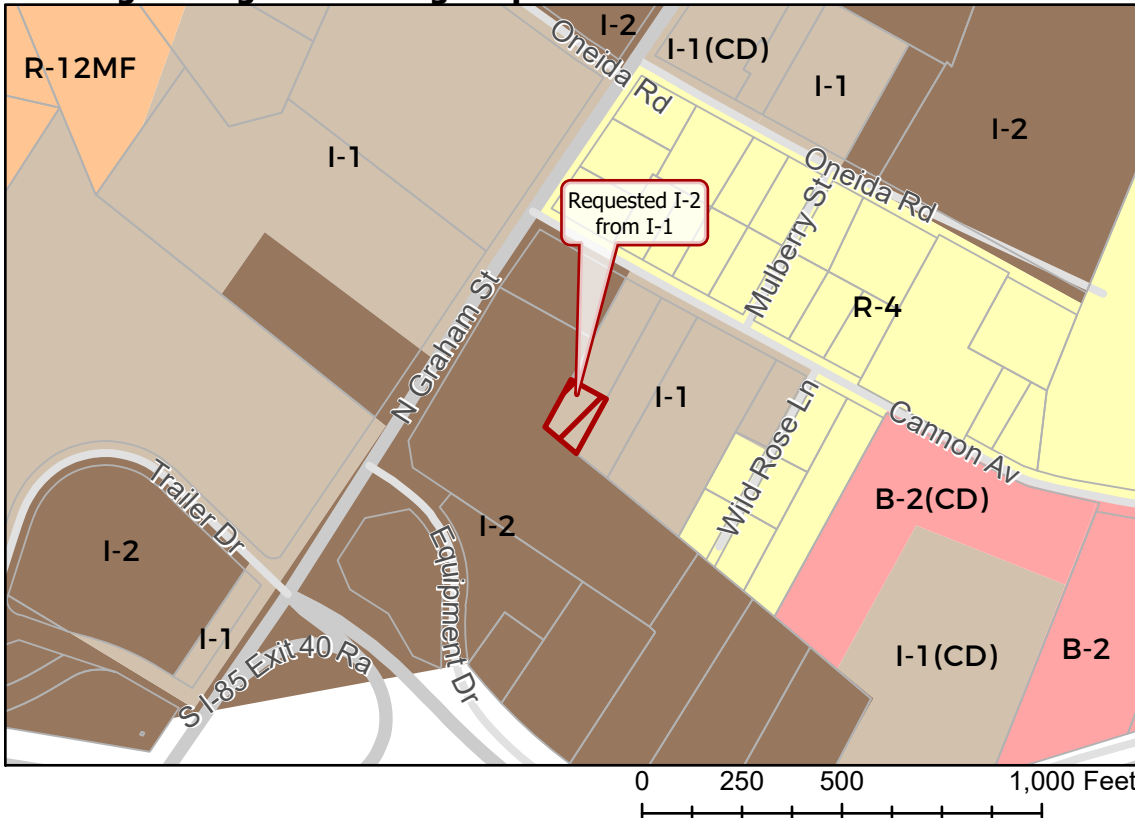
## Rezoning Map



- 2019-059
- Inside City Limits
- Parcel
- Railway
- Streams
- City Council District
- 4-Gregory A. Phipps



### Existing Zoning & Rezoning Request



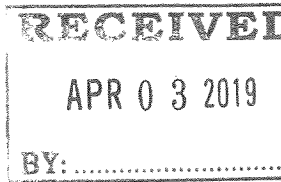
- Requested I-2 from I-1
- Zoning Classification
- Single Family
- Multi-Family
- Business
- Light Industrial
- General Industrial



Map Created 5/3/2019



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



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

Date Filed: 4/3/2019

Received By: [Signature]

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

Property Owner: 4400 Park Rd, LLC

Owner's Address: 1 Greenway Plaza, Suite 800 City, State, Zip: Houston, TX 77046

Date Property Acquired: 2018

Property Address: 1374 Drexmore Avenue

Tax Parcel Number(s): 17104324

Current Land Use: single family Size (Acres): Approx. 0.31 ac

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

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

Required Rezoning Pre-Application Meeting\* with: John Kinley, Grant Meacci, et al

Date of meeting: 3/19/19

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

Purpose/description of Conditional Zoning Plan: Permit the use of the site for a small surface parking lot

Walter Fields

Name of Rezoning Agent

1919 South Blvd., suite 101

Agent's Address

Charlotte, NC 28203

City, State, Zip

704-372-7855

Telephone Number

704-372-7856

Fax Number

walter@walterfieldsgroup.com

E-Mail Address

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

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

4400 Park Rd, LLC

Name of Petitioner(s)

1 Greenway Plaza, Suite 800

Address of Petitioner(s)

Houston, TX 77046

City, State, Zip

704-971-0874

Telephone Number

Fax Number

mletcher@manntravels.com

E-Mail Address

Mark Fletcher

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

Mark Fletcher

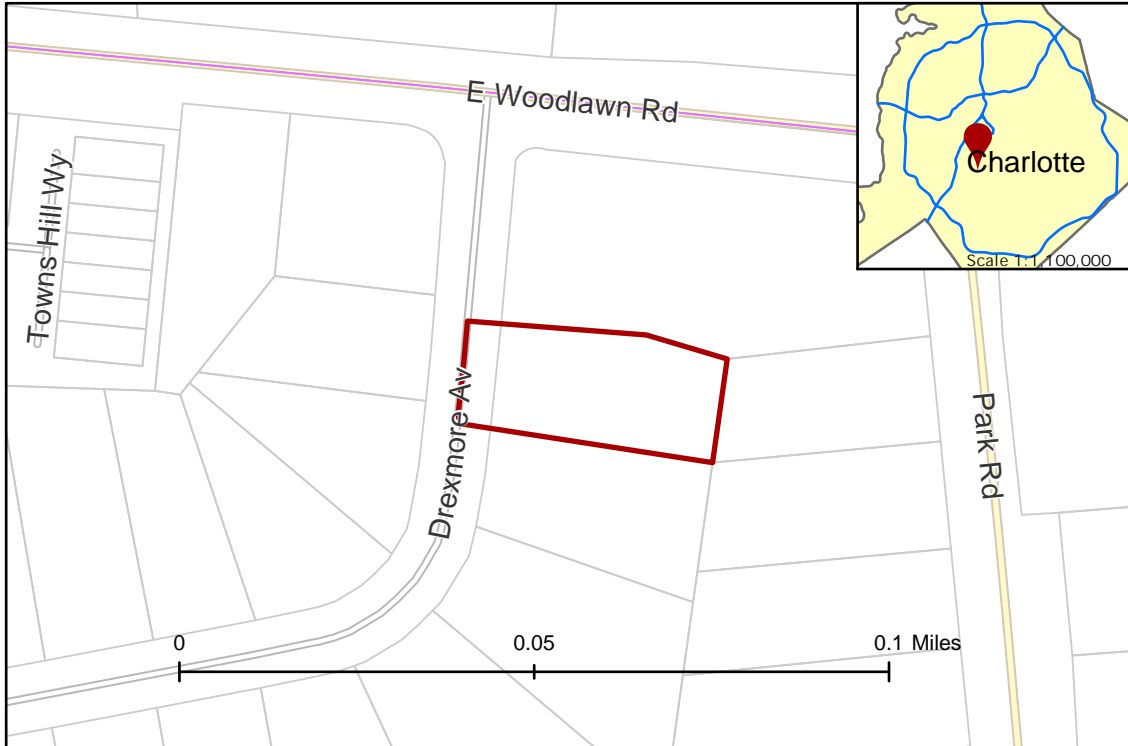
\_\_\_\_\_  
(Name Typed / Printed)

2019-060 : 4400 Park Rd, LLC

Current Zoning R-4 (Single Family Residential)  
Requested Zoning O-2 (CD) (Office, Conditional)

Approximately 0.31 acres  
Location of Requested Rezoning

## Rezoning Map



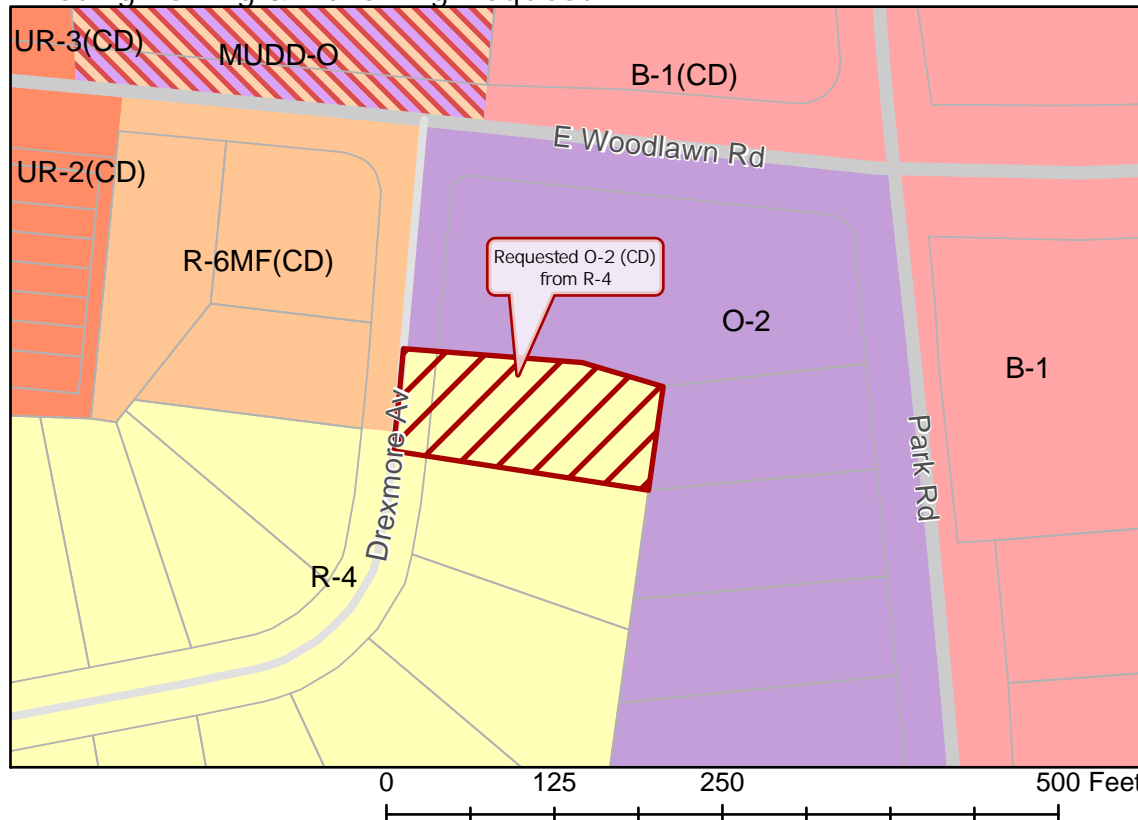
- 2019-060
- Inside City Limits
- Parcel
- Buildings

City Council District

6-Tariq Bokhari



### Existing Zoning & Rezoning Request



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

### Zoning Classification

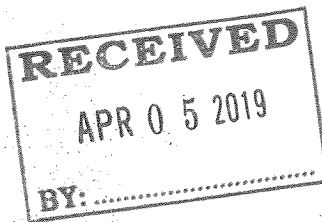
- Single Family
- Multi-Family
- Urban Residential
- Office
- Business
- Mixed Use



Map Created 4/11/2019



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-061

Petition #:	
Date Filed:	4/5/2019
Received By:	PH

Property Owners: Metrolina Properties Limited Partnership

Owner's Addresses: 1341 E. Morehead St, Ste 201, Charlotte, NC 28204

Date Properties Acquired: 06/21/1988

Property Addresses: 10046 Northlake Centre Parkway, Charlotte, NC 28269

Tax Parcel Numbers: a portion of 025-081-12

Current Land Use: vacant (Acres): ± 14.5

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

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

Required Rezoning Pre-Application Meeting\* with: Michael Russell, Charlotte Lamb, Kathy Cornett, Kent Main, Rick Grochoske, Josh Weaver

Date of meeting: 1/16/2019

(\*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 development of the site with a multi-family residential community.

**Keith MacVean, Dujuana Keys & Jeff Brown**

Name of Rezoning Agent

**Moore & Van Allen, PLLC**

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

Agent's Address

**Charlotte, NC 28202**

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

Telephone Number Fax Number

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

E-mail Address

**SEE ATTACHMENT A**

Signature of Property Owner

**Davis Development (Attn: Lance Chernow)**

Name of Petitioner

**403 Corporate Center Drive, Ste 201**

Address of Petitioner

**Stockbridge, GA 30281**

City, State, Zip

**770.474.4345**

Telephone Number Fax Number

**Lance.chernow@davisdevga.com**

E-mail Address

**SEE ATTACHMENT B**

Signature of Petitioner

**ATTACHMENT A**

**REZONING PETITION NO. 2019-  
Davis Development**

**OWNER JOINDER AGREEMENT  
Metrolina Properties Limited Partnership**

The undersigned, as the owner of the parcel of land located at 10046 Northlake Centre Parkway, Charlotte, NC that is designated as a portion of Tax Parcel No. 025-081-12 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 parcels from BP zoning district to the UR-2(CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 20th day of March, 2019.

**Metrolina Properties Limited Partnership**

**By: Withrow Capital Investments, LLC**

**Its General Partner**

**By: Withrow Capital, Inc., Its Manager**

By: Terry L. Williams

Name: Terry L. Williams

Its: President

**ATTACHMENT B**

**REZONING PETITION NO. 2019-  
Davis Development**


**Petitioner:**

**Davis Development**

**By:**

**Name:**

**Its:**

  
\_\_\_\_\_  
Lynne Chenoweth  
\_\_\_\_\_  
Corporation Officer

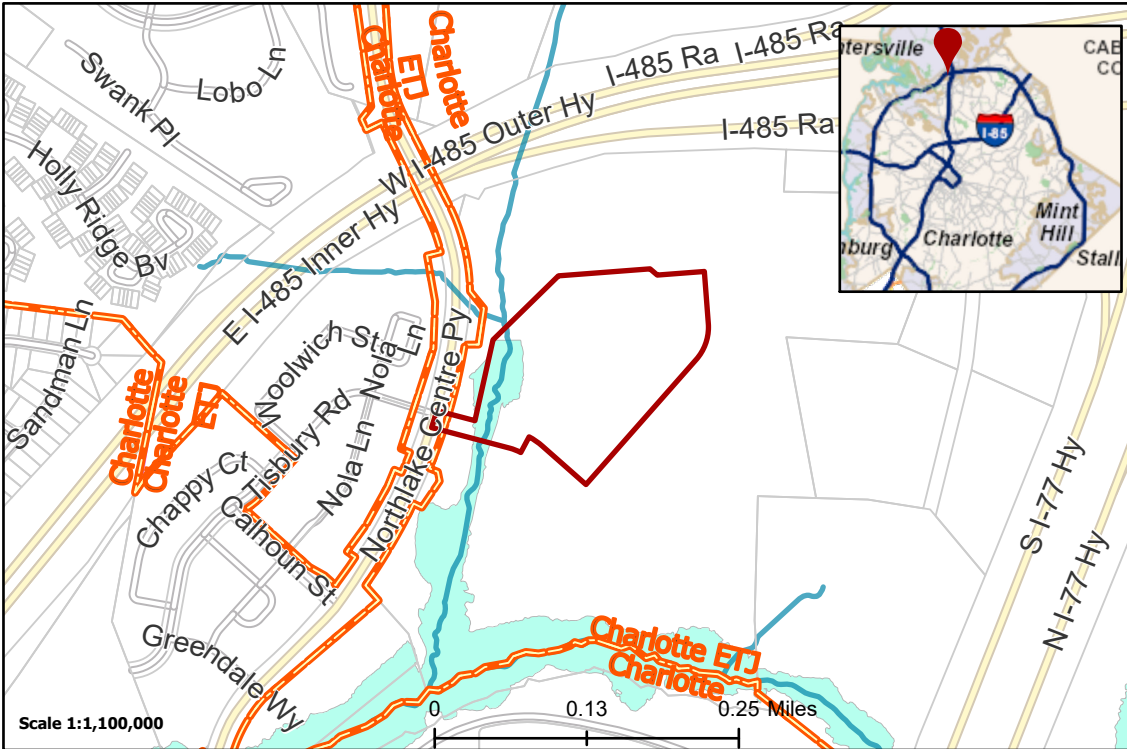
## 2019-061: Davis Development, LLC

**Current Zoning** BP (Business Park)

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

Approximately 14.5 acres

### Location of Requested Rezoning



## Rezoning Map

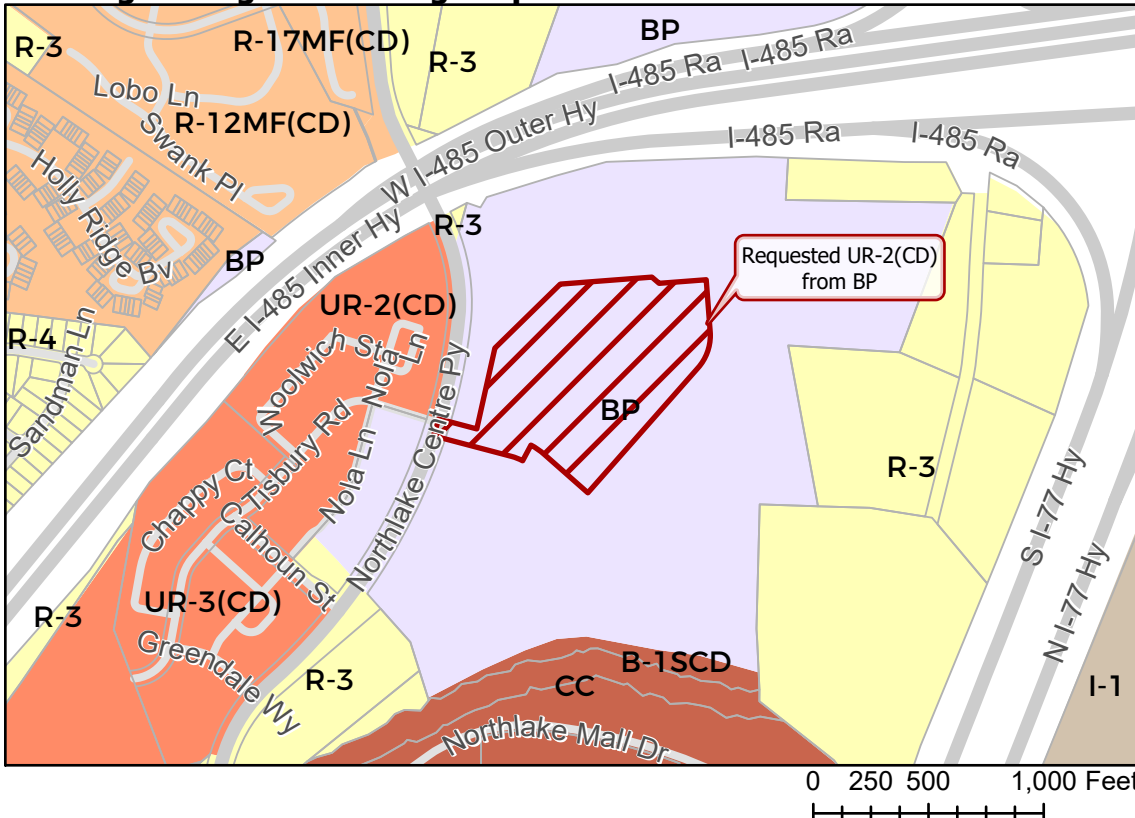


**CHARLOTTE**  
PLANNING, DESIGN  
& DEVELOPMENT

- 2019-061
- Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain



### Existing Zoning & Rezoning Request



- Requested UR-2(CD) from BP

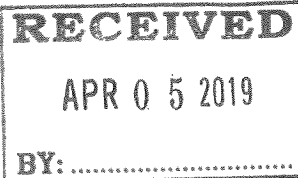
### Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Business Park
- Commercial Center
- Light Industrial



Map Created 5/3/2019

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-062

Petition #: \_\_\_\_\_  
Date Filed: 4/5/2019  
Received By: BH

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

Property Owner: Frank C. Newton, Jr. and Nancy E. Newton

Owner's Address: 1806 Rocky River Road City, State, Zip: Charlotte, NC 28213

Date Property Acquired: March 31, 1997

Property Address: 1806 Rocky River Road, 1702 Rocky River Road, 1704 Rocky River Road and 8225 Newell Farm Road

Tax Parcel Number(s): 105-012-31, 105-012-15, 105-012-14, 105-012-13 and 105-011-08

Current Land Use: Single family residential Size (Acres): +/- 13.012 acres

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

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

Required Rezoning Pre-Application Meeting\* with: Sonja Sanders, Grant Meacci and Mandy Rosen  
Date of meeting: March 14, 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 accommodate a residential community on the site comprised of detached style dwelling units and duplex style dwelling units.

John Carmichael (Robinson Bradshaw)  
Name of Rezoning Agent

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

Charlotte, NC 28246  
City, State, Zip

704-377-8341  
Telephone Number Fax Number

jcarmichael@robinsonbradshaw.com  
E-Mail Address

See Attached Joinder Agreement  
Signature of Property Owner

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

Suncrest Real Estate and Land (c/o Sean Cooney)  
Name of Petitioner(s)

2701 East Camelback Road, Suite 180  
Address of Petitioner(s)

Biltmore Park, Phoenix, AZ 85016  
City, State, Zip

602-481-4301  
Telephone Number Fax Number

Scooney@suncrestreal.com  
E-Mail Address

**SUNCREST REAL ESTATE AND LAND**

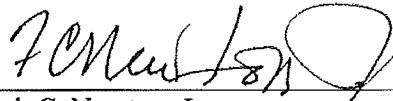
By: [Signature]  
Signature of Petitioner

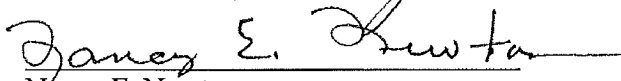
Sean Cooney  
(Name Typed / Printed)

**REZONING APPLICATION FILED BY  
SUNCREST REAL ESTATE AND LAND  
JOINDER AGREEMENT**

The undersigned, as the owners of those parcels of land subject to the attached Rezoning Application filed by Suncrest Real Estate and Land that are designated as Tax Parcel Nos. 105-012-31, 105-012-15, 105-012-14, 105-012-13 and 105-011-08 on the Mecklenburg County Tax Maps (the "Site"), hereby join in this Rezoning Application and consent to the change in zoning for the Site from the B-1 (CD) and O-1 (CD) zoning districts to the UR-2 (CD) zoning district.

This 4 day of April, 2019.

  
\_\_\_\_\_  
Frank C. Newton, Jr.

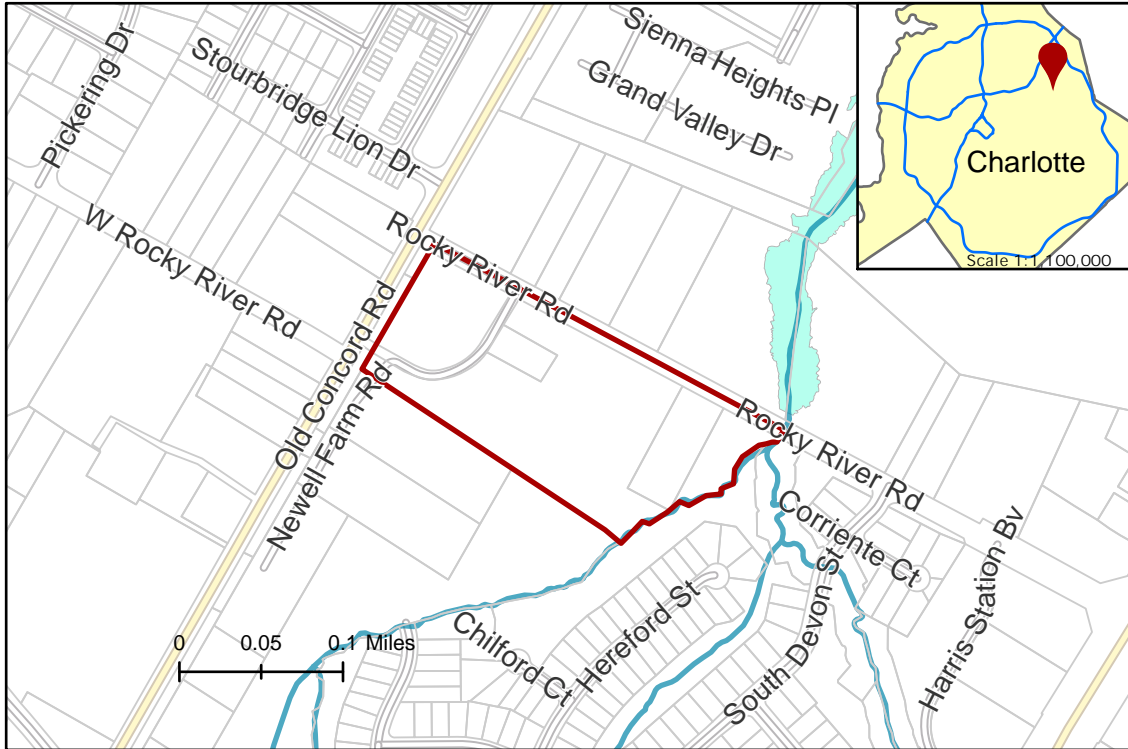
  
\_\_\_\_\_  
Nancy E. Newton

# 2019-062 : Suncrest Real Estate and Land

## Rezoning Map

Current Zoning B-1 (CD) (Neighborhood Business, Conditional) O-1 (CD) (Office, Conditional)  
 Requested Zoning UR-2 (CD) (Urban Residential, Conditional)

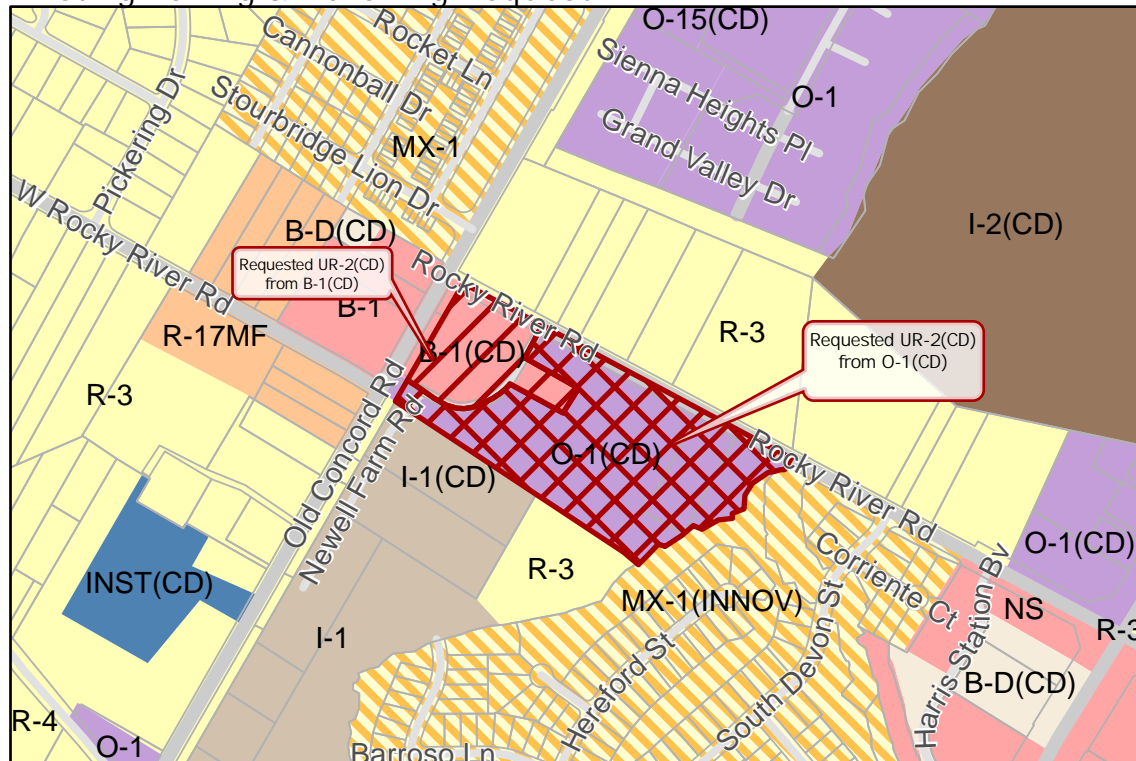
Approximately 13.012 acres  
 Location of Requested Rezoning



- 2019-062
- Inside City Limits
- Parcel
- Buildings
- Streams
- FEMA Flood Plain
- City Council District
- 4-Gregory A. Phipps



### Existing Zoning & Rezoning Request



- Requested UR-2(CD) from B-1(CD)
- Requested UR-2(CD) from O-1(CD)
- Zoning Classification**
- Single Family
- Multi-Family
- Mixed Residential
- Institutional
- Office
- Business
- Business-Distribution
- Light Industrial
- General Industrial



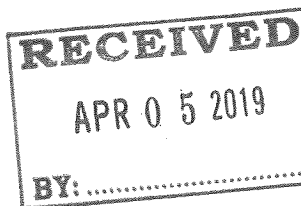
Map Created 4/11/2019

0 250 500 1,000 Feet





**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-063

Petition #:	
Date Filed:	4/5/2019
Received By:	BH

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

Property Owner: VLE Partners, LLC

Owner's Address: 2100 Crescent Ave, Ste 200 City, State, Zip: Charlotte, NC 28207

Date Property Acquired: March 14, 2019

Property Address: 2010 The Plaza

Tax Parcel Number(s): 095-061-30

Current Land Use: Former hotel and events facility Size (Acres): +/- 2.7982 acres

Existing Zoning: MUDD-O (HD-O) Proposed Zoning: MUDD-O S.P.A. (HD-O)

Overlay: Plaza-Midwood Historic District (Specify PED, Watershed, Historic District, etc.)

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

Date of meeting: December 20, 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 a multi-use, non-residential development on the site as more particularly described on the conditional rezoning plan. The existing estate home located on the site would be preserved and two additional buildings would be constructed on the site under this development 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

**VLE PARTNERS, LLC**

By: [Signature]  
Signature of Property Owner

Jonathan Dixon  
(Name Typed / Printed)

VLE Partners, LLC (c/o Jon Dixon)  
Name of Petitioner(s)

2100 Crescent Avenue, Suite 200  
Address of Petitioner(s)

Charlotte, NC 28207  
City, State, Zip

704-900-7307  
Telephone Number Fax Number

Jon@ascent.re  
E-Mail Address

**VLE PARTNERS, LLC**

By: [Signature]  
Signature of Petitioner

Jonathan Dixon  
(Name Typed / Printed)

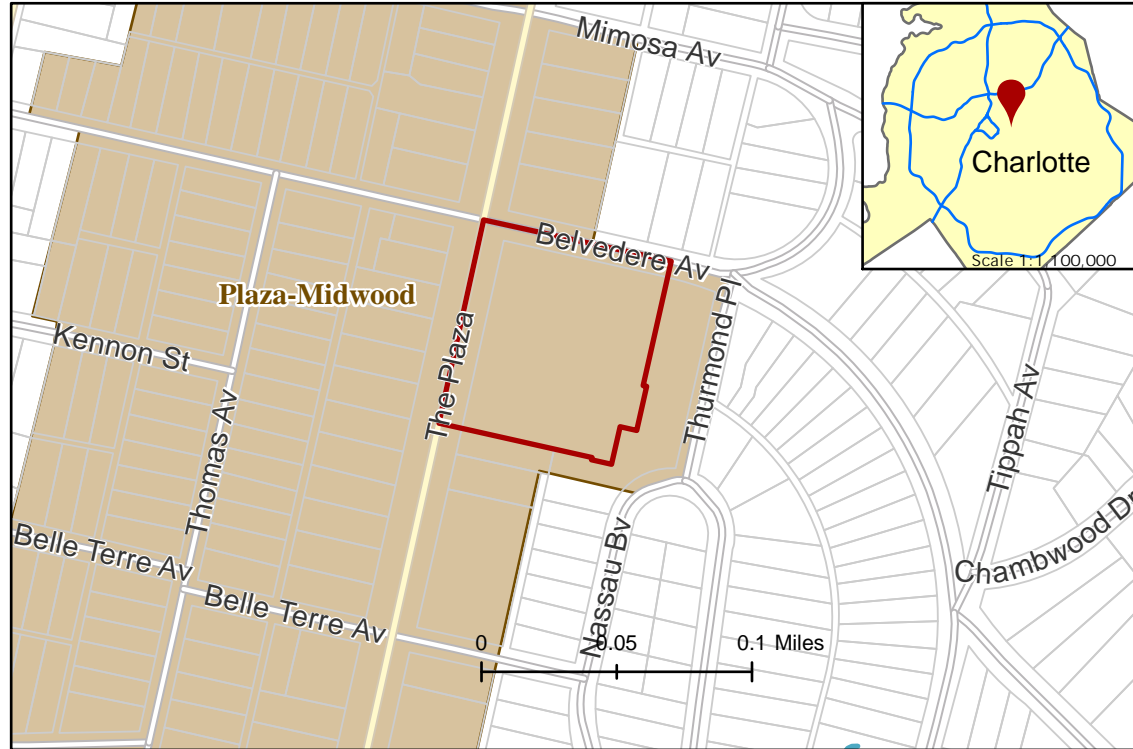
2019-063 : VLE Partners, LLC

## Rezoning Map

Current Zoning MUDD (O) HD-O (Mixed Use Development, Optional, Historic District Overlay)  
Requested Zoning MUDD (O) HD-O SPA (Mixed Use Development, Optional,  
Site Plan Amendment, Historic District Overlay)

Approximately 2.7982 acres

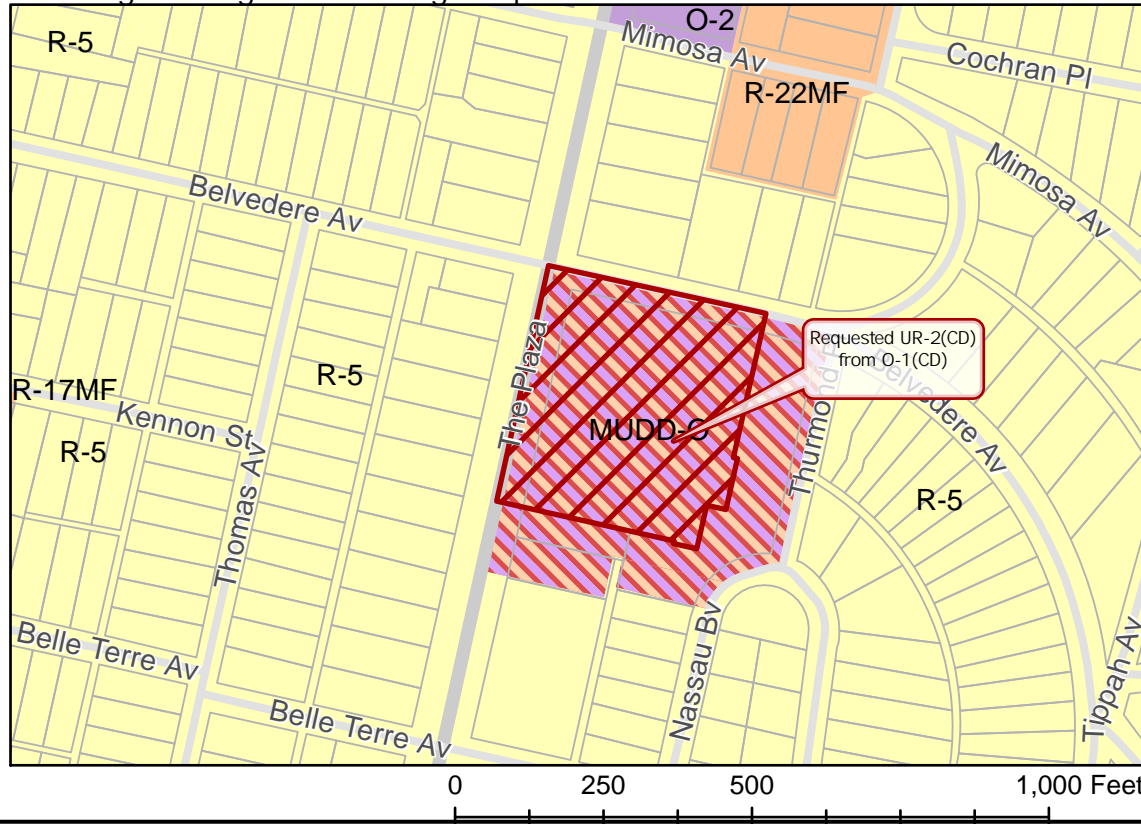
Location of Requested Rezoning



- 2019-063
- Inside City Limits
- Parcel
- Buildings
- Streams
- Historic Districts
- City Council District
- 1-Larken Egleston



### Existing Zoning & Rezoning Request

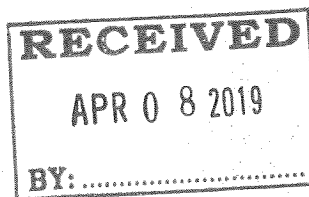


- Requested MUDD (O) SPA HD-O from MUDD (O) HD-O
- Zoning Classification
- Single Family
- Multi-Family
- Urban Residential
- Office
- Mixed Use



Map Created 4/11/2019

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2019-06A

Petition #:	
Date Filed:	4/8/2019
Received By:	ji

Property Owners: Mt Island Promenade LLC  
Owner's Addresses: 1401 Sunset Dr, Ste B, Greensboro, NC 27408  
Date Properties Acquired: 12/31/2014  
Property Addresses: 4756 Smith Farm Rd, Charlotte, NC 28216  
Tax Parcel Numbers: 033-046-18  
Current Land Use: vacant (Acres): ± 33.163  
Existing Zoning: NS Proposed Zoning: NS (SPA)  
Overlay: N/A Tree Survey Provided: Yes:      N/A:       
Required Rezoning Pre-Application Meeting\* with: Michael Russell, Isaiah Washington, Grant Meacci, Eric Lemieux, Kent Main  
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: To allow development of the site with a medical office building and a hospital.

**Keith MacVean, Dujuana Keys & Jeff Brown**

Name of Rezoning Agent

**Moore & Van Allen, PLLC**

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

Agent's Address

**Charlotte, NC 28202**

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

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

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

Telephone Number

Fax Number

**keithmacvean@mvalaw.com;**

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

E-mail Address

**SEE ATTACHMENT A**

Signature of Property Owner

**Novant Health (Attn: Matthew Stiene)**

Name of Petitioner

**1900 Randolph Road, Ste 500**

Address of Petitioner

**Charlotte, NC 28207**

City, State, Zip

**704.316.4351**

Telephone Number

Fax Number

**mhstiene@novanthealth.org**

E-mail Address

**SEE ATTACHMENT B**

Signature of Petitioner

**ATTACHMENT A**

**REZONING PETITION NO. 2019-\_\_\_\_**  
**Novant Health**

**OWNER JOINDER AGREEMENT**  
**Mt Island Promenade LLC**

The undersigned, as the owner of the parcel of land located at 4756 Smith Farm Rd, Charlotte, NC that is designated as Tax Parcel No. 033-046-18 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from NS zoning district to the NS SPA zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 18<sup>th</sup> day of MARCH, 2019.

**MT Island Promenade LLC**

By: 

Name: SAM SIMPSON

Its: MANAGER

**ATTACHMENT B**


**ATTACHMENT B**

**REZONING PETITION NO. 2019-  
Novant Health**

**Petitioner:**

**Novant Health**

**By:**



**Name:**

Matthew Stone

**Title:**

Vice President

2019-064 : Novant Health

Current Zoning NS LWPA (Neighborhood Services, Lake Wylie Protected Area)  
Requested Zoning NS SPA LWPA (Neighborhood Services,  
Site Plan Amendment, Lake Wylie Protected Area)

Approximately 33.163 acres  
Location of Requested Rezoning

## Rezoning Map



- 2019-064
- Inside City Limits
- Parcel
- Buildings
- Streams
- FEMA Flood Plain

### Watershed Overlay

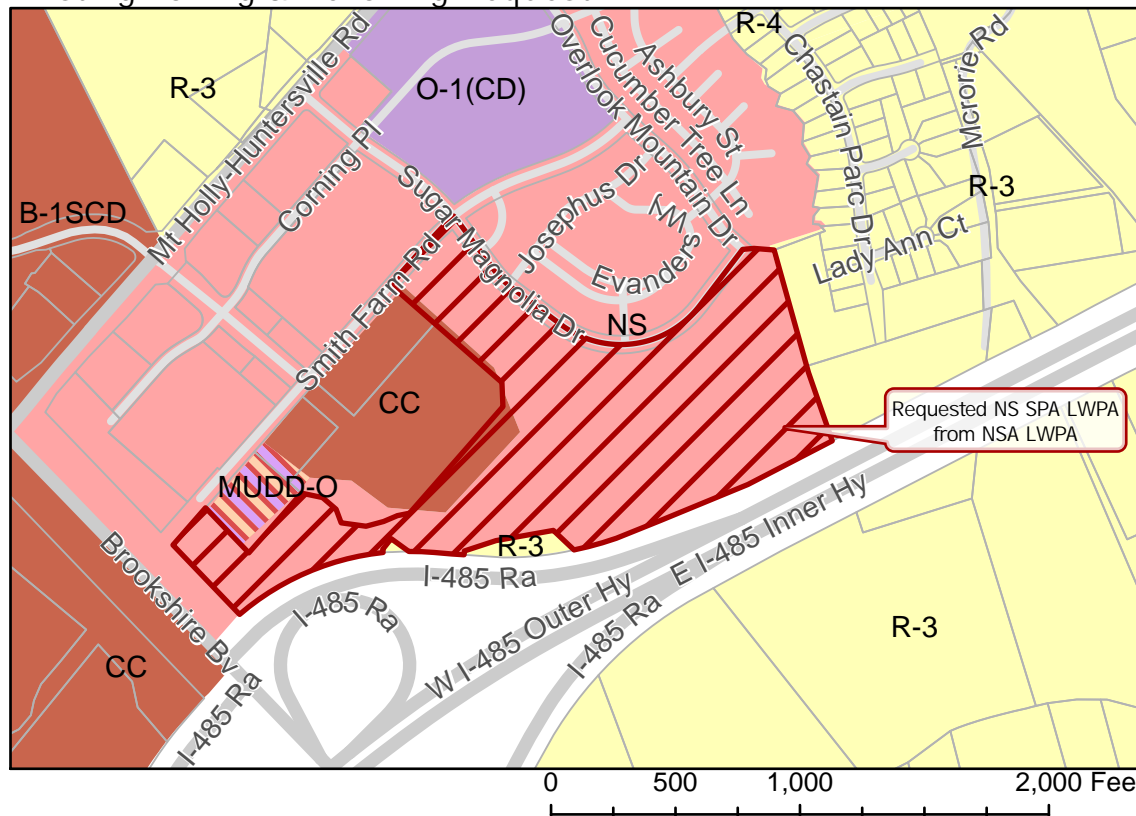
- Lake Wylie - Protected Area
- Mtn. Island Lake - Protected Area
- Mtn. Island lake - Critical Area

### City Council District

- 2-Justin Harlow



## Existing Zoning & Rezoning Request



- Requested NS SPA LWPA from NSA LWPA

### Zoning Classification

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



Map Created 4/11/2019